

Exmoor National Park
Historic Environment Report Series No 28

WINSFORD CONSERVATION AREA: APPRAISAL DOCUMENT



CONSULTATION DRAFT

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Summary of Significance

The character of Winsford derives from the informal layout of cottage groups along several approach roads or around such features as the village green and the River Winn with its ancient stone bridges. Winsford contains many buildings that epitomise the local vernacular style together with the Parish Church with its impressive tower. This gives an impression of timeless antiquity and of a settlement that has played an important part in the history of the wider locality for many centuries.

The suggested Conservation Area boundary encompasses the historic core of the village. The village is notable for its collection of traditional Exmoor village buildings in the local vernacular style, having little architectural detail but modest and well-proportioned in scale, many of which have limewashed walls and thatched roofs, it is likely that many of these houses have much earlier origins than suspected. There is also a good mix of later buildings dating from the 19th century that reflect detailing from earlier properties. The houses, church, bridges and open spaces all complement each other to form a traditional English village setting.

1. Introduction

1.1 PLANNING FRAMEWORK

It is proposed that Winsford is designated as a Conservation Area by Exmoor National Park Authority. The statutory definition of a Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'

The object of designation is not to prohibit change but to manage it in ways that maintain or strengthen the area's special qualities. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance and to formulate and publish proposals for designating such areas as conservation areas.

Paragraph 191 of the National Planning Policy Framework 2021 states: When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest

This document was prepared as part the programme of reassessing all of the historic village cores within Exmoor National Park. A previous village character appraisal was completed by John Fisher in 2005. This appraisal has used this document as a basis and borrows from it.

The aims of this document are to identify:

- the influences that have given Winsford 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. Many of these protections are already in place due to the settlement being situated within the National Park. Anyone considering undertaking works to a property, or developing land that lies within a Conservation Area, is advised to contact 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 Winsford is in Section 7. Appendix A contains a brief overview on planning within conservation areas.

1.3 PREPARATION AND SURVEY LIMITATIONS

This Conservation Area Appraisal was researched and written between 2018 and 2019. It was then updated in 2021. It uses the village character appraisal carried out for Exmoor National Park by John Fisher in 2005.

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

Winsford is a relatively large Exmoor village in a sheltered position at the foot of open moorland to the west. Winsford became established, most probably in Saxon times, at the junction of the River Exe and the smaller River Winn. The steep wooded valleys, especially to the east of the village are typical lowland features of Exmoor, whilst the more open pattern of field banks with characteristic rows of trees giving way to the open moorland of Winsford Hill encloses the village to the north and west. The village has developed as a loose knit settlement along converging lanes, giving it a spacious quality. Winsford is somewhat secluded from major traffic routes with the A396 Minehead to Tiverton Road two miles to the east and the B3223 crossing Exmoor from Lynton and Lynmouth to Dulverton a similar distance to the west.

2.2 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

2.2.1 Medieval Development

The origin of the village name is self-evident and the ford across the River Winn remains a focal point of the village, and is much in use. Early mentions of the village are as *Winesford* in the Domesday Book, and *Wynesford* in the 1251 Assize Rolls. Winsford occupies a quite central location within the National Park and its history is closely linked with that of Exmoor as a whole. The substantial Parish Church with its tall late 15th century tower indicates that Winsford has been an important community since at least medieval times and a number of cottages probably have equally early origins. The Parish Church font has some fine Norman carving, the chancel is 13th century and there is a remnant of 14th century stained glass in the east window.

Several routes converging on the village, especially that leading south west towards Tarr Steps, are of considerable antiquity. Likewise, a number of cottages bear evidence of early origins, with external stone stacks, some in the front lateral position, which typifies the local vernacular style. The character of the historic centre of the settlement has remained largely unaltered, and includes groups of stone or rendered cottages, roofed with thatch or slate centred on the river crossings. There are several listed buildings in the village including the Grade I Church of St Mary Magdalene.

2.2.2 Post Medieval Development

The village formerly had a large sheep fair which was held in the 'Fairfield' behind the Royal Oak. Much of the land surrounding was once part of the huge Acland estate which reached its zenith under Sir Thomas Dyke Acland who brought about much rebuilding throughout most of the 19th century especially at their other estates at Broadclyst near Exeter and Holnicote near Minehead, both now owned by the National Trust. The part of the estate at Winsford had already been sold off in the 1920s.

In the 1920s Winsford had its own water supply piped to houses from a ring of little reservoirs and tanks situated in the fields surrounding the village. The supply was controlled by a village committee, separate from but possibly appointed by the Parish Council. Later in the 1930s the supply was taken over by Dulverton Rural District Council and eventually by a water authority. Outlying houses and farms relied on spring water. Mains drainage was non-existent, with most cottages only having one tap. Houses situated next to the river had drainpipes leading direct into the water. A sewerage system was finally installed in the village in 1968.

Post war development has generally occurred along radial routes that converge on the village centre with some infill. The most significant recent development was the construction of six affordable home at Darby's Knap in the 1990s, on the edge of the village adjacent to Edbrooke Road. Two further local affordable homes have been provided along Ash Lane.



**Fig.1 Extract of
Tithe
Apportionment
Map of c.1839.**

2.3 ARCHAEOLOGY

There are a number of sites recorded on the Exmoor Historic Environment Record (HER) in and around Winsford. These include the Parish Church, four bridges including the grade II* packhorse bridge over the Exe, and the sites of several now demolished buildings that are shown on early mapping.

Several routes converging on the village, especially that leading south towards Tarr Steps, are of considerable antiquity. It is likely that many of the cottages in the village core have earlier origins than currently recorded.

Within the proposed Conservation Area, there is potential for archaeological deposits, as would be expected in a long-established settlement of pre-conquest origins. The area around the church, which is the earliest extant building, might repay investigation if the opportunity arose.

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

2.4 ECONOMIC AND SOCIAL PROFILE

The economy of the village was, until comparatively recently, linked to the Acland Estate who owned most of the houses in Winsford and about two thirds of the farms. The estate was sold in December 1926, when there were under 100 houses in the Parish and the population was over 500. Approximately 65 houses have been built since this time but the population is much decreased standing at 321 in the 2011 census.

In c.1920-30, the village had a Post Office, general store, blacksmith, tailor, shoe repairer and bakery. In addition, J Steer and Sons (general builders) employed 20 or more skilled workers (Wheelwright, carpenters, joiners, masons, sawyers, carters and general labourers). The firm originally had a sawpit but later used a circular saw driven by a petrol engine. They quarried local stone for building and hauled bricks, slates and so on. The firm made coffins and was headed by the local undertaker. There was also a horse hiring business.

