

Exmoor National Park
Historic Environment Report Series No 19

PARRACOMBE CONSERVATION AREA: APPRAISAL DOCUMENT



Adopted 2019

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Summary of Significance

Much of the special interest of Parracombe is in the historic pattern of settlement, which developed into four geographically discrete hamlets, within an open pastoral landscape in the valley of the River Heddon. All of the hamlets have early origins. Churchtown, with its medieval church and possible manor house nearby, was certainly in existence by the thirteenth century, while Bodley, which is formed by farms, is mentioned in the early-fourteenth century. A clue to the origins of Prisonford may lie in the name, which suggests it was the site of the medieval prison here controlled by the St Aubin family. The main village developed at a crossing point of the River Heddon and although its origins are obscure it appears to be dominated by the earthwork of the motte and bailey Holwell Castle, and may pre-date the Norman Conquest. The mid-nineteenth century saw the most concentrated period of change heralded by the arrival of the Lynton to Barnstaple Railway and the building of a new church, closer to the bulk of the population who by then were concentrated in the main village. Despite these changes, and the construction of a new road parallel to the railway, the layout of the settlement remains fundamentally unaltered.

Parracombe has relatively few buildings recognised as being of national importance but has a good range of historic buildings in the local vernacular style that make a positive contribution to the character and appearance of the Conservation Area. Most are stone-built, some painted or rendered, mostly with slate roofs and with several examples of slate-hung walls. The layout in the main village comprises a tightly-knit pattern of informally grouped cottages along two narrow streets, meeting at a junction where there is a small concentration of listed buildings. The outlying hamlets are less closely focussed. Bodley has some good traditional buildings and Churchtown has three of the most striking buildings, St Pretock's Church, Court Place Farm and Heddon Hall set within its own landscaped grounds. Prisonford, despite being devoid of listed buildings, has a pleasing setting with buildings in narrow and deep cuts along the valley bottom which include the mid-nineteenth century school.

1. Introduction

1.1 PLANNING FRAMEWORK

Parracombe was first designated as a Conservation Area in 1997. 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 Exmoor National Park Authority's Conservation Areas and represents the first appraisal of Parracombe Conservation Area since 2004. Its aims are to identify:

- the influences that have given Parracombe 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 in some way to its character. 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 any planning application. Specific guidance relating to Parracombe is in Section 7. Appendix A contains a brief overview on planning within conservation areas.

1.3 PREPARATION AND SURVEY LIMITATIONS

This Conservation Area Appraisal was researched and written during May 2012, and revised following consultation in 2015. It updates the appraisal carried out for Exmoor National Park by John Fisher in 2004.

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 in October 2015. A notice was placed in the parish newsletter and notices were put up in Parracombe publicising local consultation events, which took place in the Village Hall on 2nd August 2015. 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. One objection was received.

The Parish Council also objected to the removal of Pencombe Rocks. This boundary change has subsequently been revoked.

2. Topographic and Historic Background

2.1 LOCATION AND LANDSCAPE SETTING

In terms of area, Parracombe is the largest of the Devon villages within Exmoor National Park. It is positioned near the head of the Heddon valley and 100 m below the open common land that encircles it. The setting of Parracombe is described in a 1930s guide-book as 'between hills so steep that a new road has been made to miss them'. This road, now designated as the A39, and the now disused railway line which pre-dates it, divert around the village and lead to Barnstaple, 19 km to the west and Lynton, 10 km to the east. From the A39, two narrow lanes lead down to the compact village centre at the valley bottom, while another lane passes up the valley through the discrete hamlets of Churchtown and Prisonford. These two hamlets, together with the village centre and Bodley to the west, make up the Conservation Area; which at 27 ha is the largest in the National Park.

2.2 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

2.2.1 MEDIEVAL AND EARLY MODERN DEVELOPMENT

Parracombe has long been a place of significance. There is no clear definition of the source of the name of the village but it may derive from the Old English *pearroc* meaning an enclosure. The Oxford Dictionary of Place Names also offers *peddera cumb*, 'valley of the pedlars'. Perhaps a more likely possibility is that it is a corruption of 'Petrock's Combe' based on the dedication of the original parish church established here in AD 550.

Parracombe is recorded as Pedrecumbe in the Domesday Book. After the Norman Conquest it passed from Beorhtwald to William of Falaise and it is likely that he built Holwell Castle, the motte and bailey castle which controls the valley (Fig. 1). The settlement appears to have developed north of the castle and is polyfocal in nature.



Clustered around a green at the highest point of the village, Churchtown probably has the best claim to being the earliest of these settlement foci. It was certainly a medieval powerbase, containing the parish church and Court Place Farm, which is likely to have had manorial associations. There are also holy wells around this hamlet, which might also suggest early origins.

Situated at a river crossing point, it was the main village that was better placed to take advantage of water power and trading routes and this area is likely to have been the main focus of commercial and industrial activity from the medieval period.

Prisonford, the smallest of the four hamlets, gains its name from a no longer extant medieval prison documented as being controlled by the St Aubin family and is clustered around a crossing of a tributary feeding the River Heddon.

Bodley is located to the north-west of these hamlets and is first mentioned in 1332, when it was owned by William de Bodeleigh.

The pattern of settlement at Parracombe therefore appears to have been substantially fixed by the fourteenth century.

2.2.2 POST MEDIEVAL DEVELOPMENT

The later development of Parracombe shows remarkable continuity with the earlier periods and largely respects the pattern of discrete hamlets. Of these, the main village has shown the most growth and has spread along the valley and up the hill. Based on map evidence and surviving buildings this expansion dates to the nineteenth century, when a new church to serve the parish was constructed to replace the by then ancient church at Churchtown. In addition to the church, the first edition Ordnance Survey map of c.1889 shows the Police Station, Post Office, brewery, public house, maltings, smithy and Methodist Chapel, with a Plymouth Brethren Chapel further up the hill at Bodley Cross - all of which likely to have originated in the late-nineteenth century. The arrival of the Lynton to Barnstaple railway to the west of Churchtown in 1898 did not have a great influence on the settlement's development nor signal a revival in the fortunes of Churchtown.

