

Exmoor National Park
Historic Environment Report Series No 20

DULVERTON CONSERVATION AREA: APPRAISAL DOCUMENT



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Summary of Significance

Dulverton is long established as the southern gateway to Exmoor. Its character is closely linked with the deep valley of the River Barle, where the main focus of settlement extends in a gradual rise from an ancient bridging point to where valley broadens out. It is a small market town with medieval origins. Closely linked, and included within the conservation area, is the separate small linear settlement of Northmoor with mainly 19th century cottages fronting the narrow road following the Barle and a mill leat that at one time served six mills, four of which survive to some degree today.

Dulverton retained its compact essentially medieval plan, with the main concentration of development in Fore Street and High Street, until the mid 20th century. Subsequent development of housing estates to the south and east of the 19th century Hollam House by the local authority and private developers have doubled the size of the built-up area but are visually separated by areas of undeveloped land either side of the Abbot's Way.

Within the historic town, the pattern of development, although small scale and only in a few instances with buildings of greater than two storeys in height, has a measure of sophistication that creates a strong sense of place. Most buildings are well-proportioned and several periods are represented from the 16th to early 20th century. The generally uniform scale and use of local materials with predominantly slate roofs, gives the centre of town a cohesive quality.

The townscape is also much enhanced by three architectural influences. Firstly, there are many examples of late 18th and early 19th century buildings with typical period features, which make up the bulk of the historic settlement. Secondly, is the legacy of Victorian architectural detail introducing different materials including decorative brickwork, double-Roman tiles, and other products of this industrialised period transported in by rail. Thirdly, is the handful of more consciously designed houses in the Arts & Crafts tradition, where the emphasis was again on the vernacular style, although not necessarily that of Exmoor. All these elements combine to give Dulverton its distinctive character that make it an area of special architectural and historic interest and fully justify its status as a Conservation Area.

1. Introduction

1.1 PLANNING FRAMEWORK

Dulverton was first designated as a Conservation Area by Exmoor National Park Authority in December 1994 and last reviewed in 2003.

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 improve the area.

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

- the influences that have given Dunster 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 Dulverton 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 February 2014, and revised in 2014 following consultation. It updates the appraisal carried out for Exmoor National Park by John Fisher in 2003. Section 2 draws on research undertaken by Clare Gathercole for the English Heritage Extensive Urban Survey and Section 4 includes the results of building analysis by Richard Parker commissioned by the Park in 2011.

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

TO BE COMPLETED FOLLOWING CONSULTATION PROCESS

2. Topographic and Historic Background

2.1 LOCATION AND LANDSCAPE SETTING

Dulverton is situated in the deep wooded valley of the River Barle. It is the main settlement in the southern portion of Exmoor National Park, and acts as a 'gateway' to the high moors. The Barle valley broadens considerably at this point from the steep wooded sides clad in ancient oak woodland to the north, enabling much of the town to have a gently sloping south and west facing aspect. The A396 Exe Valley road is just under 2 km to the east and connects with the town of Tiverton about 20 km to the south with access by the North Devon Link Road to the M5 motorway. The valley road is joined near Exe Bridges, at the county boundary with Devon, by an earlier route which follows the Barle through Brushford and Battleton and enters the town on its western side across Barle Bridge. From the town centre, the high moors are accessed from Lady Street leading to Northmoor Road, which follows the mill leat that joins the Barle at the weir and marks the northern end of the Conservation Area.

2.2 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

2.2.1 MEDIEVAL DEVELOPMENT

Dulverton lies at an ancient route convergence and river crossing below the Iron Age hillfort of Oldberry Castle. This, and the further two hillforts 3 km up the Barle Valley at Mounsey and Brewer's Castles, suggests the strategic importance of this location, which is reflected in the Old English place name of diegel + ford, meaning 'hidden ford'. In 1086 Domesday records a pre-Conquest royal manor, possibly to take advantage of the proximity of the Royal Forest of Exmoor. There are no obvious physical traces of the Saxon or earlier settlement, although it seems likely that given its importance as a strategic crossing place, any remains lie obscured by the later medieval town.

The history of land holdings at Dulverton is complex. The medieval economy, which was based on the wool trade and local markets for cattle, packhorses and produce, appears never to have been particularly buoyant. By 1340, the manor was wholly in the hands of Taunton Priory but the revival in 1488 of the fair, first established in the early 14th century, suggests some period of decline, a trend which was not reversed in the mid-16th century when the manor passed back to the King at the Dissolution.

Despite this relative lack of long term economic growth, Dulverton remained an important local centre. The street plan of the town demonstrates the former existence of a large, central market place, located below the church in the broadly triangular space between Fore Street and High Street. Its full western extent is not immediately clear, owing to later encroachment, but on a 1790 map of the town the area to the east has a market house and shambles shown, which are also described by the antiquarian Collinson in 1791. The church aside, evidence of medieval buildings is scarce, although 25 High Street, Sydenham House and Wood Tenement are amongst a few that may have late-medieval origins.

2.2.2 POST MEDIEVAL DEVELOPMENT

In 1555 the town was described as 'very populous and in decay and the poor inhabitants now in great want'. To address these problems, Queen Mary granted ten local worthies the right to manage the commerce of the town, including holding markets and fairs. One of these gentlemen, John Sydenham, came to the forefront by purchasing the manor in 1568, which his family held for the next 300 years.

These measures appear to have arrested Dulverton's slow decline. A 1568 survey of the estates (which included areas outside of the town) records 80 messuages, 20 cottages, 20 crofts, 6 dovecotes, 30 orchards and 6 mills. The mills are indicative of an active economy and appear in documentary sources from the 14th century onwards. The Higher Mill, now known as Town Mills, was the largest in the post-medieval period and may have a medieval precursor. Similarly, the Lower Mill was in existence by at least 1790 and the adjacent Dulverton Laundry operated as a fulling mill and by the 1830s a crepe mill. There is also a record of a former paper mill in Lady Street.

Both Henry Sydenham and Dulverton's vicar, John Byam, opposed Parliament during the Civil War but there appears to have been few repercussions and relatively little upheaval in the 17th century. At the end of the 18th century, Collinson (1791) describes a '... market house, a good, commodious fabric, and a row of shambles for the butchers...', which are shown on a map of 1790. By this time, however, there had been encroachments into the formerly open market area. On the west side in 1790 these seem to include a block of vacant plots. The eastern encroachments included Sydenham House, which seems likely to date back to John Sydenham's acquisition of the manor in the 16th century.

Building on the market area continued into the 19th century and the market house was also rebuilt at this time. The amount of residential and commercial expansion was, however, relatively small and the post-medieval core of the town remained substantially unscathed. Development in the 20th century has also been away from the centre. The bulk of suburban expansion has been outside, and to the east of, the Conservation Area and has doubled the size of the historic town.



Fig. 1 Dulverton Tithe Map of c.1840

2.3 ARCHAEOLOGY

Dulverton benefits from an assessment of its archaeological potential detailed in the English Heritage Extensive Urban Survey (EUS) report of 2003. In terms of the Conservation Area, the early maps suggest that few parts of the town once in medieval occupation have escaped significant rebuilding and the EUS identifies no likely areas of exceptionally well-preserved archaeological deposits (with the possible exception of areas along the river where waterlogged remains may be encountered).

In 2011, as part of the National Park's 'Dig Dulverton' project, the historic buildings recorder Richard Parker undertook an assessment of 13 buildings in the town. Medieval origins were identified in at least 3 of these and there remains great potential in a further in-depth study.

