

Exmoor National Park
Historic Environment Report Series No 10

BOSSINGTON AND WEST LYNCH CONSERVATION AREA: APPRAISAL DOCUMENT



Adopted 2019

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Summary of Significance

Bossington and West Lynch are part of the Holnicote Estate, formerly the Exmoor seat of the Acland Family and owned by the National Trust since 1944. The present Conservation Area was designated in 1984 and encompasses the historic village of Bossington, the small hamlet just to the east now known as West Lynch and the open area of grass known as Bossington Green that separates the two settlements. Both Bossington and West Lynch are long established and include a number of farmhouses, cottages and other buildings that survive from the later medieval period.

Much of the character of Bossington derives from the harmonious building materials and the informally arranged sequences of cottages, sometimes facing each other across the street giving a strong sense of enclosure enhanced by extensive stone walls and some hedgerow banks. In other places development is much more scattered, with several significant gaps between buildings providing views across gardens and direct to open countryside.

In contrast, West Lynch is formed from two farmsteads each side of the River Aller. Both retain farmhouses and fine collections of traditional farm buildings. Away from these, the large early 20th century country house at Lynch, built for a shipping magnet, is set with extensive grounds and is now a country hotel.

Building decoration is important to the character of the Conservation Area. Much is derived from the local traditional building forms, and includes gabled dormers, stone porches with gabled or pent roofs, and the tall shouldered lateral stacks with semi-circular bread ovens. Occasionally ornament is taken a stage further with hood-moulding to windows, gothic-style arched entrance doors, and distinctive gable detail. A few front entrances have radial patterns of cobblestones. For the most part, buildings are on an intimate scale. There are some mirrored pairs, otherwise each differs in architectural detail, with a variety of traditional materials utilised.

1. Introduction

1.1 PLANNING FRAMEWORK

Bossington and West Lynch was first designated as a Conservation Area by Exmoor National Park Authority in 1984. The statutory definition of a Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'

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

This document was prepared as part the programme of reassessing all 16 of the Park Authority's Conservation Areas and represents the first appraisal of Bossington and West Lynch Conservation Area since 2003. Its aims are to identify:

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

1.2 DEVELOPMENT IN A CONSERVATION AREA

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

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

1.3 PREPARATION AND SURVEY LIMITATIONS

This Conservation Area Appraisal was researched and written during October 2012, and revised following consultation in 2015. It updates the appraisal carried out for Exmoor National Park by John Fisher in 2003 and Section 4 draws on the National Trust's Vernacular Building Survey of the 1990s undertaken by Isabel Richardson.

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

1.4 COMMUNITY INVOLVEMENT

Public consultation was carried out between July and September 2015. A notice was placed in the parish newsletter and notices were put up in Bossington publicising a local consultation event, which took place in the Village Hall on 17 July and was attended by seven people. 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 to Parish Councils and to the owners of property affected by the boundary changes in April-May 2018 asking for further comment prior to adoption. No comments were received.

2. Topographic and Historic Background

2.1 LOCATION AND LANDSCAPE SETTING

Bossington and West Lynch are two discrete small settlements within Selworthy Parish and are part of the National Trust's 5000 ha Holnicote Estate, which includes the neighbouring village of Allerford 1km along the valley to the south. Porlock lies 1.5km across flat ground to the south-west and the moorland of Bossington Hill and Selworthy Beacon rises steeply through Allerford Plantation immediately to the east to a height of 250-300m OD. The main access to the settlements is from the south, via narrow lanes from Porlock and the lane following the valley and the River Aller from Allerford off the A39 Porlock-Minehead road. The hamlet of West Lynch is located each side of the Aller. Just to north, Bossington begins at the confluence of the Aller and Horner Water, which conjoin for just under 1 km before reaching the sea.

Bossington is a linear settlement with property plots along both sides of the lane following Horner Water on the level ground to the west of the river. While the settlement pattern lacks a principal focus, the farms and former farms along the lane have small clusters of buildings around them set back from the street frontage. West Lynch primarily comprises two farmsteads, formerly known as 'Lower Lynch', which is on the valley floor, and 'West Lynch' further up the slope. The Conservation Area boundary encompasses the extent of both of the historic villages and includes the open area known as Bossington Green that separates the settlements.

2.2 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

2.2.1 Medieval Development

Both settlements are long established. Bossington is recorded as *Bosintune* in Domesday, and as *Bosinton* in the Assize Rolls of 1256. The place name possibly derives from *tun* (settlement) of *Bosa's* people. It was referred to in 1270 as a 'township in the Forest of Exmoor.' The origins of the name Lynch are less certain but might refer to the Old English *hlinc* meaning boundary, hill, or terrace. After the Norman Conquest the manor was held by Ralph de Limesi, and although it

is now part of Selworthy Parish, it appears to have been in different hands during the medieval period, including the Sydenham family whose manorial seat may have been West Lynch Farm (formerly Lower Lynch).

The linear form of Bossington, and the plots within which the cottages and farm buildings sit, was largely fixed during the medieval period. On the evidence of the surviving buildings, the contemporary settlement of West Lynch with its early 16th century chapel and former mill was probably of higher status.

2.2.2 Post Medieval Development

Sir Thomas Dyke Acland acquired the Holnicote estate in 1802 but unlike at the neighbouring Selworthy, he does not appear to have taken a close personal interest in remodelling the village. Although there was some rebuilding and picturesque embellishment of earlier cottages, there was no significant new build and evidence from the surviving buildings and early maps shows the pattern of settlement to be fundamentally static.

The 20th century development did not respect the earlier pattern, with the large dwellings of Lynch and Lynch Mead constructed in lofty positions to take advantage of views. In Bossington, new dwellings close to the ford are placed much further back in their plots than their earlier counterparts. Despite this, the essential pattern of settlement established in the medieval and early modern period is intact.

Between Bossington and West Lynch, Bossington Green appears to be a relatively recent creation. In the early 20th century Nos 1 and 2 Bossington Green were somewhat incongruously placed overlooking this open area. It does not appear to have been a village green in the traditional sense and probably owes its present form to being at a road junction. For 300 years, until it was felled in the mid 20th century, it also boasted a gigantic walnut tree, which became a popular tourist attraction.

2.3 ARCHAEOLOGY

The high moorland immediately east of the Conservation Area contains a large number of prehistoric field monuments. On Bossington Beach, to the north of the Conservation Area, there are former lime kilns, probably dating from the early 19th century and two World War II pill-boxes, one grade II listed and built of the large beach boulders characteristic of this section of coastline.

Within the Conservation Area the recorded archaeology is mainly restricted to standing buildings. Knowledge of these has been greatly augmented by the National Trust's survey of vernacular buildings carried out in the 1990s and contained in a number of detailed reports kept at the Holnicote estate office. This survey identified late medieval origins for a large percentage of historic buildings in Bossington and West Lynch (see Section 4). West Lynch in particular may have the potential to repay further investigation, having both a medieval chapel at West Lynch Farm and a former corn mill, which could have early origins.

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

2.4 ECONOMIC AND SOCIAL PROFILE

The economy of the village was, until comparatively recently, inextricably linked to the fortunes of the Holnicote estate, with the majority of the population directly employed by the estate or working on farms in the vicinity. By the time the National Trust's acquisition in 1944 the importance of agriculture as an economic and social force binding the village together was already in decline.

