

Exmoor National Park  
Historic Environment Report Series No 16

# EXMOOR FARMSTEADS CONSERVATION AREA: APPRAISAL DOCUMENT



Adopted 2018



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## Summary of Significance

The four farmstead Conservation Areas are situated in different parts of Exmoor National Park and geographically separated from each other by some 35 km – as the crow flies - with Lower East Lyn Farm in Devon on the west side of the Park and Colton Farm in Somerset in the extreme east. Despite this distance, when surveyed in 2005 the character of these long established four farmsteads, was quite similar. In the intervening years the fate of the farms has, however, diverged markedly and as a consequence, although the buildings for the most part survive, the character is very different.

Of the four, Lower East Lyn Farm, now renamed East Lyn Manor, is the most domestic in character and, without the benefit of grant aid, has had a significant amount of money spent on the urgent repair of its buildings in the last three years. This includes the controlled reduction of the ruined Medieval manor house, which was most likely abandoned to agricultural use in the late 16th century. Although the holding is no longer agricultural, on the date of the inspection, a glorious summer day, the sound and sight of the sheep in the surrounding fields grazing on open ground with views to the Bristol Channel, brought the farm to life.

Ranscombe Farm has also benefited from significant recent investment, again unassisted by grants. At some point in the past the farm buildings to the west, and outside the Conservation Area), appear to have been split off, leaving the group incomplete and meaning that Ranscombe has the least impressive set of farm buildings of the farmsteads. It does, however, have a walled garden and in common with Lower East Lyn, the core of the Medieval farmhouse may survive – in this case imbedded in a service wing of the early 19th century house. The area around the farm has not been landscaped as at Lower east Lyn and retains more of its former character and when visited on a wet cold February day the farm blended into the surrounding landscape.

Leigh Barton is the largest of the farmsteads. The farmhouse is notable and has Medieval origins as a grange to Cleeve Abbey. There is an impressive collection of 18th and 19th century farm buildings of historic interest in their own right – including the separately listed horse engine house. Although a working farm, the farmbuildings are not well suited to modern agricultural use and are consequently under utilised, although the former stables, also separately listed, are used as a woodburning stove showroom.

The origins of Colton Farm are believed to be early but nothing visible externally in the existing structures appears to be undisputedly earlier than the 19th century. It is unusual in this group in that the farmhouse is not listed, although externally it would appear to be a good candidate and dates back at least to the 19th century. Consequently, there are no curtilage listed buildings, although the early 19th century group of farm buildings set around the yard to the south of the farmhouse are listed in their own right. The group of farm buildings higher up the slope on the west side of the track are also of interest. The farm retains its agricultural character and the relationship between the house, landscape and the two groups of farm buildings and their setting forms an essential part of the farmsteads significance.

# 1. Introduction

## 1.1 PLANNING FRAMEWORK

The four Exmoor historic farmsteads were designated Conservation Areas in 1993 to release funding under the Conservation Area Partnership Scheme (CAPS). Each Conservation Area includes the main farmhouse and adjoining farm buildings and a varying amount of the surrounding landscape.

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. Sections 69 and 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, places a duty on local planning authorities to review Conservation Areas from time to time and publish proposals for preservation and enhancement. 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 provide improvements.

This document was prepared as part of review of all 16 of the Park Authority's Conservation Areas. Its aims are to identify:

- the influences that have given each farmstead 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

In addition, in view of the circumstances surrounding their original designation, whether the farmsteads status as Conservation Areas continues to be relevant or appropriate is assessed and the results of this are set out in Section 7 of this appraisal document.

## **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 where a Design and Access Statement is required to accompany a planning application. Specific guidance relating to the farmsteads is in Section 6. Appendix A contains a brief general overview of planning within Conservation Areas.

## **1.3 PREPARATION AND SURVEY LIMITATIONS**

The farmsteads were surveyed and the Conservation Area Appraisals prepared between February and August 2014. This updates the earlier appraisals carried out for Exmoor National Park by John Fisher in 2005.

It is important to note that no appraisal can be regarded as fully comprehensive. Some aspects of the survey information are limited to those areas that were accessible at the time and the interior of the buildings was not inspected. 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.

The letters and numbers given in brackets after the building name in the text refer to the maps at the end of each section.

## **1.4 COMMUNITY INVOLVEMENT**

Public consultation was carried out between 2015-2016. A notice was placed in the parish newsletters and notices were put up in Lynton for Lower East Lyn Farm, Dulverton for Leigh Barton and Colton Farms and Wootton Courtenay for Ranscombe Farm publicising the local consultation events. Throughout the consultation period the draft Appraisal document was available on the Exmoor National Park website. The parish council were kept informed. Due to delay in formal adoption, letters were sent Parish Councils and to the owners of property affected by the boundary changes in April-May 2018 asking for further comment prior to adoption. No comments were received.



## 2. Lower East Lyn Farm

### 2.1 LOCATION AND LANDSCAPE SETTING

Lower East Lyn Farm is around 2 km from Lynton, and is located within a loop of the A39 on its twisty route between Lynmouth and Barbrook. The farm is approached by a curving track bordered by trees and stone walls that leads off of East Lyn Lane from the A39 0.5 km to the south. It is situated in a shallow hollow at just under 270 m above sea level and a short distance from the edge of the steep East Lyn Valley. The farmhouse lies along a near north-south axis, backed by trees with outbuildings set back to the north and east. The neighbouring Higher East Lyn Farm lies 200 m north-east and is linked by a public track which continues west passing Lower East Lyn Farm.



Fig 1 Farm is approached from the south.



## 2.2 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

The farm is located on high ground close to springs and there is little doubt that this would have made it attractive to past habitation although exactly when this might have originated is not clear. The listing details for this farmhouse state; 'This has been a grand house, which needs full investigation to determine its building history'. There is, however, little surviving internally to support this or a date pre-late-16th century. Recent survey work has suggested that the now ruined building (EL2), 10m to the north-east of the current farmhouse, is a Medieval house and if this is the case then it is likely to be the immediate precursor to the current farmhouse. Although it was more common to adapt the existing house to two storeys when the Medieval open hall houses became outdated in the late 16th century, it is not unknown for the outmoded house to be abandoned as living accommodation and reused for purely agricultural purposes.

The date of the existing house in the context of the earlier occupation here strongly suggests that the family built a new two-storey farmhouse nearby in the late 16th century. Additional weight to this is given by the early OS maps (Fig 3) showing the 'Remains of a Manor House' which is likely to refer to the ruined building.

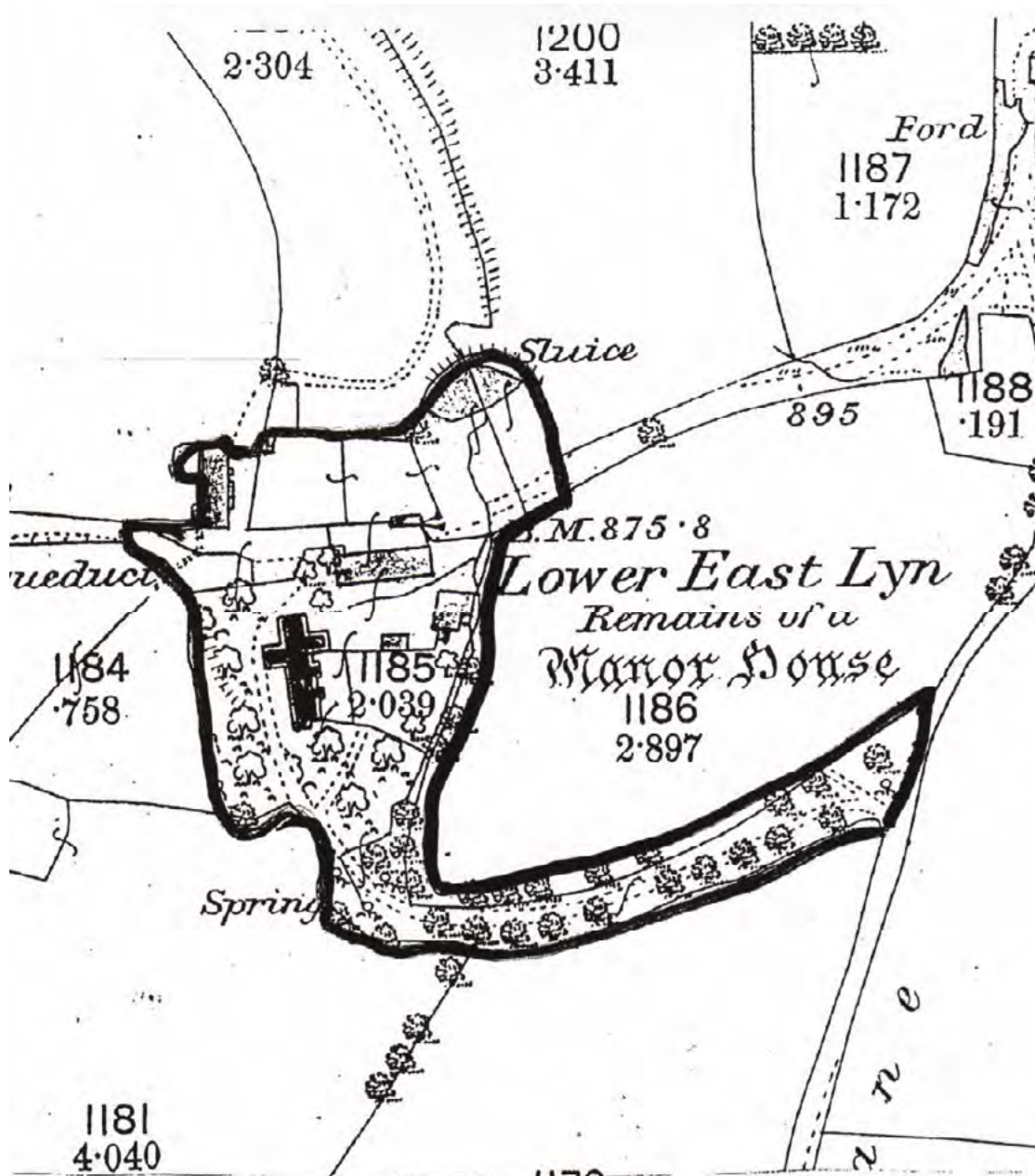


Fig 3 Extract from the first edition OS map c.1880.

The layout of the farm is well established. The main changes from today are the disappearance of a building to the south shown on the c1840 Tithe Map and the erection of the large barn to the north some time in the mid-late 19th century. Out of agricultural use for some time, the farm changed hands in 2012 having been latterly used as a B&B. It is now known as East Lyn Manor.

## 2.3 SPATIAL ANALYSIS

### 2.3.1 Farmstead Layout

The farm building complex is not extensive. It is bordered on its east side by a stream feeding a pond to the north, which has been recently reinstated. Between the pond and the farm buildings to the south is the east-west track to Higher East Lyn Farm that links with the end of East Lyn Lane. The main access to Lower East Lyn Farm is from the east where a narrow tree-lined track leads from East Lyn Lane and enters the farm from the south. The farm buildings are informally grouped to the east and north of the farmhouse. The buildings immediately to the east probably represent the earliest in date. To the north is a large later 19th century barn structure formerly served by an aqueduct and (presumably) once housing a water wheel. A further building to the east of this is shown on the current OS map but is no longer extant.



Fig 4 The earlier farmbuildings are east of the farmhouse.

## 2.4 ARCHITECTURAL QUALITY AND BUILD FORM

### 2.4.1 Architectural Style

The **farmhouse** (EL1) at Lower East Lyn Farm is likely to be late 16th or early 17th century in date. The original plan was three-room with cross-passage, and a rear wing may have been part of the original range. There have been 17th to 19th century extensions, the latter most evident in a forward projecting full-height gabled wing to the right. Most windows are casements with transoms, mainly 20th and 21st century. The interior has been altered but retains large fireplaces, probably 17th century with wide bressumers, one with a flanking spiral staircase in a square well. Some rooms have beamed ceilings with chamfers and run-out stops; 17th and 18th century panelling was removed in 2012 but when last inspected there remained 18th –19th century plank doors, some with early hinges.



Fig. 5 East elevation of Lower East Lyn Farmhouse (EL1)

Some 11m north-east of the farmhouse and aligned east-west is what is believed to be the remains of a **Medieval manor house** (EL2). It seems likely that the majority of its life has, however, been spent in agricultural use and that it was abandoned as domestic accommodation in the late 16th century when the new house was built. Until 2013 most of the walls stood to close to full height but these have recently been reduced and consolidated following structural concerns.



