

Exmoor National Park
Historic Environment Report Series No 17

LYNTON CONSERVATION AREA: APPRAISAL DOCUMENT



Adopted 2019

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Summary of Significance

Lynton Conservation Area encompasses the pre-19th century settlement and much of the later Victorian expansion and roughly equates to the extent of the town in the first years of the 20th century. The street pattern around, and to the south of, the Parish Church is probably medieval in origin and contains the earliest standing buildings. The majority of late 19th /early 20th century development was laid out in a grid pattern on the west side of the town formed by parallel streets linking Lee Road, to the north, and Lydiate Lane, to the south. There has been relatively limited later 20th century development, and the permanent population of the town has declined slightly in recent years.

The significance of Lynton is rooted in the transition from medieval village to a 19th century holiday resort and small town with a strong civic focus. The catalyst for this the last phase of major development was the benevolence of George Newnes, who was instrumental in building of the cliff railway and in the arrival of the narrow gauge railway from Barnstaple, as well as furnishing Lynton with its exuberant Town Hall and non-conformist chapels.

This late 19th century development is the most noticeable in the built environment today. Many buildings of this period and earlier in the Conservation Area have retained their original features. Although now a century or more old, much remains in good condition and makes an immense contribution to the character of the Conservation Area. This includes ornate gable detail such as bargeboards, timber-framing in a rustic style, timber and cast-iron detail to balconies and stairs and original shopfronts.

Much of Lynton has an intimacy of scale and sense of enclosure enhanced by the wooded slopes encircling the town to the south and west, which are glimpsed from several streets. In contrast, and sometimes within a few paces, are dramatic outward views towards the Bristol Channel and coastline of South Wales. Unsurprisingly, the larger hotels on the north side of the Conservation Area have exploited these views to the full. The sharp height differentials lead to other visual contrasts with widely varying roofscape and skyline views. There is also a sharp difference between the narrow confined spaces of the earlier development, and wider vistas provided by the later 19th century layout along Lee Road and Cross Street. Overall, these characteristics have bestowed some unique qualities contained within a compact setting.

1. Introduction

1.1 PLANNING FRAMEWORK

The statutory definition of a Conservation Area is ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. The object of designation is not to prohibit change but to manage it in ways that maintain or strengthen the area’s special qualities. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for designated Conservation Areas. To comply with this duty, local authorities are encouraged to undertake appraisals every five years to evaluate and record the special interest of the area and provide a framework for development control and the creation of initiatives to improve the area.

This document was prepared as part the programme of reassessing all 16 of the Park Authority’s Conservation Areas. Lynton was first designated as a Conservation Area in 1986 and was last reviewed in 2002. This appraisal aims are to identify:

- the influences that have given Lynton its special character
- what chiefly reflects this character and is most worth conserving
- what has suffered damage or loss and may need reinstating
- what should be considered in guiding future changes
- visual features that particularly need safeguarding

1.2 DEVELOPMENT IN A CONSERVATION AREA

Conservation Areas give broader protection than listing individual buildings and all the elements within the Area are recognised as contributing, either positively or negatively, to its character and appearance. Anyone considering undertaking works to a property, or developing land that lies within a Conservation Area, is advised to contact the Historic Buildings Officer or the Development Control Officer, at Exmoor National Park Authority for assistance at an early stage.

This Appraisal will assist in the formulation of appropriate design strategies for proposed new development, which should be fully articulated within a Design and Access Statement accompanying a planning application. Specific guidance relating to Lynton is in Section 7. Appendix A contains a brief general overview of planning within Conservation Areas.

1.3 PREPARATION AND SURVEY LIMITATIONS

This Conservation Area Appraisal was researched and written during September/October 2013, and revised following consultation. It updates the appraisal carried out for Exmoor National Park by John Fisher in 2002.

It is important to note that this document cannot be regarded as fully comprehensive. Some aspects of the survey information are limited to those areas which can be reasonably recorded from the highway and other publicly accessible land. Failure to mention any particular building, feature or space, should not be taken to imply that it is of no significance and irrelevant in the consideration of a planning application

1.4 COMMUNITY INVOLVEMENT

Public consultation was carried out between August and September 2015. A notice was placed in the parish newsletter and notices were put up in Lynmouth and Lynton publicising local consultation events, which took place in the Jubilee Room, Lynton Town Hall on 5th and 26th August 2015. These events were attended by six people, there was one formal objection. Throughout the consultation period the draft Appraisal document was available on the Exmoor National Park website. The Parish Council was kept informed. Due to delay in formal adoption, letters were sent to Parish Councils and to the owners of property affected by the boundary changes in April-May 2018 asking for further comment prior to adoption. Two formal objections were received.

A further month of consultation was requested by the National Park Members. This ran from November to December 2018 with a public consultation event taking place on November 22nd 2018. This was attended by 3 people including the Mayor. One resident attended who had objections. Revisions were made to the boundary in light of comments received.

2. Topographic and Historic Background

2.1 LOCATION AND LANDSCAPE SETTING

Lynton is a coastal settlement which lies sheltered from sea gales in a cliff-top cleft some 150 m above its smaller seaside neighbour, Lynmouth. The combination of the steep-sided valley of the West Lyn river to the east, the wooded backdrop of Hollerday Hill, which stands at a height of 244 m to the north-west, and the sweep of Lynmouth Bay to Foreland Point and Countisbury Hill to the north, define the extent of the settlement and give Lynton a dramatic setting. The renowned Valley of the Rocks lies just west of the town and the area is accurately described in a 1907 guide-book as 'eminently picturesque'.

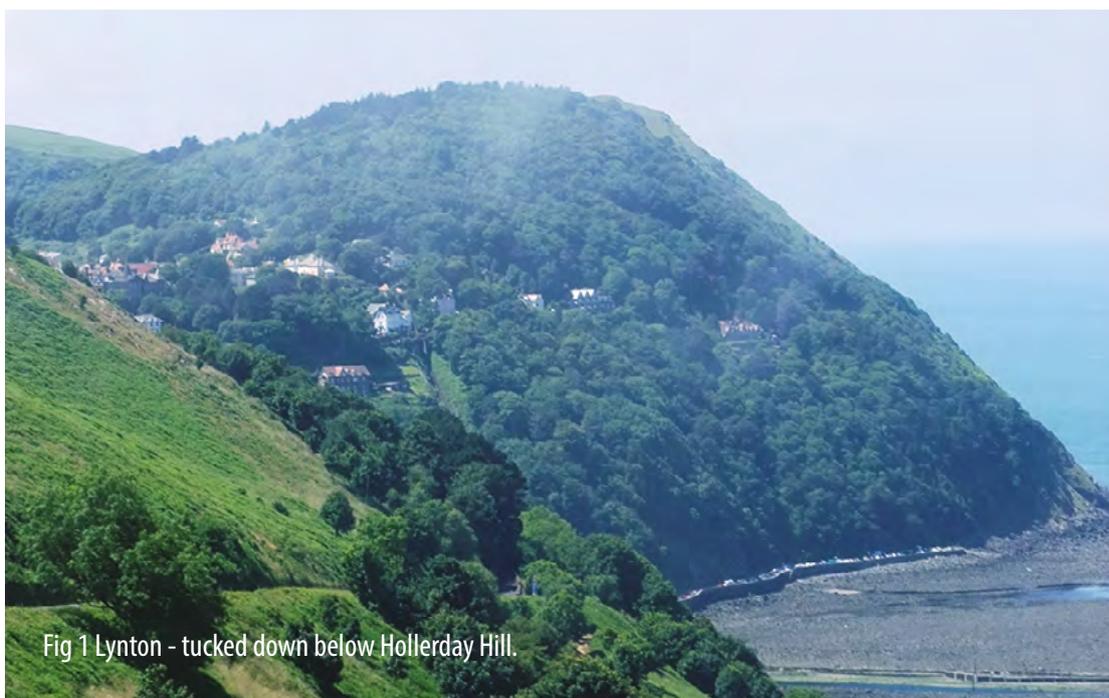


Fig 1 Lynton - tucked down below Hollerday Hill.

Lynton is approached by road via the B3234 from Lynmouth or Barbrook, which joins the main A39. The exceptional gradients of Porlock and Countisbury Hills on the A39 to the east and on the B3234 from Lynmouth, tend to emphasise a sense of seclusion. The only relatively easy access is to the A39 at Barbrook in the direction of Barnstaple.

2.2 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

2.2.1 MEDIEVAL DEVELOPMENT

Although largely a creation of the Victorian and Edwardian eras, the origins of Lynton go back much further. The place name derives from the conflation of the Old English river name Lyn and tun, originally meaning a farmstead, enclosure or village. Lynton (Lintone) is mentioned in Domesday along with Ilkerton, as forming part of the land allocated to William Cheever.



Fig 2 South and west of church - the existing layout suggest the possible core of the medieval settlement.

Physical evidence of the early development of Lynton is elusive. Based on the existing irregular network of narrow streets and dense concentration of buildings on small plots, the area around Queen Street immediately below the church is probably the most likely candidate for the medieval settlement core. St Mary's Church was certainly in existence in the 13th century and the rebuilding of the nave in 1741 suggests an increase in population at this date. The earliest surviving domestic buildings so far identified also date from the mid-eighteenth century.

2.2.2 19th AND 20th CENTURY DEVELOPMENT

In its current guise, Lynton is primarily a product of the 19th and early 20th centuries. The closure of the Continent to English cultural tourists during the Napoleonic Wars and fashion for the picturesque were the catalyst for the settlement's development as a resort.

In 1790, the only hostelry, 'The Crown', was described as 'small and insufficient'. Early in the 19th century, the son of a schoolmaster, William Litson, saw the potential to exploit the interest in the area amongst fashionable society and in 1807 opened a hotel on the site of the present Globe Hotel. Another early establishment is the Castle Hotel built by a Mr Colley, a maltster from Barnstaple, in c.1810. The steep local topography made the locality notoriously inaccessible, with ponies and donkeys used for local transport, but once the hotels had become established, there were up to three coaches daily each way between Lynton and Barnstaple.

Although the English Romantic Movement was relatively short-lived, by the second half of the nineteenth century Lynton was well established as a resort. New hotels and guest houses were constructed to cater for visitors of all classes in tandem with other public facilities. Water supplies were greatly improved in 1869 and transferred to the Local Board in 1893. The Hospital, opened in 1874, the Cricket Club in 1876 and in 1894 the Urban District Council was formed.