Most of the former farms are now in residential occupation or have diversified. West Lynch Farm, for example, houses Exmoor Owl and Hawk Centre, Horse Riding, Alpaca treks and tea rooms (Fig. 1).

The picturesque qualities of the settlements, the relatively easy accessibility and proximity to the sea, mean that Bossington and West Lynch have long been popular with tourists. The National Trust Car Park and toilet block in local vernacular materials (Fig. 2) also make Bossington a base for outdoor activities in the surrounding countryside.

Fig. 1 Exmoor Owl and Hawk Centre, West Lynch.

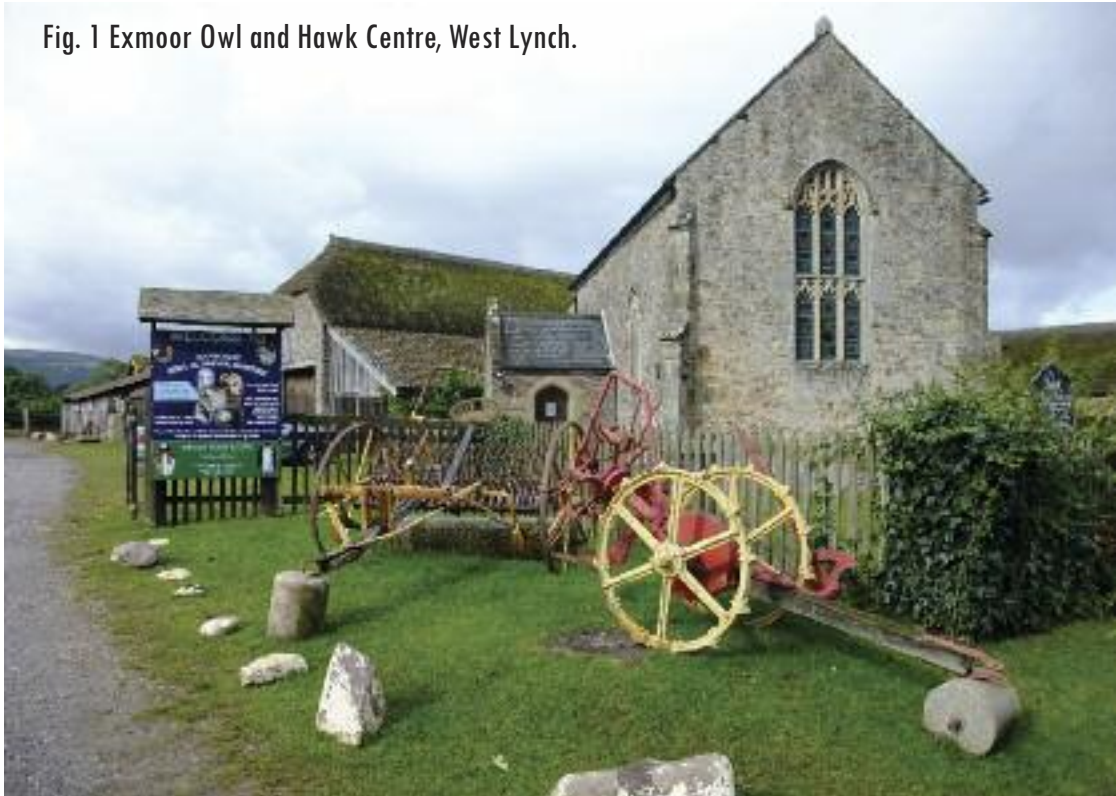


Fig. 2 National Trust car park and toilets.



3. Spatial Analysis

3.1 SETTLEMENT PATTERN AND BUILDING DENSITY

Much of the character of Bossington and West Lynch derives from the seemingly informally arranged cottages groups with picturesque detail. Map evidence suggests that the basic pattern of settlement is unchanged from the 19th century, while analysis of the buildings demonstrates that it goes back at least as far as the late medieval period.

3.1.1 Bossington

Bossington is a linear settlement, set along a gently curving lane with no focal point. The farms and cottages are scattered along either side of, and usually directly fronting, the lane. There is an identifiable break where the lane bends at the National Trust car park, dividing the village into two parts.

From the south, the village is separated from West Lynch by farmland and Horner Water, which is crossed by Green Bridge. Bossington Green is an area of grass criss-crossed by roads and populated with small and medium trees a guide post and bus shelter. At the north end, are a pair of 20th semi-detached cottages, while to the east on the other side of the river and on the hill slope is Lynch Mead, a large detached residence in its own grounds. Both these developments are atypical.



Fig.3 Houses closely spaced each side of the lane.

The historic core of the village begins at Walnut Tree Cottage and from here on the dwellings are generally positioned at the front of small plots and irregularly spaced. Between the plots there are large and small breaks, with some buildings attached or very close to their neighbour while others are separated by more than a house-width. The breaks give glimpses into gardens and towards the surrounding landscape beyond. The more recent dwellings known as Buckley Lodge and The Orchard are set further back in their plots and have front as well as rear gardens. Typically the dwellings are aligned with their principal elevation fronting the road, exceptions include Bossington Farm and Lower House Farm which are gable end-on to the road with their associated farm buildings set back and angled away from the main frontages.

3.1.2 West Lynch

In contrast to Bossington, West Lynch comprises two discrete groups of buildings nucleated around the former farmsteads of Lower Lynch and West Lynch, which are separated by the River Aller.

The buildings at West Lynch Farm (Lower Lynch) are tightly grouped to the south of the farmhouse creating, in effect, two partly enclosed yards, with the medieval chapel forming the south-west part of the east yard. The farmhouse is



Fig. 4 Farm buildings and Medieval chapel at West Lynch Farm.

set back off the lane with the front elevation now a backdrop to an ornamental garden.

East of the river comprises two farmhouses up the slope and a line of farm buildings leading down from West Lynch House which include a former malthouse. The other farmhouse, West Lynch Cottage, is set slightly apart on the other side of the track that leads up the hill and into the woods. To the south, Lynch is a substantial early 20th century house set on the hillside within its own grounds.



Fig 5 Lynch, set within extensive gardens.

3.2 PLAN FORM, HEIGHT AND MASSING

Although there is some uniformity in the elements of the vernacular buildings, there is no standardised plan-form within the Conservation Area and the buildings give the impression of having been built and altered at different times. Despite this, they form a harmonious group with none of the buildings jarring or out of scale with its neighbours. Some dwellings originated as farmhouses, but were later split into cottages, occasionally reverting back to a single dwelling in



more recent years. Among the early dwellings, the 3-bay cross passage plan is common. The vernacular buildings are all of 1½ or 2-storeys and modestly proportioned. Outside of the historic settlement core, the early 20th century Lynch and Lynch Mead are substantial detached residences.

3.3 GREEN SPACE

The Conservation Area is surrounded by countryside but within its boundary open areas make a vital contribution to its character and appearance. The most important of these are between West Lynch and Bossington, including Bossington Green.

Elsewhere, the gaps between the houses, usually private gardens, contribute greatly to the character of the Conservation Area and offer occasional glimpses of the countryside surrounding the village.



Fig. 7 Bossington Green.