The twentieth century also saw no substantial shifts in the existing pattern of settlement but witnessed a high degree of physical change in the historic environment, which has accelerated in the last 40 years and into the 21st century. The scattering of detached villa-style houses that sprung up during the later nineteenth century was followed by the subsequent infill of local authority houses and some 1960s and 70s bungalows. The principal areas of development were between Bodley Cross and Bodley and the in the valley to the south at Pencombe Rocks where the road west out of the village is lined on both sides by detached houses. Over the past decade development has been more limited.

2.3 ARCHAEOLOGY

The Exmoor National Park Authority's Historic Environment Record (HER) shows a considerable number of entries for the parish as a whole. These include the Iron Age enclosures of Voley Castle and Beacon Castle; several well-preserved barrows on Parracombe Common, including the linear group known as Chapman Barrows; Holwell Castle, and extensive systems of strip lynchets - some of which extend into the Conservation Area. Within the Conservation Area itself, the HER has 24 records which include the Listed Buildings and water meadows alongside the river. The Conservation Area has considerable archaeological potential and further work may well shed light on the development of the settlement.

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

The economy of the parish was, until comparatively recently, inextricably linked to agriculture, with the majority of the population directly engaged in farming or allied trades. Although the population has, since 1801, been remarkably constant at between 300 and 400, the activities carried out and the social makeup of the village have changed beyond recognition. White's Devonshire directory of 1878 gives an insight into Parracombe in the late nineteenth century listing: two chapels; two churches; a Police Station; school; Post Office; and annual cattle fair. White's also mentions silver and lead mining, although the scale of this was unlikely to have contributed greatly to the local economy.

Parracombe today reflects the social and economic changes typical of rural communities in Devon but it is not in decline. The Post Office, school, churches and a public house all remain in active use and there is a recreation ground (Fig. 2) and a village hall. For other facilities and employment opportunities the villagers must look to Lynton, Barnstaple, or further afield.



Fig. 2 Coronation Playing Field.

3. Spatial Analysis

3.1 SETTLEMENT PATTERN AND BUILDING DENSITY

Parracombe comprises four discrete hamlets, dispersed within a radius of about 4 km in the Heddon Valley: the main village; Churchtown; Prisonford; and Bodley.

3.1.1 THE VILLAGE

This includes the historic core of the village at the bottom of the valley, as shown on the Tithe Map of c.1840 (Appendix E). From at least the nineteenth century, this area has had the highest settlement density. From the bridge heading north up the hill, there are closely spaced, and generally attached, buildings directly abutting, and on both sides of, the road. The property plots are small and do not extend far the back off the road. The closeness of the buildings to the one another and to the street and absence of gardens or green spaces to the frontages give the centre of the village an almost urban character.

Higher up the hill, on the east side of the lane the new parish church and former police station stand apart.

South of the bridge is a small nucleated group of buildings with the lane leading to the west following the valley populated on both sides by the development of large detached late-twentieth century dwellings set halfway back within roughly square plots.



Fig. 3 Closely spaced dwellings in the village centre.

3.1.2 CHURCHTOWN

Churchtown contains the most interesting and earliest historic buildings in the parish. The area is defined on the west side by the extensive grounds of Heddon Hall, the former rectory with associated service buildings to the north and east which look out towards the south across a landscaped garden. The earlier buildings south of the church could well be grouped around what was once a green. The pattern here is loose knit and has been disrupted by later development. The houses and bungalows are informally grouped and detached within their own irregular plots. Despite recent additions, since the nineteenth century Churchtown declined in importance and the construction of the Lynton and Barnstaple railway to the west, and later the A39 to the east did not reverse this trend.



Fig. 4 Churchtown – discrete hamlet focussed on the medieval church

3.13 PRISONFORD

The earlier buildings at Prisonford, which date to the nineteenth century, are scattered around the stream crossing at the village school. Later dwellings are detached, set back and regularly spaced along Church Lane and due to the presence of the grounds to Heddon Hall are mainly on the south side of the road leading to Churchtown.



Fig. 5 Early twentieth century detached house, typical of this hamlet.

3.1.4 BODLEY

Bodley marks the western extremity of the Conservation Area. For the purposes of this Appraisal it also includes the small nineteenth century or earlier group of cottages and former chapel at Bodley Cross and the subsequent infill of early-mid twentieth century villas and a small local authority housing development along Bodley Lane.



The hamlet of Bodley follows the lane along the valley side. It is formed almost entirely of historic buildings and comprises tightly clustered houses and farm buildings, mainly on the south side of Bodley Lane. Most of the houses are aligned end-on to the road. Further east, there are two terrace rows comprising four local authority houses each which are set one third back within regular rectangular plots with front and rear gardens. Between here and Bodley Cross, on the south side of the lane there are larger earlier twentieth century dwellings.

On the north side, and set above and back from the lane, there are regularly spaced twentieth century bungalows within long rectangular plots. The buildings around Bodley Cross are aligned hard up against the road and are a late nineteenth/early twentieth century development and not within regularly shaped plots.



Fig. 7 Local authority housing set back off Bodley Lane with off-road car parking at front.

3.2 PLAN, FORM, HEIGHT AND MASSING

Parracombe has a wide variety of traditional houses and agricultural buildings dating to the medieval period onwards. As would be expected in a rural and historically not overly wealthy parish, almost all are on a modest scale. The predominant building type is the mid-late nineteenth two-storey terraced or semi-detached cottage. None of these seek to dominate their neighbour. The three-storey Fox and Goose is sited at the lowest point in the village so, while a substantial building, the effect of its height is reduced. Further up the village, Lorraine Cottage (Fig. 8) and the Malt House are also tall, but more vernacular in character with their height probably reflecting their former industrial purpose.



Fig. 8 Lorraine Cottage – likely to be associated with adjacent mill.

There is little uniformity in plan-form although earlier buildings are of typical cross-passage configuration and most buildings have been designed or have evolved according to the requirements at a particular time. The more modern dwellings are generally larger and detached and so are out of kilter with the historic character of the Conservation Area.

