

Settlement form and Views

Hartland has a compact urban form. The north and northeast of the settlement is predominantly residential having greatly expanded in the last 50 years onto the flatter land. Whilst the wooded valley to the south prevented the spread of housing due to the topography of the area. The old village centre or historic core is centred around Fore Street and has a higher build density than that found elsewhere. Properties are two storey, terraced, fronting onto the main through road.

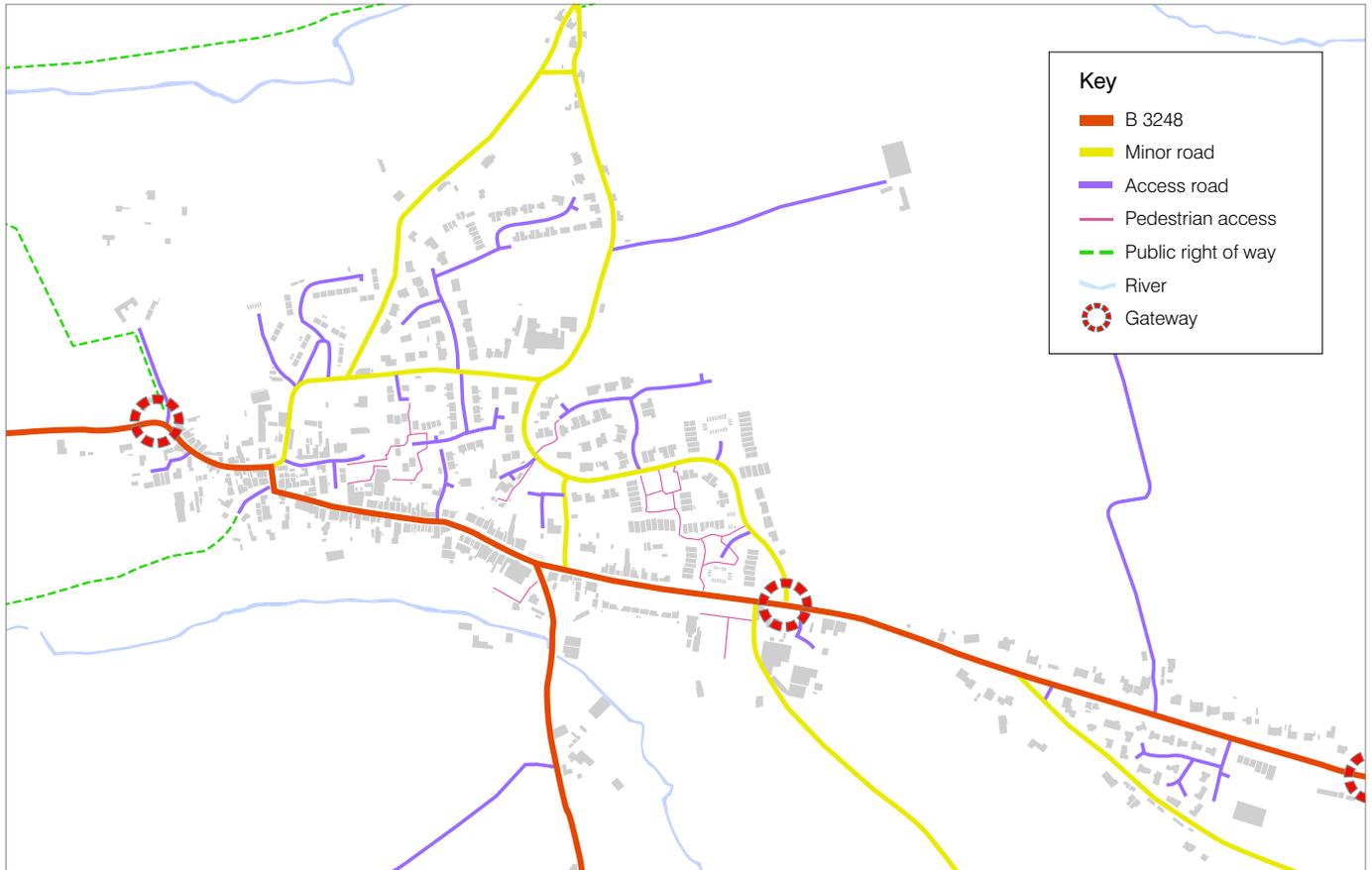
The Hartland Conservation Area was originally designated in 1973, however it was deemed that West Street, Springfield, and North Road also reflect Hartland's traditional vernacular character, hence the conservation area was significantly extended in June 2000. There are a large number of Grade II Listed Buildings within the Conservation Area, primarily in the vicinity of Fore Street and The Square.