Fig. 8 The surrounding countryside contributes greatly to setting of buildings.

3.4 VIEWS

Bossington and West Lynch are picturesque settlements surrounded by attractive farmland and moorland. In Bossington, views along the streets framed by the tall chimney stacks of the cottages are of particular note. Bossington Hill also forms a backdrop to views to the east. West Lynch Farm is a very attractive group of buildings and visible from the lane while the line of farm buildings on the opposite side of the road are also a key element contributing to the character of the Conservation Area.

Both settlements are low-lying and longer views are best obtained from the higher ground to the east. Within the Conservation Area, the path behind Lynch offers long views across West Lynch towards Dunkery Beacon (Fig. 9).



Fig. 9 View across West Lynch House Farm to Dunkery Beacon.

4. Architectural Quality and Built Form

4.1 ARCHITECTURAL STYLE

4.1.1 Bossington

The main village street in Bossington is one of the best examples of a group of cottages displaying characteristic local vernacular features, notably the tall front lateral stacks and adjoining rounded bread ovens. Such features probably date from the early 17th century, when new houses were built to this plan-form and the existing buildings had ceilings and fireplaces inserted to replace the hall open to the roof with a central hearth. No individual feature is especially lavish in style or detail, but the overall scale and pattern of building materials is especially harmonious.

At the north-west Conservation Area boundary is **Lower House Farm**. The farmhouse (Fig. 10) originally dates to the 16-17th centuries, and was altered and extended in the late 19th century, when most of the farm outbuildings were added. The current L-plan probably derives from the original two-cell south-west front with an adapted former agricultural wing addition. Windows are mainly 19th century leaded light casements, and there is a diagonally boarded double-door entrance.



Fig.10 Lower House Farmhouse, set behind low stone wall.

Opposite is **Sea View** and **The Old Bake House** (Fig. 11), a former farmhouse, probably 17th century, but enlarged mid 19th century to form two cottages. The original plan is three-bay with cross-passage, enlarged to L-plan. There are many vernacular features, including a large stack rising from the eaves centre with slate-roofed projecting bread oven.



Fig.11 Sea View and The Old Bake House — formerly a single farmhouse.

Nos. 3 and 4 Bossington (Fig 12) are a semi-detached mirrored pair of the early 19th century thatched cottages, with roughcast rendered stacks. There are other plain vernacular features, for example first floor leaded iron casement windows, and double Roman tiled porch with semicircular-headed openings and plank and ledge doors.



Fig.12 3 and 4 Bossington with characteristic twin porch

Immediately adjoining, and set back behind a stone wall forming a small yard, is a thatched two-storey linhay (Fig 13), probably 18th century. The mainly open-fronted six bay elevation is partitioned by rendered circular piers, a typical local vernacular feature.



Fig.13 Linhay with yard adjoining 3 and 4 Bossington.

The linhay may have belonged to **Bossington Farm**, opposite. The farmhouse (Fig. 14) and its outbuildings grouped around a cobbled yard form an attractive ensemble ranging in date from c.1800 to the latter part of the 19th century. Behind the farm and accessed via a lane leading to Porlock, **Caversham** and **Hillview** (Fig. 15) appear externally to be 19th century estate cottages with paired porches, but actually consist of a single late 16th century two or three bay house with cross passage and rear semi-rounded stair turret. It was divided into the present cottage pair in the mid-19th century. On the opposite side of the road are two farm buildings, probably mid 19th century (Fig.43).

Fig.14 Bossington Farmhouse





Fig.15 Farm cottages — 16th century house is concealed within

Back on the main street, **Banksia House** (Fig. 16) is a typical 17th century house with good quality late 18th - early 19th century internal features such as a dog-leg open string flight of stairs, and several panelled doors.



Fig.16 Banksia — dates to 17th century.

Next is a curving row of three cottages, **Myrtle Cottage**, **Rose Cottage** and **Wayside** (Fig. 17) from the 18th to 19th century. Openings follow local traditional patterns, and include one four light casement window with ogee-heads and leaded lights, and plank and ledged doors. Wayside has a right gable end with decorative barge-boards and diagonally boarded timber infill over a three-bay veranda with splat balusters, and supported on shaped ground floor brackets (Fig. 18). This incongruous mid 19th century feature is similar in style to an even more ornate one at Cloutsham Farm, several kms away, but also part of the Holnicote estate.



Fig.17 Cottage row dating to 18th century.



Fig.18 Mid 19th century gable-end treatment to Wayside.

The remaining cottages form part of a visual entity, and are one of the most complete expressions of vernacular form and detail in the locality. **Kitnor's** (Fig. 19) was originally a late 15th – early 16th century open hall house (there is evidence of smokeblackening in the roofspace), three bay with cross-passage. The external front stack and first floor supported by beams, with rear stair turret were added in the late 16th century. There were further 18th century alterations including the addition of axial stacks, and a 19th century outshot addition under a catslide roof to the north-west. Two stacks have circular shafts, the front with a semicircular projecting bread oven with slate roof. Windows are mainly 19th century two or three light casements. The chamfered pointed arch doorframe may be 16th century.



Fig.19 Kitnors - one of the earliest buildings in Bossington.

Next on this side is **Holmhurst** (Fig. 20), originally 17th century, again three-bay and cross-passage, but much altered in the mid-late 19th century. The walls are exposed stone rubble with some brick dressing and a double Roman tiled roof



Fig.20 Holmhurst — with typical lateral stack and bread oven.

Adjoining, **Olands** (Fig. 21) is a former semi-detached cottage pair, probably 17th – early 18th century and now a single dwelling, and largely rebuilt in the late 19th century. There are two rustic porches, one with gabled, the other with pentice roof. The listing details refer to an ‘interesting example of 19th century restoration with attractive front and utilitarian rear elevation.’



Fig.21 Olands - restored in 19th century.

Tudor Cottage (Fig. 22), a former 16th –17th century farmhouse, probably originally three-bay with cross-passage. It subsequently became two dwellings, but has reverted to a single dwelling. Features include a three-light ovolo moulded mullioned window, probably 17th century, and some early 19th century leaded light iron casement windows.



Fig.22 Tudor Cottage, former farmhouse, currently used as a bed and breakfast.

On the opposite side of the street, **Talland** and **Beacon View** (Fig.23) although unlisted are an important element of the street scene immediately north-east of Kitnors being part rendered, part exposed stone, with decorative 19th century embellishments, for example patterned cobbles, and gothic-style arched entrance doors with diagonal ribs (Fig. 36).



Fig.23 Talland and Beacon View — has a twin porch and decorative cobbled front yard.

The Cottage (Fig.24) is another a former farmhouse, 17th century, but much altered. It was converted to two dwellings in the late 19th century but appears to have reverted to a single dwelling since the last Conservation Area Appraisal. Built of red sandstone rubble with a double Roman tiled roof, there is an external stack at the left gable with renewed circular chimney, and the remains of a lateral stack with a rebuilt brick chimney. The slate roofed bread oven projection in the angle is typical of the locality. Most casement windows and the ribbed plank doors are probably early 20th century replacements.



Slightly set apart at the south end of the village is **Walnut Tree Cottage** (Fig.25). Predominantly 17th century, but altered mid 19th century, with tall front lateral stack and bread oven projection.