3.3 GREEN SPACE

The areas of green space within the Conservation Area that separate the four discrete hamlets are of paramount importance. These, in effect, form 'mini green belts' that define the character and appearance of the hamlets. Most of this land is in agricultural use. The landscaped grounds of Heddon Hall, constitute a significant private green space and include a series of fishponds. The principal public space is the Coronation Playing Field at Bodley Cross, which is one of the few areas of level ground within the Conservation Area and contains a small car park. The churchyards to the 'new' and 'old' churches form semi-public spaces.

The settlement insert maps to the Local Plan (2005) show those areas identified as important where development that would harm the public amenity value or character of the settlement will not be permitted.

3.4 VIEWS

From almost all parts of the Conservation Area there are views out to open countryside glimpsed through gates in hedges along the narrow lanes connecting the hamlets or along the historic street frontages. The sloping terrain means that these views have a great variety and interest. Key views include:

- Christ Church churchyard towards Holwell Castle earthwork (Fig. 9).
- Bodley Lane towards Heddon valley to the south (Fig. 10).
- Pencombe Rocks to the north.
- from Churchtown towards Christ Church.
- towards Holwell Castle earthwork from Parracombe Bridge.
- both directions along Parracombe Lane (Fig. 11).

There are also glimpses of Parracombe from outside the Conservation Area when travelling along the A39 (front cover).



Fig. 9 Christ Church churchyard, view to south.



Fig. 10 View to south across the Heddon Valley.



Fig. 11 Narrow streets and steep terrain offer unfolding views within the main village.

4. Architectural Quality and Built Form

4.1 ARCHITECTURAL STYLE

The traditional cottages are plain and of intimate scale, with little obvious ostentation. The farmhouses are more generously proportioned, and where these have external lateral stacks there is the possibility of an early date (fourteenth-sixteenth century) although the listing details indicate no building earlier than the mid-seventeenth century. The early nineteenth century saw the building of the Rectory (now **Heddon Hall**). The house is prominently sited and resembles a country squire's house (which rural clergy were then considered). To the rear is a secluded walled garden and the grounds to the front include fishponds and specimen trees. In comparison to the vernacular cottages, the late nineteenth century church and adjoining Police Station are on a substantial scale and hint at external control imposed on a remote community. The few sizeable brick with tile roofed villas of the early twentieth century, for example **Pimbury** and the neighbouring **Fernleigh**, are probably the result of the railway, when for a few decades the Parracombe siding (shown on the 1905 O.S. Map) would have enabled the unloading of previously expensive to transport building materials. The later twentieth century additions of local authority housing and speculative retirement bungalows have tended to detract from the historic character of this area.

4.1.1 THE VILLAGE

In terms of architectural character, Parracombe village is predominantly nineteenth century – although many of the buildings are likely to have earlier origins. The **Fox and Goose public house** (Fig. 12) is the most prominent building in the village and is situated on level ground to the south of the bridge. It is two-storey with attic floor above and very little altered, with entrance veranda, original sash windows, including a first floor oriels. It is dated by a plaque on the front elevation which reads 'H.R.B 1894', though the presence of a building here on the Tithe Map of c.1840 indicates possible earlier origins.



Fig.12 Fox and Goose public house – late nineteenth century façade.

Almost opposite, is a long range (Fig. 13) leading back from the road and fronting the lane to Lower Holwell. Constructed of a mixture of stone and render with a slate roof, it is of two build phases and the south end is marked on early OS maps as a **former Smithy**. It probably originates in the mid nineteenth century.



Fig. 13 Former smithy opposite Fox and Goose.

Lower Holwell (Fig. 14) has a long two-storey elevation set apart from the village. It is of eighteenth century or possibly earlier date. Built of stone rubble, whitewashed with a Cornish slate roof and three axial stone stacks, it has three-light casement windows. To the right is a lower wing probably added in the nineteenth century with a gabled dormer breaking the eaves line.



Fig. 14 Lower Holwell – eighteenth century or earlier farmhouse/cottages.

Back in the village, the former **Wesleyan Chapel** (Fig. 15) is fronted by iron railings and has a date-stone inscribed giving the date '1839'. The relatively early date is reflected in a plain rendered frontage with pointed arch entrance door and similarly arched twin windows with iron tracery.



Fig. 15 Former Wesleyan Chapel – now dwelling.

Set back from the main street frontage, **South Hill House** (Fig. 16) is of typical two room with cross-passage plan and probably dates from the early eighteenth century. It is built of stone rubble with a steeply pitched slate roof. There is a two-storey lean-to at right angles to the main range at the lower gable end and an outshut to the rear upper end.



Fig. 16 South Hill House – set behind a tall stone wall.

From the bridge, rows of cottages run up the hill on both sides of the road. On the west side notable buildings include **Dunbarcott**, **Jasmine Cottage** and **The Nook** (Fig. 17). These are set back from the main frontage around a small cobbled square, and are described in the listing details as ‘a relatively unspoilt group in the village centre of Parracombe’.

This terrace rises up a gentle slope and is mainly of early-mid nineteenth century date. Built of stone rubble, with brick dressings to the latter two, they have a mixture of timber casement and sash windows, four-panel doors and two have small gabled porches. The Nook, along with the attached **Malthouse**, form part of the former brewery. Beyond the narrow lane becomes a path leading to Bodley. Off the path is another group of cottages, comprising **Avalon, The Terrace** and **Paradise Villa. The Malthouse** and **Paradise Cottage** (Fig. 18) have leaded light windows with rectangular panes, maintaining a local pattern.



Fig. 17 Jasmine and the Nook (under scaffold)



Fig. 18 Paradise Villa
– nineteenth century detached cottage.



Fig. 19 Parracombe Mill
– probably one of the earliest buildings in the main village

On the east side of the main road through the village, **Lorraine** and **Laburnum Cottages** (Fig.18), form a curving frontage with **Parracombe Mill** and are typical of the intricate domestic scale of much of the main village street. (Fig. 19). The former corn mill dates to the late-seventeenth century with nineteenth and twentieth century alterations, although there may have been an earlier mill on this site. Built of stone rubble, with a partially slate hung gable there is a stone rubble stack with a tapered cap and drip stone. The cast iron outshot mill wheel survives but no internal machinery remains.