The approach into Hartland along the B3248 from the west allows open views across the flat plateau landscape, whilst the road between Rosedown and Hartland is highly treed creating an enclosed green tunnel effect. The approach along Ford Hill is sunken through woodland with mature trees. To the west views along B3248 are generally enclosed by hedgerows, however field gateways allow far reaching views over the gently rolling landscape. The approach from the north travels through woodland and is consequently has a strong sense of enclosure.

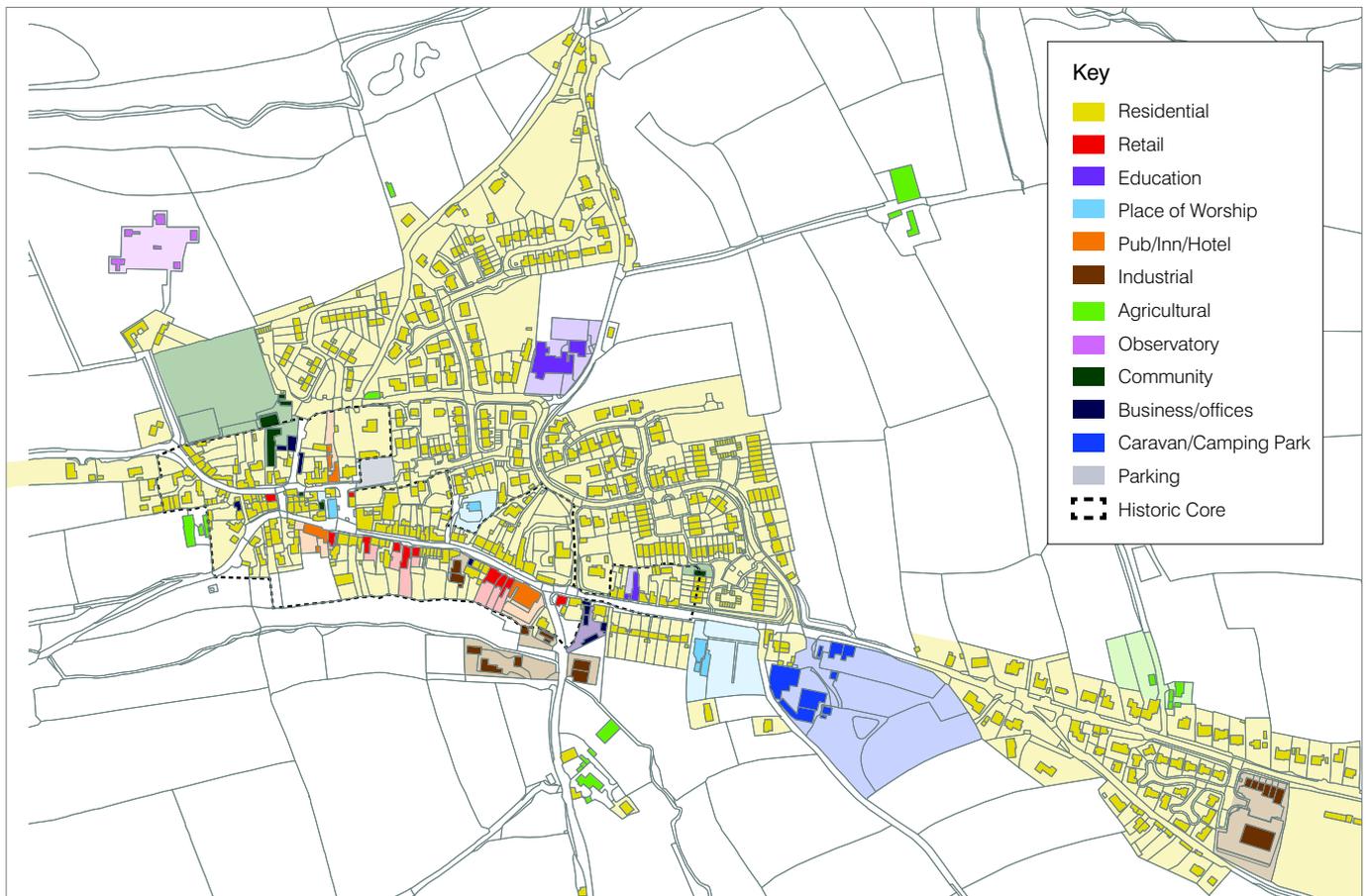
Access and Movement

Although some distance from the main service centres, Hartland is one of the District's more accessible villages, with good access to the A39. By car Hartland is approximately 24km (15 miles) west of Bideford and 26km (16 miles) north of Bude via the A39. The village benefits from free parking available at Hartland Square. Hartland is well served by public transport, with frequent bus services to Bideford and to Bude consisting of a bus service (the 319 service) of 6/7 buses per day. This is a council-supported bus service run by Stagecoach Devon. The Hartland area is also considered a convenient centre for walking parts of the South West Coast Path, and the wild coastal scenery around the point is some of the most dramatic on the path, with excellent views across to Lundy Island.

Hartland: Access and Movement



Hartland: Building and Land Use



Land and building use

The predominant land use is residential. There is a limited amount of retail along Fore Street, which has become fragmented due to the decline in rural services. However the village has retained three public houses, a post office, a hairdresser's, farm shop, cafe and off licence. Other community facilities include: a village and a community hall; three churches; doctors; dentists; and a veterinary surgery. There are pre-school facilities and a primary school at Hartland. There is also a small independent secondary school, although the majority of pupils of secondary school age travel to comprehensive schools