Two separate doctors practices in Dulverton served the village and gradually weekly village surgeries were established, in the shops or postmaster's house, or private houses. This eventually moved to the Village Hall due to numbers

3. Spatial Analysis

3.1 SETTLEMENT PATTERN AND BUILDING DENSITY

Winsford is situated at the meeting point of the River Exe and the River Winn and at the junction of a number of ancient roads. Halse lane and Ash Lane that lead down from the moorland to the west and Exford road running north south following the line of the Exe create an intersection at the centre of the village. Later development along these roads has created an almost star shaped settlement focused around the historic core.

The informality of layout provides a wide range of vistas within a small area. An abundance of green space and footpaths away from major traffic routes creates a spacious and relaxing environment for pedestrians. In places there is a strong sense of enclosure provided by short vistas where buildings forming important visual stops. This is reinforced by an irregularity of building lines and the several narrow linking paths or lanes that make up much of the historic core. Within this close-knit pattern, several centuries of building are represented and there are variations of scale, style and gradual change of function.

3.1.1 Halse Lane

Halse Lane descends steeply into the village from the B3223 and provides an interesting transition from moorland, through farmland, into the village core. This roadway is almost certainly very ancient with high banked hedges. This gives way to street frontage with Halse Cottage and Nether Halse abutting the road. Further down Halse Lane is Karlake Farmhouse, a refronted C16 building acts as an imposing gateway building into the village. Opposite Karlake there is a C20 development set back from the road that does not visually intrude on the streetscape. A recent development consisting of three large detached houses to the rear of Karlake has had a detrimental impact on the character of the lane and the entrance to the village core. These buildings were granted planning permission in 1992 but only completed in 2019/2020. At the bottom of Halse Lane the range of buildings that form the Royal Oak public house block the view in to the village centre until you follow the road to the right and the village opens up around the green.

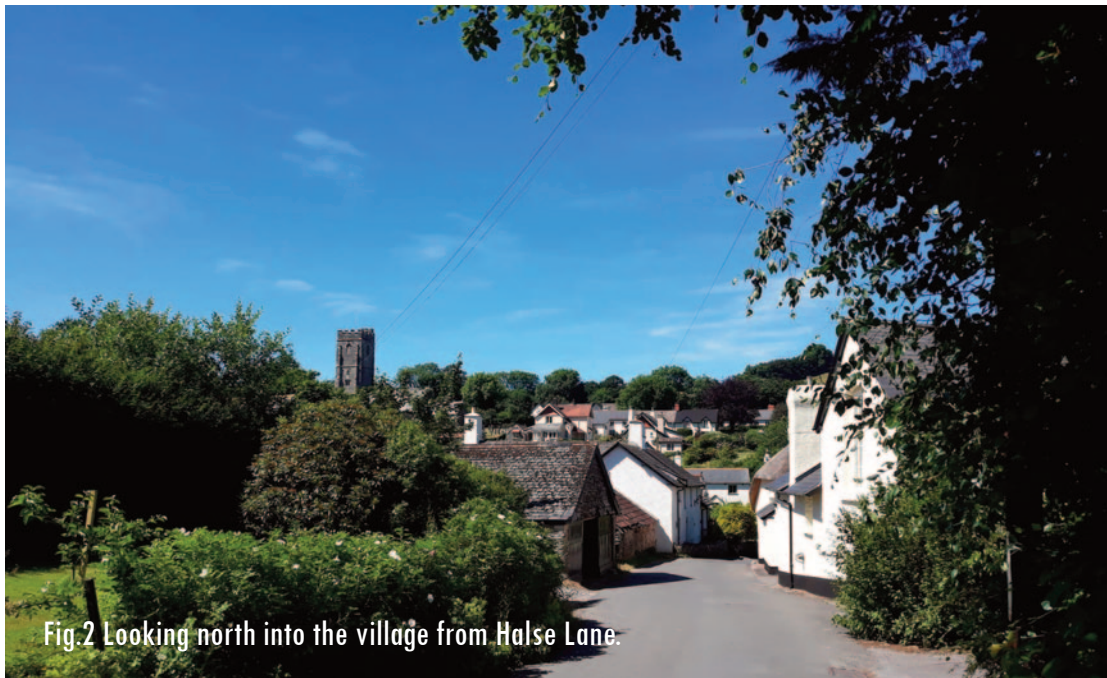


Fig.2 Looking north into the village from Halse Lane.

3.1.2 Village Centre

In the centre of the village there is an irregular sequence of cottages, sometimes facing each other across the street, or set at angles to the highway. These varying alignments along narrow curving lanes provide much of the inherent historic character. Within this close-knit pattern, several centuries of building are represented and there are variations of scale, style and gradual change of function. The village green and the road layout form a very open core to the village with outward views to the wooded hills to the south and open fields to the north.



Fig.3 The village centre-looking south



Fig.4 The village centre. Thatched cottages bordering the green

3.1.3 Ash Lane

Ash Lane is another historic roadway into the centre of the village with the fording point across the Winn at the bottom of the hill. It ascends steeply to the west passing behind the former Wesleyan Chapel and Sunnymeade on the left with a high hedged bank to the right before passing St Mary Magdalen Church set in a commanding position overlooking the village. Higher along Ash Lane there is C20 development that generally sits comfortably and does not distract from the historic settlement pattern of the village.



Fig.5 St Mary Magdalen Church seen from Ash Lane

3.1.4 Exford/Edbrooke Road

The road linking the A396 to the east and Exford to the north west provides an important north-south link through the village that broadly follows the line of the River Exe. When approaching Winsford from the south you pass the late C20 development of Darby's Knapp before the road narrows into the village. Set back from the road are a diverse range of building styles, materials and ages that provide an interesting street scape. The line of the road was altered in the 1920s to form a straighter line through the village, avoiding the narrow bridge over the Winn. The former road can still be seen with the gap between the two creating an area that is now used for parking. Heading out the village north along the Exford road both sides of the road are lined with mid-late C20 infill before the road turns to the left past Ball Cottage, over Vicarage Bridge and up the hill past the Old Vicarage.



3.2 PLAN FORM, HEIGHT AND MASSING

There is little uniformity evident in the buildings, which have evolved according to their particular purpose given at the time. The contrast between Karslake House with its uniformed façade following refacing in the early C19 and the simple form of the former Weslyn Chapel demonstrates this clearly. There are no buildings above two stories in height in Winsford other than the Church Tower.