On the opposite side of the road **London House** (Fig. 20) is at the bottom of a continuous terrace of mainly nineteenth century cottages that stretch up the hill. It makes an important visual stop in the street pattern when looking north up the hill.



Fig. 20 London House – Mid-nineteenth century house.

Halfway up the terrace, **Heddon Cottage** is part slate-hung and has a lean-to extension dating to the early twentieth century (Fig. 21) which is mirrored by a similar extension to **Dale View Cottage** opposite.



Fig. 21 Lean-to porch to Heddon Cottage.

At the top of the terrace the **Old Post Office** is a late nineteenth century building, tall, and like other buildings of the period slightly out of scale with earlier cottages, but with some surviving sash windows and part roofed in Cornish slate. It retains part of its original shop front.

Opposite the Old Post Office **Peel House** (Fig. 22), the former police house and station, was built in 1895 for the Devon Constabulary and is now flats. The walls are of sneaked stone with ashlar dressings and the roof is heavy gauge slate, possibly of local origin. Most original fenestration of three-light chamfered stone mullions with 10 panes to each light survives, and there are two-centre arched door-ways to the house front porch and the single storey range of the former police station. Its austere imposing appearance is at odds with the more homely vernacular cottages lower down the hill.



Fig. 22 Peel House – an austere Victorian former Police station.

Immediately east, and set apart from the village, is the **Parish Church** (Fig. 23) of 1878 to the designs of W. C. Oliver of Barnstaple. It is built in Perpendicular style with a three-stage west tower, of snecked stone rubble with ashlar dressings. The slate roof has crested ridge tiles. It was built to replace the former parish church at Churchtown and indirectly saved this medieval building from the hands of unsympathetic Victorian restorers (see 4.1.2 below).



Fig. 23 The 'new' Parish Church built close to the main village.

4.1.2 CHURCHTOWN

The hamlet of Churchtown is centred on the former Parish Church of **St. Petrock** (Fig. 24). Interestingly, the first edition Ordnance Survey map shows the church as 'St Helen's Church' and by the second edition it is 'St Peter's Church'. It is a landmark building with a remarkable history. Some sources suggest it was founded by William of Falaise, a close relative of William the Conqueror. The earliest datable parts of the present structure are from the thirteenth century, although the tower incorporates part of an earlier churchyard cross (Fig. 25). The church's chief interest lies in the completeness of its early eighteenth-eighteenth century interior fittings, including a three-tier pulpit, box pews, screen with tympanum above, painted text boards and mural tablets to local yeomen. It was saved from demolition in 1879 by the intervention of John Ruskin, who offered to help fund a new church elsewhere to avoid what he said would be an 'act of vandalism.' It was finally declared redundant in 1969 and in 1971 it became the first church in the country to be vested in the Churches Conservation Trust.



Fig. 24 St Petrock's Church, from the south



Fig. 25 Part of the medieval churchyard cross reused and built into the tower.



Fig. 26 Part of the eighteenth century interior with box pews, St Petrock's Church

St. Petrock's churchyard has a good collection of eighteenth and early-nineteenth century monuments, 18 of which are designated as listed buildings (see 4.3.3).



Fig. 27 Church House Cottage, possibly originated as a church house.

Adjoining St. Petrock's churchyard, **Church House Cottage** (Fig. 27) is a long low building, which according to the list entry is seventeenth century, although given its position it is entirely possible it has earlier origins. For sometime it was in use as two cottages but it is shown on the first edition OS map as 'Barton' indicating it may have formerly had a higher status.

Court Place Farmhouse, to the south of the church, is likely to have been the principal house of the manor and housed its administrative functions, although it may not necessarily be the original manor house. A slate date plaque in the south gable is inscribed 'This house was rebuilt by John Blackmore and Elizabeth in 1790' indicating that its origins are earlier. The interior is said to have mainly nineteenth century joinery, including panelled doors, staircase, and there are 4-pane and a 12-pane sash windows, as well as casements.

Externally the house is stone rubble with slate-hung façade and a slate roof and of symmetrical 2-room and central staircase plan, with 2-storey kitchen wing to rear left side, and dairy outshot to rear right.



Fig. 28 Cottage adjacent to Court Place.

Immediately adjoining is a 17th century cottage (Fig. 28) which is of two room and cross-passage plan, with a probable late eighteenth century dairy outshut. Its position so close to Court Place is curious, especially as it always appears to have been a dwelling.



Fig. 29 Lorna Doone Farm, Late nineteenth century.

To the south and east is **Lorna Doone Farm** (Fig. 29), and a pair of semi-detached former farm workers' cottages known as **Deerview** and **Trerowan** (Fig. 30). All are rendered with slate roofs, and the latter have slate-hung stacks. This small group dates from the early twentieth century and is built in traditional style.



Fig. 30 Deerview and Trerowan, early twentieth century farm worker's cottages.

Set in landscaped grounds, **Heddon Hall** (Fig. 31) has a three-bay Regency stuccoed front and central full-height bow to the principal rooms. It was built c.1820-30 and the hipped slate roof with deep sprocketed eaves are typical of the period.



Fig. 31 South front of Heddon Hall.

There are two rear service wings, one hipped, the other gabled forming a three-sided rear courtyard, as well as a single-storey ballroom slightly recessed and to the right of the main frontage. The interior is thought to be original, with six-panelled doors and door cases, marble chimney-pieces, and moulded plaster cornices to principal rooms.

Adjoining some 20 m to the east is the walled **kitchen garden** of similar date to the main house and built on a rectangular plan of stone rubble with slate coping and buttressed. The south wall is lower and pierced with a series of rectangular openings with entry through a semi-circular arch in the west wall via a wrought iron gate. There is a camber-arched entrance in the south-east corner leading to stone outbuildings of stone rubble with slate or corrugated iron roofs. They are an integral part of the complex of boundary walls bordering an adjoining footpath (Fig. 32). There is also a two-storey range to the rear of the main house, probably a **former coach house and stables**, rebuilt in 2004 with renewed slate roof, and a mix of render and stone rubble.