at Bideford and Bude. A football pitch, tennis courts, and a playing field to the west of the village provide formal recreation provision in Hartland. Other uses include: a camping site with facilities off Fore Street and South Lane; the Hartland Magnetic Observatory (that studies the earth's magnetic field) located west of the village; and the RAF Base at Rosedown/East Down east of the village.

Within Hartland village there is a good range of industrial and commercial businesses that include a pottery, a furniture manufacturer, a coach operator, a printer's, and garages. A range of service and manufacturing industries also operate from the small industrial estate situated to the east at Hartland Cross. There are tourism facilities in the form of a caravan/camping park to the east of the village.

Built Form Character

Historic Core: These are two storey dwellings that run in parallel lines and front edge of road. Some staggered building lines allow small front yards in places. Properties are high or medium density, mostly terraced, with varying building heights and stone or brick chimneys that add interesting vertical rhythms to the street scene. Many properties have porches and are painted with bright colours. Buildings materials include local stone usually rendered, cob rendered, casement, some multi-paned shop windows, sash or replacement UPVC windows with slate roofs. Building features include full dormers, mono pitch or gable porches, some exposed stone elevations, historic carriageway entrances are still evident in places. Some buildings have half exposed stone and half render frontages such as 'The Anchor Inn'. There is the use of yellow brick in victorian properties within this area such as that used in the post office. Carriageway entrances are present in some of the buildings. Windows are painted bright reds, greens and blues, whilst facades are generally bright whites, creams of paler colours. Render has detailing to building edges and around windows, is also often painted bright colours. Some shutters on some windows although rarer feature of built form.