In an even more isolated position on the lane to Porlock is **Bossington Methodist Church** (Fig.26), an early 20th century building in an Arts & Crafts style, including raked buttresses. There is an eclectic mix of materials with red sandstone random rubble, blue glazed bricks for some quoins and dressed sandstone for others. Above is a small bell cage and spire set on a truncated



Fig.25 Walnut Tree Cottage — named after the famous tree that formerly stood nearby.

pyramidal plinth set diagonally to the ridge of the plain tiled roof. The listing details describe it as 'a lively little building.'

Behind the church is a small field barn, known as **Abington Barn**. It is constructed of stone rubble with a double Roman tile roof and probably early C19 in date. (Fig. 44)



Fig.26 Arts and Crafts style church.

4.1.2 West Lynch

The mix of buildings at West Lynch is very different from Bossington and comprises predominantly non-domestic buildings grouped around farmhouses.

West Lynch Farm has an excellent collection of historic farm buildings. The farmhouse (Fig. 27) dates from the 16th century or earlier. There are five jointed cruck roof trusses, three with smoke-blackening, indicating an original open plan hall house. The heavy pegged door frame with semi-circular chamfered head and adjoining timber mullion and transom with four-centre arch head and floral decoration to spandrels is possibly late 15th – early 16th century. The tall front lateral stack with circular stone shaft, rear stair turret and ceiled interior were probably added in the late 16th –early 17th century.

The associated farm buildings include; a thatched threshing barn, 18th century, possibly earlier with scissor-trussed roof; and an adjoining round house (late 18th – early 19th century) which would have contained a horse driven engine. Abutting the farmhouse is a thatched stable block, and linhay (Fig. 28) which may be of 17th century origin. The main elevation has 8 bays, with four left open displaying circular stone piers. The adjoining shelter sheds are 5 bay single–storey, and at right angles to the main range. They appear to have been largely rebuilt in the late 20th century.



Fig.27 West Lynch Farmhouse – possibly the former manor house of the Sydenhams.



Within the West Lynch Farm complex there is also **Lynch Chapel** (Fig.29), a remarkably complete early 16th century chapel, possibly serving the former manor of the Sydenhams, although it was reputedly established by an Abbot of Atheleney. For a period the chapel had become a barn, but Sir Thomas Dyke Acland, refitted and restored it as a Chapel of Ease in 1884-5 installing the fine east window of three lights with transom bars which resemble windows at Doverhay manor, and at Porlock and Selworthy churches. Inside, there is a wagon roof, panelled dado and a 17th century gallery with plain balusters.



Fig.29 Medieval chapel served as a farm building until restored in the late 19th century.

East of the river, **West Lynch House** (Fig 30) is a former farmhouse dating from the late 16th– early 17th century, but substantially altered, including re-fenestration, probably in the early 19th century when this became the owners' house of the Clarke's Mill complex further down the hill. At the lower end of the associated outbuildings is a former malt-house and traction engine house, probably dating from the early 19th century (they are shown on the 1841 Tithe Map). Built of stone rubble with brick dressings, the malthouse has a steeply pitched pyramid roof with circular vent at the apex and is set above the hexagonal traction house adjoining. Opposite are remnants of the former mill itself, now **Gate Cottage** (Fig. 32) and **West Lynch Stables**, which were formerly linked until bisected by the driveway to Lynch in the early 20th century.



Fig.30 West Lynch House, 16th century farmhouse set above farm buildings.

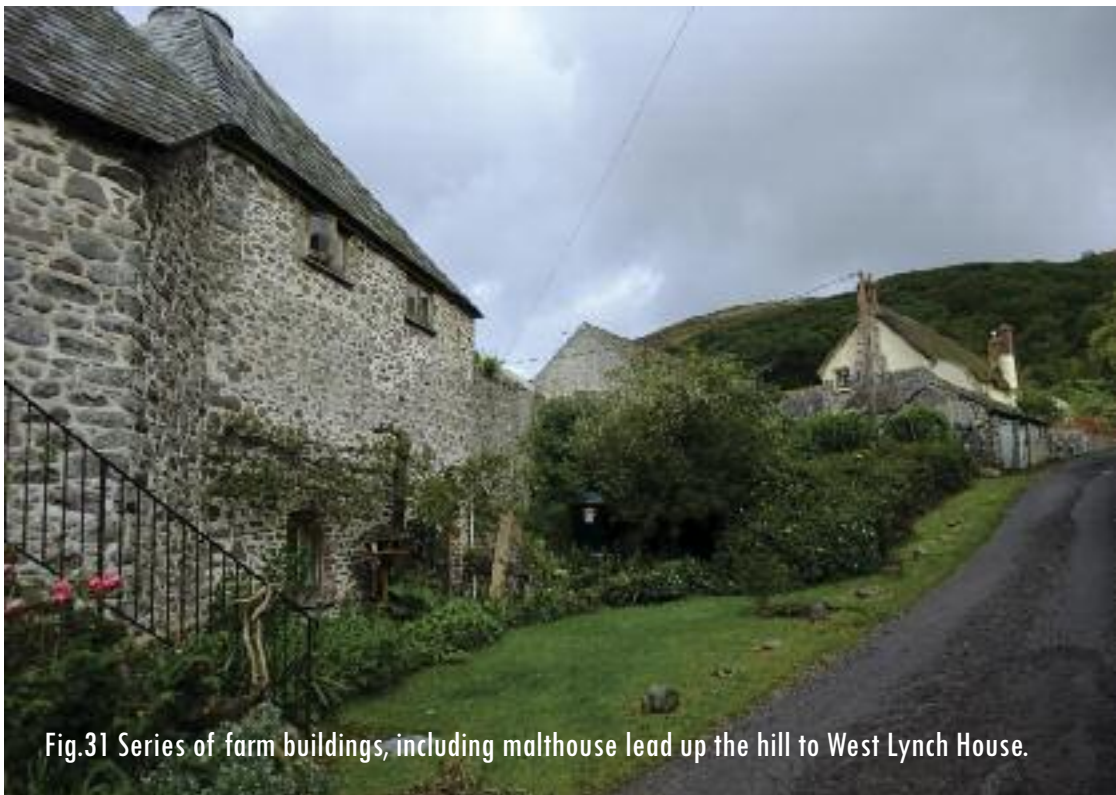


Fig.31 Series of farm buildings, including malthouse lead up the hill to West Lynch House.



Fig.32 Gate Cottage, part of former mill.

Opposite West Lynch House and aligned east-west, **West Lynch Cottage** has late 15th-early 16th century origins and is three-room-and-cross-passage plan. It was remodelled in the late 16th-early 17th century, when a stair turret and front lateral stack were added and further altered and extended in stages between the 18th to 20th century. There are good interior features recorded, including plank-and-muntin cross-passage screen, ovolo-moulded and chamfered beams.



Fig.33 Lynch - early 20th century country house positioned to take advantage of views.