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

2.4 ECONOMIC AND SOCIAL PROFILE

Throughout its occasional fluctuations in fortunes, Dulverton has remained a small market town. For much of its history the town was linked closely to the woollen industry. At the beginning of the 19th century this was primarily as a producer of course woollen cloth and blankets. By the 1830s wool production had been replaced by crepe and the largest business in the town was Warden & Company's Crepe Mill (now Dulverton Laundry) with 70 employees.

In the early 19th century, around half of Dulverton's 232 families were engaged in trade or manufacture with remainder involved in agriculture. The agricultural depressions later that century led to a decline in the overall population but this was partially compensated by a growth in sporting tourism and related businesses aided by the opening of Brushford Railway Station just to the south of the town. Although the First World War temporarily depleted the number of sporting gentleman visitors and the railway closed in 1966, hunting and shooting are still important economic activities in the area. For other visitors, Dulverton still acts as a base to experience the historic town and the wider Exmoor landscape to the north.

In terms of facilities, visitors are very well catered for by various eating and drinking establishments in the town, which together also provide employment and business opportunities, although Dulverton lacks the larger hotels found in the coastal towns of Somerset and Devon. The caravan park, just outside of the Conservation Area to the north of the National Park's headquarters, accommodates the majority of visitors and brings much income into the town.

3. Spatial Analysis

3.1 SETTLEMENT PATTERN AND BUILDING DENSITY

The present Conservation Area encompasses the historic settlement core and includes most of the town's pre-19th century development. Several routes converge at the bridging point of the Barle and these, in combination with the local topography, have influenced Dulverton's layout. The town centre occupies a gentle south and west facing slope where the deep valley setting to the north begins to level out.

In view of its size, the Conservation Area is sub-divided into four separate zones:

3.1.1 THE TOWN CENTRE

The intricacy of the street pattern in the town centre reflects its medieval origins. In plan, the historic core of the town resembles a tuning-fork. The High Street leads up from the leat at its south-west end and splits into two broadly parallel roads, with the northern prong, Fore Street, leading to Bank Square and the Church. The south road continues as the High Street up the hill before turning sharply east into Jury Road and leading out of the historic town. The area between High Street and Fore Street was formerly part of the open medieval market area but is now partly built on although its former presence is betrayed by the width of Fore Street. At the east end, Union Street, a later insertion, gives access to the High Street and to Lady Street which skirts the west side of the churchyard before heading out to Northmoor Road.

The layout provides a wide range of vistas within a small area, and a sense of enclosure is engendered by several buildings set at right angles to the main frontages forming important visual stops. The intimate scale is reinforced by an irregular building line and by several narrow, short alleys sometimes linking the main streets, or defining the edge of the historic core. Within this close-knit pattern, several centuries of building are represented with subtle variations reflecting period style.

As is expected, the town centre is the most densely settled part of the Conservation Area, with the buildings constructed right up to the front of their plots in long continuous lines with the only gaps being the result of roads or alleyways connecting up to allow access the rear of the plots. The plots appear fairly regular but lack a continuous rear boundary characteristic of long narrow medieval burgage plots. It is possible that formal medieval planning has been obscured by less regular later development to the back of the plots and incursions into the market place area.





Fig. 4 Buildings along the High Street

3.1.2 BRIDGE STREET, CHAPEL STREET AND RIVERSIDE

Bridge Street is relatively short and leads east of the Barle Bridge before connecting with High Street at the crossing of the mill leat. The cohesion of the High Street breaks down at this point with the road narrowing at the leat and then widening out and some properties set back in more widely spaced plots of irregular width. On the south side, Chapel Street briefly follows the leat leading to the two former mills and has a short terrace of cottages on the east before turning to the south east past the Chapel into Milhams Lane which runs parallel to the Barle.

The mills provide fixed points but immediately around them there is little discernable pattern to the settlement. North of Bridge Street No. 2 (Leat House) juts forward forming a pinch point at the leat, while the properties to the west are again in less clearly defined plots, although all face the road. Close to the river, Kemps Way heads past some modern development, outside of the Conservation Area, towards the former Workhouse (Exmoor House) which stood apart from the rest of the town.



Fig. 5 Lower part of Bridge Street



Fig. 6 Bridge over the mill leat

3.1.3 PARISH CHURCH ENVIRONS, TOWN MARSH AND JURY ROAD

The Parish Church and adjoining Church Lane are separated visually from the town centre and, although a discrete enclave, they are linked by paths to Town Marsh, in its valley setting, and to Jury Road, where there are opening vistas towards the church tower. No parts of this zone have a discernable street pattern except that Town Marsh is concentrated along a relatively short section of the stream running down the valley known as Marsh Water. Jury Road, the main route east in and out of the town, has dwellings hard up against the street, and narrows as it approaches Rock Inn before turning south-west and downhill into the main part of the town.



Fig. 7 Junction of Vicarage Hill, School Lane and Hollam Lane



3.1.4 CASTLE AND CASTLE HILL

The northern end of the Conservation Area begins where the mill leat splits from the River Barle and the two water courses run parallel towards the town. This valley contains short terraces of houses, initially on the east side of Northmoor Road with their plots constrained by the steep valley side. As Northmoor Road approaches Lady Street, there are small clusters of houses on the west side between the Barle and the mill leat with accommodation bridges over the leat giving access to the road. As Northmoor Road becomes Lady Street, a short track leads west to the Barle with a small concentration of houses at its east end mainly orientated to face south towards the town.



Fig. 9 Lady Street bordered by churchyard on much of its eastern side



Fig.10 Northmoor Road runs alongside the mill leat

3.2 PLAN FORM, HEIGHT AND MASSING

3.2.1 TOWN CENTRE

The town centre contains several large buildings, often prominently placed in the street scene, or where more concealed, within a well-defined setting. Other commercial or domestic buildings, forming the major part of the largely continuous main street frontages and are mostly 2 or 2 ½ storeys, many with shops on the ground floor. There are also several short terraces of cottages extending at right angles to the main frontages along narrow streets or courtyards.



Fig. 11 Two storey houses with shop fronts on the High Street.

3.2.2 BRIDGE STREET, CHAPEL STREET AND RIVERSIDE

The buildings in this area are varied. It is broadly characterised by small cottages of 2-storey height, but also contains a larger and more imposing former mill buildings and Exmoor House (former Dulverton Workhouse).



Fig. 12 Chapel Street, lines of cottages each side of narrow lane.

3.2.3 PARISH CHURCH ENVIRONS, TOWN MARSH AND JURY ROAD

The area around the church contains mainly 2-storey cottages. Woodlands and Woodliving represent higher status and earlier dwellings of rural rather than urban plan and include cross-passages.



Fig. 13 Two storey cottages on Church Lane

3.2.4 LADY STREET AND NORTHMOOR ROAD

The predominant building type is the small 2-storey terraced cottage, typical of the later 19th century, set along the valley floor. Slightly larger houses are found off the road, for example Addlemead and The Gardens which occupy level ground between the leat and river. The properties set higher up the valley sides on the opposite side of Northmoor Road are outside of the Conservation Area but have the potential to impact on its setting.



Fig 14 Larger late villa-style houses off Northmoor Road

3.3 GREEN SPACE

Within the Conservation Area there are two main areas of publicly accessible green space: the churchyard; and the area in front of Exmoor House. Of the two, Exmoor House Lawns, the grassed area which runs alongside the river from Exmoor House to the Barle Bridge, has an important and informal recreational role and is often the focus for various leisure activities and allows access to the river, as well as providing a landscape setting for the front of Exmoor House. By contrast, the churchyard, which runs up the steep valley, offers a less frequented and more contemplative space away from the town centre. Outside of the public realm, the open ground alongside Abbot's Way, between the car park and Greenstead House, appears to have been part of the gardens of Greenway and is an important buffer between the historic town and more modern development further east and enables the historic limits of the earlier settlement to be defined and respected.