Residential - Pre 1920s: These are larger type properties scattered throughout the village, usually fronting the road, and adopting a similar characteristics to those seen in the historic core. Properties at Spring Field are larger with small front gardens. Some of the buildings have attractive arched windows and doorways with decorative curved fascia boards and attractive decorative wooden porches. Many of the windows are multi-paned and property boundaries



are a mixture of low exposed stone walls with wooden railing of low red brick walls with black iron railings. There is a green enclosed feel due to the proximity to wooded area south of the settlement.

Residential - 1960's - 1970's bungalows: These bungalows such as those at Well Spring Close, Brimacombe Road and School Lane are well set back from the road, have grey brick or yellow brick cladding to facades, brownish concrete roof tiles, with large windows and gardens plots. These properties are easily accessible to the elderly and those with disabilities. Some have garages, most benefit from off road parking. Gardens are attractive with amenity style planting with low boundary walls or fencing, allowing gardens to make a positive contribution to streetscene. There are a number of dwellings dating from this period along the B3248, most tend to be bungalows with large plot sizes, although there are some two storey dwellings in the same style.

Residential - 1980's and 1990s: This type of housing is found at Meadow View, The Greenwoods, Pengilly Way are either two or one storey, semi-detached or detached properties. Building materials include rendered facades, red brick arched doorways (reminiscent of older style barns), wood cladding to end elevations, skylights, grey or brown roof tiles. These properties tend to have front and back gardens, garages, off road parking, porches and wall dormers. There is a row of two storey buildings with interesting roof heights at Meadow View. Buildings at Pengilly Way are predominantly bungalows with communal parking areas. These estates benefit from mature shrub planting, footpaths with quite often large grassed verges. Low hedging or low rendered walls is the usual boundary treatment. In Pengilly Way an attractive solution to traffic slowing has been effectively implemented by narrowing sections of the road which is then paved with low amenity style planted beds incorporated.

Residential - 2000 +: New type developments can be found at Natcott Lane, Goaman Park, Teaky Park and Pengilly Way. These are large detached properties at Goaman Park, with garages, off road parking. Although properties are of a similar size there is some degree of variety in style, as some buildings have exposed stone facades to first floor with the rest rendered, whilst others have corner stone features wall dormers or gable dormers. Some of porches and there is a variety of windows styles as some appear wooden, others uPVC. The new estate at Teaky Park has interesting juxtaposition of roof lines, buildings are white rendered with the larger windows south facing to take full advantage of passive solar gain. These buildings are smaller in size, hence more affordable and incorporate better 'greener' building type methods.

Institutional Buildings: The Primary school is an interesting building of exposed brownish/greyish stone with red brick detailing around windows. Roof is unusual in that the roof is a half hipped roof, as the upper point of the wall dormers are replaced by small hips. An exposed stone wall is the boundary feature.



Industrial Buildings: The industrial buildings off Harton Way have larger building footprint, large hard surfacing for parking, with a mixture of low exposed stone wall or low wooden fencing boundary treatments. The buildings a mixture of orangey, brown and light brown brickwork. Openings are large for lorry access and windows are large where use is office type work. Roofs are brown or white corrugated iron or plastic.

Important landmark buildings: These include the church, the public houses 'Kings Arms, , and shops. Glimpses to the countryside to the south make an attractive pleasant environment, breaking the density of built form. There are some attractive exposed stone walls close to the Kings Arms.

Public realm: Within the central core of Hartland old victorian lamps and decorative iron railings bounding small gardens are commonly seen. There is an attractive public square with stone church and memorial cross landmark, although space is limited for seating and the space is somewhat dominated by cars. The historic remnants of the street palette can be seen in lines of granite setts running along the roads and cobbles are often seen to the fronts of properties. Footpaths are provided on both sides of street along Fore Street, with one side raised above road. This is quite distinctive and provides a more comfortable pedestrian experience away from the traffic with space for seating and planters. There is also a red telephone box that acts as a distinctive feature.