All the early traditional cottages are modestly proportioned with little in the way of uniformity to their facades. Later C19-early C20 buildings such as Exe Vale House and The Close are larger in scale and well-proportioned but quite in keeping.

Other late 20th-century houses are larger and do not closely follow the prevailing vernacular tradition in terms of scale, plan-form and position in the plot. The largest houses are, unsurprisingly, those with formerly the highest status, The Old Vicarage, the Royal Oak and Karslake



Fig.8 Range of building styles all modest in form

3.3 GREEN SPACE

There are important green spaces throughout Winsford. The centre the village is dominated by the village green and formal gardens which contribute greatly to the character of the village. Looking out from the village from the centre there are uninterrupted views of open countryside that seems to flow seamlessly into the green spaces of the village core, such as the view west from the war memorial across the village green.

The churchyard also offers a semi-public green space. The area to the west of the village hall is also a large centrally located green space that forms a backdrop to many views from the village. Also included in the proposed boundary is section of river frontage to the Exe.



The settlement inset maps to the Local Plan (2011-2031) p375 show those areas identified as being important open spaces or as important visual amenity spaces.

3.4 VIEWS

Winsford is a picturesque village surrounded by attractive farm and moorland, Views in and out of the Conservation Area form an essential part of its character and are one of its chief delights. The high ground from the Halse Lane approach (outside of the proposed Conservation Area) offers excellent views west into the village. There a similar long view into the village from the north west near the top of Ash Lane and from the churchyard.



Within the proposed Conservation Area the majority of the views are within and looking out of the village centre. The Royal Oak, the village green and the cottages surrounding it all have an important visual relationship with one another.



Fig.11 Cottages surrounding the village centre



Fig.12 View from
the green to the
Church

4. Architectural Quality and Built Form

4.1 ARCHITECTURAL STYLE

Winsford has a varied range of building styles and types but the overall pattern is of a vernacular style with little ornament or architectural detail. Thatch, slate and clay tiles combined with rendered stone or cob. The considerable number of smaller domestic buildings, many of which represent the traditional vernacular style of tall stacks and relatively steeply pitched roofs, some still thatched, others having tiles replacing thatch.

In a village of moderate size such as Winsford there have been a number of 20th century additions, mainly infilling space within the earlier settlement pattern. These range from the former police house, the village hall, and other early-mid 20th century or later development that includes an Arts & Crafts style house (The Close), to a number of bungalows fronting the newly aligned road to the north and east of the village centre, which was opened in 1929.

On Halse Lane, **Halse Cottage** and **Nether Halse**, although not listed, are reputedly quite early. Their long narrow profile, large rendered axial stack and lowered dormers with pent roof (as elsewhere, an indication of former swept thatch eaves), are probably of 17th-18th century origin.



Fig.13 Halse cottage and Nether Halse

Almost opposite, **Rose Cottage** is 19th century or earlier and has a late 19th century porch and a recent side extension with a timber framed, glazed gable end.



Fig.14 Rose Cottage

Karslake House, one of the largest buildings in the village, rendered over rubble, with slate roof and front overhanging eaves on timber brackets, was previously a farmhouse and malthouse dating from the 16th-17th century. The six bay frontage has early 19th century 16-pane sash windows mainly at first floor level and in raised surrounds. The long rear outbuilding is mainly 18th century with subsequent alterations made, mainly in the late 20th century. The listing details mention that the name derives from Sir John Karslake, Attorney General 1867-1868 and that it was a shop in the early 20th century with double shopfront with smallpaned windows surviving.



Fig.15 Karlake House has 16th century origins, but most frontage detail is 19th and 20th century, including a former shop-front added in the early 20th century.

Of the most prominent secular buildings, **The Royal Oak Inn**, has pride of place in the village. Thatched and rendered, it was formerly a farmhouse before becoming an inn, and with annexes to the side and rear is now also a hotel. The original building, probably three-cell and cross-passage, dates from the 16th-17th century, with a cross-wing extension at the second bay to the left. It has been much altered and enlarged since the 19th century and most of the distinctive fenestration, including timber casement windows, some with astragal glazing bars, is 19th-20th century. The projecting cross-wing, dormer window set in adjoining catslide extension, prominent swept eaves and gabled porch, all thatched, contribute to a frontage of exceptionally picturesque character. Pevsner describes the building as having thatch undulating over dormers and of being mostly late Georgian too with an older core



Fig.16 Royal Oak Inn

The Old Rectory is a former farmhouse, originally thought to be known as "Incladons Hay", and thought to date from the 18th century, though with possible medieval origins. It has an early-mid 19th century panelled door, with the top four glazed. There is a 19th century wrought iron entrance gate similar to Royal Oak Cottage. To the south and west are extensive **farm outbuildings**, including a long barn with two sets of double doors to probable former threshing floors. Facing a yard to the rear is a former cart-shed and a shippin, the latter with round-section stone piers, a typical local vernacular feature, usually of c.18th century date.



Fig.17 The Old Rectory

Close by and much plainer is the **Royal Oak Farmhouse**, also thatched and rendered and dating from the 16th-17th century and now a dwelling. Originally of two-cell and cross-passage plan on an east-west axis, a further two-cell and cross-passage addition was added at the west end. This has half-hipped gables giving light to attic level. The tall central lateral stack to the rear of the added west frontage appears typical of the 17th century. It was re-fronted in the 19th century with a gabled porch likely added at this time.



Completing this picturesque group at the centre of the village where the lane curves, and set well back is a semi-detached cottage pair, **Winn Cottage** and **Thorn Cottage**. Both are also thatched and rendered over stone rubble and possible cob, and are indicated in the listing details as late 18th century/early 19th century but appear earlier. Both have long irregular frontages with swept eaves and projecting circular stone turrets on the façade. There is an attic storey light set in the half-hipped gable as at Royal Oak Farmhouse. There is evidence of 19th and 20th century alterations in fenestration, mainly timber casement windows below timber lintels. Thorn Cottage has a small enclosed porch with gabled roof, and 19th century half-glazed door with marginal glazing bars. Winn Cottage has an added porch and square bay, both probably early 20th century with Bridgwater tiled pentice roof. The listing details note that this pair; "forms a picturesque group with an unusual plan for a pair of semidetached cottages in West Somerset." Pevsner describes the buildings as being late Georgian in date with rounded stair turrets to the front.



Fig.19 Winn and Thorn Cottage

Heading south down Edbrooke Road **Old Tythe** has 8- pane casements with narrow glazing bars was formerly the village bakery, and appears to have 18th century or earlier origins.