Fig 6 The former Medieval manor house (EL2) – now a consolidated ruin.

Just to the south are two detached agricultural buildings. The larger is two-storey, probably a former **stable with hayloft above** (EL3). The other is possibly a former **implement shed** (EL4), the blocked former entrance noted in 2005 has since had window inserted. Just north of the farmhouse is a small single storey **linhay/shed** (EL5) built up against a boundary wall. It is in a dilapidated state with its corrugated iron roof supported by wooden posts and stone orthostats.



Fig 7 Former stable (EL3).



Fig 8 Possible implement shed (EL4)





Fig 9 Linhay/store (EL5)



Fig 10 Orthostat supporting roof (EL5)

The largest building at the farm is a **combination barn** (EL6), probably 19th century on the ground floor and an external staircase to the main upper level, which has a threshing floor. The presence of a former aqueduct here suggests the possibility that this building may once have had water driven power.



South of the farmhouse along the track and a little way from the farm building there is a stone built structure over a **spring-head** (EL7).



## 2.4.2 Materials

Lower East Lyn is built of locally quarried shales of the Devonian series, very stratified, and ideal for building with minimal mortar. Some openings have brick lintels. In 2005 there was evidence of limewash on some outbuildings, but now only the farmhouse is rendered.

## 2.5. BOUNDARIES

With the exception of a small amount of stock fencing, the boundaries are all of the same local shale as the buildings and constructed in the traditional manner. The stone is mainly laid in its natural horizontal bedding plane but in some places, where it retains earth banks for example, it is used vertically.



Fig 13 Boundary wall stone laid horizontally and vertically (far left).

## 2.6 GROUNDSCAPE

There are no traces of historic ground surfaces surviving and the landscape was substantially remodelled in 2012-13 and an extensive amount of gravel introduced.

## 2.7 LANDSCAPE AND TREES

There is evidence of a deliberate design to provide a tree-lined drive from East Lyn Lane, which is shown on the 1840 Tithe Map. There is also some history attached to the use and diversion of watercourses, for example the former aqueduct, the spring-head, and what appears to be a small diverted watercourse leading to a fish pond and sluice. The date of these features is uncertain, but early 19th century seems likely. The tree groups, for example immediately to the west of the farmhouse, are probably long established shelter belts within an otherwise predominantly open moorland setting with views across the Bristol Channel to the north-east.



Fig 14 Gravel surface to farmyard.



Fig 15 Tree lined drive way from East Lyn Lane.

## 2.8 CONDITION ASSESSMENT

### 2.8.1 Current Condition

The CAP works to the farmhouse helped arrest its deterioration, although some positive works were subsequently undone, for example, the grant aided limewash has been superseded by masonry paint. The farm buildings had been badly neglected and on a downward trajectory since at least the 1990s and those which survived this period have either been deliberately reduced or have been saved by the recent remedial works carried out since 2012 by the new owners. The farm buildings are now in a far more secure state and of those remaining only the linhay/shed (EL5) is of immediate concern. There are also places where boundary walls and banks are suffering from deterioration.





Fig 17 Bank stone revetment – possibly worn away by sheep.



Fig 18 Remains of building or stock enclosure to north of farm.

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

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



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	<b>3. A noticeable problem</b>	4. A significant problem	
18. Severe dereliction of buildings:	<b>1. Not a problem at all</b>	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	<b>2. A minor problem</b>	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	<b>N/A</b>
21. Are there any other factors that are threatening the historic character of the Conservation Area?	<b>None</b>				
<p>Based on your answers, the score would suggest the condition of the conservation area is:</p> <ul style="list-style-type: none"> <li>Very bad (1 or more questions answered "A significant problem")</li> <li>Very bad (3 or more questions answered "A noticeable problem")</li> <li>Poor (1 or more questions answered "A noticeable problem")</li> <li><b>Fair (2 or more questions answered "A minor problem")</b></li> <li>Optimal (1 question answered "A minor problem", or no problem selected)</li> </ul>					

2.8.2 Vulnerability

This farmstead has undergone radical change in the last 20 years. It is now in a single private ownership. Its future vulnerability is therefore, to an extent, dependent on the owner and the operation of the legal and policy constraints of the planning system. At present the farm buildings, while mainly secure, are redundant.

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?	<b>Yes</b>	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	<b>No</b>
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?	<b>Yes</b>	No or in part
25. Is there evidence of community support in the area, for example a residents’ association or civic society?	Yes	<b>No</b>
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?	<b>No</b>	Yes
Based on the answers to question 4, 5 and 28-32, the score would suggest that the vulnerability of the Conservation Area is considered: >=5: High 3-4: Medium <b>0-2: Low</b>		

**INITIAL RISK ASSESSMENT**

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:

Not at risk:

- **Condition optimal and any vulnerability**
- Condition fair and any vulnerability
- Condition poor and vulnerability medium or low

At risk:

- 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	<b>Seen some improvement</b>	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	<b>No significant change</b>	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
<b>Not at Risk</b>	<b>improving or improving significantly</b>	<b>Not at Risk</b>
Not at Risk (low)	seeing some deterioration	Not at Risk (medium)

## 2.9 HERITAGE ASSETS

### 2.9.1 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.

Name	Grade	Date Listed	EH Ref
Lower East Lyn Farmhouse	II	03/09/1973	1206561

### 2.9.2 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 buildings and structures within the Conservation Area; all are regarded as being listed by virtue of being in the curtilage of the grade II listed farmhouse.

Name	Notes
Ruined building 11m NE of farmhouse (EL2)	Possibly the Medieval precursor to the current farmhouse.
Stable 20m E of farmhouse	Two storey stable – probably C19.
Implement shed 10m E of farmhouse	Shed probably C18/C19
Shelter shed/linhay 10m N of farmhouse	Single storey lincay/shed built up against boundary wall.
Bank barn 30m NNW of farmhouse	Combination barn, later C19.
Spring-head 40m S of farmhouse	Stone spring-head cover

## 3. Ranscombe Farm

### 3.1 LOCATION AND LANDSCAPE SETTING

Ranscombe Farm adjoins the road from Wootton Courtenay, 1 km to the west, to Dunster which is 4.5 km east. The farm is situated on the south facing slope of the valley on the north side of the River Hanny, which joins the River Avill close to Cow Bridge 3 km from Dunster. At 86m above sea level Ranscombe Farm it is the lowest lying of the farmstead Conservation Areas. The Conservation Area lies to the east of a small stream which heads down to the Hanny and takes in the ground north of the river encompassing just over 0.5ha. There are further traditional farm buildings to the west which do not belong to the farm and are outside of the Conservation Area. Historically these may well be part of Higher Ranscombe, allowing this farm access to the river.



Fig 19 River Hanny forms the south boundary of the Conservation Area.

### 3.2 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

Ranscombe is marked as 'Ramscombe' on the early OS map, the name perhaps deriving from a combination of 'rand', meaning bank and 'combe' from Old English 'cumb', meaning in (or of) a valley

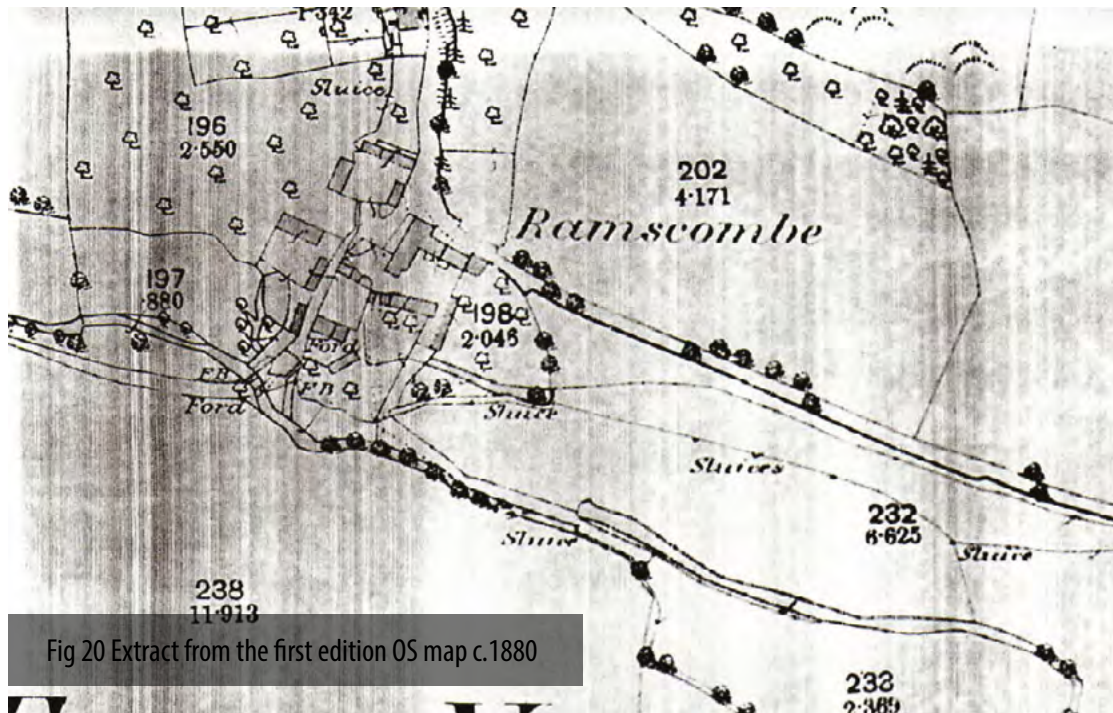


Fig 20 Extract from the first edition OS map c.1880

The land holding takes in the river, which was undoubtedly an important part of the development of the farmstead, although the existing buildings are not particularly close (unlike the neighbouring Mill Farm) which suggests it was not the site of a mill. The farmhouse certainly has elements dating to the 16th or 17th century, which may well indicate the earliest settlement on this site. The Tithe Map of c.1840 and the first edition OS map (Fig 20) of some 40 years later shows a building layout essentially unchanged from today but with a track from the farmyard heading towards the river between two buildings (R4 and R5 on Map 1). On inspection, the surviving farm buildings, with the possible exception of the attached barn, which could be earlier, appear to date to this mid 19th century period. Their scale and the rebuilding of the farmhouse at this date is indicative of a period of relative prosperity, although none of the farmbuildings are large. The lack of later building suggests this economic growth was not sustained into the 20th century. After a use as a restaurant in the 1990s the farm was sold in c.2011 and is no longer in agricultural use.

### 3.3 SPATIAL ANALYSIS

#### 3.3.1 Farmstead Layout

The farmhouse and attached barn are at the north of the site alongside the lane to Wootton Courtenay, with the formal entrance to the farmhouse on the west side. The farmhouse/barn with a further barn to the south on the same alignment, form a partially enclosed yard opening out to the east and west ends. The other farm buildings are below on the gentle slope towards the river and are also aligned east/west. The whole arrangement is quite compact and broadly rectangular in shape.



Fig 21 Farmhouse and barn alongside the lane.



Fig 22 Ranscombe from the river looking north.



### 3.4. ARCHITECTURAL QUALITY AND BUILD FORM,

#### 3.4.1 Architectural Style

The development of the **farmhouse** (RA1) is not completely clear although it appears to have begun as a three-bay cross passage house aligned north-south, probably 16th or 17th century in origin. In the early 19th century it was updated and the given a symmetrical front with multi-pane sash windows. It was possibly extended to the north and east and linked to a **bank barn** (RA2) around this time forming the rough T-shape seen today. The bank barn is single storey on the roadside with a double door and two-storey on the yard side with two brick arched openings to the lower floor. There is a further **shed** (RA3) at its east end.



Fig 23 West front of farmhouse (RA1)



Fig 24 South side of barn (RA2)



Fig 25 Shed at east end (RA3)

The remaining farm buildings are neither large nor extensive. On the opposite side of the yard is a **long single-storey building** (RA4), it is likely to be 19th century in date and at one time was used as a milking parlour. It was converted in 2012 to stables. At the west end is a brick and stone lean-to extension. To the east was a stone and cob **range** (RA5) which was standing with a corrugated iron roof in 2005. The roof has now gone and much of the cob is washed away leaving the stone north end wall still standing. A new detached stable block was built behind in 2012.



Fig 26 South side of stables with lean-to extension (RA4)



Fig 27 Remains of building to east (RA5) with new stables behind

To the west of the farmhouse is a **walled garden** (RA6) with a small stone **shed** (RA7) with mono-pitched double Roman tile roof built into part of its north wall. Built onto the south wall is a **wagon shed** (RA8), open at its east end with a timber lean-to with corrugated iron roof to the south wall. Both buildings are likely to be 19th century.