Welcombe Church

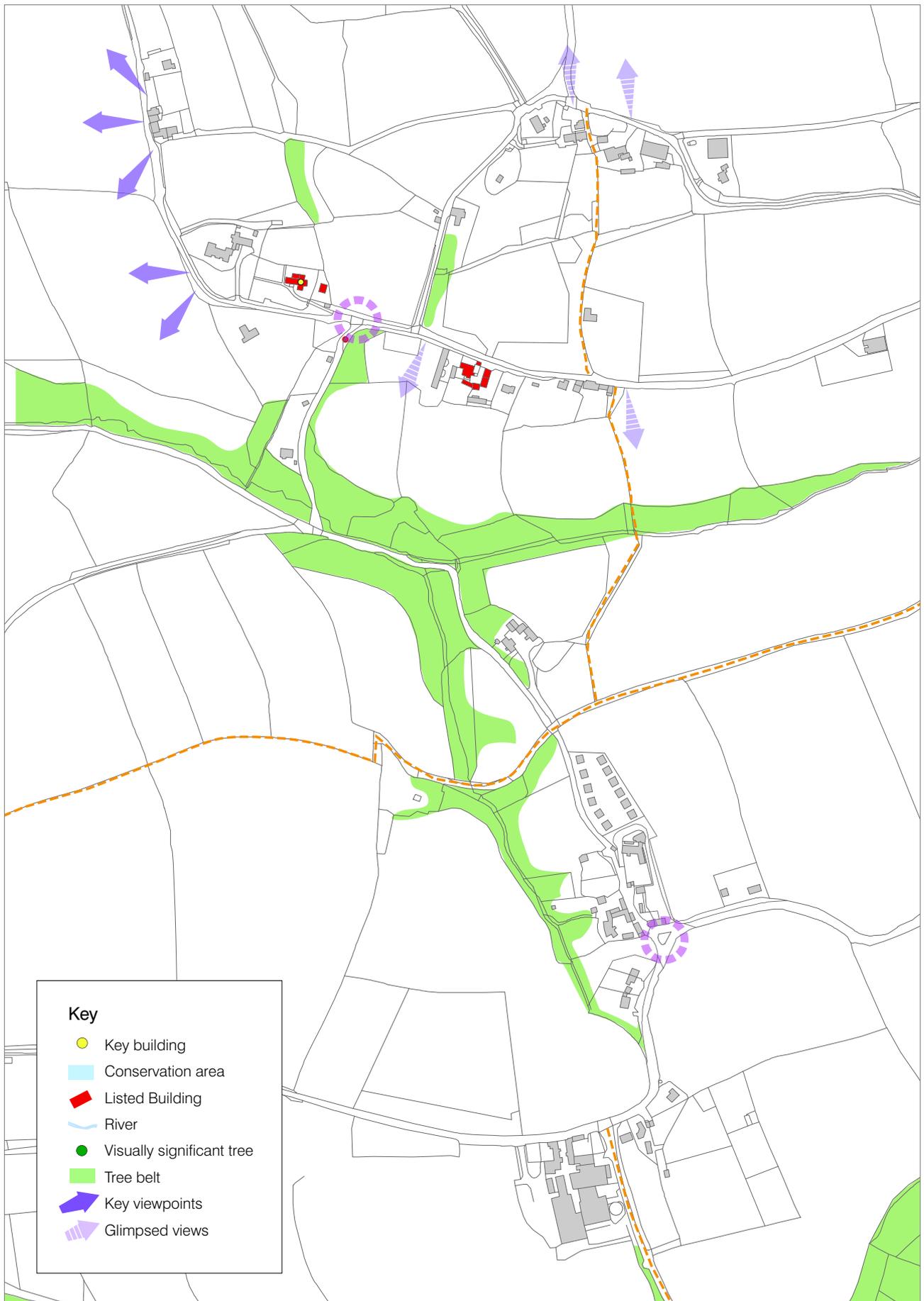
Welcombe Village

Introduction

Welcombe village is situated in the parish of Welcombe and is an unusual village as it has no nucleated centre, rather a collection of scattered hamlets. These were recorded in the 1851 census as Upcott, Henaford Down, Linton, Tredown, Welcombe Town, Mead, Leddon and Darracott, together with Hollacombe and Welcombe Cross to the east. The current population is little different to that in 1801 or according to Ian Hawes to the total in Domesday Book (1086). The village benefits from a pub (The Old Smithy Inn), a medieval church (St. Nectan's Chapel), a pottery shop and a village hall with public open space. Welcombe also benefits from its own food co-operative 'Welcombe Community Shop' sited to the east of the settlement close to the A39. The shop is run by volunteers and arranges deliveries of organic and other foods plus sundries on a monthly basis.

Welcombe Parish has a thriving community with 'The Yarner Trust' offering community activities together with a wide range of rural skills courses, yoga classes, Welcombe Pottery, Welcombe Beekeeping, Welcombe Historical Society. There is also holiday accommodation in the form of Bed and Breakfast and self catering available within the numerous farmsteads in the parish. Some of the activities for tourists include a visit to Docton Mill Gardens, a working Mill of Saxon origin with 9 acres of stunning gardens, surfing, walking holidays, and horse riding.

Welcombe: Settlement Form and Views



Settlement form and views

Welcombe has an unusual dispersed urban form and can be described as a small scattered settlement. The northern part of the settlement contains the parish church, village hall, St Nectan's Well, some private dwellings and the Welcombe Manor House now the Yarner Trust and enjoys a sheltered enclosed valley feel. The southern part of Welcombe contains 'The Old Smithy Inn' public house, a pottery shop and private dwellings and has a more exposed feel with expansive views to the north and west. The village approach from the north allows uninterrupted views over the flat plateau landscape with views of the sea. Approaching the village from the east allows expansive views over the flattish countryside as the northern part of the settlement is sunken. High hedgerows and mature trees give an enclosed feeling to the village around the church. The church and 'The Old Smithy Inn' are important landmark buildings within the village, particularly as the village has no core and is divided into two parts.