Fig. 20 Old Tythe

Of particular historic importance is **Bevins Cottage** with a late 19th century frontage, probably originally a two-cell cottage with cross-passage but with the roof raised subsequently. The three-bay frontage has sash windows with single vertical glazing bar, central half-glazed door with two lights. This was the birthplace and home for his first eight years of Ernest Bevin 1881-1951, statesman and trades union leader who also attended the village school.



Fig.21 Bevins House

Further along Edbrooke Road, **The Close** a large detached house in typical Arts & Crafts style influenced by architects such as C.F.A.Voysey, roughcast rendered with plain tile roof and tapered rendered stack. The original windows, usually small paned timber or metal casements, have been replaced.

Also typical of the period, the former **Exe Vale House** and adjoining stables/ outbuildings is a typical late 19th century, villa with full height canted bay, is built of stone and render with slate roof (outbuildings of Bridgwater tiles and stone).

Returning towards the village on the Edbrooke Road on the opposite site is the former Corn Mill at Pitcott, probably dates from the late 18th – early 19th century and is now a private house. **Pittcott House** a large house dominant in the street scene, is difficult to date, but probably a former farmhouse of early origin. The small-pane metal casement windows and plank doors are probably early 19th century.



Fig.22 Pitcott House

The group consisting of **Post Office Stores** and **Jasmine Cottage** date from the 19th century. The latter is recorded as built in 1866 on Sir Thomas Dyke Acland's land by Joseph Steer a local building contractor who set up the adjoining carpenters' workshop, now called **The Old Timber Store**. **Weirside** was formally a Methodist chapel but was poorly converted in the 1980s, little evidence of its former use or appearance remains.



Fig.23 Post Office Stores and Jasmine Cottage

Returning to the village centre, **Bridge Cottage**, a tea room since c.1950, is thought to date from c.1780. It was originally thatched, and bears the typical Acland estate feature of triple ogee-arched windows with drip-mould above, and round-section stack, probably added in the early-mid 19th century.



Fig.24 Bridge Cottage

Other significant buildings, some of more historic than architectural interest, all lie close to the River Winn. These are the former **Forge** mentioned in a record of 1870 but converted to a dwelling and lock-up shop in the 1930s and an **early Wesleyan Methodist Chapel**, adjoining the ford. This dates from the late 18th century and was formerly thatched. It became the village hall from 1884 when the new Methodist Chapel was built, until the new hall was built in 1933.



Fig.25 Former Wesleyan Methodist Chapel

Another detached cottage is **Sunnymead**, originally 17th century but extended and re-fronted in the early 20th century. Probably originally a three cell and cross-passage plan, but since altered internally. Rendered over rubble and possibly some cob, there are three rendered stacks. The below eaves first floor windows indicate a former thatched roof with swept eaves, and there is an early 19th century iron-frame casement window with leaded-lights. The listing details mention that this cottage is "principally listed for its contribution to the picturesque village scene, overlooking village green."



Fig. 26 Sunnymead

A compact group to the east of the church consists of **Church Cottage**, **Gallifords**, **Steep Cottage** and **Gay's Cottage**. Each retains some vernacular features, indicating an 18th century or earlier date, for example shouldered front lateral or gable end stacks with square-section rendered uppers and six-panel door with steps up at Church Cottage. The plain timber casement windows, some small paned and plank doors are probably of 19th century origin.



Fig.27 The view down The Steep

The Farm to the rear of the Parish Church is a farmhouse, probably 18th century. Interestingly it is shown as a farm on the first edition Ordnance Survey map (c.1888) but on the second edition map (c.1903) as two farm cottages. It is now restored to a single house with a long frontage, two stacks at each gable end and a large rear lateral stack. The gabled porch and three-light timber casement windows are probably of 19th century origin.

The **former school** building was built by the Acland family in 1881 who had expressly wished that the building should always be used for educational purposes. During the Second World War, there were over 100 pupils in the school. It was closed forcibly in 1995. Rather than convert the property to a house, a charity was formed to keep the building for community use operating as a community computing centre, doctor's surgery and a complementary health care centre. This use ended in 2012 and it is now local needs affordable housing.

The school was attended by The Rt Hon Ernest Bevin, wartime Minister of Labour, British Foreign Secretary 1945-1951, architect of NATO and world statesman. He entered on 26 May 1884 and left in 1889. It was also attended by Boris Johnson MP who served as Foreign Secretary from 2016-2018 making it the only primary school in the country to produce two Foreign Secretaries



Fig.28 Former School

The Parish Church recorded in the listing details as formerly dedicated to St. Peter The Apostle, has been dedicated to St. Mary Magdalene since the late 19th century. There is some Norman work, for example the carved font. The chancel is 13th century, as is a rare survival of iron work to the early medieval door which was reportedly removed from nearby Barlynch Priory. The nave aisles and tower are in typical Perpendicular style of c. 1450. The crenellated three-stage tower with set back buttresses and crenellated north-east stair turret is unusually tall by Exmoor standards, and the listing details state "it is very rare in the west Country to find the nave wall lit at the chancel end." Other distinctive features are the Jacobean pulpit, a piece of 14th century stained glass in the East window, and open wagon roofs, restored in the 19th century, but with original bosses and wall plate. The listing details also note that a "painted panel of the Royal Coat of Arms of James I dated 1609, (is) said to be one of only 4 extant."



Fig.29 Church of St Mary Magdalene



Fig.30 Church of St Mary Magdalene

The former **Police House** (now Greystones) contains small pane timber windows that imitate those found in the Royal Oak. The elevations were formally slate hung as a reference to other Exmoor buildings but this has now unfortunately been removed. Winsford had a village policeman until after the Second World War. The Police Station was moved from Pitt Cottage to Greystones in the 1930s.



Fig.31 Greystones, the former Police House

The Old Vicarage, now a private dwelling named **Quarme Mounceaux**, has 16th-17th century origins and was substantially enlarged in the early-mid 19th century. Built of roughcast over rubble with asbestos slate roof, the present L-plan consists of the original building, which was probably two cell with cross passage (there are said to be surviving moulded ceiling beams). The shouldered external stack set axially in the blind gable adjoining the highway is typical of the 17th century. The new wing with hipped roof, overhanging eaves on paired brackets and with 12, 15 and 16-pane sash windows, including one tripartite to the right of the six-panelled entrance door, with panelled reveals are typical late Georgian/early Victorian features. Pevsner describes the building as being stuccoed, late Georgian hip roof addition to an earlier house.