### 3.4.2 Materials

The farmhouse and outbuildings are largely constructed of the distinctive red sandstone, which typifies traditional buildings in the locality. Since the last appraisal in 2005, the elevations to the main farmhouse have been rendered. On the remaining farm buildings the stone is left exposed. Some brick is also used as well as cob.

The roofs to the outbuildings are mainly Bridgwater double-Roman clay tiles or corrugated iron. The farmhouse and attached barn have recently been re-slated, while the lean-to at the end of the barn (RA3) retains some earlier local Treborough slate to its roadside elevation.



Fig 30 Slate roofs along the roadside elevations.

### 3.5. BOUNDARIES

Within the farm building complex the boundary walls are built of random stone rubble. The walls to the garden (RA6) are taller and incorporate slates below the coping to throw water clear. The west wall has been partially rebuilt in modern blockwork.



Fig 31 The walled garden.

### 3.6 GROUNDSCAPE

No historic ground surfaces were identified but these may survive beneath the current yard or have been obscured at the time of survey.

### 3.7 LANDSCAPE AND TREES

The setting of the farmstead depends upon the slightly elevated situation above the valley close to a wooded combe with some glimpses of distant open moorland beyond. There is also the backdrop of the steeply sloping hillside and hedgerow banks to the north and typical valley landscape of hedgerows and associated trees.



### 3.8 CONDITION ASSESSMENT

#### 3.8.1 Current Condition

The farm has changed hands since the last appraisal in 2005 and had been in long term ownership. In recent years all the buildings have suffered through neglect and the farmhouse had been subjected to some not wholly sympathetic alterations associated with its change of use to a restaurant. The new owners are addressing this and works to the barn south of the shed have been carried out, while the farmhouse was undergoing renovations at the time of survey.

At the time of this current survey the condition of some curtilage listed buildings was of concern. Principally, the western building (RA5) is now derelict and with exception of the north gable is beyond repair. The south wall of wagon shed (RA8) has racked, caused by the spread of the roof, but could be effectively repaired.



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



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

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	<b>3. A noticeable problem</b>	4. A significant problem	
18. Severe dereliction of buildings:	1. Not a problem at all	2. A minor problem	<b>3. A noticeable problem</b>	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	<b>3. A noticeable problem</b>	4. A significant problem	
20. The condition of the public realm:	<b>1. Not a problem at all</b>	2. A minor problem	3. A noticeable problem	4. A significant problem	N/A
21. Are there any other factors that are threatening the historic character of the Conservation Area?	<b>None</b>				
<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")  <b>Very bad (3 or more questions answered "A noticeable problem")</b>                      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>					

### 3.8.2 Vulnerability

Ranscombe Farm Conservation Area is in single private ownership and its future vulnerability is therefore, to an extent, dependent on the owner and the effective operation of the legal and policy constraints of the planning system.

At present, the condition of the farm buildings, with the exception of the converted RA4 in use as stables, is giving some concern.

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?	<b>Yes</b>	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	<b>No</b>
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?	<b>Yes</b>	No or in part
25. Is there evidence of community support in the area, for example a residents' association or civic society?	Yes	<b>No</b>
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?	<b>No</b>	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> <ul style="list-style-type: none"> <li>&gt;=5: High</li> <li>3-4: Medium</li> <li><b>0-2: Low</b></li> </ul>		

**INITIAL RISK ASSESSMENT**

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:

Not at risk:

- Condition optimal and any vulnerability
- **Condition fair and any vulnerability**
- Condition poor and vulnerability medium or low

At risk:

- 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	<b>Seen some</b>	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	<b>Seeing some improvement</b>	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
<b>Not at Risk (medium)</b>	<b>seeing some deterioration</b>	<b>At Risk</b>
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)

### 3.9 HERITAGE ASSETS

#### 3.9.1 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.

Name	Grade	Date Listed	EH Ref
Ranscombe Farmhouse (RA1) and Barn adjoining (RA2-3)	II	05/06/1985	1057313

#### 3.9.2 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 buildings and structures within the Conservation Area; all are regard as being listed by virtue of being in the curtilage of the grade II listed farmhouse.

Name	Notes
Cattle shed approx. 10m S of farmhouse (RA4)	Mid C19 farmbuilding.
Remains of building attached to east RA4 (RA5)	Remains of stone and cob mid C19 century building.
Walled garden approx. 10m SW of farmhouse (RA6)	Garden formed by stone walls, C19.
Shed approx 12m SW of farmhouse (RA7)	C19 shed with south wall part of RA6.
Wagon shed approx. 25m SW of farmhouse (RA8)	Small C19 wagon shed, with north wall formed by RA6.

## 4. Leigh Barton

### **4.1 LOCATION AND LANDSCAPE SETTING**

Leigh Barton in Old Cleeve parish is some 220 metres above sea level and has an extensive range of outbuildings, some of which are grade II listed. It is located about 3 km south of Roadwater on a spur above Comberrow and the historic remains of the incline of the former Brendon Hill Railway. Several public rights of way diverge here, including: a public footpath towards Leighland Chapel about 0.8km to the north-east; a road used as a public path to Treborough; and a bridleway towards the Brendon Hill ridge. The Conservation Area extends into open countryside to the south and west of the farmstead group and includes a cottage sited with the woods almost 0.5km away to the west.

### **4.2 HISTORIC DEVELOPMENT AND ARCHAEOLOGY**

The place name Leigh Barton is indicative of its early origins. The Old English (OE) leah refers to a 'piece of cultivated land', whilst Barton derives from OE Beretun, which usually refers to a 'demesne farm' or 'outlying grange' often originally belonging to a monastery. The farmstead was indeed a grange attached to Cleeve Abbey and is late medieval in origin. Between 1609 and 1691 Leigh Barton was occupied by the Roman Catholic Poyntz family. In 1627 Giles Poyntz built a chapel and an annexe behind his house, which housed priests until 1767.

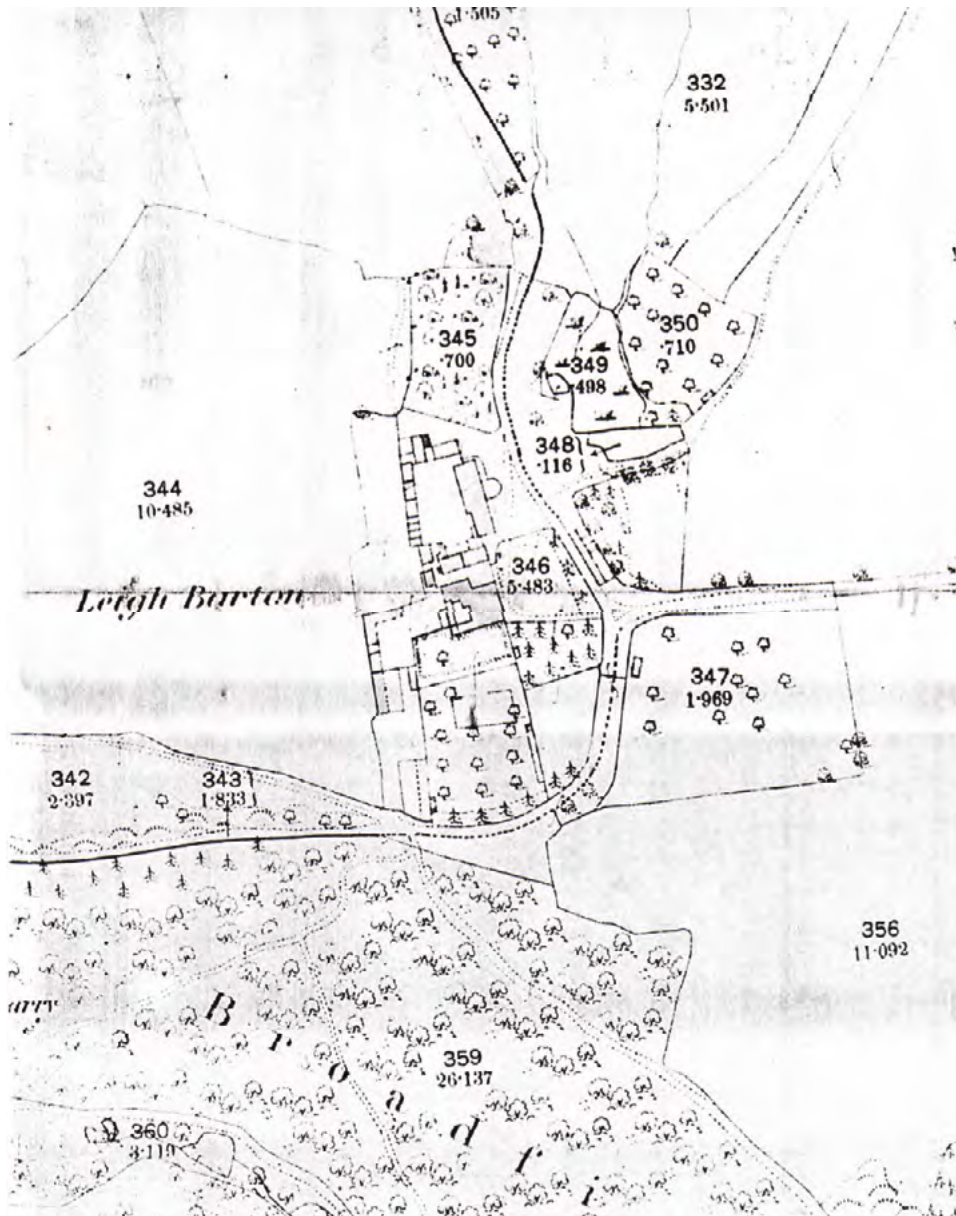


Fig 34 Extract from the first edition OS map c.1880.



### 4.3. SPATIAL ANALYSIS

#### 4.3.1 Farmstead Layout

Leigh Barton has an impressive array of traditional farm buildings, mainly 18th and 19th century. The Tithe Map of c.1840 shows a layout essentially the same as today, with the buildings to the north of the farmhouse arranged to form a courtyard and a further range to the west following a track.



## 4.4 ARCHITECTURAL QUALITY AND BUILT FORM

### 4.4.1 Architectural Style

The **Farmhouse** (LB1) is built of stone rubble under render with stone stacks and slate roofs and is of late medieval origin. It had a separate side/rear wing added as an annexe in 1627 and was more widely rebuilt in 1811 when the present frontage was added. Most of the 12-pane sash windows with narrow glazing bars are probably of this date. The interior is recorded as having variously contained a private chapel (south wing) and brew-house and bake-house in the upper portion of the annexe where there is said to be a copper vat with stoke hole under to the left of the fireplace which also contains oven.



Fig 36 East elevation of farmhouse (LB1), c.1811.



Fig 37 South wing of farmhouse (LB1), C17 formerly housed a chapel.

Immediately north of the farmhouse, and linked by a tall wall with an arched opening, is a range comprising **former stables and cow stall with loft above** (LB2). This probably dates from the 18th century and is of red sandstone, partially rendered with a half-hipped slate roof. The listing details mention that the 'main interest of the building is the substantial collar-beam king post roof, subsequently reinforced with attached principals, (of) approximately 8 bays'.



Fig 38 South elevation of stables (LB2).

To the north-east is an 18th century **barn** and attached **horse engine house** (LB3), mainly of red sandstone rubble with remnants of render. These were altered mid 20th century and the slate roof extensively repaired in the late 20th century. The latter is polygonal with rectangular openings and pigeon-loft holes above. Tall plank doors are approached by a flight of steps due to the sloping site. On the west (yard) side the building forms a shelter shed with round stone pillars backs on under an extended catslide roof.



Fig 39 East side of barn (LB3) – dominated by engine house.



Fig 40 West side of barn (LB3) – altered in 20th century.

On the opposite side of the yard is a **long bank barn range** (LB4-7) probably dating to the 18th and 19th centuries. At the south end is a detached square two-storey stone **barn** (LB4) with brick arched openings and at half-hipped slate roof. To the north and set slightly forward is a similar **barn** (LB5) with a long continuous two and single storey **range** (LB6) with timber lintels and framed openings and a gabled slate roof extending north. At its north end the roof steps down and is covered by corrugated sheet and the building **range** (LB7) extends north terminating in a half-hipped roof. Both LB6 and LB7 are accessed at first floor level by dormers on the west side.



Fig 41 Building LB4 at south end of yard.



Fig 42 Building LB5 viewed from east.