Access and Movement

Welcombe is accessed via rural narrow lanes, with good access to the countryside via numerous public rights of way. The A39 to the east and south of the settlement provides good links to Bideford and Bude. There is no bus service to the parish.

Built form character

Historic Core: Welcombe is a village with two small historic cores, one to the north the other to the south. The northern core contains an attractive norman stone church, stone thatched property and the stone manor house 'Welcombe Barton' originally believed to have been built in 1350 is Grade II listed, and now 'The Yarner Trust'. The thatched property has a steep roof pitch with low eaves. There is a small green area in front of the church present with parking and green area across the road with some semi-mature trees. St. Nectans Well, a famous stone landmark is also present here. The southern core contains 'The Old Smithy Inn' an attractive 13C thatched property with thatched porch, a one storey stone property housing the pottery shop and a collection of two storey properties fronting the road.

Residential Pre 1920s: Properties dating pre 1920s are usually detached 2 storey, some one storey, with varying roof pitches; there are some semi-detached and terraced present. These older style properties tend to be sited edge of road either fronting or gable facing. Some properties have dormer windows and skylight additions. Building materials include dressed stone either exposed or lime white washed; lime rendered cob; red brick detailing in segmental arches over windows and doors, red brick quoins; predominantly slate roofs, although some thatch is present; small chimneys either rendered, exposed stone or red brick; multi-paned casement, sash or uPVC replacement windows; and mono pitch or gable style porches. Special features include curved walls and beautiful 'stilted pointed' arched windows and doorways.



There are few buildings dating from 1920 onwards, those present are well set back from the road, usually one or two storey, detached or semi-detached. There are a number of newer style dormers in the southern part of the settlement. These are two storey detached properties, block rendered with red brick quoins and roof and full dormers.

There are some agricultural uses present on the fringes of the settlement, these include large modern style barns with corrugated iron roofs or traditional style stone barns with red brick detailing around fenestration.