The greatest influence on the late-nineteenth century development of Lynton was, however, George Newnes, a publisher, and a pioneer of popular journalism. During a visit to the town in 1887, Newnes is said to have disliked seeing horses pulling heavy loads up from Lynmouth and almost immediately provided finance for the cliff railway, which opened in 1890. Newnes was also influential in the development of the Lynton to Barnstaple narrow gauge railway - an ultimately less successful enterprise, the line opened on 11th May 1898 but it stopped inconveniently short of the town and had closed by 1935.

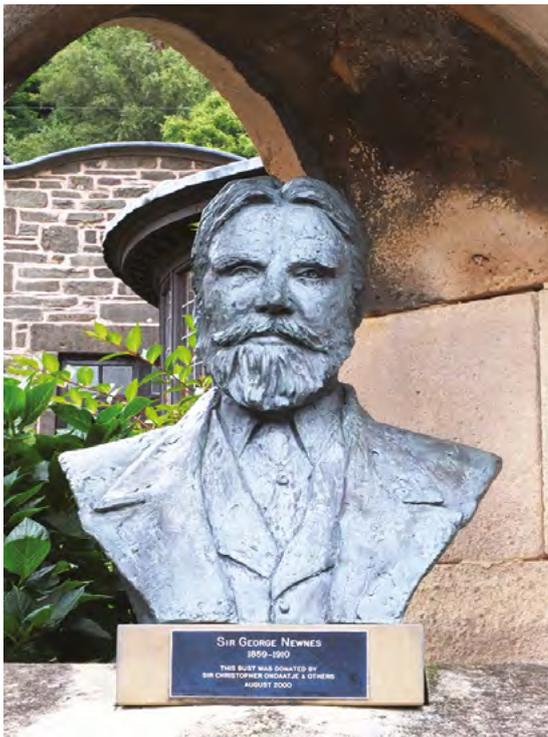


Fig 3 Bust of Sir George Newnes at the Town Hall.



Fig 4 Station sign survives in garden of town museum

In addition to the large house Newnes built for himself built above Lynton on Hollerday Hill in 1893, he was also responsible for financing several public buildings, for example, the Congregational Church and the Town Hall, the latter opened in August 1900. He died in 1910 aged 51, having given away much of his fortune, and is buried at Lynton. Hollerday House was destroyed by fire in 1913 and the grounds subsequently presented by J.W.Holman for public use.

Newnes investment in Lynton stimulated the late 19th and early 20th century expansion of the town. The focus of the town shifted from the Queen Street area to Lee Road and expanded westwards. A number of new roads, starting with Cross Street and later Burvill Street, Park Street, Belle Vue Avenue and Crossmead were set out on a formal grid connecting Lee Road with Lydiate Lane.

2.3 ARCHAEOLOGY

There is no physical evidence of the settlement here or at Lynmouth from the time when the Manor was recorded in Domesday. The area south and immediately east and west of the church probably forms the earliest settlement concentration and is likely to have the most archaeological potential. There is also potential value in a more detailed study of the buildings in this area, which could prove to be earlier than presently thought. Equally important are any surviving physical traces of the early-nineteenth century development of the town associated with the Romantic Movement and beginnings of tourism.

In the hinterland, and outside of the Conservation Area, there are prehistoric remains, although these do not appear to directly relate to the historic development of Lynton.

Further information and the most up to date records and advice for the archaeology of the area can be obtained from the Exmoor National Park Historic Environment Record based in the Park's Headquarters at Dulverton and available online at <http://www.exmoorher.co.uk/>.

2.4 ECONOMIC AND SOCIAL PROFILE

Historically, the district was favourable for sheep farming on account of its large open commons and oats and rye were grown mainly for local consumption. There were fisheries based at Lynmouth with cellars and curing houses, mainly for herrings and oysters.

Tourism has, however, long been the most important economic activity and most local businesses, depend on it. Lynton also acts as a service centre for its smaller neighbour at Lynmouth. The nearest major towns are Barnstaple 35 km to the south-west, and Minehead, 30 km to the east. As a consequence, Lynton still retains something of the sense of isolation that attracted visitors to what has been described as 'little Switzerland' 200 years ago.

The parish population, which also includes Lynmouth, was 1441 in 2011, a drop of around 14% from the date of the last appraisal (2002). This is still one of the largest in the National Park and in summer the tourists and seasonal workers noticeably swell the numbers.

3. Spatial Analysis

3.1 SETTLEMENT PATTERN AND BUILDING DENSITY

With the exception of the west side of town, which is predominantly outside of the Conservation Area and laid out on a regular pattern, there is little evidence of formal settlement planning. Plot sizes vary considerably and in most cases are largely filled by their buildings. The bulk of the settlement is contained between the curving arc of Lee Road/Church Hill and the lower lying and broadly parallel Lydiate Lane 150 m to the south

3.1.1 LEE ROAD

On the north side of the road, the east end is dominated by large landmark buildings: the grandiose Town Hall; and the former Methodist chapel. Both sit back off, and above, the street frontage. In contrast, the imposing Valley of the Rocks Hotel is built right on the road, which narrows at this point contributing to a sense of being enclosed.

The villas along the north side of Lee Road form a long row of frontages set back behind short front gardens. All are closely spaced and within long rectangular plots. The first built, now known as Victoria Lodge, stood in isolation until its neighbours were constructed some 20 years later around 1900.



Fig 5 Variety of heights at east end of Lee Road

3.1.2 CHURCH HILL/CASTLE HILL

Lee Road seamlessly becomes Church Hill and is dominated at its west end by the looming presence of the Valley of the Rocks Hotel. Building density is highest at this end and the buildings are more widely spaced further down as Church Hill becomes Castle Hill. The exception is the Castle Heights apartment development, which broadly follows the footprint of the former Royal Castle Hotel buildings. Opposite and set below is the large open space formed by a public car park (outside of the Conservation Area).



Fig 6 Top of Church Hill.

3.13 QUEEN STREET/MARKET STREET

The commercial core of Lynton, this area has the highest density of buildings. The narrow winding Queen Street is fronted on both sides by buildings, most of which directly front the street within small plots and appear informally planned. To the east, Market Street gently winds past the school before abruptly ending with the large open expanse of the car park (outside of the Conservation Area).



Fig 7 Queen Street looking south.

3.14 LYDIATE LANE/SINAI HILL

The area at the east end of Lydiate Lane and the bottom of Sinai Hill is densely populated with buildings, mostly aligned to the highway but with some back of plot development. Further up Sinai Hill, two narrow paths spur off to the west at right angles occupied by uniformly grouped terraces set back in narrow plots and positioned to take advantage of views north over the town. The east side of the road is less intensively occupied.



Fig 8 Lydiate Lane.



Fig 9 Sinai Hill.

The most homogeneous part of the Conservation Area, the houses are evenly spaced on both sides of this relatively wide road and set within regular plots with service buildings to the rear. The regularity is broken by the car park on the north-east side of the road. The width of the road gives the impression of space despite the density of houses. Cross Street appears to have been deliberately aligned with the Town Hall to the north.



Fig 10 Town Hall aligned with north end of Cross Street.

3.2 PLAN, FORM, HEIGHT AND MASSING

3.2.1 LEE ROAD

The villas along the north side of Lee Road are semi-detached or in short terraces, mainly three storey or two storey with attics. In contrast, the buildings to the south, are generally lower. The shops opposite the town hall are again two-three storey but are built close up to the pavement giving an impression of greater bulk. Overall, there is little uniformity in the buildings, with quite sudden changes in massing and height within relatively short distances.



Fig 11 Villas along west end of Lee Road – Victoria Lodge is centre.



Fig 12 Shops opposite the Town Hall.

The Town Hall would not seem out of place in a far larger town but is rivalled by the massive four storey Valley of the Rocks Hotel which is a looming presence dominating the east end of Lee Road.

3.2.2 CHURCH HILL/CASTLE HILL

In comparison with the Town Hall and the larger hotels, the parish church does not dominate its surroundings and its squat tower is rivalled in height by the four storey buildings opposite and immediately south-east. Further down towards Castle Hill, the fall of the land means that the two-storey Royal Castle Hotel is not dominated by its taller neighbours at Castle Heights.



Fig 13 Church tower – not a visually dominating presence.



Fig 14 No uniformity of buildings on Church Hill/ Castle Hill.

3.2.3 QUEEN STREET/MARKET STREET

This is the most intimate part of the Conservation Area thanks to the narrow lanes and mainly three-story buildings right up to the highway. The buildings on Market Street are lower in height, the long former market building is single storey, as is the primary school, while the cottages on the opposite side of the road are again on a smaller scale and mainly two storey.



Fig 15 The height of buildings on Queen Street and Lee Road add to sense of enclosure.

3.2.4 LYDIATE LANE/SINAI HILL

This area is characterised by two and three storey cottages, many are in short terraces that include those along Blackmore's Path and Alford Terrace.



Fig16 Sinai Hill.

3.2.5 CROSS STREET

The terraces on Cross Street are the most uniform in the Conservation Area. They are two storey at the south end, becoming three storey as they approach the Town Hall.



Fig 17 Parallel terrace rows on Cross Street.

3.3 GREEN SPACE

With publicly accessible spectacular scenery to the north and west it is unsurprising that within the Conservation Area there is very little in terms of formal green or public space. There is a small picnic area on the north side of the church, which has views over Lynmouth to the sea. Aside from this, the largest open spaces are the car parks.



Fig 18 Picnic area at churchyard.

3.4 VIEWS

The north-east side of the Conservation Area affords splendid views out towards the sea, particularly from along the path to the cliff railway and from North Walk, and the churchyard.

Elsewhere, long views are restricted which extenuates the insular character of Lynton. There are views across the town from Castle Hill, while Sinai Hill and the paths to the west offer vantage points from which to look north over Lynton.



Fig 19 View from North Walk Hill.

4. Architectural Quality and Built Form

4.1 ARCHITECTURAL STYLE

Many 19th century and earlier buildings in the Conservation Area have retained their original features such as, ornate gable detail, including bargeboards and timber-framing in a rustic style and timber and cast-iron detail to balconies and stairs. There are a good proportion of original sash and casement windows although rather fewer authentic entrance features, which include wood panelling, fanlights and colour-patterned glass to some entrance doors. Lynton is particularly rich in late 19th/early 20th shopfronts. While not all the period detailing is aesthetically pleasing it does add considerable interest to Lynton.



Fig 20 Fanlight, Queen Street.



Fig 21 Arts and Crafts detailing, Town Hall.



Fig 22 Eclectic detailing,
Lee Road.