Fig. 15 View along the Barle, Exmoor House Lawns with Exmoor House in the background to left

3.4 VIEWS

The surrounding wooded valley sides provide a backdrop for the town and provide vantage points for views into and across Dulverton. Within the Conservation Area, the elevated position of the church provides a focal point for internal views, particularly from Vicarage Hill. Elsewhere, there are views following the lines of the water courses and along the main streets of the town where well placed buildings provide a visual stop.



Fig. 16 Church forms focal point for views



Fig. 17 Buildings provide visual stops for street views

4. Architectural Quality and Built Form

4.1 ARCHITECTURAL STYLE

Much of character of the townscape of Dulverton derives from the range of frontage detail in a compact and often irregular sequence of houses and commercial premises, sometimes complementing each other across the street. There are examples of the locally established vernacular style largely devoid of ornament or fine architectural detail, but built on a modest yet well-proportioned generally uniform scale that gives the street scene a foundation of historic character and results in a largely homogenous townscape.

4.1.1 TOWN CENTRE

Standing at the centre of a small island between Fore Street and High Street is the **Town Hall** (Fig. 18), a former market house and now a public hall over shops. The original market house on this site dated to around 1760, the current building is from 1866 and has a seven-bay stone front. Its most notable feature, the arched staircase with twin arms leading to a central upper porch with veranda and ironwork has a lightness of touch reminiscent of Regency style but was actually added in 1930 by the architect Sir A.E. Richardson.



Fig. 18 Town Hall, Fore Street.

Opposite, the wide former shop frontage of the **Library** (Fig. 19) is probably early-mid 20th century, and is complemented by several other original late 19th –early 20th century shop-fronts, many with good period detailing. To the rear, the **Guildhall Centre** (Fig. 20) was originally the stables, malthouse and service buildings to the Lamb Inn before becoming part of Germans ironmongers. It was converted to its present use in the 1990s. Opposite and fronting a path are two three-cottage rows. **Monmouth Terrace** is built of stone rubble with polychromatic brick dressings and with original sash windows surviving and is late 19th century. The adjoining **Guildhall Terrace** is all brick and early 20th century in date. Between this row and the leat are contemporary brick-built early 20th century workshops/stables with top hinged casement windows and vertical plank doors with strap hinges.



Fig.19 Dulverton Library, Fore Street



Fig .20 Guildhall Centre, rear of Fore Street

Back on Fore Street, **No.4 (Dulverton Hardware)** (Fig. 21) occupies a corner site and has a good late 19th or early 20th century shopfront with the entrance on the splay and ornate pilasters and consoles flanking the display windows and fascia.



Fig. 21 4 Fore Street – good 19th century shopfront.

North of the cross-roads, at the top of Bank Square and closing the view is **No 10** (Fig. 22) a 5-bay house. It probably dates from the early 19th century and is stuccoed with an imposing Classical entrance, including panelled door and four-light patterned glazing above. The plain sash windows are later in date, and the first floor has flat pilasters between bays rising from a plat band. It was formerly a bank in the 19th century until this function transferred to the building to its right.



Fig. 22 10 Bank Square

On the west side is a sequence of largely unspoilt 19th century frontages. **Nos 1-5 Bank Square** are rendered and have sash windows, six-panel doors; with a stained glass overlight to No.1. **No. 7** is exposed stone and has recent replacement double-glazed windows.



Fig. 23 Woods Dining Room

Opposite, **Woods Dining Room** (Fig. 23) incorporates a traditional shop-front with recessed entrance at the side, and has a frontage of roughly coursed local stone with sash windows including one tri-partite. The adjacent **Lion Hotel** (Fig. 24) is one of Dulverton's surviving historic hostelries. Occupying a corner site, it has a tripartite plan with the central section having a half-timbered pediment flanked by cambered-head dormers each side. All windows to the front elevation are six-over-six sashes and the flat-roofed central porch is surmounted by two brightly painted recumbent lion figures.



Fig. 24 The Lion Hotel



Fig. 25 Dulverton Post Office, corner of High Steet and Lady Street

On the north side of Fore Street, the façade of **Dulverton Post Office** (Fig. 25) projects forward but is on the same alignment as Bank Square, which combined with the angled corner suggests it was truncated by Lady Street being widened. Although it has a 19th century appearance, Richard Parker's internal inspection has shown that parts date to the 17th century.

The upper part of the High Street, from Union Street to Vicarage Hill, contains a number of notable buildings. On the south side, **Bilbower House (Nos 50-52)** (Fig. 26) is two houses and part of a row and of late-18th/ early-19th century date. Built of local stone rubble with slate roofs, one half was rebuilt in the late 19th century with brick surrounds to window openings. Both have good quality fluted pilaster doorcases with fanlights (Fig. 77) and half-glazed and panelled doors respectively, the lower house is fronted by a short flight of stone steps with a wrought iron handrail.



Fig. 26 Historic entrances to Bilbower House, High Street



Fig. 27 Barle Gallery, High Street

Next door, the **Barle Gallery** (No. 48) (Fig. 27) has a rebuilt early 20th century frontage of snecked local stone with Ham Hill stone mullions and part-leaded windows. Almost opposite, **Sydenham House** (Fig. 28) is one of the most historically interesting buildings in the town and is likely to be late mediaeval in date with later phases of alteration. It comprises a long low rubblestone range running parallel to the street and dominated by a large lateral stack. The upper part is boarded, suggesting that the eaves level has been raised.



Fig. 28 Sydenham House – with large prominent chimney stack.



Fig. 29 Greenslades and Half-a-House.

Further up the hill at the junction with Rosemary Lane is **Greenslades** (Fig.29) and an adjoining cottage, probably 18th century or earlier. The irregular three-storey frontage of painted stone rubble has small three-light casement windows with timber lintels. Off Rosemary Lane, **Chypleighs** (Fig. 30) is an early 19th century cottage, roughcast over rubble and possibly adapted from an earlier two-cell and cross-passage plan dwelling with stone stacks at either end. There are pointed gothic arch openings; the windows are casements with divided tracery heads, and the door of vertical plank construction.



The middle part of the High Street also contains a number of historic buildings that make a positive contribution to the Conservation Area. **No 42** (Fig. 31) on the west side of the entrance to the car park appears typical. Externally, its modest façade suggests a late 18th or early 19th century date but to the rear and internally the layout and timbers suggest an important building perhaps 200 years earlier.

Another building of interest, **White Hart House (No. 23)** (Fig. 32) is located on the island between Fore Street and High Street and forms a 'C-shaped' range around a small front cobbled courtyard. Its two storey frontage to the High Street has a large gable containing an attic storey. The ground floor has a deep semicircular arched entrance porch and adjoining round-headed windows with radial glazing bars. An internal inspection by Richard Parker has revealed the building to date to the 15th or 16th century and raises the intriguing possibility that it may have originated as a market house or guildhall.



Fig. 32 White Hart House – a building of considerable historic potential.

Closing the view back towards the middle of the High Street is **Dulverton Pharmacy (No.21)** (Fig. 33). This appears to be a re-fronting of an earlier building in an early 20th century Arts & Crafts style with leaded-light windows and an impressive frontage of dressed Ham Hill stone, including a first floor roundel window with opposed keystones.



Fig. 33 First floor roundel window to Dulverton Pharmacy.

On the opposite side of the High Street and down a narrow lane is **The Greenway** (Fig. 34), a late 18th –early 19th century fronting of an earlier house. It is rendered over rubble and has a hipped slate roof. Its main south-facing two-storey 5 bay range is in Regency style with ground floor 15- pane sashes reaching to ground level and similar first floor windows of 12-panes. There is a central semicircular headed entrance with panelled reveals and above the door a fanlight with radiating bars. The interior is said to retain significant period detail, for example, panelled shutters to windows, a stick baluster stair, and segmental-headed doorway also containing a fanlight.