Fig. 32 Part of the service buildings to Heddon Hall.

Fairview (Fig 33) Twentieth century house. It has been suggested that this building served as the former Parracombe station on the Lynton to Barnstaple railway line, however, this is not the case. It has roughcast walls and a slate roof and probably dates from c.1910.. Nearby is a cottage shown as '**Headnacott**' (Fig. 34) on the first edition OS map but likely to be earlier – as lower status buildings are rarely named on maps, this suggests it was a farmhouse at this time.



Fig. 33 Fairview.



Fig. 34 Hednacott, eighteenth century or earlier farmhouse.

4.13 PRISONFORD

Prisonford contains a scattering of buildings with some inherent interest. The **Village Hall** (Fig. 35) has a long, low elevation and is early twentieth century, built of stone rubble with ashlar dressings and slate roofs. The windows are timber mullioned and transomed casements with narrow glazing bars and there is a gabled entrance porch with decorative barge-boarding.



Fig. 35 Village Hall, early twentieth century.

Set on a prominent corner, the original part of the **Village School** (Fig. 36) is mid nineteenth century, largely rendered, with a large pointed arch window in the northern gable. The 2005 Local Plan identified the school as 'an important feature/building'. Unfortunately it suffered from a devastating fire in September 2011 which affected the early parts of the building. The double wrought iron entrance gates recorded in 2004 have presumably been removed while repairs are underway.



Fig. 36 Village School – undergoing repairs in Spring 2012.

Nearby is a pleasant group of three cottages (Fig. 37), probably early-nineteenth century, with gabled porches, and casement windows, though some are PVCu replacements. Just beyond is a small stone/slate outbuilding, which judging from the 1840 tithe map is the remnant of a once larger building. Although plain, its unspoiled character makes it an important element of the historic built environment.



Fig. 37 Nineteenth century cottages to the west of the school.

Prisonford also has three villa style houses, probably of the 1920s constructed of both plain and roughcast render over brick with plain tiled or pantiled roofs. This extension of the palette of available building materials is almost certainly as a result of the railway.

4.1.4 BODLEY

East Bodley Farmhouse (Fig. 38) is possibly the most interesting in the hamlet. The first phase consisted of a two-room and cross-passage plan. The 1638 datestone might refer to the erection of the rear lateral stack and projecting lean-to stair turret. There was further remodelling in the mid-eighteenth century when a projecting parlour wing was added at the upper end which has plaque stating 'This house was built in 1754 by John Blackmore/Elizabeth.' The house is built of stone rubble with a slate roof gabled at both ends, there is a semicircular headed doorway with dressed stone voussoirs, and an original inner planked door with cover strips and a chamfered surround. Many interior features from the 1750s are said to survive, including chamfered ceiling beams with run-out stops, stone dressings to hall fireplace, and some good decorative plasterwork.



Fig. 38 East Bodley farmhouse.

Middle Bodley (Fig. 39) is also L-shaped and could well originate in the same period as East Bodley. **Bodley Cottage** (Fig. 40) and **West Bodley Farmhouse** (Fig. 41) are later in date, probably early nineteenth century. West Bodley Farmhouse is set back from a good range of stone outbuildings grouped around a cobbled yard (Fig. 42).



Fig. 39 Middle Bodley Farmhouse



Fig. 40 Bodley Cottage



Fig. 41 West Bodley Farmhouse



Fig. 42 Farm buildings around yard at West Bodley

There are further cottage groups which appeared between the later nineteenth and early twentieth century around the crossroads at Bodley Cross. **Bardell and Hibridge** (Fig. 43) was a single cottage in the nineteenth century but doubled in size early in the twentieth century to form pair of cottages which are set at right angles to the carriageway in a prominent edge of village position. The partially slate hung **Hills View** (Fig. 44) is a tall late Victorian house with canted bay windows and a substantial range of outbuildings with a cobbled forecourt.



Fig. 43 Bardell and Hibridge formerly one cottage.



Fig. 44 Hills View, Bodley Cross.

Fronting the lane to Bodley, **Laurel House** and **Laurel Cottage** (Fig. 45) subdivide a mid-nineteenth century house, relatively plain, but with some surviving large sash windows incorporating narrow glazing bars. According to map evidence, Woodcote (Fig. 46) is the former Plymouth Brethren Chapel, although externally on the north elevation there is nothing in the current dwelling to suggest this.



Fig. 45 Laurel House and Laurel Cottage, Bodley Cross.



Fig. 46 Former chapel, Bodley Cross.

4.2 MATERIALS

4.2.1 WALLS

Natural stone is the predominant building material. The local hard Devonian sandstones and shales are used most widely for cottages and boundary walls. In some nineteenth century buildings, for example the later parish church of Christ Church built 1878 and former Police Station of 1895, the stone is mostly worked, whereas many cottages and especially farm outbuildings, are of stone rubble. Much of the building stone would have been obtained from now closed local quarries and several sites in the vicinity can still be traced, for example near Higher Bodley. There are a few cottages and outbuildings, mainly of the late-nineteenth century, that are stone-built with brick lintels or dressings. The bricks would not have been produced locally, and were most likely transported in by rail from Barnstaple.

Most of the agricultural buildings are exposed stone but many of the cottages are limewashed (latterly painted) directly over the stone. Others are rendered with plaster. There may be instances where cob has also been used. The lime-wash/render is traditionally combined with a black tar-banded plinth. Slate hung walls are another local feature, the exposed first floor frontage and gable apex being the most common areas for this form of weather protection.

4.2.2 ROOFS

Originally, thatch would have been the most prevalent form of roofing material, but from the late-eighteenth century slate was commonly used. Parracombe has examples of several types of slate; Cornish (sometimes pale and greenish), Welsh (dark grey) and a more local source (silvery) in heavier slabs that probably originates from Exmoor or the Brendon Hills, where a few slate quarries formerly flourished until the early twentieth century. Plain tiles began to be used on new buildings from the early-twentieth century onwards, and several such examples can be seen on houses of this period.