Fig 43 long continuous range forming west side of yard (LB6)



Fig 44 West side of yard with LB6 (left) and LB7 (right).



Fig 45 West side of bank barn range – first floors accessed by dormers.

The north side of the yard is enclosed by an open ended **wagon shed** (LB8) now closed at its southern end and a further detached **barn/workshop** (LB9) with half-hipped roof.



Fig 46 North end of yard with LB7 to left, wagon shed (LB8) middle, and barn (LB9) to right.

The second group of farm buildings to the west of the farmhouse mainly comprises three single storey **linhay/open fronted sheds** (LB10) arranged in an L-shape. The 5-bay north range has a slate roof and stone rounded supporting pillars, the 6-bay south range also has rounded pillars but with a corrugated metal roof. The connecting range is less well-built and has some cement blockwork and large square-shaped stone pillars and a timber support.



Fig 47 Open fronted sheds to west of the farmhouse (L10).

On the east side of the track is a small **gable roofed shed** (LB11), probably later 19th century and built to house a wagon with a lower animal pen attached.





Fig 48 Wagon shed with animal pen to north.

A further stone and corrugated iron roofed building, probably a small **field barn** (LB12), is situated about 60m south east of the farmhouse.

About 0.5km west of the farm complex a small detached extension of the Conservation Area encloses an unoccupied **cottage** (LB13) in woodland. Probably 19th century, essentially this is a shell and has recently been re-roofed but given its isolated position it is still vulnerable.



Fig 49 Cottage in woodland with bread oven.

#### 4.4.2 Materials

All the traditional buildings are constructed of local stone, probably extracted from the former quarries to the east and south west of the farm complex. At present only the house has render, although there is some evidence of it on the stable building (LB2) and other buildings may have been limewashed.

Roofing materials include a variety of slates, ranging from locally derived, Welsh and more recently laid imported slates used on the main house. There is also a variety of corrugated sheeting. Both of these materials are also present on gable ends and it is likely that at least some of the farm buildings with half-hipped roofs were originally thatched.



#### 4.5 BOUNDARIES

Most of the boundaries comprise random stone rubble horizontally in rough courses, usually with a minimal amount of mortar visible. There is a notable tall section of wall running to the south of the farmhouse to form a boundary to a garden. Along the drive there is an area where the stones have been laid vertically, seemingly without mortar.



Fig 51 Long section of garden wall.

#### 4.6 GROUNDSCAPE

Historic ground surfaces do survive here. There are well-worn cobbled paths on the north side of the house down to the arch and between the house and the stables. It is possible that this was extended into areas of the yard but is now concealed.



Fig 52 Cobbled surface adds character to the farm.

#### 4.7 LANDSCAPE AND TREES

Away from the farm buildings the Conservation Area includes a mix of open upland pasture and woodland. There are several smaller copses most notably as shelter features to the east and north of the farmstead, and both deciduous and of conifers. To the east of the farmhouse is a pond, which although large is not as extensive as shown on the Tithe map. There is a convergence of tracks and paths close to the farms, some of which has walled sections or are earth banked. There are extensive views at the northern edge of the Conservation Area across the Bristol Channel. Elsewhere, outward views are more limited to ridges to the west and enclosing woodland to the south.



Fig 53 View out to the north towards the Bristol Channel.

## 4.8 CONDITION ASSESSMENT

### 4.8.1 Current Condition

All the buildings listed in their own right are in good condition aside from some minor maintenance issues. The curtilage listed buildings are used mainly for storage and unsurprisingly the condition is variable, although none are critical and all appear mainly weathertight with essential maintenance being carried out where necessary.



Fig 54 End wall of south range of LB10.

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

CONDITION ASSESSMENT					
1. Designated Conservation Area name:	<b>Leigh Barton</b>				
2. Locality:	<b>West Somerset</b>				
3. Is the Conservation Area:	Predominantly urban	Predominantly suburban	<b>Predominantly rural</b>	Other (Please specify)	
4. Is the Conservation Area:	<b>Predominantly residential</b>	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)	<b>2.1 - 50 ha</b>	More than 50 ha (½ sq km)	Dont know	
6. Approximately how many buildings are in the Conservation Area:	None	<b>Up to 50</b>	51 to 250	251+	Dont know
7. Approximately how many listed buildings are in the Conservation Area:	None	<b>Up to 10</b>	11 to 50	51+	Dont know
8. Approximately how many locally listed buildings are in the Conservation Area:	<b>None</b>				
9. Does the Conservation Area include one or more scheduled monuments?	Yes	<b>No</b>	Dont know		
10. Is all or part of the Conservation Area covered by another heritage designation?	<b>None</b>	Registered Park and Garden	World heritage Site	Registered Battlefield	Other
11. Has an Article 4 Direction been implemented?	Yes	<b>No</b>			

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	N/A				
• Signs and advertisements	N/A				
• 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	<b>3. A noticeable problem</b>	4. A significant problem	
18. Severe dereliction of buildings:	<b>1. Not a problem at all</b>	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	<b>2. A minor problem</b>	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	<b>N/A</b>
21. Are there any other factors that are threatening the historic character of the Conservation Area?	<b>None</b>				
<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")  <b>Poor (1 or more questions answered "A noticeable problem")</b>            Fair (2 or more questions answered "A minor problem")            Optimal (1 question answered "A minor problem", or no problem selected)</p>					



4.8.2 Vulnerability

Leigh Barton is a working farm and while the majority of the farm buildings no longer lend themselves to modern agricultural practices, neither have they been adapted to domestic uses with the inevitable loss of historic interest. Leaving aside the statutory powers that the National Park could invoke to ensure their upkeep, their continued survival is to an extent intertwined with the continued viability of the farm or new low impact uses being found, such as the stove showroom.

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?	<b>Yes</b>	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	<b>No</b>
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?	<b>Yes</b>	No or in part
25. Is there evidence of community support in the area, for example a residents’ association or civic society?	Yes	<b>No</b>
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?	<b>No</b>	Yes
Based on the answers to question 4, 5 and 28-32, the score would suggest that the vulnerability of the Conservation Area is considered: >=5: High 3-4: Medium <b>0-2: Low</b>		

**INITIAL RISK ASSESSMENT**

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:

Not at risk:

- Condition optimal and any vulnerability
- **Condition fair and any vulnerability**
- Condition poor and vulnerability medium or low

At risk:

- 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	<b>Not changed significantly</b>	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	<b>No significant change</b>	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
<b>Not at Risk</b>	<b>no significant change</b>	<b>Not at Risk</b>
Not at Risk	improving or improving significantly	Not at Risk
Not at Risk (low)	seeing some deterioration	Not at Risk (medium)

## 4.9 HERITAGE ASSETS

### 4.9.1 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.

Name	Grade	Date Listed	EH Ref
Leigh Barton Farmhouse (LB1)	II	21/12/1984	1057521
Stables and Barn about 10m N of Leigh Barton Farmhouse (LB2)	II	21/12/1984	1345652
Barn and Engine House, about 30m N of Leigh Barton Farmhouse (LB3)	II	21/12/1984	1057522

### 4.9.2 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 buildings and structures within the Conservation Area; all are regard as being listed by virtue of being in the curtilage of the grade II listed farmhouse.

Name	Notes
Barn 2m NW of farmhouse (LB4)	Barn building with brick arched openings and a half-hipped slate roof.
Barn 12m NW of farmhouse (LB5)	Barn building with brick arched openings and a half-hipped slate roof.
Barn 20m NW of farmhouse (LB6)	Long continuous two and single storey range with timber lintels and framed openings and a gabled slate roof extending north.
Barn 50m NW of farmhouse (LB7)	Two storey range with timber lintels and framed openings and corrugated iron roof.
Wagon shed 55m N of farmhouse (LB8)	Wagon shed, now closed at S end.
Barn/workshop 55m N of farmhouse (LB9)	Detached barn/workshop with half-hipped roof.
Linay/sheds 15m W of farmhouse (LB10)	Long L-shaped range, single storey with rounded stone roof supports.
Shed/pen 12m W of farmhouse (LB11)	Shed with attached animal pen.
Field barn 60m SE of farmhouse (LB12)	Small detached field barn
Cottage in woods, 475m W of farmhouse (LB13)	Small detached cottage, probably C19.

## 5. Colton Farm

### 5.1 LOCATION AND LANDSCAPE SETTING

Colton Farm in the parish of Nettlecombe is some 250 metres above sea level. It is approached from the north by Colton Lane, a narrow no-through road passing the farm as a footpath, and is situated on the south-facing edge of a steep combe below the main Brendon Hill ridge. The farmhouse is in a raised position with two separate groups of outbuildings, that to the south being a significant listed group around a part paved and cobbled yard, while those on the west side of the lane are more informally arranged.



Fig 55 View from the north.

## 5.2 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

Colton is a site of considerable antiquity. An entry in the Oxford Dictionary of Place Names in Somerset mentions a 1249 reference to Couleton. This probably derives from Cula (a personal name) and tun (Old English for an enclosed piece of land). In more recent times Colton has been part of the Nettlecombe Estate and the initial IT under the eaves of one of the farm buildings probably refers to the Trevelyan family who owned the estate in the 19th century.

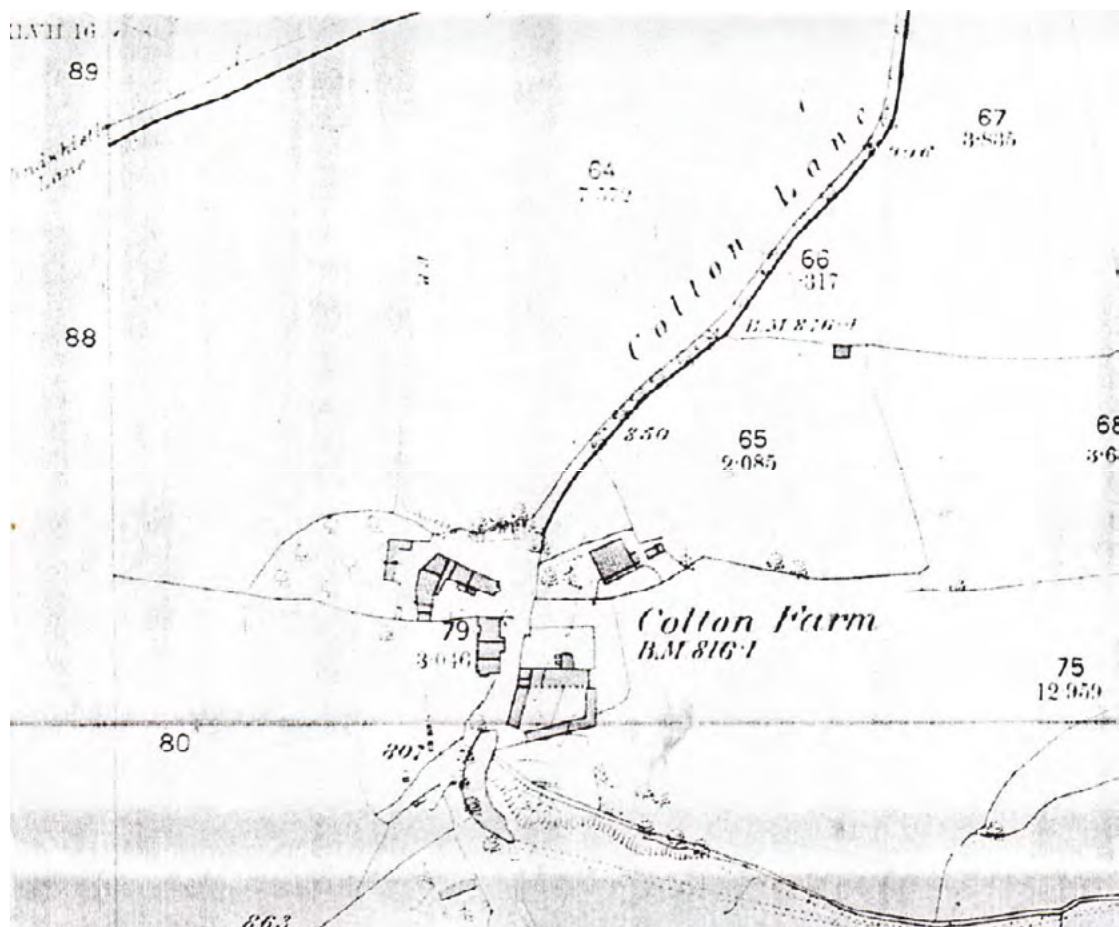


Fig 56 Extract from the first edition OS map c.1880.