Fig. 34 North range of The Greenway – with tricolour render.

Back on the High Street and a prominent town centre building, the **Lamb Hotel (now Lamb Court)** (Fig. 35) is an imposing 3-storey 5-bay building probably dating to the late 18th century. The former hotel and outbuildings to the rear were converted into flats in late 1980s resulting in the loss of much of its character, including the 4 large chimney stacks and the impressive ionic porch that was admired by the architectural historian Pevsner.



Fig. 35 Former Lamb Hotel – a landmark building diminished by later alteration.

The adjacent **Guvenor House (No. 18)** (Fig. 36) is also a large three-storey building, in its current guise it is a substantial town house of c.1800 with a later shop window inserted in its three-bay symmetrical façade with a blind centre bay and tri-partite sash windows to the first floor. An internal inspection, however, suggests it may be a remodelling of a 17th century building. The shopfront is also of interest and has panelled reveals and lozenge pattern in flanking pilasters.



Fig. 36 Guvenor House – 19th town house with later shop.

The remainder of the buildings on the High Street as it heads west towards the Barle are two storey. **No. 12** (Fig. 37) is described on a wall plaque as 'The historic White Horse' and is probably of 18th century origin or earlier, but with a mid-late 19th century frontage including a shop-front with central recessed entrance door and cornice supported by curved console brackets flanking the fascia. Adjoining is a six-panel door (the upper four glazed) within a heavy door-case with fluted pediments and flat hood with cornice above.



Fig. 37 Former White Horse Public House, with Lorna Doone connections.

The **Catholic Church** was formerly the stables to the adjacent the large 19th century house known as **The Retreat** and were converted to a church in 1955 (Fig. 38). Both are set back off the main street frontage.



Fig. 38 The Retreat (left) and Catholic Church (right)

On the north side of the street and set back slightly, **3 and 5 High Street** (Fig. 39) were formerly a single house, probably 17th century or earlier and three rooms with cross-passage. The listing details suggest an original hall to which a rear lateral stack was added, probably in the 17th century. The original house was remodelled, extended and divided in the early-mid 19th century with two surviving 12-pane sash windows and later 19th - early 20th century casements with horizontal glazing bars. No. 3 has a single storey outbuilding projecting forward with a mono-pitched roof and twin stacks.



Fig. 39 3-5 High Street with outbuilding (to left)

To the rear, **Town Mills** (Fig. 40) is one of the 19th century grist mills, almost certainly with earlier origins. It is of three-storeys, with a transverse wing across the leat. Predominantly built of local sandstone rubble there is some timber panel infill and segmental arched openings with six-light casement windows.



Fig. 40 Town Mills

The remainder of the lower end of **High Street**, has a well-proportioned sequence of late 18th and 19th century two-storey frontages with a number of traditional shop-fronts, and first floor sash windows with narrow glazing bars, especially its south facing elevation. **Nos 7 and 9** (Fig. 41) are fairly typical and represent a 19th century rebuilding of an 18th century building.



4.12 BRIDGE STREET, CHAPEL STREET AND RIVERSIDE

The Barle Bridge marks the western entry to the town. It is built of local stone rubble with ashlar string course and coping and spans the river in five arches with pointed cutwater buttresses between a four-centre central arch. It is medieval in origin, but was repaired in 1624, and widened in 1819 by John Stone. It has had to be repaired after flood damage on many occasions, notably in 1866, 1952 and 2012.



Fig. 42 The Barle Bridge

Fig. 43 Exmoor House,
former workhouse now
Exmoor National Park HQ

Close to the river, **Exmoor House** (Fig. 43) is set well back from Bridge Street and apart from the town. It was built as a Union Workhouse in 1855 and converted to council offices in the middle 20th century – a role it still fulfils as the headquarters of the National Park. Two storeys in height, it is built of local stone rubble with dressings around openings. The frontage contains a central block with an open pediment and flanking wings. There are ground floor 12-pane and first floor 9-pane sash windows. Above the deep eaves is a slate roof topped by a central wooden lantern with shallow pyramid roof and arched louvred openings on each face.



Fig. 44 The Bridge Inn, the western entry to the town

In Bridge Street, **Bridge Inn** and **Bridge Cottage** (Fig. 44) are both early-mid 19th century (the date of 1845 is marked out in pavement cobbles at the front). Built of stone rubble, the former occupies a prominent corner plot. Both have broken pedimented door-cases on the Bridge Street frontage, one with a round-headed arch, the other elliptical arch, both have fanlights with radial bars.

Set slightly back from the street, **The Boot** (Fig. 45) has a late-19th century tile hung and quarry tile frontage added to an earlier, possibly three-cell and cross-passage 17th century cottage, and is still thatched. The casement windows with single horizontal glazing bar probably date from the 19th century updating.



In contrast, **Rothwell and Dunworth's Bookshop** (Fig. 46) stands forward of the building line. It has a good late 19th century shop-front with carved console brackets, moulded mullions and lozenge panels to the stall riser. There is a brick built rear wing, probably later in date running alongside the leat with four round-headed windows, which suggests some former commercial or industrial use.



Fig. 46 Rothwell and Dunworth's Bookshop

On the opposite side of the road is **Forge Cottage** (Fig. 47) thatched and possibly 18th century with later 19th century casement windows. It is predominantly rendered presumably over rubble - the gable end is a brick extension. The thatched porch which reaches almost to the eaves is also an addition. Next door, **Farthings** (Fig. 48) is a mid-late 19th century fronted house with possible earlier origins. The three-bay frontage with ground floor canted bays, has sash windows with vertical bars, and a panelled entrance door with plain fanlight above.



Fig. 47 Forge Cottage, Bridge Street



Fig. 48 Farthings, Bridge Street

At the corner of **Chapel Street** and **High Street** is **No. 4** and **Holland House** (Fig. 49) both are probably early 19th century. Fronting Bridge Street, Holland House has a double shop-front with 20th century half-glazed double door with 16-pane sash window above. To the rear, No. 4 has a four-bay frontage with first floor 16-pane sash windows, and a plank door under a porch set in the angle with the adjoining Old Bakehouse, which is probably early 19th century and occupies a recessed position behind a wall and railings.



Fig. 49 Holland House, High Street

Further down Chapel Street is **Dulverton Laundry** (Fig. 50). Originally water driven, this was formerly a crepe mill, and is a good example of an early industrial building. Pevsner describes it as 'a fine, rational early 19th century design'. It is three-storeys, built of local stone rubble with recessed bays and some wooden panels between windows. There are six-light windows and some multi-paned leaded-light casements on the second floor.



Fig. 50 Dulverton Laundry, a former mill.



Fig. 51 Lower Mill – now private house

Immediately south, **Lower Mill** (Fig. 51) appears to be of three builds with a three storey rubblestone building and late-19th century rendered extension with hipped and gabled slate roofs to the south.

Back on Chapel Street, the **Congregational Church** (Fig. 52) dates from 1831 and has a rendered frontage, lined as ashlar. Its three pointed-arch windows have divided tracery, and it has a slate-hung rear elevation. The attached Manse was added in 1877 and is rendered under a slate roof.



Fig. 52 Congregational Church with attached Manse (right).

Chapel Street has a number of cottages, mainly dating to the mid-19th century. **Hampshire House** (Fig. 53), is representative of these with a painted stone rubble frontage and cobbled forecourt. The six-panel entrance door has two fixed lights and the timber casement windows each have a single horizontal glazing bar. Nos. 11-13 opposite have a modern plaque with a date of 1660. Others retain good detailing, such as the rustic porches at **Myrtle Cottage** (Fig. 76) and **Poolston Cottage**.