Fig. 47 Thatch, slate and modern tile at Churchtown.

4.2.3 WINDOWS AND DOORS

Historic windows in the Conservation Area are mainly a mixture of timber and metal casements. There are a few examples of forged iron frames, and of decorative glazing patterns, as in the pointed-arch windows at the Primary School and the former Wesleyan Methodist Chapel. Elsewhere, leaded light glazing patterns are plain rectangular, and except where replaced, mainly date from the nineteenth or early twentieth century. There are also good examples of sash windows, such as at the Fox and Goose Inn.



Fig. 48 Simple horned sash from the early twentieth century.

Many doors are constructed in a traditional plank and ledged form, some incorporating fixed lights. Others are panelled and have overlights. There is little obvious ornament, but a number of cottages have small front porches with gabled roofs and a variety of sometimes imaginative detail, mainly dating from the nineteenth century.

4.3 OTHER FEATURES OF INTEREST

4.3.1 Railway

The Lynton to Barnstaple railway line left little in terms of architectural legacy in Parracombe. The line of the track can still be traced though Churchtown and surviving traces of railway represent an important element of Parracombe history. There are plans to reinstate the railway along its historic route.



Fig. 49 Former line of railway track, now garden.

4.3.2 Bridge over River Heddon

The current road bridge is an undistinguished modern beam bridge and replaced an earlier bridge in this position that was washed away in the Lynmouth Flood Disaster of 1952.



Fig. 50 Parracombe Bridge, a modern replacement.

4.3.3 Churchyard Monuments

The graveyard at St. Petrock's contains some excellent examples of late-eighteenth and early-nineteenth chest tombs and headstones, a high proportion of which are listed. Many of these are signed 'Watts', evidently a local monumental mason. They give a good representation of local families of the time, among which are the Blackmores, Crangs, Dovells, Locks, Parminters, Partridges, Pykes, and Roaches.



Fig. 51 A fine collection of churchyard monuments, St Petrock's.

5. Street Scene

5.1 BOUNDARIES

There are considerable stretches of boundary walling mainly built of the local shales. A large proportion use minimal amounts of mortar, and there are a few examples of the distinctive pattern of stonework, where the bedding plane is in a vertical or near horizontal position (Fig.52). This is known locally as 'dyking', and adds a pleasing contrast to the more widespread use of horizontally coursed stone rubble. Some stretches of walling form a retaining feature to hedgerow banks and can be prone to deterioration when not regularly maintained. The local types of stone walling make a valuable contribution to the character of the Conservation Area, as well as providing a strong sense of enclosure or privacy in several cases.



Fig. 52 Local style of walling.

There are relatively few examples of ironwork. Among the most notable are the field boundary iron post and rail fencing that borders the lane to the south of Heddon Hall (Fig. 53), the railings around the Pyke chest tomb (Fig. 54) and the railings at Wesleyan House. The gates to the primary school, mentioned in the 2004 appraisal, are currently not in situ.



Fig. 53 Gates south of Heddon Hall.



Fig. 54 Railings around Pyke tomb.

5.2 GROUNDSCAPE

Within the Conservation Area are a number of generally well-preserved sections of paving or cobbles of natural stone. These range from sites in the small village square (Fig. 55), a section of footpath paving at Bodley Cross, and private courtyards at West Bodley Farm and at Hills View. No doubt there are other less visible examples, and some stone cobbles may have become concealed under later asphalt surfaces. A few vestiges of earlier stone cobbles or flags can still be seen adjoining some cottages, for example fronting Avalon and Paradise Cottages.



Fig. 55 Ground surfaces at the 'village square'.

5.3 STREET FURNITURE

None of the street furniture identified during the appraisal is earlier than mid-twentieth century but it nevertheless contributes positively to the street scene. There are two K6 telephone kiosks: one near the Post Office (Fig. 56); and the other at Churchtown. The wall of the Post Office also contains a George VI post box.



Fig. 56 K6 kiosk and parish noticeboard, junction of Church Lane and Parracombe Lane.

5.4 LANDSCAPE AND TREES

There is a strong link between the built and the natural environment. The main landscape elements identified as being of significance to the character of the Conservation Area are:

- the setting of the village in a steep combe against a backdrop of field patterns formed by hedgerow banks with some glimpses of open moorland beyond.
- the early nineteenth century planned landscape surrounding Heddon Hall including: tree groups, some forming shelter belts; and avenue along Centery Lane (Fig. 57); and the sequence of fish ponds.
- other important tree groups or individual trees, many of which spring from the ubiquitous banks that mainly adjoin the network of lanes. As well as indigenous species such as ash, oak, sycamore, beech and yew, are a few exotic species, for example the Chilean Pine (*Araucaria araucana*) near Bodley Cross.
- the upper Heddon river and other small streams are significant visual, and at times aural, features.
- the historic landscape pattern, partly of medieval origin, has resulted in a highly scattered distribution of settlement linked by a network of ancient holloways some of which are probably of pre-Conquest origin.
- the inherent quality of the surviving historic built environment, including the local plain vernacular style with much use of natural stone surfaces, including paving and cobbles which convey an ageless quality. There is an intimacy of scale provided by cottages and farmhouses often closely and informally juxtaposed, with many fronting or abutting the carriageways or the footpaths that weave between them.
- the vestiges of the former Lynton to Barnstaple railway trackbed, including surviving bridge abutments, and former railway station, now a private house. Although built later than the original 1898 stations, (for example at Woody Bay, 2 km to the northeast), these surviving elements at Parracombe are an important part of local history.



Fig. 57 Avenue of trees along Centery Lane.

6. Condition Assessment

6.1 CURRENT CONDITION

Most historic buildings, both listed and unlisted, are generally well maintained, although a few, mainly within the village itself, though structurally sound, appear to be suffering some neglect or under-use. St Petrock's Churchyard contains a fine collection of monuments, the condition of which range from good to fair. Some of these would benefit from immediate attention – the situation here is no better or worse than most rural graveyards in this respect.