To the south, the early 20th century house known as **Lynch** (Fig. 33) is the largest dwelling in the Conservation Area. This substantial stone and slate house built in the Arts & Crafts tradition is set prominently into the hillside with a long seven bay frontage with four tall axial stone stacks, and two rear lateral. The centre three bays have recessed ground floor windows in semicircular arched openings. The stone transom and mullion windows have leaded lights. There are extensive outbuildings and former lodges (converted to holiday homes) in a broadly similar style to the main house. All have casement windows with rectangular leaded lights, and solid timber doors. There are also extensive stone walls and stone cobbled areas. This small estate is a late example of extensive use of local building materials when supplies were still obtainable.

4.2 MATERIALS

4.2.1 Walls

Use of stone for building is widespread. The majority of the buildings are of stone rubble, sometimes roughly squared and, as is usually the case with farm/outbuildings, left exposed. The stone is of two main types. Most prominent is the soft-textured and orange to reddish-purple New Red Sandstone, but this is often combined with the much harder dark red-purple or grey-green Devonian sandstone, which adds greater strength and durability to the structure. Much of this building stone was obtained from local quarries, that have long since ceased working, although several former sites on the Holnicote estate can still be traced. Most mid 19th– early 20th century buildings are stone-built with brick dressings. The orange coloured brick dressings of this period probably originate from the Wellington works.

Although the Conservation Area has a high proportion of exposed stone, many houses are rendered and this was the traditional exterior treatment. The lime render is finished with a limewash, usually coloured pale yellow, and combined with a black tar-banded plinth.

4.2.2 Roofs

Thatch is quite widely used. Traditionally, thatch was wheat reed but in recent years, this has been under threat from the non-indigenous water reed. In many cases the thatch has been replaced by Bridgwater double Roman and pantile roofs. In Bossington these are the dominant materials, whilst in West Lynch, natural



slate roofs are more common. Plain tiles including concrete tiles are more widely used on later buildings.

4.2.3 Windows and doors

Historic windows in the Conservation Area are a mixture of timber and metal casement with few, if any, sash windows present. Some cottage windows are of forged iron, and there is a wide range of frame shapes and of leaded light glazing patterns, typical of the Holnicote estate. These appear to mainly date from the early-mid-19th century but some of the older domestic buildings have late medieval mullioned and transomed windows, with cusped heads.

Most doors are constructed in a traditional plank and ledged form, some with



Fig.35 17th century casement window.

fixed lights, and a few have examples of what may be termed rustic Arts & Crafts detail, for example use of diagonal boarding, and others with ribs or studs. Among the semi-detached dwellings, twin porches are a common feature. Some openings of late medieval origin survive - these had massive oak

frames, and were jointed with pegs or chamfered with stops - as at West Lynch Farmhouse. Their replacement is partly due to the modifications made during the 19th century when 'picturesque' features were added to many of the earlier buildings.



Fig. 36 Twin porches.

5. Street Scene

5.1 BOUNDARIES

There are long stretches of boundary or retaining walls built of local sandstone rubble, usually roughly coursed and infilled with mortar. An alternative, occasionally evident as a support to earth banks, is the locally distinctive dry-stone pattern known as 'dyking'. This adds a pleasing contrast but as a retaining feature to hedgerow banks, it can be prone to deterioration as a result of root spread when not regularly maintained.

Also found in several locations in Bossington, is the use of large beach boulders providing a capping feature to low boundary walls. These local types of walling make a valuable contribution to the character of the Conservation Area, as well as providing a strong sense of enclosure or privacy in several cases.



Fig.37 Part of the long stretch of boundary wall alongside stream.

Timber is the most common material for gates and fences. Iron gates are relatively rare, but there is a good 19th century example at West Lynch House (Fig. 38), as well as set of railings at the front of the farmhouse.



Fig.38
Decorative
gate at West
Lynch House.

5.2 GROUNDSCAPE

Bossington has several locations where surfaces are cobbled. The best examples is along the frontage of cottages extending southwards from Kitnors, where small blocks of local sandstone have been used, laid end on.

There are also some good examples away from the highways, for example the yards at Bossington Farm and West Lynch Farm, a decorative pattern of water-worn stones at the entrance to Bossington farmhouse and at Talland/Beacon View.



Fig.39
Cobbled
surface along
the main
street.

5.3 STREET FURNITURE

While not of any great age, a small number of street features make a disproportionately large contribution to Bossington's streetscape. This includes: a cast iron finger sign with pyramid on Bossington Green (Fig.40); a Victorian letterbox at Tudor Cottage; and a K6 telephone kiosk at the car park.



Fig.40 Somerset County Council signpost — Bossington Green.

5.4 BRIDGES

The River Aller and Horner Water are key elements of the landscape of Bossington and West Lynch, so it is not surprising that bridges are an important part of the Conservation Area. Bridges are susceptible to alteration, so while the three principal bridges are marked on the early OS maps it is not certain as to how much of their present structure can be regarded as historic.



Fig.41 Lynch Bridge — could have early origins.

Lynch Bridge (Fig. 41) gives access to the buildings on the east side of the Aller and must be at a relatively early river crossing place. Further west, Green Bridge crosses the wider Horner Water and has a boundary stone (Fig. 42) (re)set into the parapet marked 'PP SP' (Porlock Parish - Selworthy Parish).

North Bridge, close to the car park, is a modern shallow arched timber footbridge at a fording point after the two rivers have joined.



**Fig.42
Boundary stone,
Green Bridge**

5.5 LANDSCAPE AND TREES

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

- the setting at the edge of Porlock Vale with extensive views towards Porlock and Dunkery Beacon;
- the outline of Bossington Hill with contrasting open moorland scenery as well as mature wooded slopes, forming a bold landscape feature to the east;
- coastal views, including glimpses of the sea, and cliff scenery;
- small stream forming an attractive feature running alongside the street near Bossington Farm;
- the water meadows, tree-lined streams and village green within the Conservation Area, all of which establish a visual break between the two settlements;
- the inherent quality of the built environment, including distinctive vernacular detail, extensive walled and banked boundary features, and use of natural stone surfaces;
- an intimacy of scale with cottages informally juxtaposed, but mostly directly fronting the narrow lanes;
- the more formal landscape setting of buildings associated with Lynch, a small early 20th century estate;
- the wide variety of tree species represented, for example alder and willow near the watercourses, walnut (replacing the former ancient specimens which survived until the early-mid 20th century), ash, oak horse chestnut and sycamore;
- hedgerow elms had become re-established after the devastation of Dutch Elm disease of the 1970s, but many have succumbed to a recent outbreak;
- the wooded hill slopes typified by oak, ash, sycamore and beech as well as the evergreen oaks.

There are few signs of the once extensive orchards shown on the early edition OS maps, although a few apple trees survive in the car park at Bossington. Conifers within the conservation area, are mainly confined to gardens, partly to provide shelter. Examples include a blue cedar at Lower House, and tall cypress hedge at West Lynch Farm. There is also a prominent stand of Scots pine to the rear of Lynch.

6. Condition Assessment

6.1 CURRENT CONDITION

The large majority of historic buildings, both listed and unlisted, are well maintained, and in good structural condition. There is a large proportion of timber or metal windows, mainly casements, and of entrance doors, most of which are ledged and braced. These can be difficult to date, but many frames survive in their original early-mid-19th century form, and where replacements have been made, they closely match the original pattern. National Trust ownership should continue to help ensure that the historic and visual integrity of even the most modest of traditional buildings will be appropriately maintained.



Fig.43 Farm buildings adjacent Caversham/Hillview.