4.1.1 LEE ROAD

The **Town Hall** (Fig 23) is regarded as one of the finest Domestic Revival examples in England, which is reflected in its listing at Grade II*. It was built between 1898 and 1900 with no expense spared by Sir George Newnes, using London architects Read & Macdonald and local contractors, Pevsner describes it as 'an attempt at municipal architecture in a holiday spirit' and despite its dominating presence it does not take itself too seriously, mixing neo-Tudor design with Art Nouveau details which owe nothing to the local vernacular tradition. Inside it is equally rich in high quality detail, with fine panelling, doors and fireplaces.



Fig 23 Lynton's Town Hall – a late 19th century statement of civic pride.



Fig 24 Playful stone carving around main entrance.

At the front of the Town Hall, the **War Memorial** (Fig 25) of 1920 comprises a granite column with ball finial on a rock-faced granite plinth with polished panels, mounted on a stylobate, and enclosed by a low iron railing.



Fig 25 War memorial at front of Town Hall.

Adjoining, and complementing the Town Hall in a similarly elevated position, is the **Methodist Church** (Fig 26). It is an exceptionally fine Methodist church of the period which is reflected in its Grade II* listing. Completed in 1910 'with (a) fanciful art nouveau stone front' (Pevsner) it was designed by fashionable Bristol architects La Trobe and Weston. The building cost over £3000 so in all probability Newnes helped fund it.



Fig 26 Methodist Church – now art and craft centre.

To the west is a long line of 19th century villas on the north side of Lee Road, most of which are guest houses. The earliest is **Victoria Lodge** (nos 30 and 31), which stood briefly in isolation before its neighbours appeared from c.1900. Of these, **Southcliffe** (no. 34) and **Gable Lodge** (no. 35) (Fig 27) are listed, and form a nearly identical semi-detached pair dating from c.1900 in a late Victorian Picturesque style, with half-hipped and pyramidal gables with deep eaves. They are built of stone rubble with brick dressings and slate roofs. There is considerable frontage ornament, including timber balustrading, sash windows, some tripartite, and entrance doors with geometrical glazing bars.



Fig 27 34 and 35 Lee Road - turn of the century elegance.

Other villas on Lee Road are less ornate or have subsequently lost some detail but all retain imposing frontages. Lee House and South View, for example are two-storey plus gables, stone built with brick dressings, and square bay windows, originally timber casements, but with some PVCu replacements. More ornate is The Turret, three-storey and stone rubble, canted bays with sash windows, tile hanging and at the south-west corner is a belvedere with a pyramid roof capped by a lead finial. Further west and built forward, are two semi-detached pairs of c.1900, two-storey second floor gables and canted bay windows, now mainly PVCu replacements. Some retain original front entrance, inner doors with colour patterned glass.

To the east of the Town Hall a drive leads up to the site of Newnes own house on Hollerday Hill. Following the fire of 1913, the house was levelled and all that remains now is a pile of rubble in the woodland. Built evidence survives, however, in the form of a gate lodge and gate piers. The lodge, now known as **Hollerday Cottage** (Fig 28) is a two-storey cottage in the Arts and Crafts style with the upper gable part tile hung and with decorative pierced barge boards. Another survivor is the similarly designed former stables, directly behind the Town Hall and now converted to domestic accommodation.



On the other side of the drive and west of the church, is **Garson House**. A large house (now a care home) bedecked with modern PVCu windows looking late 19th century in origin and shown on the late 19th century Ordnance Survey maps as ‘The Rectory’.

To the east of Garson House, a metal arch marks the start of the path to the cliff railway. The **waiting room** (Fig 29) at the head of cliff railway was built by Bob Jones in 1890 and is a small pavilion style single-storey building, timber-framed with some rubble walling and a cement slate hipped roof.



Fig 29 Waiting room to cliff railway.

In a complete contrast of scale, the east end of Lee Road is dominated by the **Valley of the Rocks Hotel** (Fig 30), a vast mainly late 19th century edifice in an eclectic mix of styles and materials, including plain tile, slate, brick, stone render and tile-hanging. It is up to six-storeys in height and there are tall, mainly casement windows, conical roofed corners and ornate Corinthian capitals to the projecting porch.



Fig 30 The imposing Valley of the Rocks Hotel.

The south side of Lee Road, has a good sequence of mainly later 19th century buildings. Starting at the junction with Queen Street is a another good group of mixed stone and brick with much original shop-front detail including recessed doors, and original timber sash and casement windows.

Opposite are the **former stables** (Fig 31) to the hotel, probably c.1870. Stone-built with tuck-pointed brick dressings and a segmental brick arch carriage entrance retaining 19th century painted lettering. The east side is now in use as a shop. There is a further block behind recently converted to domestic accommodation within what is now a development known as Stable Mews.



Fig 31 Former stables to Valley of the Rocks Hotel.

Projecting forward beyond a narrow gap to create a further impressive corner site, is **Lloyds Bank** (Fig 32), in a late 19th century urban neo-Baroque style with casement windows, typical moulded stone dressings, but as a concession to the local vernacular, a slate-hung gable.



Fig 32 Lloyds Bank - Baroque detailing.

Adjoining, and looking as if it belongs on a pier or promenade, is a single-storey pavilion style frontage (Fig 33), again likely to be originally late 19th century, but subsequently modified with a part glazed roof with tiled lantern complementing a half-octagonal plain tiled roof with 'fish-scale' banding. The shopfronts appear largely unaltered with small-paned upper lights of coloured glass.



Fig 33 Pavilion building, Lee Road.

Adjoining and projecting forward is a further late 19th century terrace with ground floor shops, some with largely original frontages, first floor stonework with brick dressings and a mixture of sash and casement windows with brick drip moulds. There are some recent PVCu replacements. The roofs are plain tile with several second floor gables, some tile-hung, and a turret at the north-west corner with a tall conical roof.

Closer to the Town Hall, earlier in date, and set slightly below the road surface, **Lynton Cottage Hospital** (Fig 34) was established in 1873. It is rubblestone with brick dressings, a tall central central gable flanked each side by two lower ones, large stack behind and clay tile roofs. New wards and an operating theatre were added in a broadly similar style in 1922 and a less satisfactory maternity department built in 1965 in NHS 'bungalow style'.



Fig 34 Main 19th century block to Cottage Hospital.

The **Post Office** (Fig 35) is a single storey rendered building with bath stone dressings to the stone mullioned windows and large central arched opening and forming a string course above the plinth and slate roofs. Its style is reminiscent of a barn and probably dates to the 1930s and is a good example of municipal architecture of the period. There is a two-storey telephone exchange using the same materials to the rear.



Fig 35 Post Office - mid 20th century.

Further west is the former Congregational Chapel (Fig 36) built 1904, again by Bob Jones for Sir George Newnes. It is in a similar style to the Town Hall but is more plain in decoration. It comprises a single-storey 4-bay nave, with vestry to south-west, and squat tower above porch to the north-east. It is set gable-end to Lee Road and constructed of squared rubble red sandstone, Bath stone ashlar dressings and a tile roof. The hall to the east is in a similar style but later in date. The site is enclosed by a boundary wall with piers, railings, and gates.



Fig 36 Congregational Chapel and hall (to left).

4.1.2 CHURCH HILL/CASTLE HILL

The **Church of St Mary** (Fig 37), at the top of Church Hill, occupies a site which has been in use since at least the 13th century. With the exception of the tower, the present structure was largely rebuilt in 1741, with a new chancel in Early English style added in 1869. A three-gabled east end was completed in 1905 with some unusual detail which combines a traditional Norman style with Art Nouveau. The churchyard has a good collection of late 17th-19th century headstones, four of which are listed.



Fig 37 Church of St Mary.



Fig 38 Churchyard headstones.

Below the churchyard and accessed off North Walk and from lower down Castle Hill, is **Lynton Cottage Hotel** (Fig 39). It is rendered with a slate roof and dates from the early 19th century with later 19th and 20th century additions. The original mainly two-storey range is in a cottage-ornee/neo-Tudor style and has five bays of small-paned casement windows with first floor drip moulds. There are French doors and casement bow windows to the ground floor. The later extension is three storey with many gables, brick stacks with Tudor detail, and mainly four-pane sash windows.

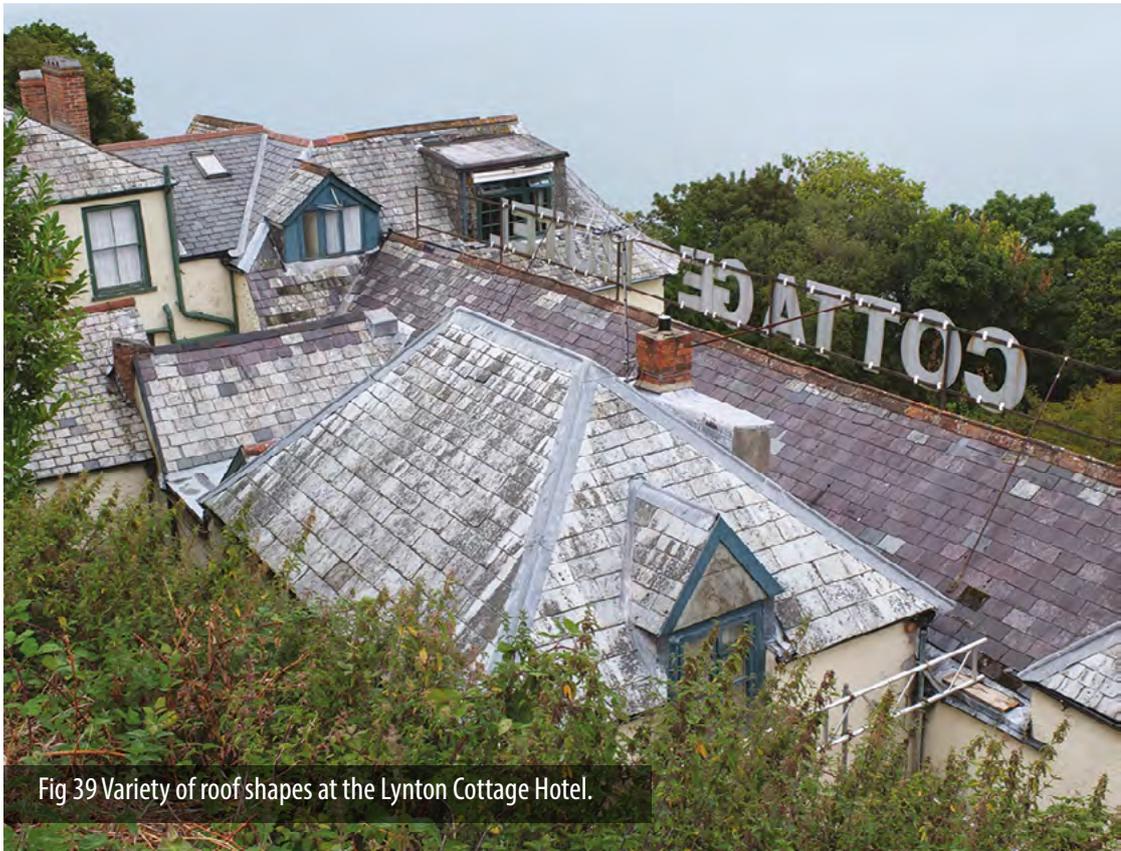


Fig 39 Variety of roof shapes at the Lynton Cottage Hotel.