Landmark buildings: These include the medieval St Nectan's church with low western tower, 'The Yarner Trust' Welcombe Barton which is an attractive stone rubble, partly rendered farm house circa 17C, with scantle slate roof with gabled and half-hipped ends and associated stone buildings with rusted corrugated roofs; the old school house which is now the rendered village hall; the thatched public house 'The Old Smithy Inn'; and the small stone round structure, the holy well of St Nectan's.

Distinctive Features: The dry stone walling at the Yarner Trust with horizontal stone capping, wide grass verges, and dry stone wells at the entrances to properties are particularly distinctive to the area. There is a pond adjacent to the road in Linton, north of Welcombe proper. Trees include Ash species, wild fuscia in hedgerows. A red telephone box in southern part of Welcombe is an interesting feature.





St Nectan's Church, Stoke

Stoke Village

Introduction

The village of Stoke lies midway between the village of Hartland to the east and the old smuggler's port of Hartland Quay to the west. The glory of Stoke is the parish church with its strikingly tall tower of St Nectan's standing at an imposing 39m high. The tower is visible for miles in all directions, and is used as a landmark by ships at sea. The church dates from 1360, and was built upon the remains of an earlier building believed to date from 1170. The annual 'One Week in Summer' Musical Festival at St. Nectan's is always a great occasion, its week-long programme of concerts providing a variety of interest for differing musical tastes.

Settlement form and views

Stoke has a compact development form, although buildings have a loose urban grain due to large plot sizes. To the north of the settlement the area is highly wooded providing a strong sense of enclosure. The approach from the west has limited views as hedgerows are high with regular placings of mature trees. When views are visible, through the built form, to the north they are far reaching over the flat plateau type landscape. Within the settlement there are a number of mature chestnut trees, strongly contrasting with the more exposed western fringes of the settlement. When leaving the village heading towards the west, panoramic views of the coast, over flat plateau landscape are afforded.

Access and Movement

Stoke is accessed via rural narrow lanes. The nearest bus service is from Hartland going to Bude or Bideford. There are numerous footpaths accessing the countryside particularly to the north. Stoke is ideally placed to access some of North Devon's most amazing coastal scenery at Hartland Point as you follow the South West Coast Path.



Built form character

Historic Core: These properties are one and two storey sited within the heart of the village. Properties tend to run parallel to the road and are located edge of road, although some face gable end onto the road. Roofs are often hipped and traditionally windows are multi-paned wooden casement styles, although uPVC replacement windows are evident. Buildings have varying roof heights and there are numerous extensions, wooden canopies and gable porches present. Building materials include: cob walls rendered (usually not straight); block style render detailing for quoins; exposed 'carboniferous' sandstone, which is a sombre grey/brown colour with hints of red, often mottled with lichen; painted stone; concrete tiled or slate roofs; and red brick chimneys. Other characteristic features include: old cobbled paving; exposed stone boundary walling; and cottagey style gardens that run parallel to the roadside. Usually the toilet block is built of exposed stone. The Coastguard Cottages are particularly distinctive with red brick detailing centred above gable or shed style porches. These terraced cottages are rendered brick with multi-paned sash windows, symmetrical block form with slate roofs and small brick or rendered chimneys.