Some localised deterioration of stonework is also noted, especially the condition and structural integrity of some boundary walls. The use of lime-based mortars and lime-coated finishes should be sustained where possible. Fortunately, it is becoming more widely recognised that, especially where cob construction is concerned, but also in maintaining historic buildings generally, that highly finished plasticised renders, although considered more maintenance free than historic lime mortar and lime-wash render, may pose long-term structural problems. Such problems arise by preventing some of the natural rhythms of permeability through the structure, which the Society for the Protection of Ancient Buildings refers to as 'allowing the building to breathe.'

A large proportion of timber windows and entrance doors survive in their original form, or where replacements have been made, they closely match the traditional form. For the most part these still predominate, but PVCu replacement windows and doors have made serious inroads into the Conservation Area and within the close-knit pattern of early development in the main village these are especially noticeable. Such PVCu replacements, even where they attempt to match the traditional glazing and joinery patterns, introduce an artificial product that in a historic setting can all too easily destroy the visual integrity of even the most modest of traditional buildings.

In addition to PVCu, another element which detracts from the character and appearance of the Conservation Area is close-boarded fencing (Fig. 58). The presence of this introduces a suburban feature into an area where the traditional boundary treatment is a stone wall or hedge (see 5.1). There are overhead electrical wires throughout the Conservation Area, although they are particularly noticeable in the village. These represent an obtrusive and unwelcome presence (Fig. 59).



Fig. 58 Close boarded fencing - not a traditional boundary treatment.



Fig. 59 Overhead lines in the main village.

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

CONDITION ASSESSMENT					
1. Designated Conservation Area name:	Parracombe				
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	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> <ul style="list-style-type: none"> 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) 					

6.2 VULNERABILITY

The large majority of buildings in Parracombe, many of which make a valuable contribution to the historic built environment, are unlisted and are therefore more vulnerable to unsuitable replacement doors and windows and other less well regulated frontage alterations than their listed counterparts. The situation does not seem to have become appreciably worse since 2004, so while the movement is still in the wrong direction the pace of change is slow.

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

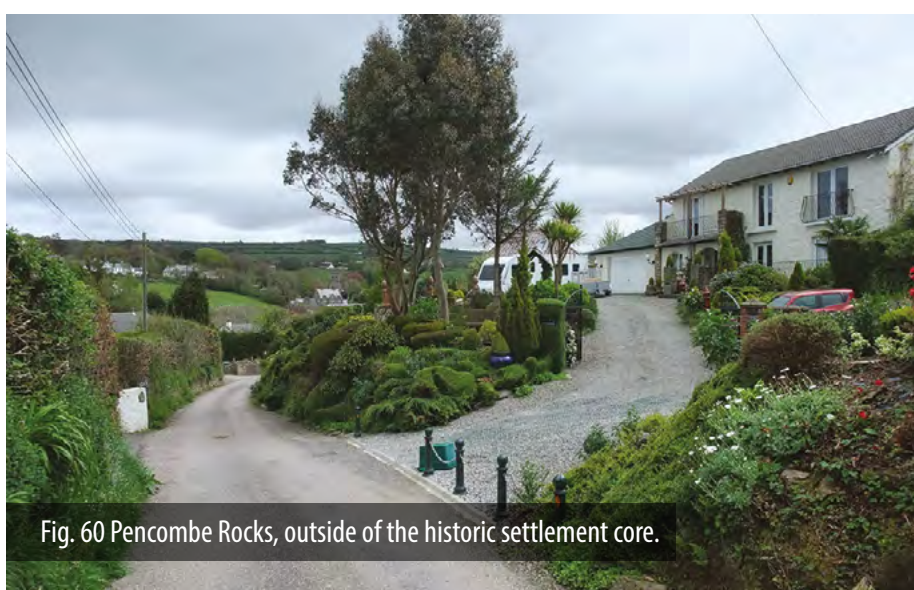
The final level of risk is assessed by combining your assessment of the Conservation Area's condition and vulnerability, and its expected trajectory/trend over the next three years. The final risk assessment for different combinations of condition, vulnerability and trajectory/trend is shown in bold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

The large detached dwellings of relatively recent build on the road west of Parracombe Bridge along Pencombe Rocks do not contribute to the historic character of the Conservation Area. Consideration should be given to removing this development from the Conservation Area. This is not proposed in this appraisal due to objections from the Parish Council.



7.2 MANAGEMENT AND ENHANCEMENT

Many nineteenth century and earlier buildings in the Conservation Area have retained original features and strongly represent either the local vernacular style, or examples of the largely universal late nineteenth century style of cottage. Few are grade II listed, but even non-listed buildings often have considerable historic and architectural quality and are good examples of traditional Exmoor village buildings. Most are stone-built, some painted or rendered, mainly with slate roofs and with several examples of slate-hung walls. Applying an Article 4(2) Direction to protect historic frontages and boundaries, especially of the more prominent unlisted buildings could be considered.

The following are guidelines that the Exmoor National Park Plan endorses when considering any alterations, repair or restoration to buildings within the Conservation Area. In the case of Parracombe, where the care and maintenance of the historic built and natural environment is generally to a good standard, not all the following will necessarily apply.

7.2.1 BUILDINGS IN THE CONSERVATION AREA

- In considering proposals for any 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 apply. Historic signage should be maintained, as far as possible, in its original state. Any new or reinstated signs should respect the original forms including use of cast-iron lettering or traditional sign-writing.
- Existing features of quality that typify the historic built environment should be retained. Any new development within the Conservation Area is likely to be extremely 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 earlier settlement.

7.2.2 FEATURES

- The conservation, and where necessary, the repair of walls and/or historic railings, and timber fencing is considered important. Where appropriate consider using additional timber or ironwork that reflects the local craft traditions.
- Ensure the retention and enhancement of any historic street furniture, and replace unsympathetic road traffic and direction signs.
- Encourage retention of the character of existing entrances, including gate piers, and associated period timber or metal gates.