There are some outbuildings, for example on the other side of the road from Caversham/Hillview, which appear to be redundant in terms of agricultural use and look underused and are undoubtedly in need of some renovation and repair. This situation is unchanged from the 2004 Appraisal. Some outbuildings at Lower House Farm are also in poor condition.

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

CONDITION ASSESSMENT

1. Designated Conservation Area name:	Bossington and West Lynch				
2. Locality	National Trust Holnicote Estate				
3. Is the Conservation Area:	Predominantly urban	Predominantly suburban	Predominantly rural	Other (Please specify)	
4. Is the Conservation Area:	Predominantly residential	Predominantly industrial	Predominantly commercial	Wide mix of uses	Other (Please specify)
5. How large is the Conservation Area?	Less than 2 ha (approx 140m x140m)	2.1- 50 ha	More than 50 ha (½ sq km)	Don't know	
6. Approximately how many buildings are in the Conservation Area:	None	Up to 50	51 to 250	251+	Don't know
7. Approximately how many listed buildings are in the Conservation Area:	None	Up to 10	11 to 50	51+	Don't know
8. Approximately how many locally listed buildings are in the Conservation Area:	None				

9. Does the Conservation Area include one or more scheduled monuments?	Yes	No	Don't know		
10. Is all or part of the Conservation Area covered by another heritage designation?	None	Registered Park and Garden	World Heritage Site	Registered Battlefield	Other
11. Has an Article 4 Direction been implemented?	Yes	No			
12. Are you aware of any unauthorised works that have been carried out in the last 3 years which have harmed the special interest, significance and/or character of the Conservation Area?	Yes	No			
13. Has the Local Authority taken any enforcement action against such works in the past 3 years?	Yes	No	Don't 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 (e.g. painting, porches, rendering)	X				
● Decorative features/materials (e.g. stonework, rainwater goods)	X				
● Shopfronts	X				

	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem
● 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 (e.g subdivision, infill)	X			
● Other (specify)				
Neglect				
17. Vacancies within buildings:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem
18. Severe dereliction of buildings:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem
19. Signs of a lack of maintenance such as poorly maintained gutters or joinery:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem
20. The condition of the public realm:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem
21. Are there any other factors that are threatening the historic character of the Conservation Area?				
<p>Based on your answers, the score would suggest the condition of the Conservation Area is:</p> <ul style="list-style-type: none"> Very bad (1 or more questions answered 'A significant problem') Very bad (3 or more questions answered 'A noticeable problem') Poor (1 or 2 questions answered 'A noticeable problem') Fair (2 or more questions answered 'A minor problem') Optimal (One question answered 'A minor problem', or no problems selected) 				

6.2 VULNERABILITY

Bossington and West Lynch is a well maintained Conservation Area. Its character is derived from its setting, the quality of its historic buildings and their position within the landscape. Its unchanged appearance is one of its chief attractions but while it is undoubtedly a draw, visitor pressure is not to a degree that places the village under threat. The incremental erosion of character through minor alterations, poor repairs and inappropriate additions to cottages seen in many villages is almost completely absent, almost certainly thanks to the National Trust's stewardship.

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

RISK ASSESSMENT

22. Does the Conservation Area have a current, adopted Conservation Area Character Appraisal?	Yes	No
23. Does the Conservation Area have a current Management Plan (usually part of a Conservation Area Character Appraisal) or other formally adopted proposals to preserve or enhance its character?	Yes	No
24. Does the Local Authority have an adopted Local Development Framework Document that contains objectives and policies which would safeguard the historic character and appearance of Conservation Areas and their settings?	Yes	No or in part
25. Is there evidence of community support in the area, for example a residents' association or civic society?	Yes	No
26. Relative to the size of this Conservation Area, are there any major development proposals imminent which could threaten the historic interest of the area?	No	Yes

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

0-2: Low

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 TRAJECTORY/TREND

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

FINAL RISK ASSESSMENT

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

Initial risk assessment	Trajectory/trend	Final risk assessment
At Risk	deteriorating or deteriorating significantly	At Risk
At Risk	no significant change	At Risk
At Risk	improving	Not at Risk unless condition is very bad, then At Risk
At Risk	improving significantly	Not at Risk unless condition is very bad, then At Risk
Not at Risk	deteriorating significantly	At Risk
Not at Risk (medium)	seeing some deterioration	At Risk
Not at Risk	no significant change	Not at Risk
Not at Risk	improving or improving significantly	Not at Risk
Not at Risk (Low)	seeing some deterioration	Not at Risk (Medium)

7. Recommendations

7.1 BOUNDARY CHANGES

Two minor changes to the Conservation Area are put forward: to the west of the Methodist Church in order to include Abington Barn; and to the south of Lynch to encompass more of the garden.



7.2 MANAGEMENT AND ENHANCEMENT

Almost all the 19th century and earlier buildings in the Conservation Area have retained original features and strongly represent the local vernacular style. Many are grade II listed, but many of non-listed buildings have considerable historic and architectural quality (see Appendix C) and some may well be candidates for listing.

Away from the buildings, although it does not detract from the Conservation Area it is noted that the entrance to the National Trust car park has a number of potholes which would benefit from being repaired.

Chapter 3 of the Exmoor National Park Local Plan (2005) contains important principles concerning the conservation of buildings and settlements. Proposals

for any new development, restoration of existing buildings or features, and enhancement projects, should include consideration of these principles, which are expanded upon in the following sections.

7.2.1 Buildings in the Conservation Area

- In considering proposals for any new development or redevelopment involving existing buildings or structures, it should be borne in mind that stricter safeguards against any form of demolition in Conservation Areas exist. Historic signage should be maintained, as far as possible, in its original state. Any new or reinstated signs should respect the original forms including use of cast-iron lettering or traditional sign-writing.
- Existing features of quality that typify the historic built environment should be retained. Any new development within the Conservation Area is likely to be extremely limited but where it does occur, it should echo the existing in terms of scale, height, proportion and use of traditional methods of construction, including openings and any boundary features.
- Existing stone boundary and retaining walls, and existing banks, and footpath only access should be safeguarded, where possible, especially those that identify the historic street and plot layout pattern of the earlier settlement.

7.2.2 Features

- The conservation, and where necessary, the repair of walls and/or historic railings, and timber fencing is considered important. Where appropriate consider using additional timber or ironwork that reflects the local craft traditions.
- Ensure the retention and enhancement of any historic street furniture.
- Encourage retention of the character of existing entrances, including gate piers, and associated period timber or metal gates.
- Ensure necessary protection of all natural stone paving, cobbles, kerbs and gulleys, both as part of the highway and where in private ownership. Consider where such materials might be employed in any resurfacing or enhancement schemes. Materials from local sources should be used whenever possible. Seek to retain or reinstate all existing period windows, doors, and cast iron rainwater goods. This includes the typical

19th century decorative estate features, and any examples of early-20th century Arts and Crafts tradition, for example, decorative window glazing and forged metal window and door catches.