Fig. 53 Hampshire House – probably mid-19th century.

4.13 PARISH CHURCH ENVIRONS, TOWN MARSH AND JURY ROAD

The **Parish Church of All Saints** (Fig. 54) is set further up the slope and is accessed from the town centre to the south through a gothic style **lych gate** (Fig. 55) dating to 1907 with decorative clay-tile roof and ornate pierced bargeboards. Although originally medieval, the Church was largely rebuilt in 1853-5 and in its current guise is mainly 19th century although it retains some earlier features of interest internally. The three stage tower, which is possibly 13th century, was also restored at this time



Fig. 54 Church of All Saints, from the east



Fig. 55 Lych gate to churchyard, typical of the Arts & Crafts tradition

Set above and behind the Church is the **Old School House** and **Headmaster's Cottage** (Fig. 56). As the name suggests, this is the site of the former Primary School, built in typically late-19th century style of stone rubble with steeply pitched slate roof and imported dressed stone for openings, some with pointed arches.



Fig. 56 Headmaster's Cottage with school house to left

From the former school the lane curves sharply downhill to Town Marsh where there is a small group of mainly 19th century buildings, which include **Marsh Hall** (Fig. 57) a former Plymouth Brethren Chapel built in 1884 by the Mildmay family and now a private house. Adjoining is a single storey building with timber shutters, which is shown as a **Smithy** (Fig. 58) on early Ordnance Survey map. The remains of a water-wheel demonstrates that it was formerly powered by the stream running down the valley known as Marsh Water.



Fig. 57 Former Plymouth Brethren Chapel, now dwelling.



Fig. 58 Former Smithy, wheel pit with remains of wheel to the left.

At the town end of School Lane is **Wisteria Cottage** (Fig. 59), rendered with a thatched roof and central brick chimney stack – probably dating to the 18th century. On Hollam Lane behind is **Rock Cottage**, probably early-19th century and fronting Jury Road, **Rock House Inn** (Fig. 60), which has original 19th century frontage detail with panelled entrance door with plain overlight. The sash windows have vertical glazing bars and narrower margin panes - a common Dulverton pattern. Opposite is **Woodcote** (Fig. 61), a long and tall late-19th century building extended in the early 20th century with some Arts & Crafts features, including an ornate studded door fronting the road with chevron panels and original metal door furniture.



Fig. 59 Wisteria Cottage



Fig. 60 Rock House Inn, top of Vicarage Hill



In Jury Road, on the eastern approach to Dulverton, are two buildings of high historic interest. **Woodliving (formerly Wood Tenement)** (Fig. 62), is a former farmhouse dating from the 16th century, but extended in the 17th and early-19th century. The listing description refers to much early timber and other interior features, including four pairs of jointed cruck trusses, peaked and round-headed doorframes, plank and muntin screen, timber-framed partitions with late-16th –early-17th century painted panels, and a 16th century grate. Adjoining is **Woodlands** (Fig. 62), a former three-cell and cross-passage farmhouse, probably 16th century, but extensively altered in the mid-19th century and mid-late-20th century. The tall stacks rising from the eaves of the outshot complement those of its neighbour. The formerly thatched roof, however, now sports concrete tiles.



Fig. 62 Woodliving (left) and Woodlands (right) – the six large stacks are a local landmark

Back on Vicarage Hill, the north side is dominated by the half-timbered three gabled frontage of **Wreneaton House** (Fig. 63), a distinctive Arts & Crafts style building dating to c.1900. The orangey-red colour Wellington bricks with Ham stone dressings give the building an incongruous presence in the streetscape but it has high quality detailing, best seen in the Scottish baronial style corner detail with an ogee headed window and canopy with niche above (Fig. 64). There are also dressed stone entrances and mullioned windows, some with leaded light glazing and ogee moulding. Opposite, **The Vicarage** is an imposing late Victorian house set in own grounds – much altered, it may have earlier origins.



Fig. 63 Wreneaton House – a fine Arts and Crafts building.

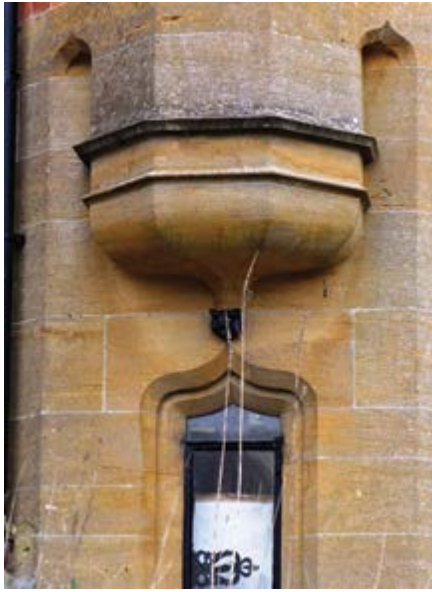


Fig. 64 Corner detail to Wreaneaton House

Leading to the Church, **1-5 Church Lane** (Fig. 65) is a terrace of five houses. These are unlikely to have been built at the same time and the two closest to the church, Nos 1 and 2, could possibly be 150 years earlier than their neighbours. The painted stone rubble frontages are complemented by the entirely cobbled surface of the street contained by a stone wall and with the parish church closing the view. Each cottage has a straight hood porch on brackets over the entrance door, which is panelled and has a rectangular overhead light. No.1 has late-19th century bay windows on the ground floor.



Fig. 65 1-5 Church Lane, 19th terrace with possible earlier origins.

4.1.4 LADY STREET AND NORTHMOOR ROAD

Lady Street contains a number of buildings of interest typically in short terraces or semi-detached pairs of late-19th / early-20th century date, mainly brick built with Bridgwater tile or slate roofs. They retain many original features, for example segmental arched openings, six-panel doors and overlights, and three-light sash windows with narrower margin panes. Some, such as **No. 3** next to the churchyard, which has a large end stack, could potentially have earlier origins.

Now mainly domestic in character there are a number of buildings which formerly had other uses. **Legion House** (Fig. 66) is an interesting late example of an Arts & Crafts style stone built frontage (dated 1954 on the stone plaque), including a large porch and oak plank stable door with forged strap hinges, all rather incongruously attached to the brick built rear.

Externally, there is little to disclose **No. 20's** former life as the Police Station (Fig. 67), although the chamfered stone window and door lintels are still visible. Similar in date but easier to identify is the **former Bible Christian Chapel** (Fig. 68) of 1902, built of red and cream brick with stone detailing. The adjoining semi-detached pair of houses, **Nos 24-26 Lady Street**, are similarly constructed with No. 26 retaining its original sash windows.



Fig. 66 Legion House, Lady Street



Fig. 67 Former Police Station, Lady Street



Fig. 68 Chapel, now converted to domestic use

Northmoor Road contains mainly later 19th century buildings directly fronting the east side of the street with some later development between the mill leat and the Barle. **No. 32** (Fig. 69) is an earlier building than its neighbours. It is three-storey and built of stone rubble with timber lintels and small casement windows. It probably dates from the 18th century and was part of the former paper mill.



Fig. 69 Surviving part of the former paper mills

Elsewhere there are a number of good cottage groups, for example **Nos. 1-3 Pump Cottages** (Fig. 70) of painted stone and render with small sash windows and attractive trellis porches. Further north, with views across the River Barle, are Nos. 1-11 Weir Head Cottages. This terrace is probably late 19th century and is rendered, with some retaining their three-pane double casement windows and timber doors. Beyond is **Weir View House** (Fig. 71) a detached late 19th century house, with plain sash windows and a 6-panel door with two upper lights and ornate brass furniture.