Fig.32 The Old Vicarage, Quarme Mounceaux

At the northern end of the village, **Ball Cottage** outwardly of late 18th century or early 19th century date but possibly of earlier origin, is an unspoiled cottage, with plank doors and timber casement windows. Built on a spur of underlying rock with end gable and projecting stack facing the highway, it fully retains original character of colour-washed stone rubble, and slate roofs including the added lean-to rear extension. Also in this part of the village the **former Vicarage stables** is two storey and stone built with half-hipped slate roof, and is probably contemporary with the early 19th century extension having shallow segmental arched openings and six-pane sash windows. Also at this end of the village, **Pitt Cottages** rendered with slate roof and brick stacks, have low gabled dormers and timber casement windows, and are probably early 19th century. Beyond is a corrugated iron garage/store.



Fig. 33 Ball Cottage

4.2 MATERIALS

4.2.1 Walls

Natural stone is a predominant building material. The local hard Old Red sandstones and Devonian shales are most widely used as stone rubble for cottages and boundary walls. In some larger buildings, for example the parish church of St. Mary Magdalene, there are several varieties of stone imported from elsewhere, for example the tower built of coursed lias rubble, more usually found further east in Somerset. Squared blocks of New Red Sandstone are also used, for example as quoins. Many of the cottages have been rendered and colour-washed either over stone rubble, or in some cases, cob has been used. The traditional use of limewash slobbered over a render using lime mortar with bitumen band at the base is now rarely employed, even though it remains a desirable method. Much of the building stone would have originally come from local quarries, with a noteworthy example at Berry Cleeve, now long disused, about 100 metres north-east of the Exe Bridge



Fig. 34 Stone walling

In current and former farm/outbuildings the stone is usually left exposed. The houses are generally rendered, at least on their front elevation, and finished with limewash with a black tar-banded plinth. It is likely that some of this render conceals cob construction.

4.2.2 Roofs

Thatch was originally the predominant roofing material, with several good examples of its use surviving, especially The Royal Oak and adjoining cottages. Elsewhere clay pantiles from the Bridgwater area of Somerset have replaced thatch. Up until the later 19th-century thatch would have been the only available roofing material for all but the highest status buildings. Traditionally, thatch was combed wheat reed. In recent years, this tradition has been under threat from the non-indigenous water reed, much of which is now imported from Eastern Europe.

The high cost of transportation meant that imported slate only became readily affordable from the mid 19th century. Cheaper transportation also brought costs down for Bridgwater tiles, double and single Romans and similar variants and meant they could be utilised on cottages and these newly obtainable materials replaced the existing thatch on many cottages over the next century (Fig.35). Tiles were also utilised on new buildings of the period, for example The Close where the 'fish-scale' variety is evident.



Fig.35 Tile replacement of former thatch roof to Sunnymead.

4.2.3 Windows and doors

Historic windows in the conservation area are mainly a mixture of timber and metal casements. Although this has long been the traditional local vernacular pattern, there are also good examples of sash windows, for example, the former Vicarage and Karlake House where the pattern is of narrow glazing bars, indicating Georgian or early Victorian origin. A good later 19th century example with fewer glazing bars can be seen at Bevin's Cottage. There are a few examples of forged iron frames, and of decorative glazing patterns, as in the ogee-arch pattern windows at the Tea Room, a "trademark" feature of cottages once part of the Acland estates. Elsewhere, small pane timber or leaded light glazing patterns, mainly plain rectangular are evident, as at the Royal Oak Inn. Interestingly, this pattern is imitated at the former police house. This imitation of earlier patterns is typical of the Arts & Crafts tradition, which flourished from the late 19th century until c.1930



**Fig.36 Rectangular iron casement
to the Royal Oak**

Many doors are constructed in a traditional plank and ledged form, some incorporating fixed lights. In some of the grander domestic buildings these are panelled, some with glazed panels or with over-lights. There is little obvious ornament, but a number of cottages have small front porches with gabled roofs and a variety of sometimes ornamental detail, mainly dating from the 19th century.



Fig.37 Photo of door

5. Street Scene

5.1 BOUNDARIES

There are considerable stretches of boundary walling in Winsford, mainly built of the local shales. Some use minimal amounts of mortar, and there are a few examples of the distinctive pattern of stonework, where the bedding plane is set in a near vertical position, sometimes in “zig-zag” form. This is known locally as “dyking,” and adds a pleasing contrast to the more widespread use of horizontally coursed stone rubble, although capping is also produced with stone bedded vertically. At the former vicarage, large slabs of stone slate are used to cap a rendered wall, possibly of cob. Some stretches of walling, form a retaining feature to hedgerow banks and can be prone to deterioration when not regularly maintained. Nevertheless, the local types of stone walling make a valuable contribution to the character of the village, as well as providing a strong sense of enclosure or privacy in several cases.

There are a few good examples of ironwork, most notably wrought iron gates, as at the entrance to the Old Vicarage, and to a number of garden gates, as well as some boundary railings, for example to the north of Karlake House.



Fig. 38 Mid 19th century wrought iron gates

5.2 GROUNDSCAPE

Winsford also possesses a number of generally well-preserved sections of paving or cobbles in natural stone. These range from the surface of footbridges to fine cobbled surfaces fronting the Royal Oak Inn and Karslake House. The stone surfacing either side of the ford is a was implemented as part of an enhancement project arising from the “Planning for Real” event arranged by Exmoor National Park Authority in consultation with local residents and subsequently the Parish Council. It is probable that some stone cobbles may have become concealed under later asphalt surfaces. In some locations, for example at Ball Cottage and on paths leading to the village, the underlying rock forms a natural stone surface.

5.3 STREET FURNITURE

The earliest piece of street furniture identified is the cast iron red telephone kiosk known as “type K6” and designed by Sir Giles Gilbert Scott in 1935. This is grade II listed.

There is a mid 20th century cast iron Somerset County Council guidepost adjacent to the Old Winn Bridge and a second near Ball Cottage both of which have recently been refurbished.



Fig.39 K6 Telephone box



Fig.40 Finger Post



Fig.41 Finger Post

5.4 BRIDGES

The streams flowing through the Winsford contribute greatly to its character and appearance. Winsford has a number of bridges of different dates and constructions including two stone footbridges both restored in 1952. The **Packhorse Bridge crossing the River Exe**, a Scheduled Ancient Monument and Grade II* listed, is medieval in origin and has a two-arch span with random-rubble voussoirs and small cut water on upstream side. It is mainly built of flat-bedded slate, vertically aligned as coping and was restored in 1952. In the village centre is another **Packhorse Bridge crossing the River Winn** of similar date and also an Ancient Monument, but much smaller and lower with shallow arched single span, mainly of red sandstone rubble with end-on bedded coping, and some dressed stone to abutment and voussoir. **The Old Winn Bridge**, Grade II Listed, was the only road crossing in the village centre prior to the 1920s. The road bridge across the River Exe, known as **Vicarage Bridge**. It is recorded as originally built in 1835, although appears older, and was widened in 1928.