Back on Church Hill, opposite St. Mary's Church, is **Church Hill House** (Fig 40), part of an early-mid 19th century island group of houses with shops. The main range is five-bay with three canted oriel windows, and the ground floor has three late-19th century pilastered shop-fronts with moulded cornices. The best preserved is to the left with original plate glass display windows with cast-iron mullions and a tiled stall-riser, but all three retain some authentic detail.



Fig 40 Church Hill House with period shopfront, Church Hill.



Fig 41 Old Coach House, Church Hill.

Also occupying the triangular island block is **The Old Coach House** (Fig 41). Probably late 18th or early 19th century, it has a late 19th century plate glass shop-front with recessed central door under a sash window bay, and with a four-panel door to the right. A continuous balcony with square end pilasters spans the frontage but is largely covered by a later plain fascia.



Fig 42 Old Bank House, Church Hill.



Fig 43 Late 19th shop at top of Church Hill.

To the south of the Parish Church are two facing late 19th century three and four storey groups with gabled dormer windows and largely original shop-fronts, one having a stall riser of green-glazed tiles, another with a corner bowed window. The main elevations are a mix of stone with brick or Ham Hill stone dressings or are rendered. Most timber sash windows and a cast-iron balustrade also survive.

1-3 Castle Hill also retain good period detail although the four storey **Imperial Court** (formerly a hotel), which looms behind, has lost its timber windows.



Fig 44 1-3 Castle Hill and Imperial Court.

On Castle Hill, the **Royal Castle Hotel** (Fig 45) dates from 1810. The present building is all that remains of a much larger and later 19th century four-storey building with crenellations, demolished in the late 20th century. The remaining range with slate-hung frontage retains early 19th century sash windows, some with margin glazing bars, and tent canopy with decorative cast-iron frieze and standards. The later 19th century modifications, include the semi-octagonal granite-built porch, a double-gabled extension set back to the right of the sea frontage, and a former billiard room with large 20-pane sash windows having Y- tracery.



Fig 45 Royal Castle Hotel.

Lower down Castle Hill, **The Lodge** to the Lynton Cottage Hotel (Fig 46), is also early 19th century, and built of stone rubble with a thatched roof in an ornate cottage-ornee style, with timber balustraded balcony under deep-set eaves.



Fig 46 The Lodge to Lynton Cottage Hotel.

4.1.3 QUEEN STREET/MARKET STREET

Queen Street has several noteworthy buildings. There is a good group of mixed stone and render facing Church Steps, with an irregular frontage extending to the corner of Cavendish Place. Within the mainly three-storey frontage detail, are gables with barge-board and finial, original timber casement windows and panelled doors including an ornate Art Nouveau style over-light (Fig 20). The effect is spoiled at the splayed corner with Cavendish Place by a wide later 20th century former shop-front.



Fig 47 Street frontage to Queen Street



Fig 48 Entrance to The Globe.

The Globe public house (Fig. 48) has an elongated late 19th century frontage that has been very little altered. It is stone built with segmental brick arches and moulded brick drip-stones. There are square-bay oriels, and ornate entrance detail with adjoining panelled double doors, one with side and over-lights, leaded light glazing, and some period stained glass with lettering.

Orchard House (No 22) on the corner adjoining Sinai Hill closes the view to the south along Queen Street and is stone-built with casement windows and moulded brick drip-stones. There is a former 19th century shopfront with projecting cornice above the fascia and moulded console brackets. The second floor gable has ornamental bargeboards and finial.

Another significant group in this part of Lynton are **Market Buildings** (Fig 49), dated 1901, single-storey and stone-built with raised gables capped by ball finials and a Cornish slate roof. The timber casement windows have fixed upper lights with small panes. A circular date-stone records the restoration of 2000.



Fig 49 Former market buildings.

In Market Street, **St Vincent** (Fig 50) is a detached villa dated 1834, having a typical symmetrical two-storey frontage with central six-panel door and radial fanlight. The central gable has a scalloped barge-board and inset date-stone. At the time of listing there was a fine interior geometric staircase with stick balusters and swept hand-rail, and original panelled doors with moulded panel surrounds in moulded architraves.



Fig 50 St Vincent.

Adjoining, is the **Lynton Museum** (Fig 51), one of the more obviously earlier buildings, probably dating to the late 18th century with mid 19th century two-light casement windows with margin glazing bars. It was at one stage the service wing to St Vincent. It is built of lime-washed rubble and roofed with stone slate on the front pitch. The three-bay front has a central six-panel door.



Fig 51 The Lynton and Exmoor Museum.

The **Primary School** (Fig 52) was built as a National School in 1844. The present building has later 19th and 20th century extensions. The 19th century part is built of stone rubble with brick dressings, pointed arch windows in larger brick arched recesses. The windows incorporate some iron glazing bars, there is a school bell under a small hipped gablet, and there is an unusual shouldered brick stack with randomly inlaid dressed limestone.



Fig 52 Primary school, undergoing re-roofing (August 2013).

Also in Market Street, but set well back, is **School House** (Fig 53), a mid 19th century detached cottage of painted stone rubble with a roof in graded Delabole slate and decorative pierced barge-boards.



Fig 53 School House.

Adjacent is the **Crown Hotel** (Fig 54), one of the earliest surviving buildings in Lynton. It comprises an extensive irregular T-shaped range which lies well back from Market Street, and with the slate-hung lower block abutting Sinai Hill. It reputedly dates from c.1760 but evidently with some early 19th century remodelling. A six-panel door has a radial fanlight over. There are mainly timber casement windows with three pairs of French doors having horizontal glazing bars.



Fig 54 West end of Crown Hotel.

4.14 LYDIATE LANE/SINAI HILL

Where Lydiate Lane narrows as it descends towards Queen Street there is a small listed group on either side. On the north side, **Old Garden Cottage (No. 24)** and **West Cottage (Zephyr Cottage and Little Zephyr)** (including attached boundary walls) is a pair of houses, largely concealed from the road by surrounding properties and a high wall. They are claimed to date from 1680 and were formerly a single property, largely rebuilt in the early 19th century. The exterior is rendered with a large slate-hung eaves stack and early brick upper part. The listing details specify some good 19th century interior fittings.

On the south side, **Croft House** (Fig 55) is a mid 19th century two-storey house, rendered with a slate roof. The central door is under an arch with a plain tympanum and there is a large gabled porch. The first floor frontage has three twelve pane sash windows.



Fig 55 Croft House, Lydiat Lane.

There is documentary evidence that **Waterloo House**, nearby, was built as a hotel in 1820 and a wing added in 1912. It is stone rubble built with brick dressings. The listing details emphasise that the building retains 'most of the original detailing both inside and out, and is also important for the contribution it makes to this listed group'.



Fig 56 Victoria House, Lydiate Lane.

Victoria House (Fig 56), built into the slope, is an early 19th century house with symmetrical three-storey three-bay rendered frontage with central six-panel fielded door under a flat elliptical fanlight, and probably original sash windows with narrow glazing bars.

The **Fernery** (Fig 57) and **Victoria Place**, form a composite group of four mid-late 19th century houses, predominantly stone-built, with original frontage detail. The former is three-storey with a lower floor and former shop-front at street level. Steps with cast-iron railings, parallel with the street, ascend to a conservatory porch above road level. The openings have brick lintels, and the second floor gables break through the eaves line. The latter are also stone-built with brick architraves and there is a former shop-front with six-panel door, whilst the centre property is set back from the carriageway within a small courtyard.



On Sinai Hill, **Lyn House** (Fig 58) is a large, detached, two-storey house of the early-mid 19th century with a probable former service wing, angled to accommodate the road gradient. The five-bay formal frontage of the main house with projecting single-bay wings at each end has sash windows with narrow glazing bars. Most openings have hood moulds with dropped ends, and there are French doors with margin panes to the ground floor. Because of the steeply sloping site, the main entrance is at the upper level to the rear with a gabled and panelled doorway.



Sinai Hill has several cottages possibly dating from the late 18th century of stone with brick dressings, some painted over. Typical details include sash and casement timber windows, in shallow segmental arched openings, shutters and barge-boarded gables, the latter with dropped finials.



Fig 59 Former chapel, Sinai Hill - now converted to dwelling.

Off Sinai Hill and forming a prominent group on the hillside overlooking the town centre, is **Alford Terrace** (Fig 60). Stepped gradually up the slope and a mix of stone, painted stone and render, the terrace dating from the early-mid 19th century, has symmetrical frontages and central doors, typical of the period. The right hand pair has a blind central window. The group includes **Alford House Hotel**, reputedly built as a boarding house in 1845. It has a two-storey, three-bay frontage with barge-boarded half dormers having drop finials and arch braces. There is a combination of French doors, casement and sash windows, some forming canted bays, others with margin glazing bars. An arched landing sash window has tinted and etched glass. The central five-panel door is set in a deep, square portico on Doric columns. The wall (up to 3.5 m in height) retains the terrace garden to the hotel, and there is a rough arched opening with wrought iron gate and flight of slate steps.



Fig 60 Alford Terrace.

Below, on Blackmore's Path is another terrace. This includes **Prospect House** a mid 19th century house with a symmetrical frontage with eight-pane sash windows in recesses, the end two have shallow segmental arches. There is a front path through a rustic four centred stone arch. **Croft House** is at the end of a row with a key-stone dated 1897 above the door. The house is probably earlier, with a typical three-bay front, the central door having flanking pilasters and a moulded arch over a plain fanlight, although the door is a 20th century replacement. Each side of the door are sixteen pane sash windows and above are three twelve-pane sashes, all with vermiculated key-stones, the two attic dormers have casement windows.



Fig 61 Prospect House (left) Croft House (right).

Adjacent is a former **Wesleyan Methodist Chapel** (Fig 62) dating from c.1880 stone-built and gable fronted with large Gothic window and flanking pinnacles.