4.2 MATERIALS

4.2.1 WALLS

Natural stone is a predominant building material. The local hard Devonian sandstones and shales are used as stone rubble for almost all the historic buildings and boundary walls. The stone was sourced from local quarries and a number of sites are shown to the north-east of the town on 19th century maps.

In some larger buildings, for example the parish church there is dressed stone, imported from further afield, for example from the Ham Hill quarries near Yeovil. Many of the houses, especially in the town centre, have been rendered or the stone colourwashed or painted.

Traditionally, almost all the 19th century and earlier domestic buildings would have been rendered and/or lime washed. In some cases this has since been removed or replaced using cement and plasticised paint. Some of this render may be disguising cob rather than stone. Slate hung walls do occur but are less prevalent in Dulverton than elsewhere on Exmoor, the rear wall of the Congregational Church (Fig. 73) is a rare exception.

There is some limited evidence of timber framing, for example a half-timbered frieze below the eaves at Sydenham House, and of a painted over boxframe on a wall flanking an alleyway, both in High Street. Bricks would not have been produced locally, and were most likely transported in by rail. The early 20th century Arts & Crafts houses made good use of both local and imported materials.



Fig. 72 Variety of wall materials and finishes



Fig. 73 Wall at Congregational Church – Cornish slates (top) combined with those of unknown origin.

4.2.2 ROOFS

Traditionally thatch would have been a more prevalent form of roofing material, but from the late 18th century slate was more commonly used, especially in towns where there was the ever present risk of fire spreading. Today Welsh slate predominates, but a significant proportion has either been turnerised or has been replaced by varieties of artificial slate. More recently, imported natural slate has appeared. Evidence of local slate, which originated mainly from the Brendon Hills where a few slate quarries flourished until the early 20th century, is scarce in the town. From the late 19th century onwards, the main alternative to slate was the red clay double-Roman tiles, sourced from the Bridgwater area. Plain tiles also began to be used on new buildings from this time, but are less commonplace.



Fig. 74 Town roofscape is predominately slate

4.2.3 WINDOWS AND DOORS

There is a very good survival of traditional windows in the Conservation Area. These are mainly of timber with many excellent examples of sash windows having a variety of glazing patterns. The typical local type, probably dating from the late 19th century, has a wide central and two narrower margin panes between vertical glazing bars. Earlier examples have a larger number of smaller panes with narrow glazing bars. The other major type of historic window is the timber or metal casement that predominate on the smaller cottages.

There was a small but significant flourishing of Arts & Crafts architecture in and around Dulverton in the early in the 20th century producing a range of door and window styles some reflecting the stone mullions and transoms of the 16th-17th century. Also of this period are some examples of forged door and window furniture, and of leaded light glazing patterns. Other features include round-headed iron framed windows, which sometimes indicate a former industrial use and of gothic pointed-arch windows,

Dulverton also possesses some very fine period doors and in particular pedimented door-cases and fanlights. These are mainly reserved for the more important town-houses, of late Georgian and early Victorian date and are largely within the town centre. Elsewhere the traditional plank and ledged form predominates, some incorporating fixed lights, while some others are panelled and have overlights. There is little other obvious ornament, but a number of cottages have small front porches with gabled roofs and a variety of sometimes imaginative detail, mainly dating from the later 19th century.

One of Dulverton's chief delights is the high survival of 19th century / early 20th century traditional shop fronts throughout the town centre which contribute massively to the character and appearance of the Conservation Area.



Fig. 75 Pedimented doorcases with tripartite window in between



Fig. 76 Porch at Myrtle Cottage



Fig. 77 Fanlight at Billbower House

5. Street Scene

5.1 BOUNDARIES

There are considerable stretches of boundary walling mainly built of the local shales. Some are partially rendered, although others use minimal amounts of mortar. There are a few examples, mainly on the fringes of the Conservation Area with the distinctive pattern of stonework, where the bedding plane is in a vertical or near horizontal position. This is known locally as 'dyking', and adds a pleasing contrast to the more widespread use of horizontally coursed stone rubble and is most commonly used as a retaining feature to hedgerow banks. The local types of stone-walling make a valuable contribution to the character of the Conservation Area, as well as providing a strong sense of enclosure or privacy in several cases.

There are a few good examples of ironwork, most notably enclosing the churchyard. Elsewhere there are iron entrance gates, railing to entrance steps and short sections of railings enclosing spaces but these are not especially prominent.



Fig. 78 Dyking along Northmoor Road.



Fig. 79 Part of the ironwork surrounding the church.

5.2 GROUNDSCAPE

Dulverton has many examples of paved or cobbled surfaces using natural stone. Most noteworthy is Church Lane, which probably dates from the time the terrace of cottages was built. The passage between the library and information centre is paved with York stone and is bordered by rounded cobbles. There are numerous examples of cobbled forecourts to houses, such as at White Hart House. In some locations the cobbles are a more marginal feature adjoining asphalt. There are other locations where surfaces consist of gravel or loose chippings, and where there is potential for a paved or cobbled surface to survive below or be added.



Fig. 80 Decorative cobbles show date outside the Bridge Inn.

5.3 STREET FURNITURE

Although relatively recent in date, historic street furniture contributes greatly to Dulverton's streetscape. The Conservation Area has one K6 telephone kiosk on Bridge Street an example of a later type next to the Post Office.

On Lady Street towards Northmoor is a bollard and hand pump (Fig. 81) dating to the late 19th century: both may have been re-sited. There are also the remains of a hydrant in its own niche at 48 High Street and a more complete example in Church Lane.

The town centre has a particularly good selection of mid-20th century metal road signs attached to the Lion Hotel and 1 Bank Square.



Fig. 81 Bollard and hand pump at Northmoor Road



Fig. 82 Water hydrant, Church Lane



Fig. 83 Road signage attached to Lion Hotel



Fig 84 Enamelled advertising sign

5.4 LANDSCAPE AND TREES

There is an important relationship between the setting of buildings in the Conservation Area and the surrounding topographical and landscape features. The main landscape elements of significance to the character of the conservation area are as follows:

- the setting of Dulverton as the principal town in the Barle Valley
The steep wooded combs that typify lowland Exmoor, form a backdrop to many buildings and extend for several miles to the north and west.
- the Marsh Water valley that extends north-west from the edge of the town with an ancient track climbing the ridge between this and the larger Barle valley.
- important tree groups and individual trees. As well as indigenous species such as ash, oak, sycamore, beech and yew, there are a few less common species, for example some mature Copper Beech (*Fagus purpurea*) in the grounds of The Greenway, and a Wellingtonia (*sequoia gigantea*) at Exmoor House Lawns
- the riverside setting which defines much of the western edge of the Conservation Area and is a special feature at Northmoor with good outward views.
- the several pathways providing relief from through traffic including some paved or cobbled short streets, courtyards, and often bounded by walls or railings, or following part of the course of the mill race.
- important boundary walls, for example in Church Walk, bordering the churchyard and adjoining Abbot's Walk.



Fig. 85 Trees and water make an important contribution to Dulverton's setting.

6. Condition Assessment

6.1 CURRENT CONDITION

Dulverton had a modestly prosperous past, and most historic buildings, both listed and unlisted, are generally well maintained with an awareness of the importance of retaining and enhancing historic detail. There is evidence of the influence of the public sector, as well as the local community, in restoring and maintaining buildings for visitor use. Consequently, there are very few vacant or unoccupied buildings suffering from serious neglect or under use.