Fig 42 Bridge over Winn Brook



Fig 43 Packhorse Bridge over Winn Brook



Fig 44 Packhorse Bridge over River Exe

5.5 TREES AND HEDGES

There is a notable link between the built and the natural environment, and the main landscape elements of significance to the setting and character of Winsford. Trees and hedgerows make strong contribution to the character and appearance of the village and its wider landscape setting. Generally, this informal. Woodland forms an important backdrop to the village with steep wooded slopes of Berry Cleave to the east and the dominant landmark of the church tower seen as a distant feature in its village setting from the west and rising above the prominent wooded spur that is a strong landscape feature when seen from the north and east of the village.

Trees bordering the rivers and the open spaces are an especially picturesque feature and there are a number of mature specimen trees both here and elsewhere in the village including copper beech trees and a prominent stand of pines as part of a car park adjoining Bridge Cottage. Ash trees in the centre of the village are suffering the effects of Ash Die Back.

The considerable extent of natural, mainly deciduous woodland on the valley slopes to the east and south of the village is classified in the Local Plan as "Category 3 Woodland" classified in Section 3 of the Wildlife and Countryside (Amendment) Act of 1985. It has a natural beauty "(that) is, in the opinion of the NPA, particularly important to conserve," It also forms an important backdrop to the village and its broader landscape setting.

The strong sense of enclosure the wider landscape provides is further enhanced, especially on the approaches to the village by hedgerow banks, sometimes in deep cuttings known locally as "holloways."



Fig.45 Trees surround the village green.

6. Condition Assessment

6.1 CURRENT CONDITION

Most historic buildings, both listed and unlisted, are generally well maintained. Some former farm outbuildings both within or on the borders of the village, although inherently structurally sound, appear to be suffering some neglect or under-use. A large proportion of timber windows and entrance doors survive in their original form, or where replacements have been made, these have tended to closely match the traditional form and still predominate. Even so, PVCu replacement windows and doors are starting to make inroads into the village and are most evident when installed within the close-knit pattern of early development. Such replacements, even where they closely match the traditional glazing and joinery patterns, inevitably introduce an artificial product that in a historic setting can all too easily destroy the visual integrity of even the most modest of traditional buildings.



Fig. 46 Plastic windows fitted to the tea-rooms

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

Most 20th century infill, even where quite successfully screened, has had a somewhat detrimental affect upon the predominant strongly vernacular character of the Conservation Area, and there are one or two insensitive examples, mainly dating from the 1960s. The recent development behind Karlsake for three detached dwellings was granted in the 1990's. Although works were commenced soon after permission was granted it has only just been completed. The scale and position of these dwellings does detract from the village core although landscaping is yet to be completed at time of writing.

The table below contains a more detailed condition assessment. The headings are based on English Heritage's Conservation Areas Condition Survey (2008) and the updated Historic England Conservation Areas at Risk Questionnaire.

CONDITION ASSESSMENT

1. Designated Conservation Area name:	Winsford				
2. Locality	Winsford Parish, Exmoor National Park				
3. Is the Conservation Area:	Predominantly urban	Predominantly suburban	Predominantly rural	Other (Please specify)	
4. Is the Conservation Area:	Predominantly residential	Predominantly industrial	Predominantly commercial	Wide mix of uses	Other (Please specify)
5. How large is the Conservation Area?	Less than 2 ha (approx 140m x140m)	2.1- 50 ha	More than 50 ha (½ sq km)	Don't know	
6. Approximately how many buildings are in the Conservation Area:	None	Up to 50	51 to 250	251+	Don't know
7. Approximately how many listed buildings are in the Conservation Area:	None	Up to 10	11 to 50	51+	Don't know
8. Approximately how many locally listed buildings are in the Conservation Area:	None				
9. Does the Conservation Area include one or more scheduled monuments?	Yes	No	Don't know		
10. Is all or part of the Conservation Area covered by another heritage designation?	None	Registered Park and Garden	World Heritage Site	Registered Battlefield	Other
11. Has an Article 4 Direction been implemented?	Yes	No			

12. Are you aware of any unauthorised works that have been carried out in the last 3 years which have harmed the special interest, significance and/or character of the Conservation Area?	Yes	No		
13. Has the Local Authority taken any enforcement action against such works in the past 3 years?	Yes	No	Don't know	
14. Does the Local Authority have a Conservation Area Advisory Panel/ Committee specific to this Conservation Area?	Yes	No		
15. Does the Conservation Area have any listed buildings or any other historic assets on either the English Heritage or a local <i>Heritage at Risk</i> Register?	No	Yes		
Please give your impression of whether the following issues affect the special interest, significance and/or character of the Conservation Area:				
16. Loss of historic detail or inappropriate change:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem
• Doors and windows		X		
• Front elevation (e.g. painting, porches, rendering)		X		
• Decorative features/materials (e.g. stonework, rainwater goods)	X			
• Shopfronts	N/A			
• 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		

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

CONDITION 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

TRAJECTORY/TREND

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

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

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)

6.2 VULNERABILITY

Winsford is a well-kept and much loved village. Its character is derived from its setting, the quality of its historic buildings and their position within the landscape. It's largely unchanged appearance is one of its chief attractions but while it is undoubtedly a tourist draw, visitor pressure is not to a degree that places the village under threat. Like many villages from the mid-20th century onwards there has been a change of emphasis away from locally based employment, and a demand for retirement and second homes. Another trend has been the decline of employment in agriculture and an increase in tourism. The visible effect has been a suburban style of infill, prevalent between the 1950s-70s but now more firmly resisted by Local Plan policies. Parts of Winsford have suffered slightly from this influence and the seemingly inevitable loss of original function of a number of buildings. More recently, the desire to provide better insulation and weather protection has led to some unsatisfactory results using modern materials. This trend is compromising the local vernacular style of some buildings and robs them of their original visual integrity. Unlisted historic buildings are most vulnerable. Where original features and character are maintained, as for example at Ball Cottage, such survivals become all the more precious.

7. Recommendations

7.1 PROPOSED BOUNDARY

The proposed boundary line is intended to incorporate the historic core of the village.