Fig 62 Wesleyan Methodist Chapel, Blackmore's Path

4.15 CROSS STREET

Although set out to align with the impressive façade of the Town Hall, Cross Street has no individual buildings of particular quality. The late 19th century two and three storey terraces on both sides of the road, exposed stone on the west side and with some render on the east, do, however, combine to form a pleasing group with makes a positive contribution to the character and appearance of the Conservation Area. Also of interest are the contemporary two-storey ranges of outbuildings to the rear (Fig 63).



4.2. MATERIALS

Given the historically poor accessibility of Lynton, most of the building materials would have been locally derived or have come in by sea via Lynmouth. The arrival of the narrow gauge railway from Barnstaple in 1898 reduced the costs of transportation and enabled a more varied mix of building materials to be brought in, which is reflected in the buildings of this date and later.

4.2.1 WALLS

The majority of early buildings are stone built. The stone is mainly from the Old Red Sandstone series, with much in shale form. It is not readily worked, and normally laid as roughly coursed stone rubble. Some walls have subsequently been colour-washed or rendered. Originally lime wash or lime render would have been applied, and the stone used is probably from small local quarries.



Fig 64 Variety of wall treatments, Lydiate Lane.

The building work that took place between the latter part of the 19th century and first two decades of the 20th century consequently uses a much more eclectic mix of materials with walls often of red bricks, occasionally with bath stone or yellow brick dressings. Slate or tile hanging is also evident, mainly on gable ends and Arts and Crafts style applied timber framing evident.

4.2.2 ROOFS

Much of the grey-green slate widely used as roofing slate and the distinctive local method of slate hanging is Cornish, probably from Delabole. Welsh slate is also widely encountered. Some slate may also be locally derived and from the Devonian Morte series, mainly centred near Treborough in the Brendon Hills and at Chibbet Ford near Exford. Much of this slate is of a somewhat inferior 'rag' material compared to slate from Cornwall or Wales.



From the later 19th century clay tiles were also available and these occur on some Arts and Crafts influenced buildings, especially evident along Lee Road, in plain or patterned form.

4.2.3 WINDOWS AND DOORS

Despite an increase in occurrence of PVCu windows since the 2002 appraisal, there are still examples of good quality timber casement and side hung slash windows surviving. In comparison with other Conservation Areas in the National Park, the number of traditional or original windows and doors is, however, low - probably a result of a combination of high attrition rate in this coastal location, commercial pressures and the relatively small number of listed buildings. Most surviving traditional windows in the Conservation Area are casement type, although some sash windows also occur.



Fig 67 Gothic-style casement window, probably early 19th century.



Fig 68 Late 19th century ornate shopfront.



Fig 69 Earlier features add considerable interest.

There is an exceptional number of good quality shopfronts with original windows and glazed stallrisers surviving. Most are late-19th/early-20th century and of traditional design and make a hugely positive contribution to the Conservation Area.

5. Street Scene

5.1 BOUNDARIES

There are extensive stretches of boundary walling in Lynton. Many of these, for example in the Alford Terrace/Sinai Hill area, are stone retaining walls as a result of differences of level where building or cutting into the slope has occurred, and are combined with steps. This often adds great character to the setting of buildings, as well as providing privacy.



Fig 70 Walls at Alford Terrace.

The majority of walls follow the pattern of roughly coursed rubble stone or shales with coping stones aligned vertically. Less common, although more locally distinctive, is where all the stone is set vertically, yet horizontally coursed. Entrance features to buildings are relatively plain for the most part, but some principal buildings, including several hotels, have dressed stone gate-piers, for example the entrances to the churchyard and former Royal Castle Hotel, or ironwork, as to the side entrance of the Valley of the Rocks Hotel.



Fig 71 Path leading to cliff railway.

A significant number of the walls, railings and gate complexes are listed, either as part of the main listing or in their own right.



Fig 72 Railings to Lynton Cottage Hotel

5.2 GROUNDSCAPE

Lynton possesses relatively little of character in terms of historic ground surfaces. What survives is mainly confined to natural stone kerbs and gulleys, probably dating from the time some streets were originally laid out in the late 19th century. Slate is used in some steps, for example up to hotels in Lee Road. There are also examples of original 19th century tiles at the entrance to some shops. Some 19th century or earlier paving and cobbled areas may yet be discovered below later asphalt coverings. Where this might be the case, based perhaps on evidence from early photographs, some form of reclamation might prove possible.



Fig 73 19th century tiles - a rare survival.

The paving layout at Church Steps and in Queen Street would have been more effective if some natural stone paving or cobbles had been used. Surfaces that would blend better with the local natural stone are preferable to the use of red brick and tarmac. This is especially the case in some of the more intimate and enclosed or footpath only and forecourt settings.



Fig 74 Red brick and tarmac surfaces, Queen Street

5.3 STREET FURNITURE

Lynmouth is not over endowed with historic street furniture but what there is makes a positive contribution to the character and appearance of the Conservation Area.

Worthy of note is the cast iron sewer stench pipe to the east of the drive to Hollerday Hill which is likely to date to the late 19th century (Fig 75) and the overarch to the Cliff Railway (Fig 76), which while not of any age adds to the character of the Conservation Area.

Close to the Cliff Railway entrance there is an early 20th century post box manufactured by Carron Company, Stirlingshire and there is a Victorian post box built into the wall of the Crown Hotel on Sinai Hill. There are no red telephone kiosks in the Conservation Area but there is a more modern KX100 type at the top of Queen Street.



Fig 75 Sewer stench pipe.



Fig 76 Entrance to cliff railway.

5.4 LANDSCAPE AND TREES

The broader landscape setting of Lynton is of exceptional quality, and has been recognised by artists and writers for 200 years. Guide books describe ‘the picturesque site and natural beauty of surroundings’ which can barely be equalled elsewhere in England.

Of particular importance to the character of Lynton are the two large areas of wooded and open land that lie between Lynbridge Hill and Station Hill. Set on a steep hillside, these provide an impressive and unique green wedge, and a backdrop to the town. Here, deciduous trees on the skyline are an important feature, whilst on the opposite slope of Hollerday Hill, also a prominent feature from within Lynton, there is a wider mix of species, including several types of conifer. Some of these would have been planted within the grounds of Hollerday House over 100 years ago.

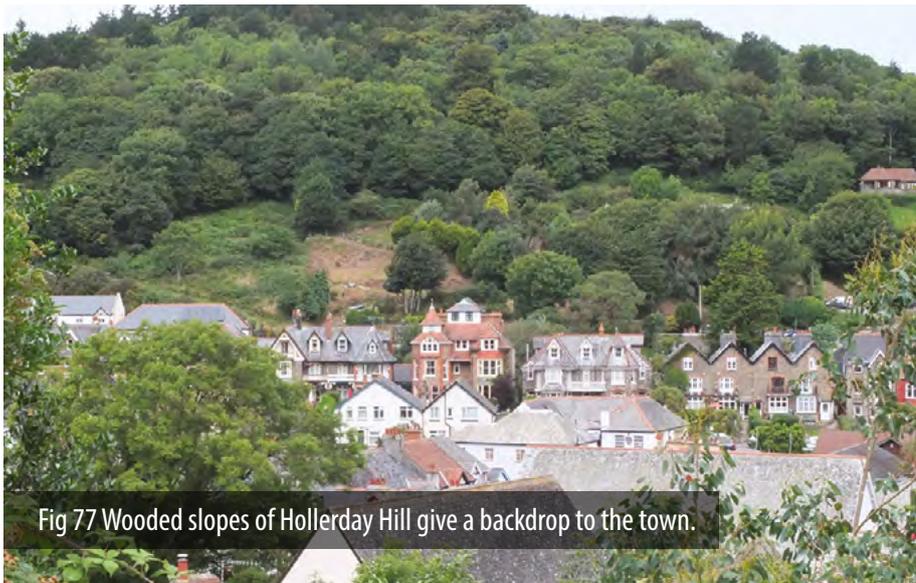


Fig 77 Wooded slopes of Hollerday Hill give a backdrop to the town.

Within Lynton itself, mature trees provide an essential element of the townscape in several locations, especially within the church yard, to the east of the Town Hall, and in the Sinai Hill/Alford Terrace/Norman’s Cleave area. Among the main species represented are beech, horse chestnut, oak, walnut, and evergreens include, holm oak, yew, holly and Monterey cypress. There is a mature Chilean pine (Monkey-puzzle) adjoining the Lynton Cottage Hotel.

6. Condition Assessment

6.1 CURRENT CONDITION

At the time of the 2002 Conservation Area Appraisal, several listed buildings and structures were found to be at risk, including: the churchyard entrance gates and southern gate-piers, with a hipped and slated canopy which was dismantled or damaged; the former Royal Castle Hotel which was vacant and dilapidated and awaiting restoration; and the former School House which as boarded up and deteriorating. In 2013, only the listed churchyard gates, which are still missing, are a cause for concern.

Whilst the majority of buildings in Lynton are solidly built and well-maintained, there are several locations where property is vacant or under-used and lack of maintenance is becoming a problem. The result is blocked or broken gutters and down-pipes, which in turn cause black staining or green algae or moss accretions. There is a tendency for buildings to appear drab when not well maintained.

Some frontage alterations have resulted in reducing the quality of the original, especially at ground floor level. There is a smattering of empty premises, most noticeably at the lower end of Queen Street, some with original detail and in need of preservation.

The setting of some historic buildings is compromised by modified or patched up boundary features and the need to provide more convenient vehicular access or parking. Any enhancement scheme should investigate the potential for the restoration of lost frontage detail. There are several locations in the Queen Street and Church Hill where this might be achieved.

The poor quality later 20th century single-storey shop at the corner of Lee Road and Cross Street (Fig 78) in a visual context, would benefit from redevelopment, preferably with an added storey that reflects the character of adjoining historic buildings.



A further detraction is the tendency to replace original timber windows and doors, many of which are capable of restoration, with PVCu replacements. This is a trend also identified in 2002 and is continuing. It has resulted in a considerable loss of historic character. It is acknowledged that repair or restoration of period features, especially timber joinery, ornate glazing detail and cast or wrought ironwork, can be costly and time consuming, and may require specialist advice, but it invariably repays the effort involved.

Some original window frames and sills are in somewhat poor condition, and because of the steep slopes, tend to be relatively inaccessible, but the majority are still sound, and mostly distinctive and well crafted. Where replacements are required, they need to be in timber and respect the joinery tradition of the time at which they were installed. Unlisted buildings are especially vulnerable, yet their group value is often of vital importance in the street scene.