- Although unlikely to become a problem in a village largely managed by the National Trust, it should be noted that the National Park Authority can consider introduction of an Article 4(2) Direction where boundary features, for example, stone or brick walls, and openings are under threat. This also has the potential to control the installation of UPVC windows and doors, inappropriate roof materials, external cladding, and use of exposed block-work. None of these, however, have been identified as a problem in Bossington Conservation Area

7.2.3 Historic Setting and Landscape

- Before any change of use or alteration takes place, ensure that consideration is given to the historic importance of any existing building, including outbuildings and non-residential uses. This also includes the previous history and present significance of any small outbuildings located to the rear of the main street frontages.
- Although existing trees within the Conservation Area appear to be healthy, older specimens would benefit from periodic health checks. Where limited further life is detected, measures may need to be taken to plant young trees of a similar or suitable alternative species. These could be gradually introduced to replace older specimens. Some fast growing garden conifers, such as Lawson's Cypress, can strike a discordant note in a historic setting and should be avoided in an environmentally sensitive location.
- There is an important relationship between the setting of buildings in the Conservation Area and the associated topographic and landscape features, for example the 19th century plantations of Sir Thomas Dyke Acland on the slopes of Bossington Hill and Selworthy Beacon. Attention is drawn to the Local Plan Objectives for Woodland, one of which is 'to gain a deeper understanding of Exmoor's trees and woodlands through a comprehensive programme of research and survey work derived from the Exmoor Woodland Research Strategy.'

7.2.4 Use of Traditional Materials

- Encourage re-pointing of stonework using suitable 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-established. The initiative of the National Trust in producing wheat reed thatch from historic varieties grown locally is acknowledged.

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 restrictions to permitted development exist within them. These are subject to change so it is advisable to check with Exmoor National Park before carrying out any works.

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.

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 and materials 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.

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 FOR THE LOCAL AUTHORITY

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

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

APPENDIX B - LISTED BUILDINGS

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

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

Name	Grade	Date Listed	EH Ref
Lynch Chapel of Ease	II*	22/05/1969	1057997
Malthouse and Building abutting to S, West Lynch	II	02/01/1986	1057998
West Lynch House, Dwarf Wall and Railings returned to house as curved walls	II	22/05/1969	1057999
Nos 3 and 4	II	22/05/1969	1296124
Linhay adjoining Nos 3 and 4 to the E	II	02/01/1986	1058016
Holmhurst	II	22/05/1969	1058017
Lower House	II	22/05/1969	1058018
Tudor Cottage	II	22/05/1969	1058019
Bossington Methodist Church	II	02/01/1986	1173696
Walnut Tree Cottage	II	22/05/1969	1173736
Barn and Round House at West Lynch Farm Park	II	02/01/1986	1174150
West Lynch Cottage	II	23/01/1997	1259307
West Lynch Farmhouse	II	22/05/1969	1295903
Stables and Linhay abutting West Lynch Farmhouse returned to S	II	22/05/1969	1345398
The Cottage and No 15	II	22/05/1969	1296093
Kitnor's	II	22/05/1969	1296097
Olands	II	22/05/1969	1296100
Sea View and The Old Bake House	II	22/05/1969	1296102
Rose Cottage	II	22/05/1969	1345407
Myrtle Cottage	II	22/05/1969	1345408
Wayside with Boundary Wall enclosing Garden on E front	II	02/01/1986	1345409
Lynch	II	08/09/2016	1434745

APPENDIX C - LOCALLY IMPORTANT UNLISTED BUILDINGS

Almost all the buildings within the Conservation Area make a positive contribution to its character and appearance. Below is a table of heritage assets within the Conservation Area that do not have formal individual protection through listing or scheduling. These are buildings or structures which, whilst perhaps not of national importance, are nevertheless of local significance by virtue of their age, rarity, design and historic or architectural interest and may be considered for inclusion as candidates in an Exmoor National Park local list.

Name	Notes
Abington Barn	Field barn – probably early C19
Bossington Farm	C18 farmhouse and outbuildings
Banksia House	C17 house with later alterations
Caversham/Hillview	Late C16 house divided into 2 estate cottages in C19
Talland/Beacon View	Pair of C19 estate cottages
Green Bridge	Stone road bridge over Horner Water with boundary stone
Gate Cottage	Early C20 gate lodge converted from former mill building
Lynch Mill	Former mill part surviving in later conversions and part demolished.
K6 Telephone kiosk	At car park
Signpost, Bossington Green	Somerset County Council iron fingerpost
Victorian letter box	In wall at Tudor Cottage.