7.2 MANAGEMENT AND ENHANCEMENT

Almost all the 19th century and earlier buildings in the Conservation Area have retained original features and strongly represent the local vernacular style. Some are grade II listed, but non-listed buildings often have considerable historic and architectural quality, notably Nether Halse, and Halse Cottages, Ball Cottage and The Close.

Winsford is identified as a 'village' in terms of Policy GP3 of the Exmoor National Park Local Plan. Chapter 4 of the Exmoor National Park Local Plan (2017) contains important principles concerning the conservation of buildings and settlements. Proposals for any new development, restoration of existing buildings or features, and enhancement projects, should include consideration of these principles, which are expanded upon in the following sections.

7.2.1 Buildings in the Conservation Area

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

7.2.2 Features

- The conservation, and where necessary, the repair of walls and/or historic railings, and timber fencing is considered important. Where appropriate consider using additional timber or ironwork that reflects the local craft traditions.
- Ensure the retention and enhancement of any historic street furniture.
- Encourage retention of the character of existing entrances, including gate piers, and associated period timber or metal gates.
- Ensure necessary protection of all natural stone paving, cobbles, kerbs and gulleys, both as part of the highway and where in private ownership. Consider where such materials might be employed in any resurfacing or enhancement schemes. Materials from local sources should be used whenever possible. Seek to retain or reinstate all existing period windows, doors, and cast iron rainwater goods. This includes the typical 19th century decorative features, and any examples of early 20th century Arts and Crafts tradition, for example, decorative window glazing and forged metal window and door catches.
- The National Park Authority can consider introduction of an Article 4(2) Direction where boundary features, for example, stone or brick walls, and openings are under threat. This also has the potential to control the installation of UPVC windows and doors, inappropriate roof materials, external cladding, and use of exposed block-work.

7.2.3 Historic Setting and Landscape

- Before any change of use or alteration takes place, ensure that consideration is given to the historic importance of any existing building, including outbuildings and non-residential uses. This also includes the previous history and present significance of any small outbuildings located to the rear of the main street frontages.
- Although existing trees within the conservation area appear to be healthy, older specimens would benefit from periodic health checks. Where limited further life is detected, measures may need to be taken to plant young trees of a similar or suitable alternative species. These could be gradually introduced to replace older specimens. Some fast growing garden conifers, such as Lawson's Cypress, can strike a discordant note in a historic setting and should be avoided in an environmentally sensitive location.

- There is an important relationship between the setting of buildings in the conservation area and the enclosing topographical features, for example, the wooded slopes Berry Cleeve and the wooded banks of the Exe and Winn rivers. Attention is drawn to the Local Plan Objectives for Woodland, one of which is 'to gain a deeper understanding of Exmoor's trees and woodlands through a comprehensive programme of research and survey work derived from the Exmoor Woodland Research Strategy.'

7.2.4 Use of Traditional Materials

- Encourage re-pointing of stonework using suitable mortar mixes, ideally with a lime base. Cement rich mortars and raised or 'ribbon pointing' should be avoided. This is especially the case for some of the softer types of sandstone.
- Where appropriate, steps should be taken to re-discover supplies natural materials, preferably from their historic source or equivalent, and to encourage the development of skills in their use.
- More fully research the development of the early settlement, the sources of natural materials used in building construction, and whether former sources of stone or slate might become re-established.

APPENDIX A - CONSERVATION AREAS: GENERAL GUIDANCE

WHAT IS A CONSERVATION AREA?

A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as: 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. Exmoor National Park has 16 Conservation Areas designated to cover the most historically and architecturally important and interesting parts of the Park's towns and villages.

Various factors contribute to the special character of a Conservation Area. These include: the quality of buildings; the historic layout of roads, paths and boundaries; boundary treatments and patterns of enclosure; characteristic building and paving materials; uses and associations; the quality of the public realm and contribution made by trees and green spaces. A strong 'sense of place' is often associated with Conservation Areas. It is the function of Conservation Area Appraisals to assess and evaluate 'character' as a means of assisting the planning process.

OWNING AND DEVELOPING LAND AND PROPERTY WITHIN A CONSERVATION AREA

In order to assist in the preservation and enhancement of Conservation Areas various additional planning controls exist within them. These are subject to change so it is advisable to check with Exmoor National Park before carrying out any works.

The substantial demolition of unlisted buildings and structures requires permission. Proposals will not normally be looked upon favourably where affected buildings or structures are deemed to make a positive contribution to the character and appearance of the area. An approved scheme for redevelopment will normally be required before permission to demolish will be granted. 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.

Article 4 directions

Minor developments such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Article 4 of the GPDO gives local planning authorities the power to limit these 'permitted development rights' where they consider it necessary to protect local amenity or the wellbeing of the area. Using the provisions of Article 4 of the GPDO brings certain types of development back under the control of a local planning authority so that potentially harmful proposals can be considered on a case by case basis through planning applications.

As part of the requirement to review conservation areas from time to time, it would be best to use the information gathered. The specific requirement on local authorities under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review the areas designated as conservation

areas 'from time to time' and to bring forward proposals for their preservation and enhancement can provide a robust evidence base on which to assess the need for and scope of an Article 4 direction. Ideally a conservation area management plan developed from a conservation area appraisal may identify areas where removal of 'permitted development rights' is necessary to prevent the loss of characteristic architectural detailing or gradual erosion of the character and appearance of the conservation area through inappropriate development. Historic characterisation approaches such as Historic Area Assessment will also provide evidence for using Article 4 directions outside conservation areas.

It is only appropriate to remove permitted development rights where there is a real and specific threat and exclude properties where there is no need for the direction to apply. Article 4 directions are most commonly used to control changes to elevations or roofs of buildings in conservation areas fronting a highway, waterway or open space but they can also be used to control other forms of development which might harm the significance of heritage assets, such as alterations to boundary features, installation of renewable-energy microgeneration equipment or erection of outbuildings.

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.

ADVERTISEMENTS

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

TREES

Trees in Conservation Areas which are already protected by a Tree Preservation Order (TPO) are subject to the normal TPO controls but the Town and Country Planning Act 1990 also makes special provision for trees in Conservation Areas which are not the subject of a TPO.

Anyone proposing to cut down or carry out work on a tree in a Conservation Area within Exmoor National Park is required to give Exmoor National Park Authority six weeks prior notice. The purpose of this requirement is to give the LPA an opportunity to consider whether a TPO should be made in respect of the tree. Exceptions apply so if you are planning to carry out tree works contact the National Park's Tree Officer.