A carefully considered paving scheme, specifying the use of predominantly natural materials, preferably from local sources, and with an emphasis on pedestrian only spaces would greatly enhance the setting of some buildings. This should encourage visitors to disperse to streets currently considered less attractive whereas at present there is an overwhelming concentration of pedestrians in Church Hill and Lee Road, in spite of the considerable traffic flows.

Lynton owes its development and continuing prosperity to the tourism so it is not surprising that there are some instances of less than satisfactory signage as business vie with each other to attract trade. On the whole, however, signage is relatively restrained and can be regarded as a minor detraction from the Conservation Area.



The table on the following page contains a detailed condition assessment. The headings are based on English Heritage's Conservation Areas Condition Survey (2008).

CONDITION ASSESSMENT					
1. Designated Conservation Area name:	Lynton				
2. Locality:	North Devon				
3. Is the Conservation Area:	Predominantly urban	Predominantly suburban	Predominantly rural	Other (Please specify)	
4. Is the Conservation Area:	Predominantly residential	Predominantly industrial	Predominantly commercial	Wide mix of uses	Other (Please specify)
5. How large is the Conservation Area:	Less than 2 ha (approx 140m x 140m)	2.1 - 50 ha	More than 50 ha (½ sq km)	Dont know	
6. Approximately how many buildings are in the Conservation Area:	None	Up to 50	51 to 250	251+	Dont know
7. Approximately how many listed buildings are in the Conservation Area:	None	Up to 10	11 to 50	51+	Dont know
8. Approximately how many locally listed buildings are in the Conservation Area:	None				
9. Does the Conservation Area include one or more scheduled monuments?	Yes	No	Dont know		
10. Is all or part of the Conservation Area covered by another heritage designation?	None	Registered Park and Garden	World heritage Site	Registered Battlefield	Other
11. Has an Article 4 Direction been implemented?	Yes	No			

12. Are you aware of any unauthorised works that have been carried out in the last 3 years which have harmed the special interest, significance and / or character	Yes	No			
13. Has the Local Authority taken any enforcement action against such works in the past 3 years?	Yes	No	Dont know		
14. Does the Local Authority have a Conservation Area Advisory Panel/Committee specific to this Conservation Area?	Yes	No			
15. Does the Conservation Area have any listed buildings or any other historic assets on either the English Heritage or a local <i>Heritage At Risk</i> Register	No	Yes			
Please give your impression of whether the following issues affect the special interest, significance and/or character of the Conservation Area:					
16. Loss of historic detail or inappropriate change:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem	
● Doors and windows		x			
● Front elevation (eg painting, porches, rendering)	x				
● Decorative features/materials (eg stonework, rainwater goods)	x				
● Shopfronts	x				
● Signs and advertisements		x			
● Roof coverings and chimneys (including rooflights)	x				
● Boundary walls/fences	x				
● Hardstandings	x				
● Satellite dishes (including CCTV and antennae)	x				
● Renewable energy devices	x				
● New extensions/alterations	x				
● Development/redevelopment (eg subdivision, infill)	x				
● Other	x				

Neglect					
17. Vacancies within buildings:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem	
18. Severe dereliction of buildings:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem	
19. Signs of a lack of maintenance such as poorly maintained gutters or joinery.	1. Not a problem at all	2. A minor problem Some thatch in poor condition	3. A noticeable problem	4. A significant problem	
20. The condition of the public realm:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem	
21. Are there any other factors that are threatening the historic character of the Conservation Area?					
<p>Based on your answers, the score would suggest the condition of the conservation area is:</p> <p>Very bad (1 or more questions answered "A significant problem") Very bad (3 or more questions answered "A noticeable problem") Poor (1 or more questions answered "A noticeable problem") Fair (2 or more questions answered "A minor problem") Optimal (1 question answered "A minor problem", or no problem selected)</p>					

6.2 VULNERABILITY

The popularity of Lynton as a holiday destination has declined since its late 19th and 20th century heyday, but it remains a major destination within the National Park. It is important that several factors which cause a loss of character within the Conservation Area are addressed:

- the two large car parks, one bordering the Conservation Area with access from Castle Hill, the other off Cross Street, lack any significant landscaping;
- conflict between vehicles and pedestrians in some streets, for example in Church Hill and Lee Road, east of Cross Street;
- a threat to some buildings through existing or potential redundancy and change of use;
- there is doubt concerning the long-term future of the deteriorating condition of some boundary walls which will in some cases require a properly co-ordinated programme of repair, using appropriate conservation measures.

There is also visual intrusion as a result of:

- poor condition of some road and footpath surfaces;
- the dilapidated state of some unlisted buildings;
- items of street furniture (for example some street-lighting columns), in need of improvement;
- overhead supply lines in some locations;
- examples of unsuitably proportioned doors and windows in non-traditional materials.

The table below contains a more detailed risk assessment. The headings are based on English Heritage's Conservation Areas Condition Survey (2008).

RISK ASSESSMENT

22. Does the Conservation Area have a current, adopted Conservation Area Character Appraisal?	Yes	No
23. Does the Conservation Area have a current Management Plan (usually part of a Conservation Area Character Appraisal) or other formally adopted proposals to preserve or enhance its character?	Yes	No
24. Does the Local Authority have an adopted Local Development Framework Document that contains objectives and policies which would safeguard the historic character and appearance of Conservation Areas and their settings?	Yes	No or in part
25. Is there evidence of community support in the area, for example a residents' association or civic society?	Yes	No
26. Relative to the size of this Conservation Area, are there any major development proposals imminent which could threaten the historic interest of the area?	No	Yes
<p>Based on the answers to question 4, 5 and 28-32, the score would suggest that the vulnerability of the Conservation Area is considered:</p> <p>>=5: High 3-4: Medium 0-2: Low</p>		
<p>INITIAL RISK ASSESSMENT</p> <p>Based on the answers you have provided considering the condition and vulnerability of the Conservation Area, the initial risk to the Conservation Area is assessed as:</p> <p>Not at risk:</p> <ul style="list-style-type: none"> ● Condition optimal and any vulnerability ● Condition fair and any vulnerability ● Condition poor and vulnerability medium or low <p>At risk:</p> <ul style="list-style-type: none"> ● Condition very bad and any vulnerability ● Condition poor and vulnerability high 		

TRAJECTORY/TREND

27. Over the past 3 years what would you say has happened to the appearance and vitality of the Conservation Area?	Improved significantly	Seen some improvement	Not changed significantly	Seen some deterioration	Deteriorated significantly	Dont know
28. What do you think is happening to the appearance and vitality of the Conservation Area now, and what do you expect to happen over the next 3 years?	Improving significantly	Seeing some improvement	No significant change	Seeing some deterioration	Deteriorating significantly	Dont know

FINAL RISK ASSESSMENT

The final level of risk is assessed by combining your assessment of the Conservation Area's condition and vulnerability, and its expected trajectory/trend over the next three years. The final risk assessment for different combinations of condition, vulnerability and trajectory/trend is shown in bold on the right.

Initial Risk Assessment	Trajectory/Trend	Final Risk Assessment
At Risk	deteriorating or deteriorating significantly	At Risk
At Risk	no significant change	At Risk
At Risk	improving	Not at Risk unless condition is very bad, then At Risk
At Risk	improving significantly	Not at Risk unless condition is very bad, then At Risk
Not at Risk	deteriorating significantly	At Risk
Not at Risk (medium)	seeing some deterioration	At Risk
Not at Risk	no significant change	Not at Risk
Not at Risk	improving or improving significantly	Not at Risk
Not at Risk (low)	seeing some deterioration	Not at Risk (medium)

7. Recommendations

7.1 PROPOSED BOUNDARY CHANGES

Following the appraisal survey it is proposed to change the Conservation Area boundary. The changes are shown on Map 1, Appendix E and are summarised below:

To include within the Conservation Area:

- the path leading to the top of the Cliff Railway, including the waiting room;
- Hollerday Cottage and The Stables and land immediately north of the Town Hall Fig.80;
- buildings on the south side of Lee Road from Cross Street to Park Street;
- land east of Lyn House – to regularise boundary.

To remove from the Conservation Area:

- 1-5 Normans Cleave;
- 40 and 40a Lee Road;
- Mole End, Lydiat Lane.



Fig 80. United Reformed Church, Lee Road.

7.2 MANAGEMENT AND ENHANCEMENT

It is recommended that in line with English Heritage guidance, a Conservation Management Plan is considered. This should be drawn up in co-operation with the Town Council to address the issues raised in Section 6.

Given the national significance of Lynton and Lynmouth as an early 19th century tourist destination, further research should be considered to assess the extent to which buildings and features from this era survive and how they might be protected and promoted.

Outlined below is some general guidance for proposals for new development, restoration of existing buildings or features, and enhancement projects. More specific advice for owners and occupiers of historic buildings, listed and unlisted, within the Conservation Area is available from the National Park Authority's Historic Buildings Officer.

7.2.1 USE OF TRADITIONAL MATERIALS

- Where appropriate, encourage re-pointing of stonework using suitable mortar mixes, ideally with a lime base. Cement rich mortars and raised or 'ribbon' pointing should be avoided. This is particularly the case for some of the softer sandstone types.
- When repairing or renewing roof coverings use materials that match existing wherever possible. Natural slate or clay tiles, replacing like for like, should be used. The use of concrete tiles and undisguised artificial slate substitutes should be avoided within the Conservation Area.
- The locally distinctive method of slate hanging should be retained.
- Where existing boundary walling needs restoring, and new sections creating, traditional methods should be employed. The use of lime mortar for re-pointing is preferable to cement.
- The use of salvaged or newly sourced local stone should be encouraged.
- Where existing features are concerned, (such as original doors, windows, porches, traditional shop fronts, gateways etc.), all forms of repair or replacement should attempt to match like-for-like. This particularly applies to traditional timber casement or double-hung sash windows, including glazing bars. Similarly, timber doors especially when replaced, should maintain and respect either the local vernacular or the more 'polite' tradition, as applicable. The same principles should apply to existing period porches, even the plainer examples.

- Where appropriate, steps should be taken to re-discover supplies of natural materials, preferably from their historic source or equivalent, and to encourage the development of skills in their use.