APPENDIX D - FURTHER READING

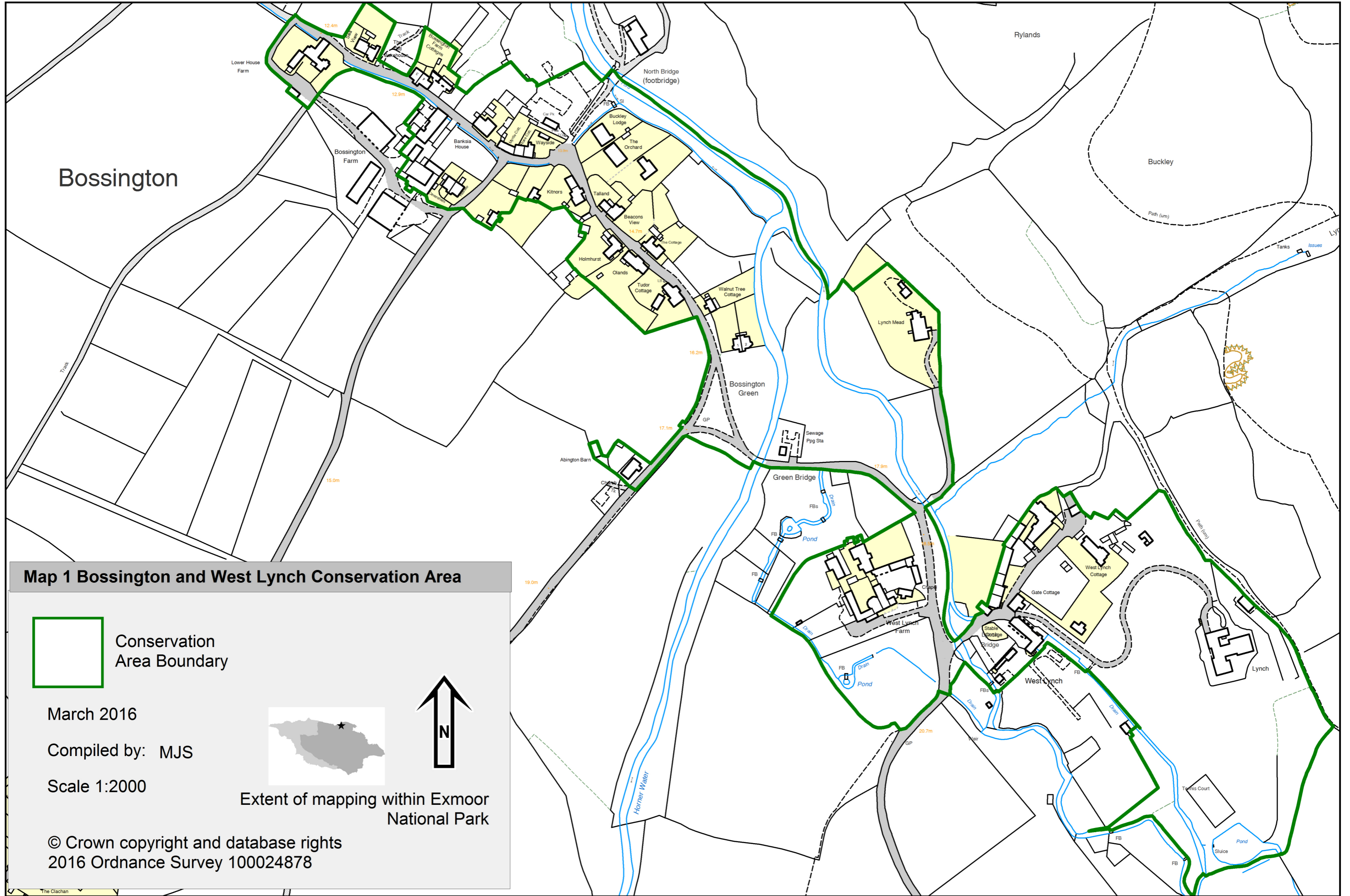
Sources Consulted

- Collinson, J (1791): *History and Antiquities of the County of Somerset* Vol 2.
- Department of the Environment (1986): *List of Buildings of Special Architectural or Historic Interest*.
- Fisher, J (2004) 'Bossington Conservation Area Character Appraisal'. Exmoor National Park Authority.
- Hancock, F (1897) *The Village of Selworthy in the County of Somerset: some notes on its history*. Taunton.
- Page, J L W (1890) *An Exploration of Exmoor and the Hill Country of West Somerset: with Notes on Its Archaeology*. London.
- Pevsner, N (1958) *The Buildings of England: South and West Somerset*. London
- Thorn, C & F (eds) (1980): *Domesday Book: Somerset*. Chichester.

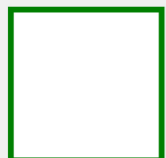
Legislation, Guidance and Policy

- The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.
- DETR Circular 01/2001. Arrangements for handling heritage applications - notification and directions by the Secretary of State. 2001.
- Exmoor National Park Local Plan 2001-2011. 2005.
- Guidance on the Management of Conservation Areas. English Heritage 2005.
- Guidance on Conservation Area Appraisals. English Heritage 2005.
- National Planning Policy Framework. DCLG 2012.
- Design and Access Statements: How to write, read and use them. CABE 2006.
- By Design. Urban Design in the Planning System. Towards Better Practice. CABE/DETR 2000.
- SPAB have a variety of technical resources and services for the care of traditional buildings. <http://www.spab.org.uk/>.

Map 1 - BOSSINGTON AND WEST LYNCH CONSERVATION AREA BOUNDARY



Map 1 Bossington and West Lynch Conservation Area



Conservation Area Boundary

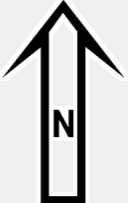
March 2016

Compiled by: MJS

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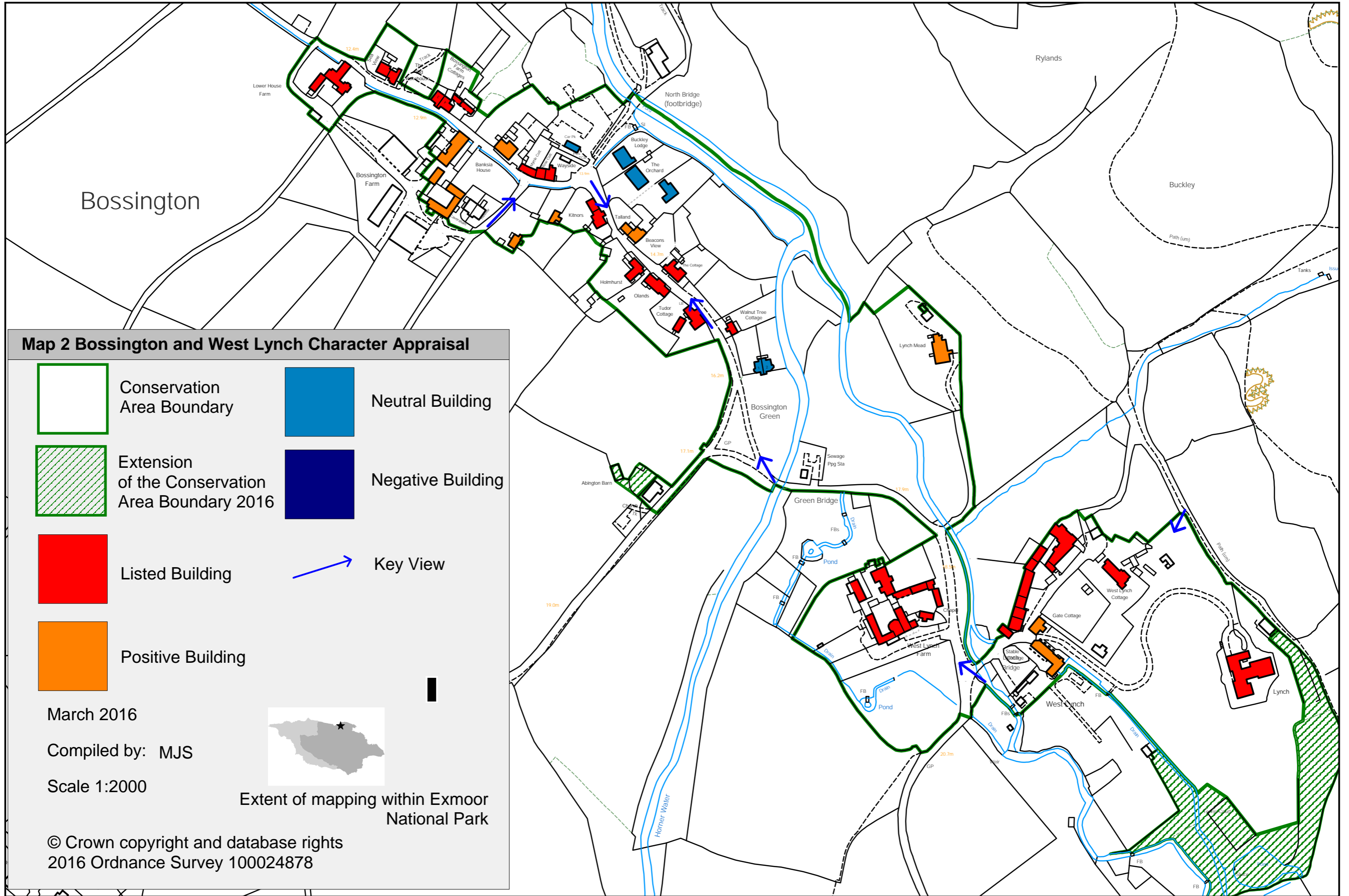


Extent of mapping within Exmoor National Park


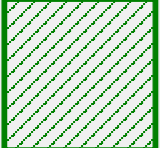







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Map 2 - BOSSINGTON AND WEST LYNCH CHARACTER APPRAISAL



Map 2 Bossington and West Lynch Character Appraisal

-  Conservation Area Boundary
-  Extension of the Conservation Area Boundary 2016
-  Listed Building
-  Positive Building
-  Neutral Building
-  Negative Building
-  Key View

March 2016

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