A large proportion of timber windows and entrance doors survive in their original form, and that where timber replacements have been made, these closely match the traditional form. Nevertheless, PVCu replacement windows and doors continue to make inroads into the Conservation Area, and within the close-knit pattern of development this can be especially noticeable. Such PVCu replacements, even where they closely match the traditional glazing and joinery patterns, introduce an artificial product that in a historic setting can all too easily totally destroy the visual integrity of even the most modest of traditional buildings. Rooflights, particularly those on front elevations and stand proud of the roof plane also have the potential to disrupt the visual integrity of buildings especially in terraces.

Overhead lines are prominent throughout parts of the town centre, and especially several of its approaches. There are also areas where boundary treatments are not ideal, notably the post-and-panel fencing alongside the Abbot's Way footpath (Fig. 87).



Fig. 86 Non-flush fitting rooflights



Fig. 87 Fencing along Abbot's Way



Fig. 88 Overhead lines – detract from Conservation Area

Traffic is an issue. The local topography funnels vehicles towards and through the town. The present layout of the town centre is remarkably little altered from the 1840 Tithe Map, which makes traffic access, especially for larger vehicles, very limited. On-street parking, although convenient, tends to heighten the sense of congestion. Narrow streets and pavements, especially in the upper part of High Street, and parts of Bridge Street, including the Barle Bridge tend to agitate pedestrian vulnerability.

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

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

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

6.2 VULNERABILITY

Dulverton has a high number of historic buildings but only a low proportion of these have statutory listing. In the case of those in domestic use, there is the very real possibility of undesirable alterations being carried out as permitted development. Although the process of change is slow at present, the cumulative effect of this will in the longer term have a considerable impact on the character of the town if left unchecked. In a town which relies heavily on tourism this will inevitably have wider implications than the loss of historic features.

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

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

FINAL RISK ASSESSMENT

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

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

7. Recommendations

7.1 PROPOSED BOUNDARY CHANGES

The 2003 appraisal suggested that to protect the setting of the Conservation Area on its western side, the bridging point and buildings fronting the west bank of the river and set into the hillside should be included. Although this area is of undoubted importance this current appraisal does not propose to extend the Conservation Area unless there is significant local support for this.

7.2 MANAGEMENT AND ENHANCEMENT

The centre of Dulverton has a townscape of exceptional quality, with many examples of enclosed vistas totally unaffected by intrusive later development. The traditional emphasis of lime-washed rendered or natural stone walls with natural slate roofs should be maintained and enhanced. The abundance of period windows, doors, shop-fronts, porches, stone walls, gateways and iron railings are a vital element of historic character, and following consultation, should ideally be afforded more protection.

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 and effect control over the potential installation of PVCu windows and doors, inappropriate roof materials, external cladding, and use of exposed block-work.

The gap in the buildings along the High Street at the junction with Union Street at the entrance to the Lion Stable public car park would benefit from some enhancement. From here, the fencing along the Abbot's Way footpath is not inkeeping with Dulverton's historic character.



Fig. 89 Entrance to Lion Stable car park

Exmoor House Lawns and its riverside setting is an important feature. Additional seating/picnic tables and boundary features or planting offering greater traffic safety could make them a more relaxing and enjoyable space for visitors, especially those with young families.

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.

The speed and size of vehicles through the town are a problem, traffic calming measures and perhaps more pedestrian only areas, could be considered where there is local support.

Other potential for enhancement includes:

- removal of unsightly overhead power lines, from parts of the town centre where this has not already been done.
- where feasible, the restoration of some historic water features.
- a survey of all ground surfaces where natural materials have been used (cobble, paving and kerbs with recommendations for repair and additional surfacing).
- better interpretation of the town including a possible town trail.

7.2.1 HISTORIC BUILT ENVIRONMENT

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

- Existing stone boundary and retaining walls, and existing banks, and footpath only access should be safeguarded, where possible, especially those that identify the historic street and plot layout pattern of the earlier settlement.
- Existing historic street furniture, including gate piers, and associated period timber or metal gates, should be retained. As part of an overall enhancement scheme, use of natural stone paving, reintroduction of cast iron street name plates where necessary, and replacement street lighting that is more sympathetic to the character of the conservation area should be encouraged.
- 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 necessary protection of all natural stone paving, cobble, 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 features, for example sash windows and panelled doors, and any examples of early 20th century Arts and Crafts tradition, for example, decorative window glazing and forged metal window and door catches.
- Encourage the use of lime-wash and lime mortar for rendering. Cement rich mortars for render mixes and the use of raised or “ribbon” pointing for wall repairs should be avoided. The use of minimal mortar infill is appropriate where local shales are used in wall construction, especially where not load-bearing.

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

- Small buildings of less than 115 cubic metres;
- Walls, fences and railings less than one metre high abutting to highway (including footpaths and bridleways) or less than two metres elsewhere;

- Agricultural and forestry buildings erected since 1914;
- Certain buildings used for industry.

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

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 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 - DESIGNATED HERITAGE ASSETS

Below are tables of the designated heritage assets (Listed Buildings and Scheduled Monuments) within the Conservation Area. For further details see the Exmoor National Park Historic Environment Record website, or the online English Heritage National Heritage List for England.

In the case of Listed Buildings, Table 1 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 names will have since changed: this does not affect the listed status.

Table 1 Listed Buildings

Name	Grade	Date Listed	EH Ref
Church of all Saints, Bank Square	II*	06/04/59	1247824
Barle Bridge at NGR SS 9120 2782, Bridge Street	II	06/04/59	1247899
The Boot, Bridge Street	II	04/08/86	1247900
Holland House 1 Bridge Street and 4 Chapel Street	II	04/08/86	1247901
Dulverton Laundry, 8 Chapel Street	II	04/08/86	1247917
Market Hall, Fore Street	II	04/08/86	1247925
Sydenham House, High Street	II	06/04/59	1247926
Bilbower House 1 & 2 High Street	II	04/08/86	1247928
The Greenway, High Street	II	04/08/86	1247929
Woodlands, Jury Road	II	06/04/59	1247930
Wood Tenement	II*	06/04/59	1247931
Chypleighs, Rosemary Lane	II	04/08/86	1247975
Bollard and Hand Pump at NGR SS 91352 28190, Lady Street	II	04/08/86	1247970
K6 Telephone Kiosk (No 23331), Bridge Street	II	15/08/89	1248098
1-5 Church Lane	II	18/10/95	1248099
Lion Hotel, Fore Street	II	04/08/86	1263873
Exmoor House, Bridge Street	II	04/08/86	1263901
Forge Cottage, Bridge Street	II	06/03/80	1263902
Congregational Church and Hall, Dwarf Wall, Railings and Gate	II	04/08/86	1263903
Abutting North Corner, Chapel Street			
Lych Gate at South Entrance to Churchyard, Church of All	II	04/08/86	1263921
Saints, Bank Square			
3-5 High Street	II	18/10/95	1278049

Table 2 Scheduled Monuments

Name	EH Ref
Barie Bridge	1006179 / SO267

APPENDIX C- LOCALLY IMPORTANT UNLISTED BUILDINGS

Dulverton is distinguished by having a considerable number of unlisted character buildings and almost all the buildings within the Conservation Area make a positive contribution to its character and appearance. The majority of such buildings line the main town centre frontages and many have modest but well-preserved late 18th to late 19th century detail and as already noted there are also some good examples of c.1895-1910 Arts & Crafts style.

The table below contains a selection of unlisted historic buildings within the Conservation Area which, whilst perhaps not of special interest in the national context, are nevertheless of local interest by virtue of their date, design, materials, historical association, etc. This is not a statutory designation and confers no additional protection, but does highlight the importance of a building for general planning purposes.