7.2.2 TOWNSCAPE

- Have regard to the existing form, proportions and grouping of buildings in all proposals for new development, including extensions to existing buildings. This includes roof height, pitch and any proposals involving the insertion of dormers.
- In considering proposals for new development or redevelopment involving existing buildings or structures, it should be borne in mind that stricter safeguards against any form of demolition in Conservation Areas exist. There are, however, instances where existing 20th century development is unsatisfactory in the context of the historic built environment, for example at the junction of Lee Road and Cross Street, and where suitable redevelopment would be encouraged
- Existing features of quality that typify the historic built environment should be retained. Any new development within the conservation area is likely to be very limited but where it does occur, it should echo the existing in terms of scale, height, proportion and use of traditional methods of construction, including openings and any boundary features.
- Existing stone boundary and retaining walls, and existing banks, and footpath only access should be safeguarded, where possible, especially those that identify the historic street and plot layout pattern of the earlier settlement.
- Existing historic street furniture should be retained. As part of an overall enhancement scheme, use of natural stone paving, reintroduction of cast iron street name plates where necessary, and replacement street lighting that is more sympathetic to the character of the conservation area should be encouraged.
- Any additions or extensions forward of the building line should be avoided as far as possible.

7.2.3 FEATURES

- The conservation and repair of historic railings and associated ironwork is essential. Where appropriate consider using additional ironwork that reflects the local tradition of cast and wrought iron.
- Ensure retention and enhancement of historic street furniture.
- Encourage retention of the character of existing entrances, including gate piers, carriage archways and associated period timber or metal gates.
- Ensure necessary protection of all natural stone paving kerbs and gulleys, both as part of the highway and where in private ownership.
- Seek to retain or reinstate all existing period windows, doors, and cast iron rainwater goods. Consider introduction of an Article 4(2) Direction to effect control over any additional installation of UPVC windows and doors, inappropriate roof materials, external cladding, and use of exposed block-work, Such a measure would also include boundary features such as stone or brick walls, including existing openings.
- It is advised that if time and resources allow an inventory of historic features worthy of retention or restoration is prepared and monitored.
- Encouragement should be given to the reinstatement of historic features that have been lost. This is especially important where later adaptations, by virtue of a now redundant use or ephemeral fashion, have caused harm to the overall appearance of the building and where building work provides an opportunity for such faults to be partially or fully rectified. This is particularly the case with some doors, windows, and plastic canopies over shops, and where re-pointing, rendering, or other forms of wall cladding is contemplated.

7.2.4 HISTORIC SETTING AND LANDSCAPE

- More fully research the development of the early settlement, the sources of natural materials used in building construction, and whether former sources of stone and slate might become re-established.
- Before any demolition or redevelopment takes place, ensure that consideration is given to the historic importance of the building, including outbuildings and non-residential uses. This includes the previous history and present significance of any outbuildings located to the rear of the main street frontages, for example in Cross Street.
- Although existing trees within the Conservation Area appear to be healthy, they should have periodic health checks. Where limited further life is detected, measures may need to be taken to plant young trees of a similar or suitable alternative species. These could be gradually introduced to replace older specimens. Some fast growing garden conifers, such as Lawson's Cypress, can strike a discordant note in a historic setting and should be avoided.

7.2.5 IMPORTANT POLICY CONSIDERATIONS

- The Locally Important Unlisted Buildings in Appendix C make a significant contribution to the townscape. Where appropriate, these in particular could be considered for inclusion within an Article 4(2) Direction to control inappropriate changes to the principal elevation(s).
- The distinctive character of the area that includes Queen Street, Church Hill, Church Steps, Sinai Hill offers further scope for enhancement. This appraisal acknowledges the need to encourage a scheme that would include increased provision of pedestrian spaces, and enable further re-surfacing, using, if possible, local natural materials. In order to provide a relaxing environment for pedestrians, possible traffic regulation may be necessary at certain times of the day. There is a need to accentuate the quality of this less visited part of Lynton and to prepare a scheme that would encourage regeneration.
- There is a need for clear guidelines to be established in order to achieve best practice in all matters relating to historic building maintenance, restoration or alteration within the conservation area. Suitable conservation product and skills information also needs to be made as widely available as possible.
- When considering new development proposals within the Conservation Area, subject to Local Plan Policies, the Lynton and Lynmouth Neighbourhood Plan and supplementary planning guidance, attention is drawn to the key local factors and guiding principles set out in section 7 of this appraisal.

Appendices

APPENDIX A - CONSERVATION AREAS: GENERAL GUIDANCE

WHAT IS A CONSERVATION AREA?

A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as: 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. Exmoor National Park has 16 Conservation Areas designated to cover the most historically and architecturally important and interesting parts of the Park's towns and villages.

Various factors contribute to the special character of a Conservation Area. These include: the quality of buildings, the historic layout of roads, paths and boundaries, boundary treatments and patterns of enclosure, characteristic building and paving materials, uses and associations, the quality of the public realm and contribution made by trees and green spaces. A strong 'sense of place' is often associated with Conservation Areas. It is the function of Conservation Area Appraisals to assess and evaluate 'character' as a means of assisting the planning process.

OWNING AND DEVELOPING LAND AND PROPERTY WITHIN A CONSERVATION AREA

In order to assist in the preservation and enhancement of Conservation Areas various additional planning controls exist within them. These are subject to change so it is advisable to check with Exmoor National Park before carrying out any works.

DEVELOPMENT

The substantial demolition of unlisted buildings and structures requires Conservation Area Consent. Proposals will not normally be looked upon favourably where affected buildings or structures are deemed to make a positive contribution to the character and appearance of the area. An approved scheme for redevelopment will normally be required before consent to demolish will be granted. Exceptions to the rule include:

- Small buildings of less than 115 cubic metres;
- Walls, fences and railings less than one metre high abutting to highway (including footpaths and bridleways) or less than two metres elsewhere;
- Agricultural and forestry buildings erected since 1914;
- Certain buildings used for industry.

Where demolition is being considered early consultation with local Planning and Conservation Officers should be sought. It is a criminal offence to carry out unauthorised works.

For dwelling houses, planning permission is required before making some changes which would be permitted development outside a Conservation Area. The government do alter these from time to time so it is advisable to check with Exmoor National Park for the current situation before carrying out any works. It should also be noted that the National Park falls under what is known as Article 1(5) land which also restricts what can be done without permission.

Further restrictions may be applied by the Local Authority or Secretary of State through discretionary use of 'Article 4' designations where a good case can be made (e.g. covering aspects such as change of windows).

DESIGN

High standards of design are expected for new development within Conservation Areas. Sensitive proposals which pay special regard to prevailing patterns of height, massing, articulation, use of materials and enclosure will be encouraged. Early consultation with local Development Control and Conservation Officers is recommended.

ADVERTISEMENTS

Various types of advertisement, including those illuminated, will require Advertisement Consent. Advertisements must be sympathetic to the character and appearance of the area and should be of good quality design.

TREES

Trees in Conservation Areas which are already protected by a Tree Preservation Order (TPO) are subject to the normal TPO controls but the Town and Country Planning Act 1990 also makes special provision for trees in Conservation Areas which are not the subject of a TPO.

Anyone proposing to cut down or carry out work on a tree in a Conservation Area within Exmoor National Park is required to give Exmoor National Park Authority six weeks prior notice. The purpose of this requirement is to give the LPA an opportunity to consider whether a TPO should be made in respect of the tree. Exceptions apply so if you are planning to carry out tree works contact the National Park's Tree Officer.

IMPLICATIONS OF THE 1990 ACT

The 1990 Act makes it a duty for Local Authorities to:

- In exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- Formulate and publish proposals for the preservation and enhancement of the Conservation Area.
- Review designations from time to time.

APPENDIX B - LISTED BUILDINGS

Below is a table of the Listed Buildings within the Conservation Area. For further details see the Statutory List of Buildings of Special Architectural or Historic Interest, the Exmoor National Park website, or the online English Heritage National Heritage List for England.

The table does not include ancillary structures or those within the curtilage of named buildings: these may also be covered by the listing and confirmation as to their status should be sought from Exmoor National Park Authority. Names of properties given below are those recorded at the time of listing under which they are officially listed and it is possible that some names may have since changed: this does not affect the listed status.

Name	Grade	Date Listed	EH Ref
Alford House Hotel, Alford Terrace	II	09/06/1995	1280185
Retaining wall, gate and steps to Alford House Hotel, Alford Terrace	II	09/06/1995	1201139
The Lodge	II	15/09/1972	1201140
Group of 4 headstones to S of S aisle, Church of St Mary	II	09/06/1995	1201141
Methodist Church, Lee Road	II*	09/06/1995	1201144
Southcliffe and Gable Lodge, Lee Road	II	09/06/1995	1282839
Boundary walls, piers, railings and gates to United Reformed Church	II	09/06/1995	1201145
Little Zephyr, Zephyr Cottage and attached boundary walls to SE	II	09/06/1995	1201146
Lyn House, Lyn Way	II	03/09/1973	1201147
St Vincent, Market Street	II	03/09/1973	1201149
Walls, railings, piers and gate to E of St Vincent	II	09/06/1995	122219
Lynton Cottage Hotel, North Walk Hill	II	03/09/1973	1201151
Royal Castle Hotel, Castle Hill	II	03/09/1973	1206504
Piers and boundary wall to Royal Castle Hotel, Castle Hill	II	09/06/1995	1206509
Church Hill House, Church Hill	II	03/09/1973	1206517
Church of St Mary the Virgin	II*	19/07/1950	1282837
S gateway and gates to churchyard, Church of St Mary	II	09/06/1995	1206545
W gateway and gates to churchyard, Church of St Mary	II	09/06/1995	1206552
Town Hall, Lee Road	II*	03/09/1973	1206608
Croft House, Blackmore's Path	II	09/06/1995	122836
Victoria House, Lydiate Lane	II	03/09/1973	122128
Waterloo House, Lydiate Lane	II	09/06/1995	122133
Crown Hotel, Market Street	II	03/09/1973	1221199
School House, Market Street	II	03/09/1973	122217
Croft House, Lydiate Lane	II	09/06/1995	1282801

Lynton Museum and attached boundary walls and gate	II	03/09/1973	1282803
The Old Coach House, Church Hill	II	03/09/1973	1282836
Boundary wall, railings and war memorial to S of Town Hall	II	09/06/1995	1282840
Upper Waiting Room, Cliff Railway, Lee Road	II	09/06/1995	1206632
United Reformed Church, Lee Road	II	09/06/1995	1280138

APPENDIX C- LOCALLY IMPORTANT UNLISTED BUILDINGS

Almost all the buildings within the Conservation Area make a positive contribution to its character and appearance. The table below contains a list of notable unlisted buildings and structures within the Conservation Area which, whilst perhaps not of special interest in the national context, are nevertheless of local interest by nature of their date, design, materials, historical association, etc. This is not a statutory designation and confers no additional protection, but does highlight the importance of a building for general planning purposes.