IMPLICATIONS FOR THE LOCAL AUTHORITY

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

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

APPENDIX B - LISTED BUILDINGS

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

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

Name	Grade	Date Listed	EH Ref
Church of St Mary Magdalene	I	06/04/1959	1174169
Packhorse Bridge over River Exe	II*	06/04/1969	1345401
The Old Vicarage	II	02/01/1986	1058002
Vicarage Bridge	II	06/04/1959	1174205
Sunnymead	II	02/01/1986	1058004
Bridge over Winn Brook	II	28/11/2003	1413090
K6 Telephone Kiosk	II	15/08/1989	1057970
Packhorse Bridge over Winn Brook	II	06/04/1959	1174193
Thorn and Winn Cottage	II	06/04/1959	1058005
Royal Oak Farmhouse	II	06/04/1959	1058003
Royal Oak Inn	II	06/04/1959	1295885
Bevins House	II	02/01/1986	1345400
Karslake House	II	02/01/1986	1345400

APPENDIX C - LOCALLY IMPORTANT UNLISTED BUILDINGS

Below is a table of notable unlisted buildings within the Conservation Area (it does not include all those which may be considered to make a 'positive' contribution to character and appearance). These are buildings or structures which, whilst perhaps not of special interest in the national context, are nevertheless of local interest by nature of their date, design, materials, historical association, etc. This is not a statutory designation and confers no additional protection, but does highlight the importance of a building for general planning purposes..

Name	Notes
Ball Cottage	18th century cottage, possibly earlier origins
Glebe stables	Well preserved 19th century stable block
Linden Terrace	Early 20th terrace
Former School	Mid 19th century school constructed by Aclands
The Farm	Possible 18th century farmhouse
Church Cottage	18th century or earlier
West and East Galliford	18th century or earlier
Gays Cottage	18th century or earlier
The Steep	18th century or earlier
Greystones	20th century police station
Former Westleyan Chapel	18th century
Bridge Cottage	Circa 1780
Dowry Cottage	19th century possible earlier origins
Old forge	Circa 1870 forge
The Rectory	18th century possible medieval origins
Farm buildings at Royal Oak Farm	18th century with earlier origins
Rose Cottage	19th century or earlier
Halse Cottage	17th century or earlier
Nether Cottage	17th century or earlier
The Close	20th century Arts and Crafts house
Pitcott House	19th century with earlier origins
Jasmine Cottage	1866 Acland house
Exe Vale House	Late 19th century villa
Post office	19th century
Old Tythe	Mid 19th century

APPENDIX D - BIBLIOGRAPHY

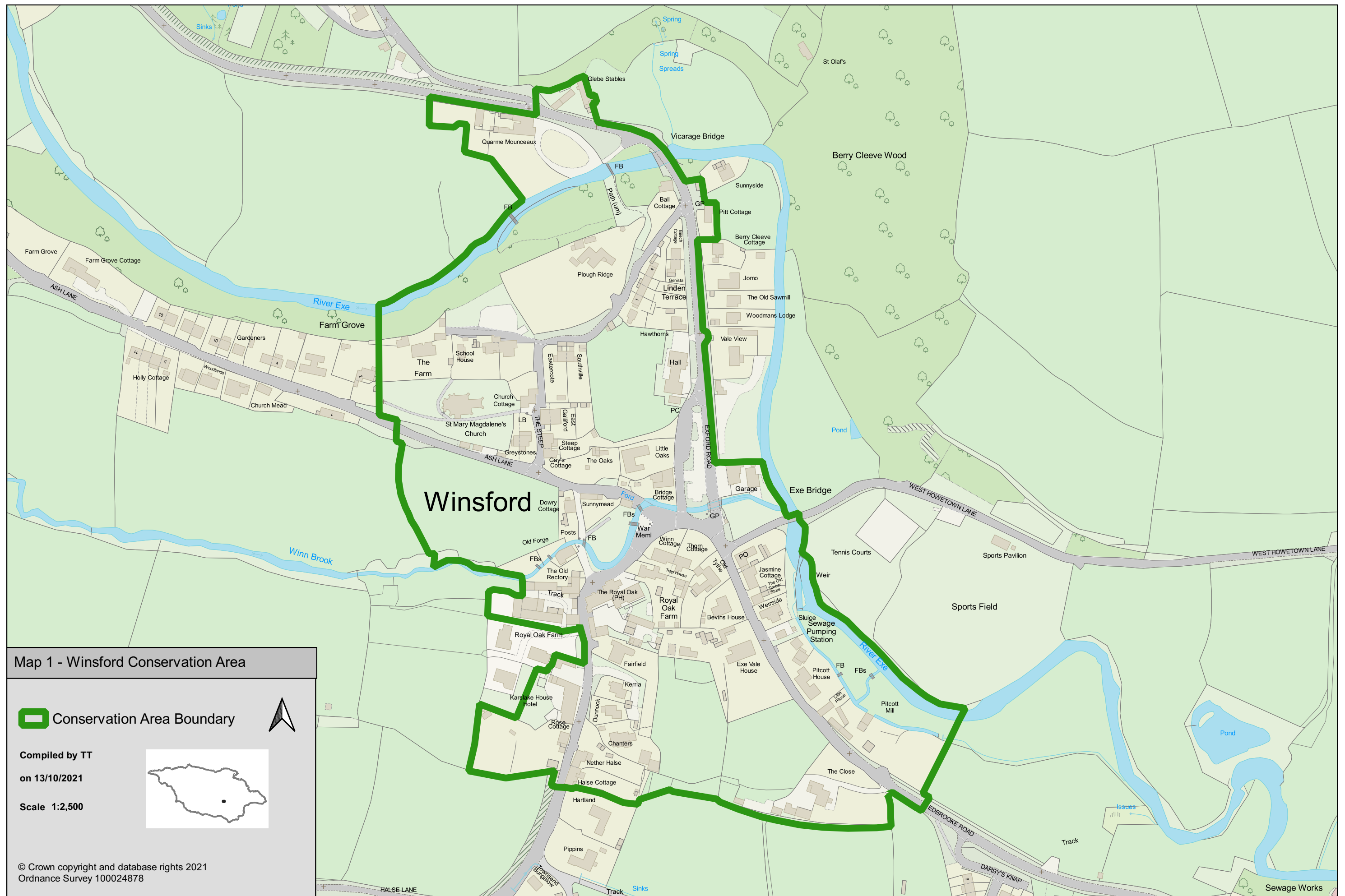
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Map 1 - Winsford Conservation Area



Map 2 - Winsford Character Appraisal