Name	Notes
2 Bridge Street (Rothwell and Dunsworth's Bookshop)	C19 building of two distinct parts.
7 High Street	C18 rebuilding of earlier house.
9-11 High Street	Late C17-C18 rebuilding of earlier house.
13-19 High Street	C19 with earlier origins.
18 High Street	Late-C18/early-C19 3-storey townhouse.
Lamb Court, High Street	Late-C18/early-C19 3-storey former inn.
Lamb Back, High Street	Late-C18/early-C19 range of former service buildings to inn.
25 High Street (White Hart Inn)	C15-C16 former jettied building with C17 and C18 alterations, possibly originated as a municipal building connected with market.
42 High Street	C16-early C17 former mansion or inn with later alterations.
Sydenham House, High Street	C16-C17 low range of buildings, possibly originally a 3-bay cross passage house.
Post Office, Fore Street	C17 building with later extensions.
12-16 Fore Street (Tantivy)	Complex building with C17 origins.
Lower Mill, Chapel Street	Late C18 or earlier mill.
Wisteria Cottage, Vicarage Hill	Thatched cottage, possibly C18.
Town Hall, Fore Street	C19 with notable alterations c.1930 by AE Richardson.
Library/Visitor Centre, Fore Street	Late C19/early C20.
Guildhall r/o Fore Street	Early C19 former stables and malthouse.
1-3 Guildhall Terrace, off Fore Street	Late C19 stone and brick cottage row.
4 Fore Street	Corner site with good C19 shopfront.
10 Bank Square	Imposing C19 building – formerly a bank.
1-7 Bank Square	Good quality early C19 buildings.
Woods Dining Room	C19, traditional shopfront.
Lion Hotel	C19 or earlier inn.

DULVERTON CONSERVATION AREA APPRAISAL DOCUMENT

48 High Street	C20 frontage.
Greenslades, High Street	Irregular 3-storey house, C18 or earlier.
12 High Street	Former inn, C18.
21 High Street	Arts and Crafts refronting of earlier building.
Catholic Church	Converted from C19 stables.
The Retreat	Large C19 house.
Town Mills	C19 3-storey mill.
Bridge Inn / Bridge Cottage	Early C19 with good contemporary doorcases.
Farthings, Bridge Street	C19 fronted house.
Old Bakehouse, Chapel Street	Early C19 former service building.
Hampshire House, Chapel Street	C19 house.
Myrtle Cottage / Poolston Cottage	C19 cottages with rustic porches.
11-13 Chapel Street	Possibly late C17.
Old School House	C19 school room with Headmaster's Cottage.
Marsh Hall, Town Marsh	Former chapel dated 1884 – now dwelling.
Smithy, Town Marsh	C19 forge with remains of water wheel.
Rockhouse Inn, Jury Road	C19 frontage at entrance to town.
Rock Cottage, Hollam Lane	Early C19 or earlier cottage.
Woodcote, Jury Road	Large C19 building with early C20 alterations.
Wreneaton, Vicarage Hill	Large Arts and Crafts building of c.1900.
Vicarage, Vicarage Hill	Imposing late C19 house.
3 Lady Street	Cottage with large end stack, C19 or earlier.
Legion House, Lady Street	Royal British Legion Hall of 1954.
20 Lady Street	Former Police Station now house.
Former Bible Christian Chapel, Lady Street	Chapel of 1902, now house.
24-26 Lady Street	Pair of houses of c.1900.
32 Northmoor Road	Surviving part of C18 paper mill.
1-3 Pump Cottages, Northmoor Road	Row of small early C19 cottages.
1-11 Weirhead Cottages, Northmoor Road	Terrace of late C19 cottages.
Weirview House, Northmoor Road	Detached late C19 house.

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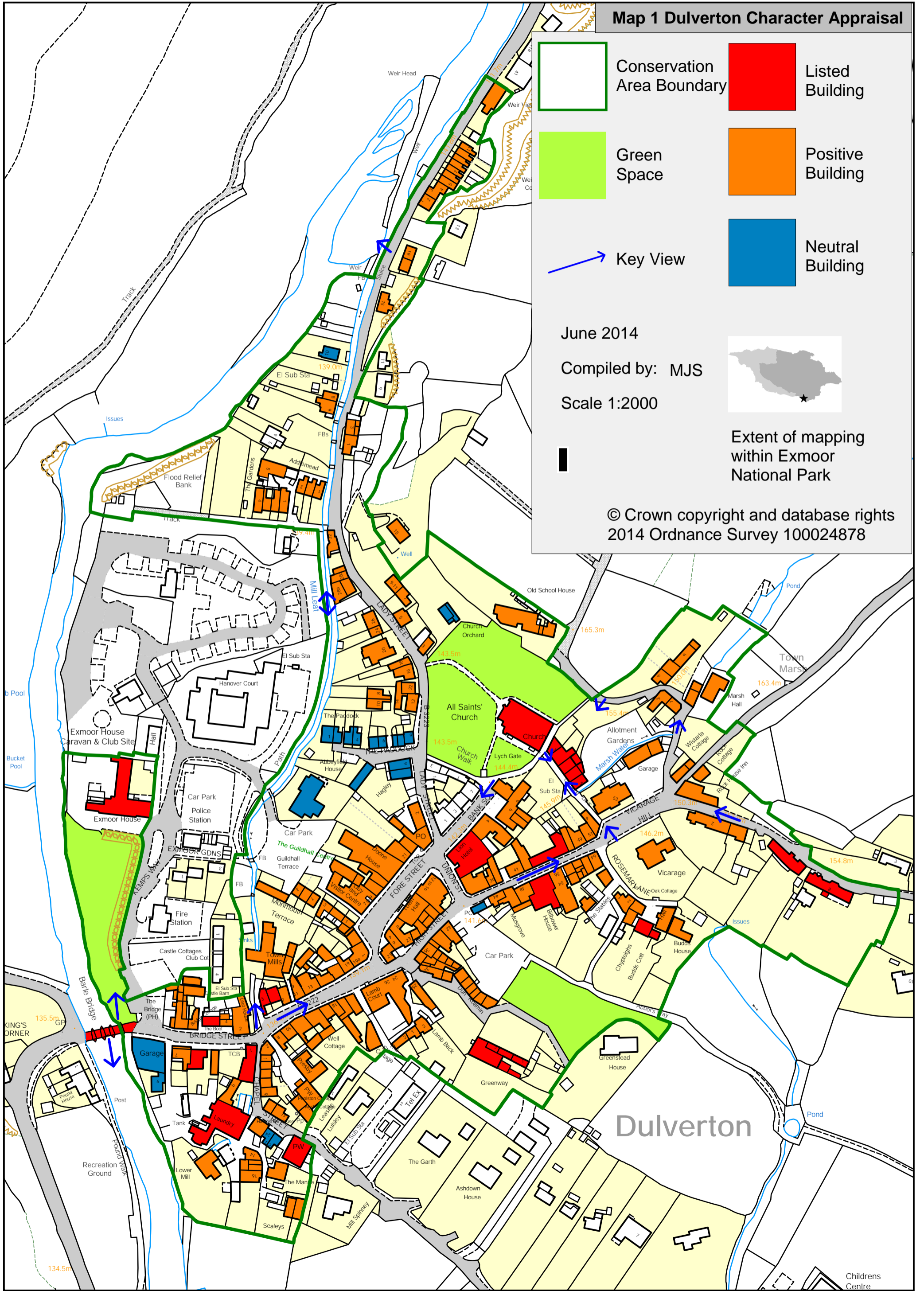
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SPAB (<http://www.spab.org.uk/>) and English Heritage (<http://www.english-heritage.org.uk/professional/>) have a variety of guidance documents on the care of the historic environment available through their websites.

Map 1 - DULVERTON CHARACTER APPRAISAL



Map 2 - DULVERTON CONSERVATION AREA