Name	Notes
20-39 Lee Road	Late C19/early C20 row of villas.
Garson House, Lee Road	Late C19/early C20 former rectory.
Hollerday Cottage, Lee Road	Late C19 gate lodge.
Gate piers to Hollerday House	Late C19 gate piers.
Stables, Lee Road	Former stables to Hollerday House, late C19.
Valley of the Rocks Hotel, Lee Road	Valley of the Rocks Hotel, Lee Road
Stables to Valley of the Rocks Hotel, Lee Road	Late C19 stables opposite hotel accessed via archway in entrance building, east side converted to shop with inserted shop front to ground floor.
West side corner of Queen Street/Lee Road	Late C19/early C20 block with traditional shop front.
Lynton Cottage Hospital, Lee Road	Cottage hospital of 1874.
Post Office, Lee Road	1930s post office building of good quality.
17-18 Lee Road	Good late C19/early C20 shopfronts
10-14 Lee Road	Row of late C19/early C20 shops with good shopfronts and detailing to upper floors.
Lloyds Bank, Lee Road	Late C19 baroque style building.
Old Bank House and block south, Church Hill	Late C19/early C20 block with traditional shop fronts, the Old Bank House has a pedimented door case.
1-3 Castle Hill	Late C19/early C20 block with traditional shop fronts.
1-3 Queen Street	Late C19/early C20 block with traditional shop fronts.
5-12 Queen Street	Late C19/early C20 block with traditional shop fronts.
Market buildings, Market Street	Public market dated to 1901.
C of E Primary School, Market Street	c.1844 National School.
22 Queen Street	Late C19 corner building with coeval shop front.
1 & 2 Lydiate Lane	Late C19 houses retaining period detail.
The Fernery/Victoria Place	Late C19 block with period detail.
Prospect House, Blackmore's Path	C19 house with period detail
Wesleyan Methodist Chapel, Blackmore's Path	Former chapel dating to 1880.
Alford Terrace	Mid C19 row.
Public toilets, Lee Road	West of Town Hall - Stone built dated 1922.

APPENDIX D - BIBLIOGRAPHY

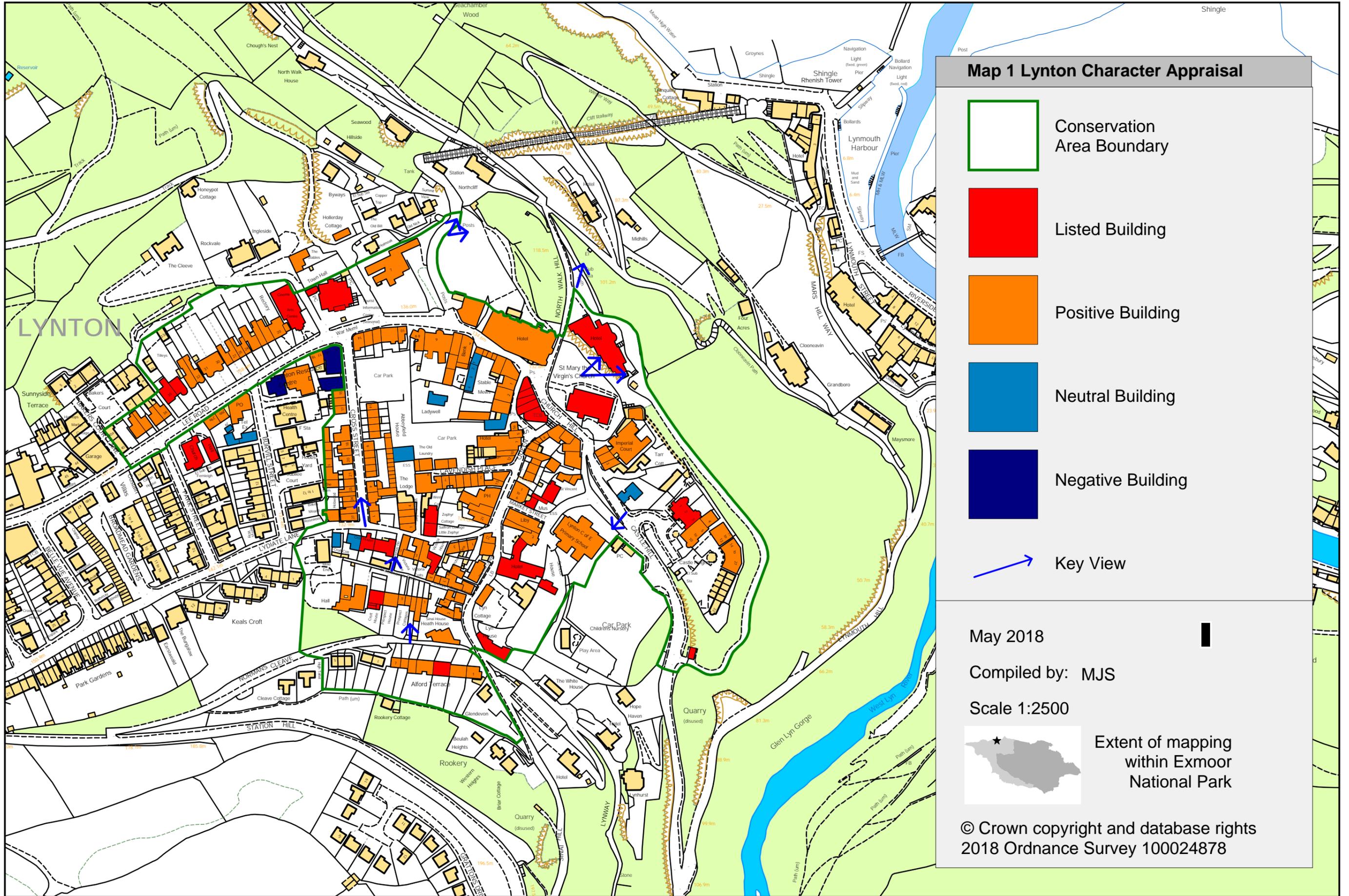
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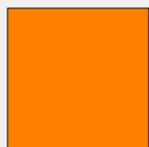
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Map 1 - LYNTON CHARACTER APPRAISAL



Map 1 Lynton Character Appraisal

-  Conservation Area Boundary
-  Listed Building
-  Positive Building
-  Neutral Building
-  Negative Building
-  Key View

May 2018 

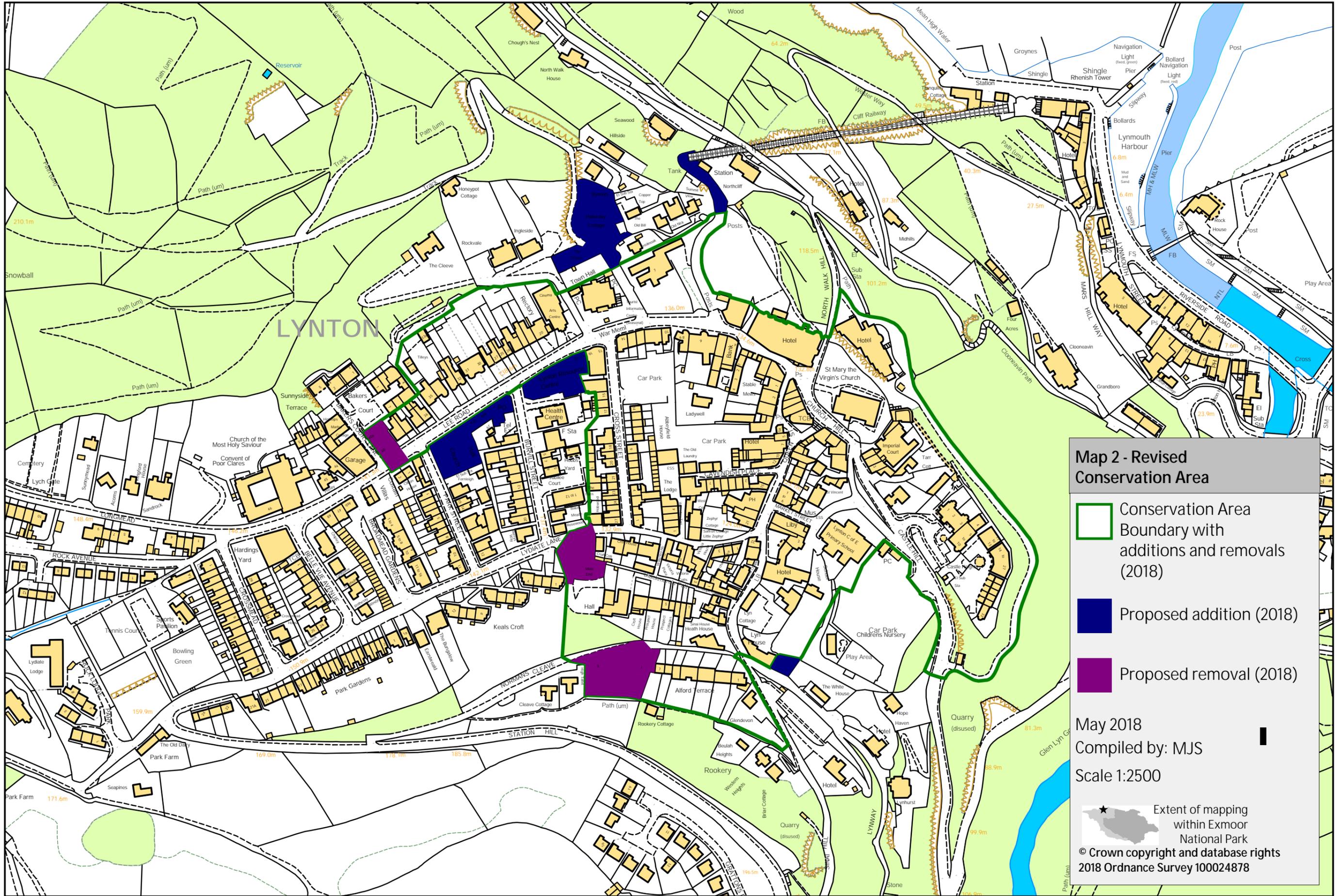
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 Extent of mapping within Exmoor National Park

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Map 2 - LYNTON revised CONSERVATION AREA



Map 2 - Revised Conservation Area

- Conservation Area Boundary with additions and removals (2018)
- Proposed addition (2018)
- Proposed removal (2018)

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Extent of mapping within Exmoor National Park

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