### 5.3. SPATIAL ANALYSIS

#### 5.3.1 Farmstead Layout

The farmstead is broadly square and bisected by Colton Lane. The farmhouse is on a level platform of raised ground on the north-east side, with a complex of buildings enclosing a yard on lower ground to the south. On the west side of the lane there is an L-shaped range with further buildings behind. Below this there were formerly cottages which have now been demolished.



Fig 57 Farmhouse and listed farmbuildings.

## 5.4 ARCHITECTURAL QUALITY AND BUILT FORM

### 5.4.1 Architectural Style

The **farmhouse** (CO1) at Colton is not listed, although it does have some historic interest and dates at least as far back as the 19th century. It is stone-built with part rendered, part exposed stone and part slate-hung elevations, and axial stacks at each gable. The plan is double pile of two-storeys plus an attic floor with openings in the gable ends. The frontage is largely symmetrical and there are sash windows with narrow glazing bars. Externally, the house appears little altered since construction.



Fig 58 The farmhouse is set apart from other farm buildings.

About 40m to the south is a range of listed farm buildings including, a bank barn incorporating a horse engine house, linhays and water mill and wheel pit set around a yard. The **bank barn** (CO2) dominates the yard and is a substantial 2-storey building with 6 segmental arch shippon doorways (right hand blocked) on ground floor level and 2 large barn loading doors above with ventilation slits between. Under eaves of the hipped slate roof at the centre is a stone tablet with Initials 'IT' and date 1806. At higher ground level at the back of the barn are two large doorways each side of a large semicircular shaped horse engine house with semi-conical roof and external stone stairs on west side to loft. At its west end fronting Colton Lane is a **lean-to** (CO3) with a Treborough slate roof.



Fig 59 South elevation of bank barn (C02)



Fig 60 Engine house to north of bank barn (C02)





Facing the yard are open-fronted linhays with circular stone rubble piers, 6-bays on the **west side** (C04), 4 bays on the **east side** (C05) and 6 bays on the **south side** (C06) (some bays blocked). In the south-east corner a single storey building links the **linhays** (C05 and C06), and on the external wall are the remains of a **water mill** (C07) which formerly had a large overshot wheel pit.





Fig 63 South linhay (C06)



Fig 64 Remains of water mill (C07)

Some of the farm buildings on the west side of Colton Lane are also of interest and are likely to be contemporary or perhaps earlier than the listed group. Fronting the lane is a **wagon shed** (CO8). Attached to this is a **bank barn** (CO9) which forms an L-shaped range with corrugated iron and asbestos roofs, although slate is used on the single storey lean-tos.



Fig 65 Wagon shed from Colton Lane (CO8)



Fig 66 North side of bank barn (CO9)



Fig 67 South side of bank barn (C09)



Fig 68 east side of bank barn range (C09)

Further west is an **L-shaped linhay** (C010) with rounded piers and a corrugated iron roof. Between the **bank barn** (C09) and linhay, and closing in the south side of the yard, is a stone **shed/garage** (C011) of comparatively recent construction. To the south are modern agricultural buildings and a sheep fold.



Fig 69 Linhay (C10)



Fig 70 Garage/Store (C011)

Some 100m further south down Colton Lane are the overgrown remains of an outlying **farm building** (C012) shown on the 1840 Tithe Map.

#### 5.4.2 Materials

All the traditional buildings are built of local stone rubble or shales, which are likely to have been sourced within, or close to, the farm holding. The farmhouse (CO1) is mainly rendered with a slate-hung first floor main frontage. The farm buildings are all exposed stone with Welsh slate or corrugated roofs, although the lean-to (CO3) has the heavier gauge West Somerset slate, probably from the former Treborough quarries which were in operation until the early 20th century.



Fig 71 Corrugated iron, asbestos and plastic roofs are all present at Colton

## 5.5. BOUNDARIES

As would be expected, the long established boundaries dating from an era when labour was cheap are all stone. Most of the walls comprise random stone rubble horizontally in rough courses. Along the Colton Lane there are areas where the stones have been laid vertically, seemingly without mortar as a revetment to banks. There are two main areas where stone is less used, the sheep fold to the south east, which is constructed of timber fencing and the gardens to the farmhouse, which are divided up by hedging with some low stone walls.



Fig 72 Stone used to front boundary bank.

## 5.6 GROUNDSCAPE

There is a quite extensive area of cobbles in the main yard south of the farmhouse with slightly raised paving fronting the bank barn, lincays and cartsheds. There is also a cobbled surface leading to the main door on the north side of the farmhouse.

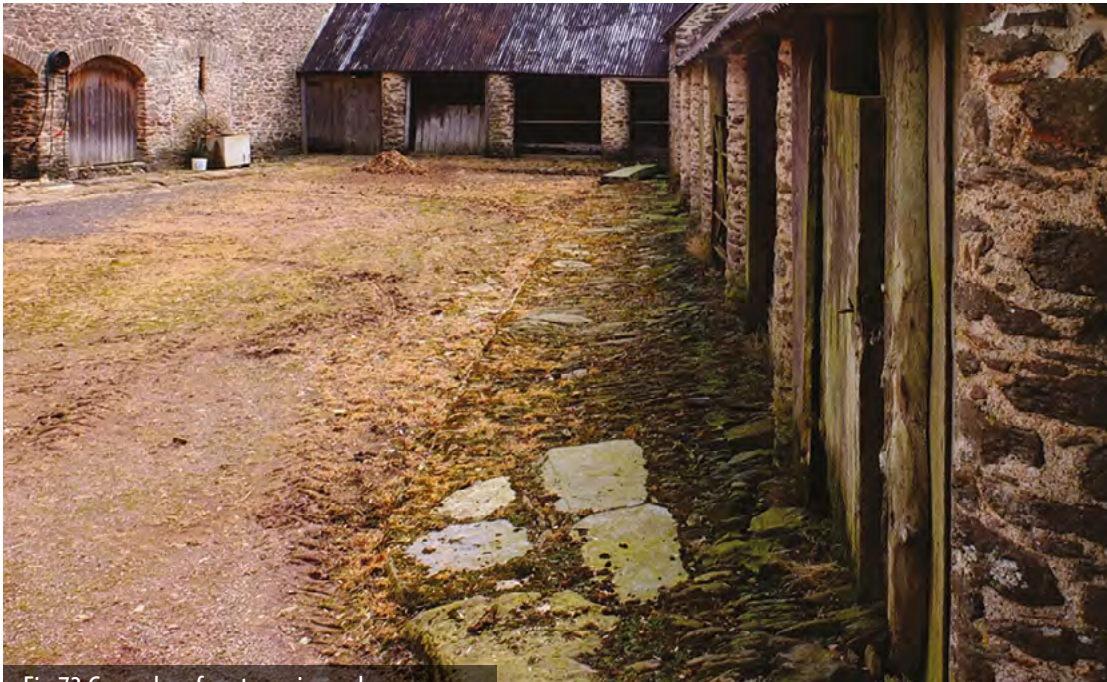


Fig 73 Ground surface to main yard.



Fig 74 Cobbled path to farmhouse door.



## 5.7 LANDSCAPE AND TREES

This Conservation Area encompasses almost 16 ha. It includes a steep-sided valley that curves up from the east towards the group of buildings. It is characterised by hedged and banked field boundaries with some individual deciduous trees or tree groups and incorporates two large ponds and an orchard. The farmhouse and most of the outbuildings are on a sheltered south facing slope surrounded by upland pasture and more distant wooded slopes leading to the main ridge of the Brendon Hills. This is a long established and historic landscape pattern, which in view of the 13th century reference to the site may be partly of medieval origin. Colton is typical of the highly scattered distribution of upland settlement, linked by wide former 'greenways' across the relatively level high ground contrasting with the network of deeper 'holloways' linking across valleys.

The vestiges of the former incline and engine house of the Brendon Hills railway some 2 km from the farm is indicative of the relatively brief period of 19th century mineral extraction which interrupted a landscape pattern that has otherwise been little changed for centuries.



Fig 75 View down the valley to the east.

## 5.8 CONDITION ASSESSMENT

### 5.8.1 Current Condition

The condition of the buildings at Colton is generally good although there have been some losses, such as the cottages south of the eastern range of buildings, the former mill (CO7) and the outlying barn (CO12) which are ruins. The other buildings appear largely weathertight although most would benefit from some maintenance and are underused. Of more concern is the Linhay (CO10) which is built on a slope with resultant structural pressures.

The condition assessment table following is based on headings are used on English Heritage's Conservation Areas Condition Survey (2008).

CONDITION ASSESSMENT					
1. Designated Conservation Area name:	<b>Colton Farm</b>				
2. Locality:	<b>West Somerset</b>				
3. Is the Conservation Area:	Predominantly urban	Predominantly suburban	<b>Predominantly rural</b>	Other (Please specify)	
4. Is the Conservation Area:	<b>Predominantly residential</b>	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)	<b>2.1 - 50 ha</b>	More than 50 ha (½ sq km)	Dont know	
6. Approximately how many buildings are in the Conservation Area:	None	<b>Up to 50</b>	51 to 250	251+	Dont know
7. Approximately how many listed buildings are in the Conservation Area:	None	<b>Up to 10</b>	11 to 50	51+	Dont know
8. Approximately how many locally listed buildings are in the Conservation Area:	<b>None</b>				
9. Does the Conservation Area include one or more scheduled monuments?	Yes	<b>No</b>	Dont know		
10. Is all or part of the Conservation Area covered by another heritage designation?	<b>None</b>	Registered Park and Garden	World heritage Site	Registered Battlefield	Other
11. Has an Article 4 Direction been implemented?	Yes	<b>No</b>			

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	N/A				
● Signs and advertisements	N/A				
● 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	<b>2. A minor problem</b>	3. A noticeable problem	4. A significant problem	
18. Severe dereliction of buildings:	1. Not a problem at all	<b>2. A minor problem</b>	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	<b>2. A minor problem</b>	3. A noticeable problem	4. A significant problem	
20. The condition of the public realm:	<b>1. Not a problem at all</b>	2. A minor problem	3. A noticeable problem	4. A significant problem	N/A
21. Are there any other factors that are threatening the historic character of the Conservation Area?	<b>None</b>				
<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")  <b>Fair (2 or more questions answered "A minor problem")</b>            Optimal (1 question answered "A minor problem", or no problem selected)</p>					

### 5.8.2 Vulnerability

Colton appears to still be a working farm and while the majority of the farm buildings no longer lend themselves to modern agricultural practices and are largely unused, neither have they been adapted to domestic uses with the inevitable loss of historic interest. Their continued survival is to an extent intertwined with the continued viability of the farm or new low impact uses being found. Of the four farmstead Conservation Areas, Colton is potentially the most vulnerable as, with the exception of the listed complex, the historic farm buildings have a lesser degree of protection as there are no curtilage listed structures. Planning permission is, however, still required to demolish historic buildings within the Conservation Area.

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?	<b>Yes</b>	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	<b>No</b>
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?	<b>Yes</b>	No or in part
25. Is there evidence of community support in the area, for example a residents’ association or civic society?	Yes	<b>No</b>
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?	<b>No</b>	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> <ul style="list-style-type: none"> <li>&gt;=5: High</li> <li>3-4: Medium</li> <li><b>0-2: Low</b></li> </ul>		

**INITIAL RISK ASSESSMENT**

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:

Not at risk:

- **Condition optimal and any vulnerability**
- Condition fair and any vulnerability
- Condition poor and vulnerability medium or low

At risk:

- 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	<b>Not changed significantly</b>	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	<b>No significant change</b>	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
<b>Not at Risk</b>	<b>no significant change</b>	<b>Not at Risk</b>
Not at Risk	improving or improving significantly	Not at Risk
Not at Risk (low)	seeing some deterioration	Not at Risk (medium)

## 5.9 HERITAGE ASSETS

### 5.9.1 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.

Name	Grade	Date Listed	EH Ref
Bank Barn, Engine House, Mill and Linhays immediately SSW of Colton Farmhouse (CO2-CO7)	II	29/03/1990	1057464

### 5.9.2 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 buildings and structures within the Conservation Area; all are regard as being listed by virtue of being in the curtilage of the grade II listed farmhouse.

Name	Notes
Colton Farmhouse (CO1)	Early C19 or earlier farmhouse retaining good external features (interior not inspected).
Wagon shed 40m W of farmhouse (CO8)	Early C19 wagon shed..
Bank Barn range 50m W of farmhouse (CO9)	L-shaped barn range of more than one build date but likely C19 or earlier origins.
Linhay 80m W of farmhouse (CO10)	L-Shaped linhay with round piers retaining some original roof timbers. C19.
Garage/store 75m W of farmhouse (CO11)	Probably early C20 but of traditional construction.
Field barn 125m SW of farmhouse (CO12)	Former barn now ruined – shown on 1840 Tithe Map.