- Ensure necessary protection of all natural stone paving, cobbles, kerbs and gulleys, both as part of the highway and where in private ownership. Consider where such materials might be employed in any resurfacing or enhancement schemes. Materials from local sources should be used whenever possible.
- Seek to retain or reinstate all existing period windows, doors, and cast iron rainwater goods.
- It should be noted that the National Park Authority can consider introduction of an Article 4(2) Direction where boundary features, for example, stone or brick walls, and openings are under threat. This also has the potential to control the installation of UPVC windows and doors, inappropriate roof materials, external cladding, and use of exposed block-work.

7.2.3 HISTORIC SETTING AND LANDSCAPE

- Before any change of use or alteration takes place, ensure that consideration is given to the historic importance of any existing building, including outbuildings and non-residential uses. This also includes the previous history and present significance of any small outbuildings located beyond the main street frontages.
- Although existing trees within the conservation area appear to be healthy, older specimens would benefit from 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 in an environmentally sensitive location.
- There is an important relationship between the setting of buildings in the conservation area and the associated topographic and landscape features. Attention is drawn to the Local Plan Objectives for Woodland, one of which is 'to gain a deeper understanding of Exmoor's trees and woodlands through a comprehensive programme of research and survey work derived from the Exmoor Woodland Research Strategy'.

7.2.4 USE OF TRADITIONAL MATERIALS

- 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 especially the case for some of the softer types of sandstone.
- 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.
- More fully research the development of the early settlement, the sources of natural materials used in building construction, and whether former sources of stone or slate might become re-established.

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.

The substantial demolition of unlisted buildings and structures within a Conservation Area requires permission.. 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.

Within a Conservation Area permitted development rights are subject to some restriction. Planning Permission may be required for:

- insertion of a dormer window or other alteration to the roof;
- a satellite dish or antennae in certain positions;
- application of stone, artificial stone, plastic or timber cladding;
- installation, alteration or replacement of a chimney, flue or soil and vent pipe, on certain elevations;
- certain development on land between a wall forming a side elevation of the dwellinghouse and the boundary of its curtilage;
- rear extensions of more than one storey and side extensions.

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).

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.

ADVERTISEMENTS

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

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
Heddon Hall, Cemetery Lane	II	25/05/65	1106781
Kitchen garden walls approx. 10m E of Heddon Hall	II	09/04/87	1169241
Church of St Petrocks	I	25/02/65	1325740
Smyth headstone c. 14m SW of W tower of church of St Petrocks	II	09/04/87	1325741
Pyke chest tomb with grate circa 3m N of N side of nave of church of St Petrocks	II	09/04/87	1106782
Tamlyn headstone c.10m SE of SE corner of S aisle of church of St Petrocks	II	09/04/87	1106783
Whitefield headstone c.16m SW of W tower of church of St Petrocks	II	09/04/87	1106784
Roach chest tomb c.10m S of South porch of church of St Petrocks	II	09/04/87	1169268
Group of 7 chest tombs and 2 headstones with accompanying footstones c. 3-10m S of S porch of church of St Petrocks	II	09/04/87	1306606
Group of 4 chest tombs c.15m SW of West tower of church of St Petrocks	II	09/04/87	1306612
Church Cottage	II	09/04/87	1306615
Court Place Farmhouse	II	09/04/87	1325742
Cottage approx. 1m E of Court Place Farmhouse	II	09/04/87	1106785
Fats 1-3, Peel House	II	09/04/87	1106786
East Bodley Farmhouse	II	09/04/87	1169232
Christ Church	II	09/04/87	1169283
South Hill House	II	09/04/87	1306587
Parracombe Mill, incl. attached outbuilding at East End	II	26/04/77	1306623
Dunbarcott, Jasmine Cottage, The Nook	II	09/04/87	1325743

APPENDIX C- LOCALLY IMPORTANT UNLISTED BUILDINGS

Below is a table of notable unlisted buildings within the Conservation Area: it does not include all those which may be considered to make a 'positive' contribution to character and appearance. These are buildings or structures 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
Fox and Goose Public House	Key building in Parracombe. Late C19 or earlier
Range S of Bridge	Long C19 or earlier traditional building incl. former Smithy.
Lower Holwell	C18 or earlier farmhouse/cottages
Wesleyan Chapel	Early non-conformist chapel dating to 1839
Church of England Primary School	Mid C19 school.
Fernleigh	Early C20 villa.
Pimbury	Early C20 villa.
Bodley Cottage	Early C19 stone and slate cottage.
West Bodley Farm	Early C19 farmhouse with good collection of farm buildings around a cobbled yard.
Cottages north of Parracombe Bridge on west side of road	Row of C19 or earlier cottages of various builds.
Terrace west side of Parracombe Lane (from London House to Old Post Office)	Row of C19 or earlier cottages of various builds.
Terrace east side of Parracombe Lane from Bridge House to The Malt House)	Row of C19 or earlier cottages of various builds.
Laurel Cottage/Laurel House	Mid-C19 house.
Woodcote, Bodley Cross	Former C19 Plymouth Brethren Chapel.
Hills view, Bodley Cross	Late-C19 house with outbuildings.
Fairview, Churchtown	Early C20 House.
Hednacott	C18 or earlier farmhouse.
Village School	Mid C19
Railway Bridge, Churchtown	Late C19 railway bridge
K6 Telephone Kiosk, Church Lane	Mid C20 telephone box.
K6 Telephone Kiosk, Parracombe Lane	Mid C20 telephone box.

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APPENDIX E - TITHE MAP EXTRACTS



Village



Churchtown



Bodley

Map 1 - Parracombe Charcter Appraisal

27th January 2014

Compiled by: MJS



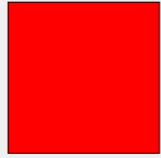

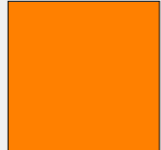

Scale 1:3000

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Extent of mapping within Exmoor
National Park

Map 1 Parracombe Charcter Appraisal

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