Coastguard Cottages

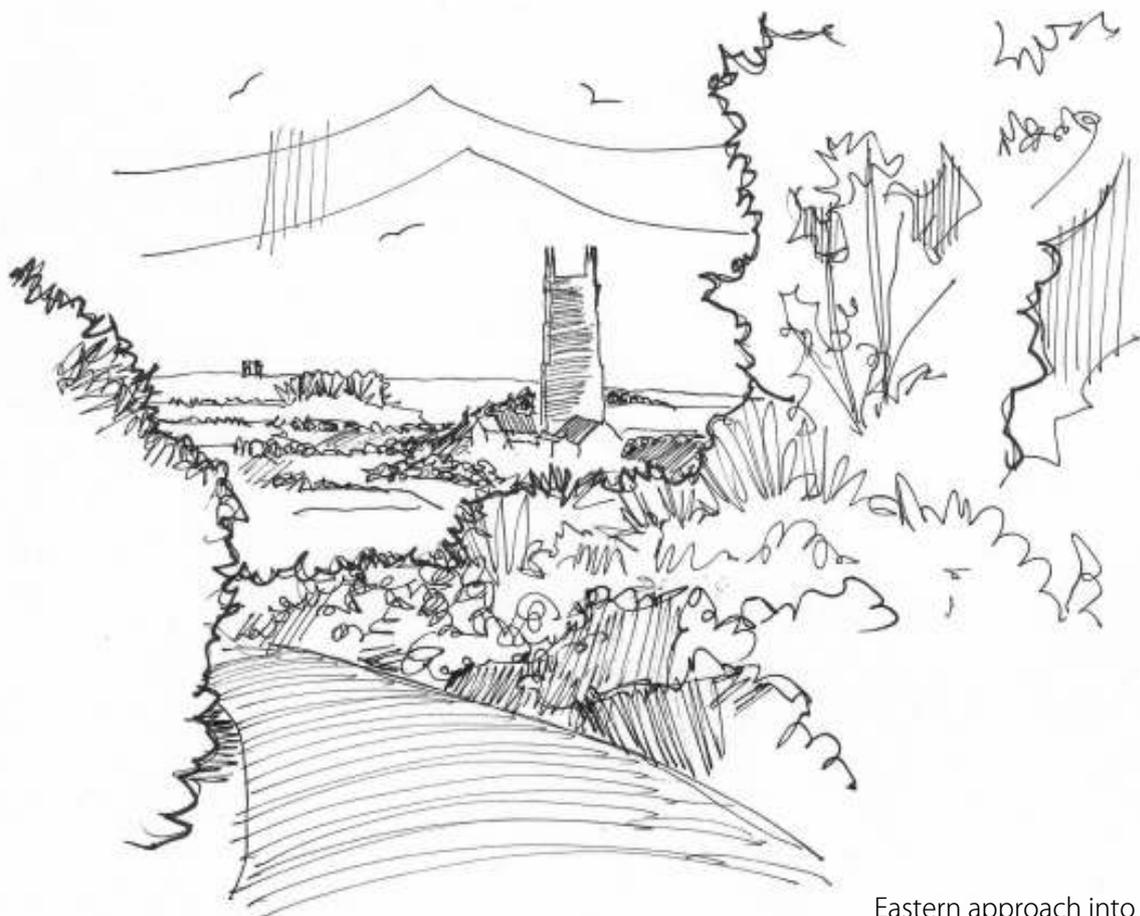


Residential 1960s-1970s: These buildings occur on the fringes of the settlement. Dwellings benefit from large plots with front and back gardens, and off road parking. These properties are either 1 or 2 storey, detached, with large windows. Building materials include render, brown concrete roof tiles, uPVC windows, shed style dormer windows, tile cladding to elevations, small chimneys, some garages either detached or integral.

There are some attractive thatched buildings within the village, with typical use of 'Devon Reed' low eaves, steep roof pitch and decorative thatch roof ridges. Many extensions to these buildings have roofs of slate. Windows are casement multi-paned windows and chimneys are exposed stone, with low stone boundary walling. Again these buildings are often sited on the road edge or have small front gardens.

Landmark buildings: These include: Stoke Church with its tremendous tower; a large distinctive exposed Grade 2 listed stone building in the centre of the village; and other listed buildings within the village centre.

Distinctive features: These include: the red telephone box; the exposed dry stone walling (some walls are particularly distinctive using very flat horizontal type stone); amenity planting with coastal loving species such as hydrangeas, fuchsia, hebes and berberis thunbergii.



Eastern approach into Stoke



Tosberry



Philham



Millford



Southole



Titchberry



Berry