## 6. Management and Enhancement

Many of the farm outbuildings, built of the local stone and shales, date from the 19th century or earlier and appear on the 1840 Tithe Map. Most have retained original features and strongly represent the local vernacular style. Considering that they are no longer required for the same agricultural use as when built, many remain relatively well cared for and maintained, though a few appear to have become completely redundant and are reaching an advanced state of dilapidation and some have disappeared entirely.

The following guidelines are recommended when considering any alterations, repair or restoration to buildings within the Conservation Area:

### 6.2.1 VISUAL INTEGRITY

- In considering proposals for any new development or alternative use involving existing buildings or structures, it should be borne in mind that stricter safeguards against any form of demolition in Conservation Areas exist.
- 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 features of quality that typify the historic built environment should be retained
- Existing stone boundary and retaining walls, and existing banks, and footpath only access should be safeguarded, where possible, especially those that identify the historic aspects of earlier settlement.

### 6.2.2 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 unusual features not included within the statutory list where these have a bearing on the character of the Conservation Area
- 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 and cobbles. Consider where such materials might be employed in any resurfacing schemes. Materials from local sources should be used whenever possible.
- Seek to maintain all existing period windows, doors, and cast iron rainwater goods. This includes the typical 19th century decorative features, for example sash windows and panelled doors, and any examples of decorative window glazing and forged metal window and door catches.
- 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 potential installation of UPVC windows and doors, inappropriate roof materials, external cladding, and use of exposed block-work.

### 6.2.3 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 the older outbuildings associated with each farmstead
- Trees within Conservation Areas are protected. Although existing trees within the Conservation Areas 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 native species. These could be gradually introduced to replace older specimens.
- There is an important relationship between the setting of buildings in each Conservation Area and the surrounding topographical and landscape features, all of which are worthy of special protection. This is especially the case with the two larger Conservation Areas where the following are evident:
  - (i) a backdrop of hedged or banked fields,
  - (ii) extensive walls and banked holloways,

(iii) several fine tree groups, or pockets of woodland

(iv) a sequence of wide outward views especially where public rights of way border the higher parts of the Conservation Area.

#### 6.2.4 USE OF TRADITIONAL MATERIALS

- Encourage re-pointing of stonework using suitable lime mortar mixes. 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 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-opened.

## 7. Summary and Recommendations

The recent appraisals of the 16 Conservation Areas in the National Park have demonstrated that the four farmsteads have experienced by far the most change pro rata over the last decade. Discrete rural Conservation Areas such as these are not common nationally and in the case of Exmoor these were designated to take advantage of a specific funding stream available through the Conservation Area Partnership Scheme, which is no longer extant. Successor schemes, such as the Townscape Heritage Initiative have been squarely aimed at more urban environments and this trend is unlikely to change in the short to medium term. In reviewing these areas, two questions must be asked: is the Conservation Area status here an effective tool to manage change; and is the National Park justified in continuing to place this additional designation on these landholdings.

This appraisal suggests that the degree of inappropriate change at the four farmsteads is at least equal to other comparable non-designated farmsteads, which constitute the vast majority of the historic farms within the Park. Conservation Area protection was never intended as a tool for managing these types of holding, being predominantly a built environment designation applied to historic towns and villages, and is therefore difficult to implement effectively. This appears to be borne out at these four sites.

Secondly, Section 127 of the National Planning Policy Framework 2012 states that:

‘When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’

While the special interest of the farmsteads is not in dispute – and is reflected in their listed status – it is difficult to justify today what is exceptional about these particular four historic farmsteads, beyond being a small percentage of the 50 identified as needing money for repair the early 1990s. The overwhelming majority of the historic farmsteads in the National Park, are not designated as Conservation Areas. These four Conservation Areas are therefore anomalies. There is also some disparity of protection within the group with two of the Areas tightly drawn around the buildings and two encompassing 15ha of countryside.

The justification for these four farmsteads continuing as Conservation Areas beyond 2018 is open to question. It is therefore proposed that consideration is given to cancelling these Conservation Areas. It is also recommended that resources be transferred to replacing these four with currently undesignated historic village centres, a surprising number of which exist in the Park, where Conservation Area status could be put to a more appropriate and effective use.

# 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 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 permission to demolish will be granted.

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. Early consultation with local Development Control and Conservation Officers is recommended.

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 - BIBLIOGRAPHY**

## SOURCES CONSULTED

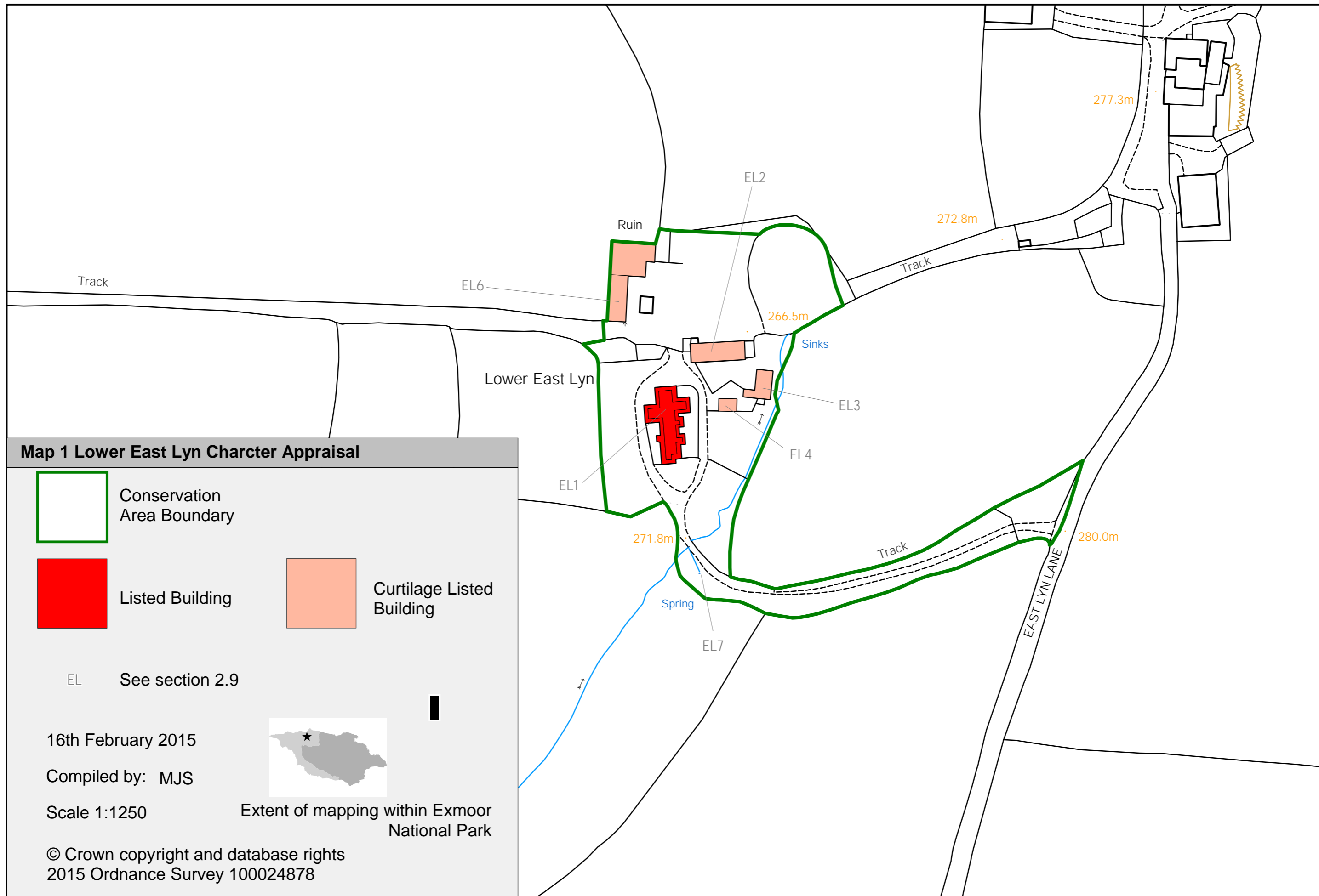
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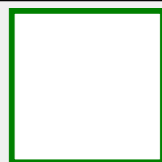
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SPAB (<http://www.spab.org.uk/>) and English Heritage (<http://www.english-heritage.org.uk/professional/>) have a variety of guidance documents on the care of the historic environment available through their websites.

# Map 1 - Lower East Lyn Charcter Appraisal



## Map 1 Lower East Lyn Charcter Appraisal



Conservation Area Boundary



Listed Building



Curtilage Listed Building

EL See section 2.9

16th February 2015

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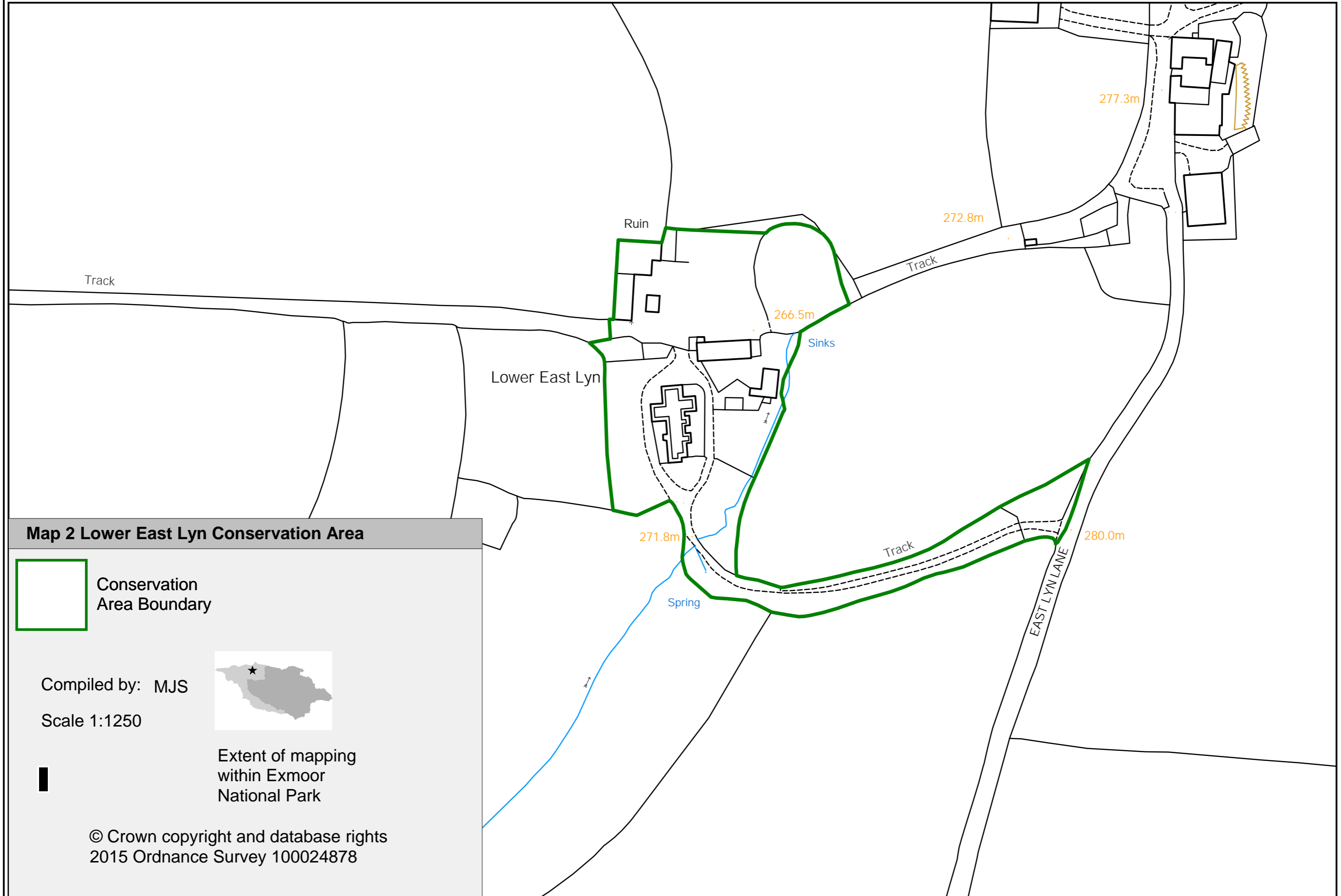
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Extent of mapping within Exmoor National Park

# Map 2 - LOWER EAST LYN CONSERVATION AREA



## Map 2 Lower East Lyn Conservation Area

 Conservation Area Boundary

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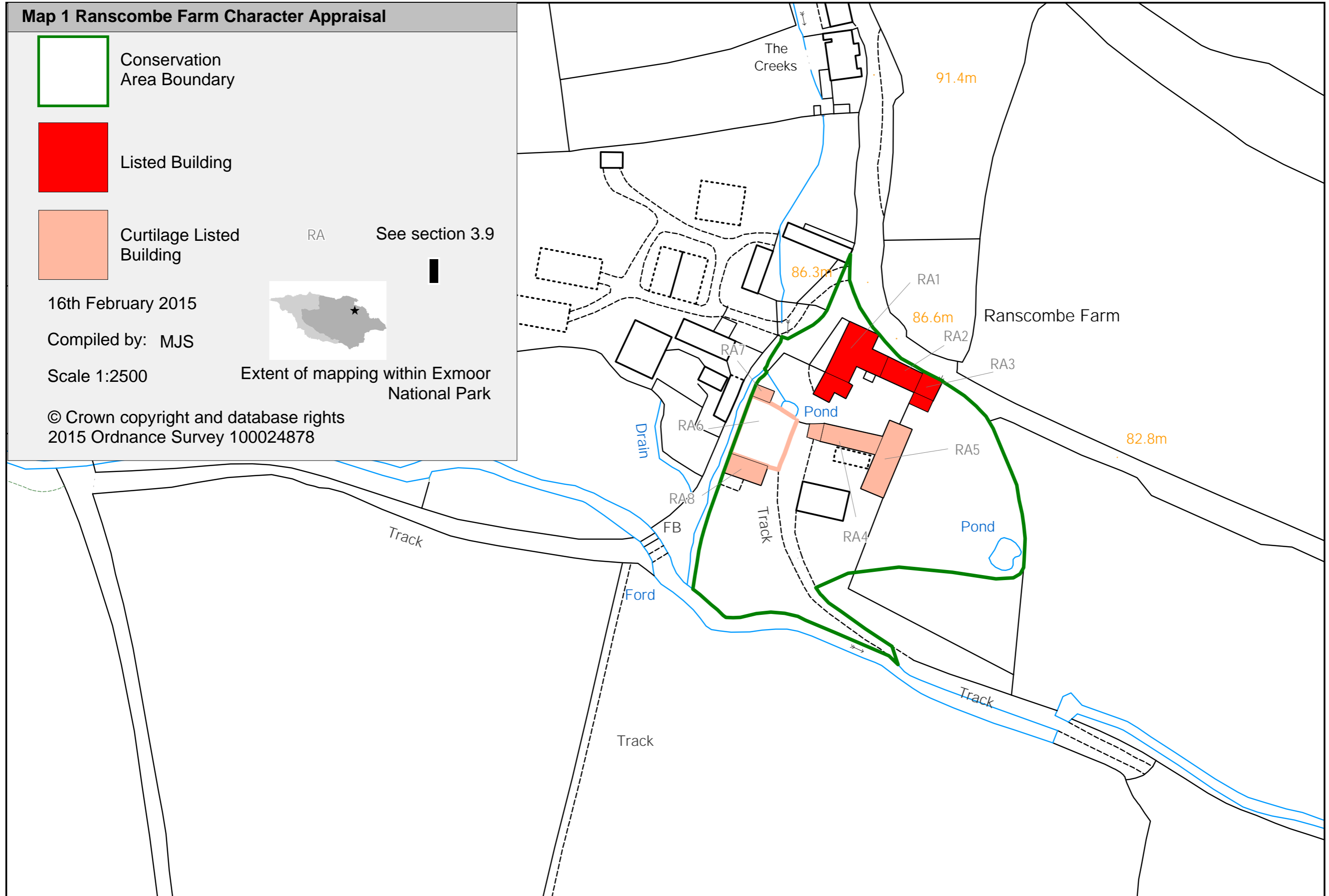
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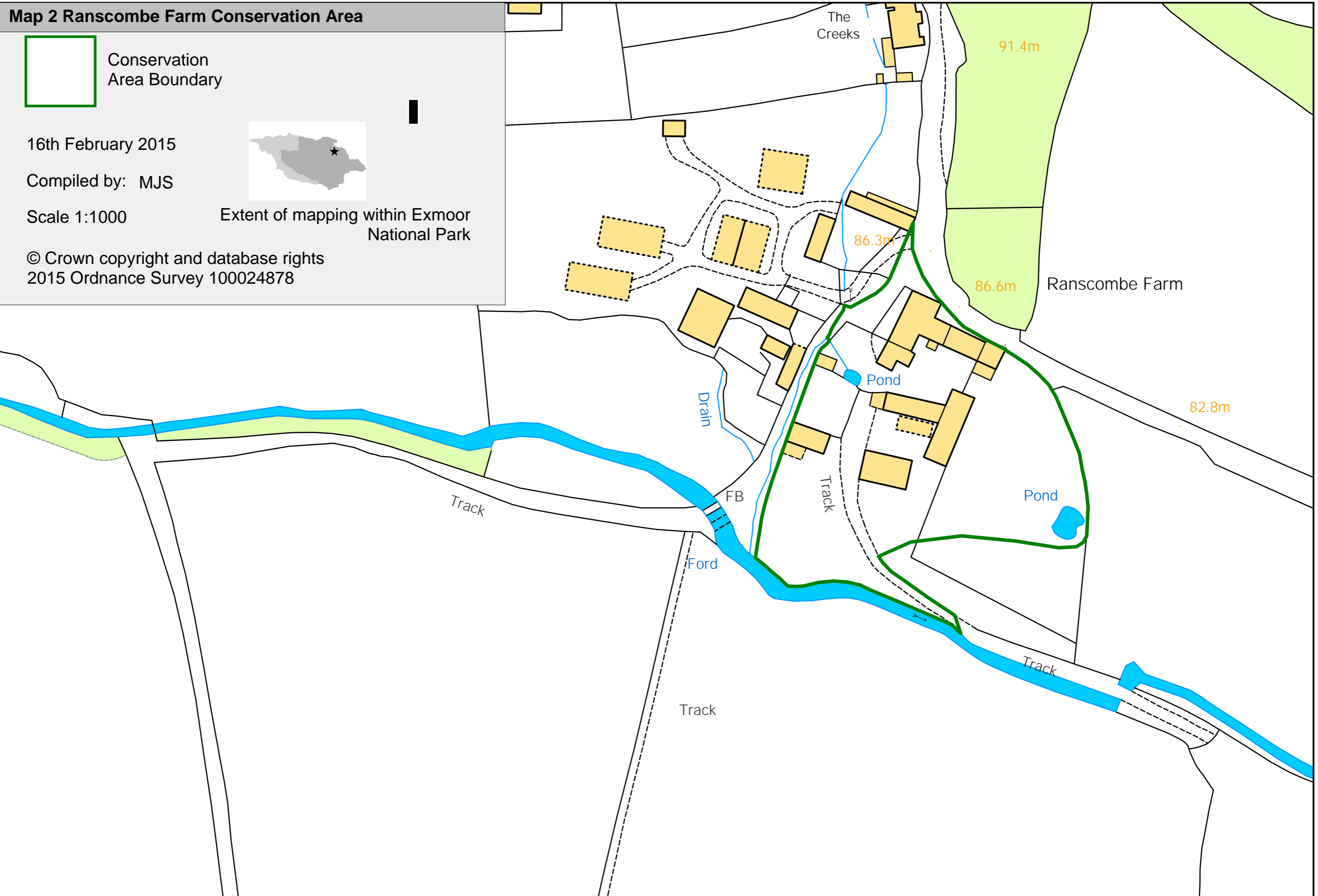
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# Map 1 - RANSCOMBE FARM CHARACTER APPRAISAL



# Map 2 - RANSCOMBE FARM CONSERVATION AREA



**Map 2 Ranscombe Farm Conservation Area**

Conservation Area Boundary

16th February 2015

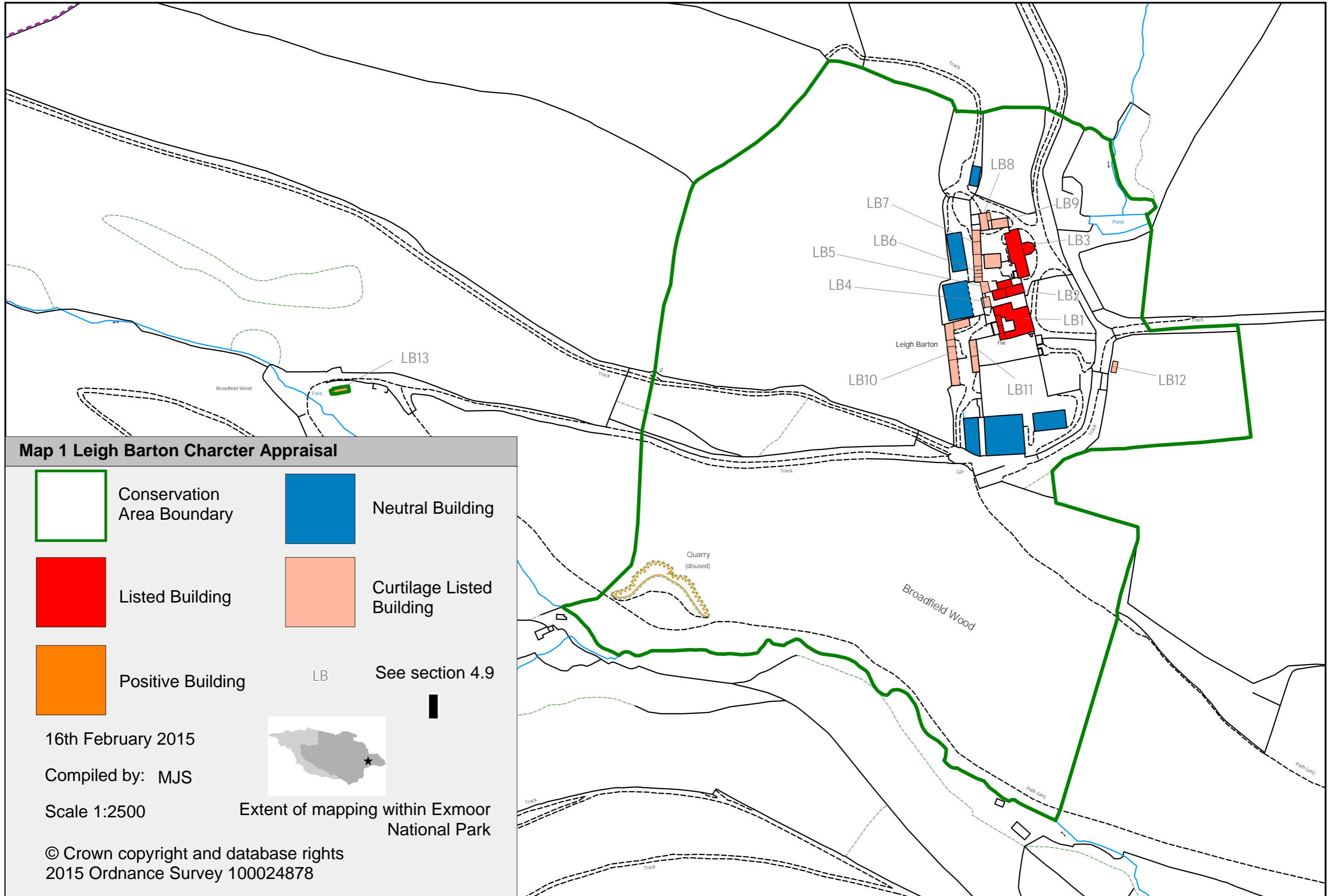
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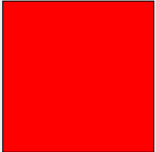
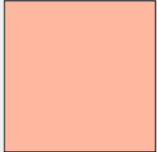
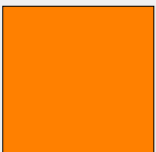

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Extent of mapping within Exmoor National Park

# Map 1 - Leigh Barton Charcter Appraisal



## Map 1 Leigh Barton Charcter Appraisal

- |                                                                                     |                            |                                                                                     |                           |
|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|---------------------------|
|  | Conservation Area Boundary |  | Neutral Building          |
|  | Listed Building            |  | Curtilage Listed Building |
|  | Positive Building          |  | See section 4.9           |

16th February 2015

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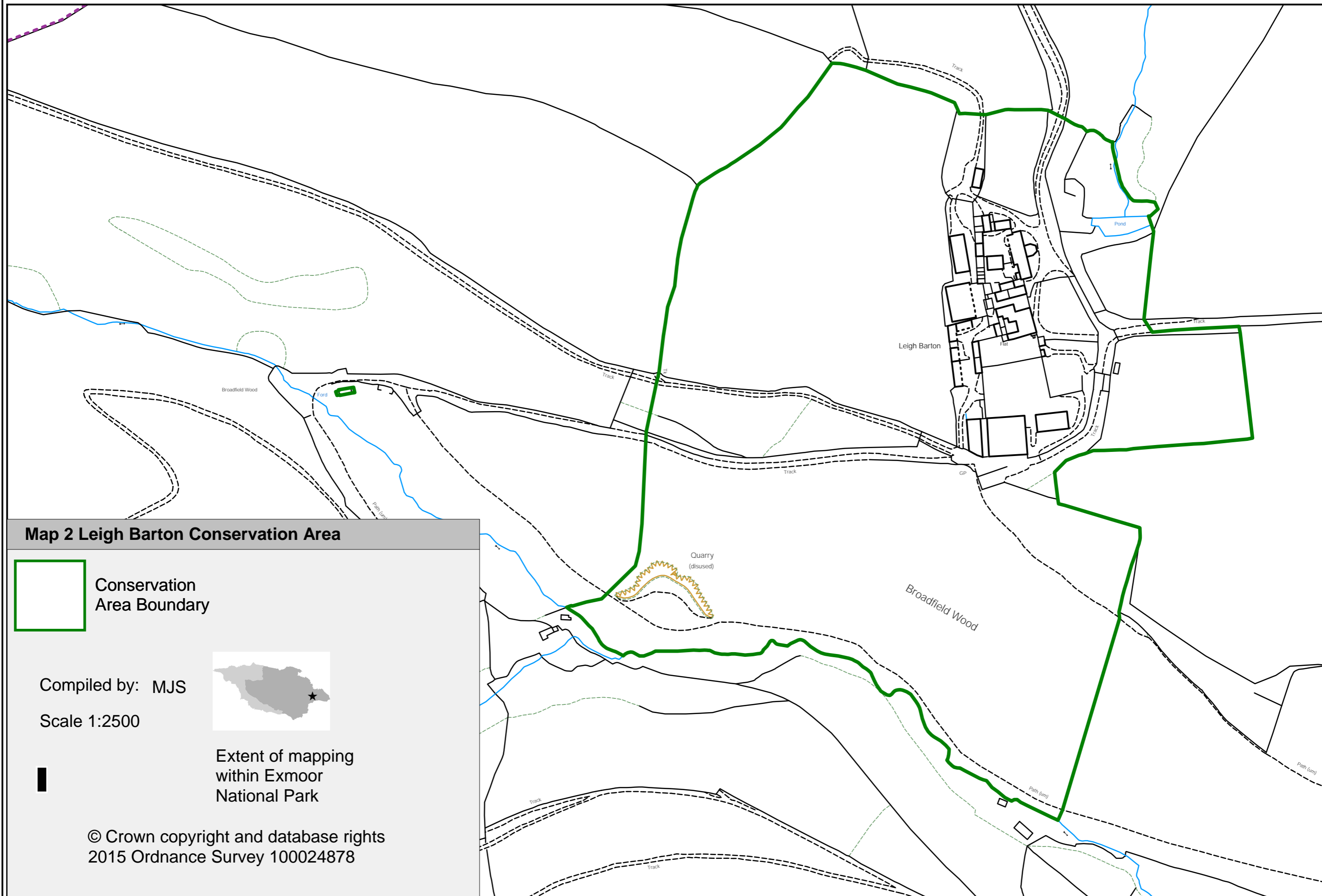
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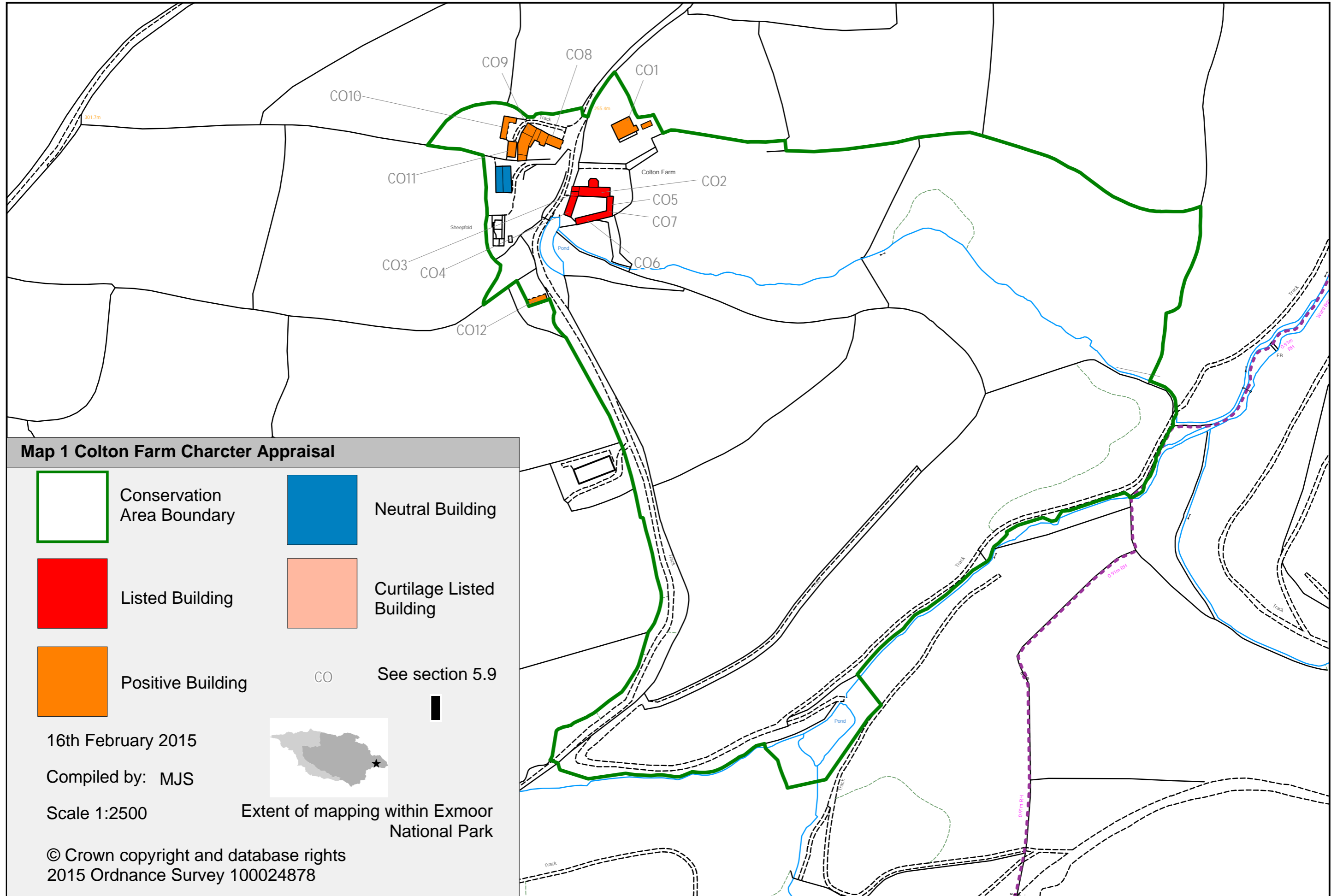
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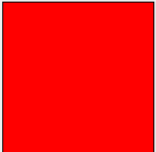
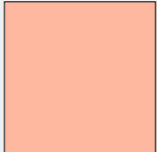
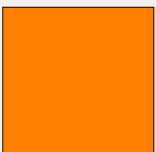

# Map 2 - LEIGH BARTON CONSERVATION AREA



# Map 1 - COLTON FARM CHARACTER APPRAISAL



## Map 1 Colton Farm Charcter Appraisal

- |                                                                                     |                            |                                                                                     |                           |
|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|---------------------------|
|  | Conservation Area Boundary |  | Neutral Building          |
|  | Listed Building            |  | Curtilage Listed Building |
|  | Positive Building          |  | See section 5.9           |

16th February 2015

Compiled by: MJS

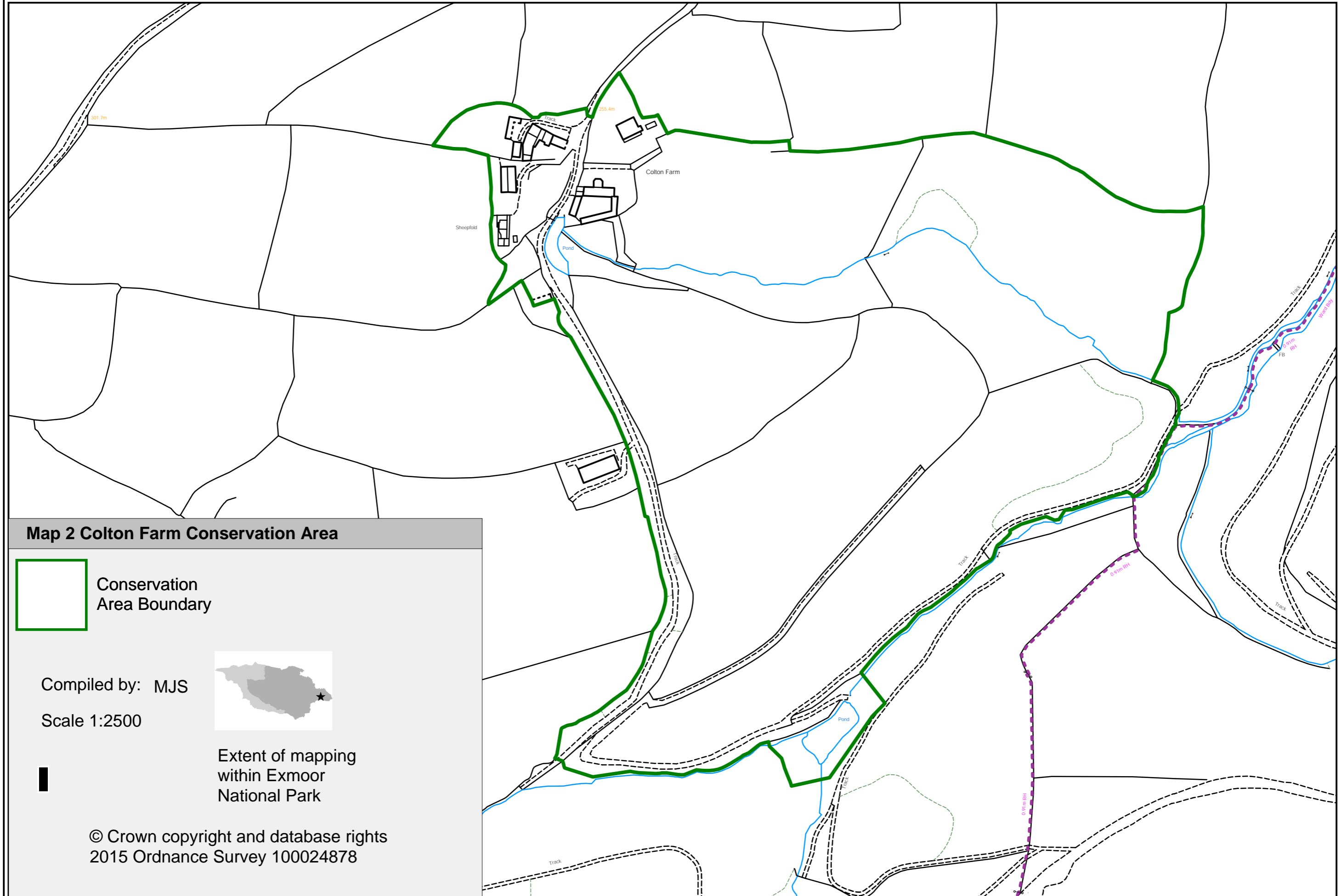
Scale 1:2500

Extent of mapping within Exmoor National Park

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# Map 2 - COLTON FARM CONSERVATION AREA



## Map 2 Colton Farm Conservation Area

 Conservation Area Boundary

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Extent of mapping within Exmoor National Park



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