



Devon Historic Coastal and Market Towns Survey

Background and method



Historic Environment Projects

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Client	Devon County Council
Report Number	2012Rxxx
Date	September 2013
Status	Final Draft
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Acknowledgements

This project was commissioned by Devon County Council with funding provided by English Heritage. The work was carried out by Historic Environment Projects, Cornwall Council.

Within Historic Environment Projects, Cornwall Council the Project Manager was Andrew Young and Nick Cahill acted as Historic Urban Characterisation Adviser for the project. Digital map and historic environment data was provided by Devon County Council Historic Environment Service.

Section 3 of this document - The historical development of Devon towns - and the list of towns contained in Appendix 1 were prepared by Anne Marie Dick of Devon County Council.

The views and recommendations expressed in this report are those of Historic Environment Projects and are presented in good faith on the basis of professional judgement and on information currently available.

Freedom of Information Act

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Abbreviations

CA	Conservation Area
EH	English Heritage
EUS	Extensive Urban Survey
DCC	Devon County Council
HE	Historic Environment, Cornwall Council
HER	Historic Environment Record
HLC	Historic Landscape Characterisation
HUC	Historic Urban Character
HUCA	Historic Urban Character Area
HUCT	Historic Urban Character Type
MDV	Monument Devon (prefix to Devon HER numbers)
NGR	National Grid Reference
NRHE	National Record for the Historic Environment
OS	Ordnance Survey

1 Summary

The Devon Historic Coastal and Market Towns Survey (DHCMTS) forms part of the national programme of Extensive Urban Surveys (EUS) initiated and supported by English Heritage (EH). The survey aims to synthesise and increase understanding of the development and the current historic character of 17 coastal and market towns of medieval origin within the county (Fig 1).

The towns are evaluated to identify the nature and extent of surviving historic environment assets whether as standing structures, below ground archaeological deposits or in the surviving historic town plan.

The results will be held as part of the Devon Historic Environment Record (HER) in a database and spatially in GIS. Alongside the project GIS the principal outputs are Historic Character Assessment reports for each town. The reports provide a summary of current knowledge rather than definitive, detailed town histories. Together with the GIS database, they provide a basis for current understanding and future research into the historical development and character of each town.

The project outputs will be used to support and inform a variety of planning policies from national objectives down to the local policies which form the Local Development Frameworks (LDFs), and will assist Devon's Local Authorities and their partners in planning for the care of the county's historic urban settlements, protecting historic character and promoting sympathetic regeneration at a time of intense development pressure.

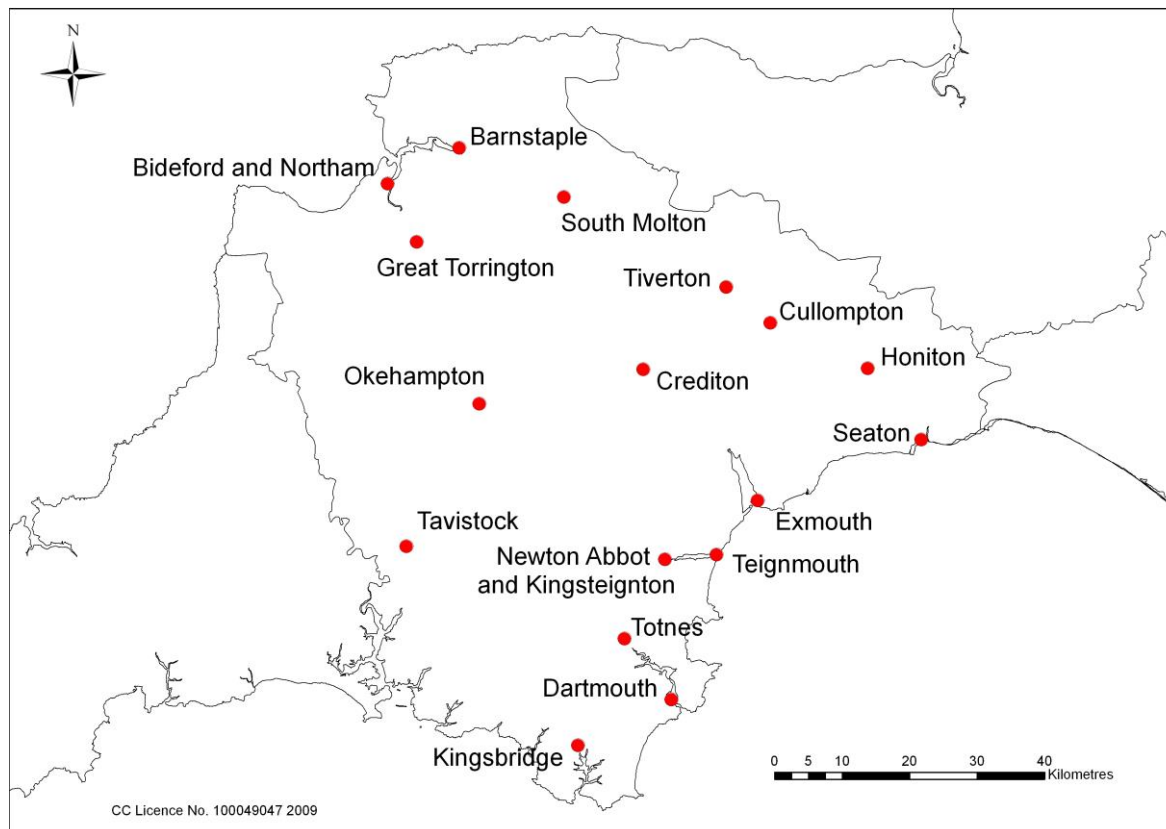


Fig 1. The 17 towns making up the DHCMTS survey

2 Background

Devon County Council (DCC) prepared a proposal in March 2011 (revised in September 2011), for a Historic Market and Coastal Towns Survey based on previous Extensive Urban Survey projects carried out elsewhere in the country.

Against a background of changing circumstances within the local authority, DCC approached Historic Environment Projects, Cornwall Council (HE Projects) during December 2011 seeking support for the project. As a result, HE Projects agreed to undertake the delivery of a substantial part of the survey in partnership with DCC.

Initially it was proposed to produce historic characterisation for 26 towns but it became clear that insufficient resources were available to cover this number and the list of towns was reduced to 17. Priority was given to those towns considered to be most historically significant, to have the highest archaeological potential and to be under most immediate development pressure (Appendix 1).

The 17 towns all fall within the area covered by the Devon HER. Exeter, Plymouth, Torbay and Torquay, as well as towns within Dartmoor National Park, are excluded as all are independently administered.

3 Historical development of Devon towns

In the context of this survey the term 'town' refers specifically to those settlements which were clearly established as towns in the medieval period. All the towns in the survey are identified as historic market, port or seaside settlements. Identification as a market town is based on inclusion in the DCC Town Planning and Transport Infrastructure Strategy for Coastal and Market Towns, rather than to an historical market function. However, all 17 towns are included in Letters' Gazetteer of Markets and Fairs in England and Wales to 1516 and all but Exmouth and Seaton are recorded by Beresford and Finberg (1973) as medieval boroughs.

By around 1300 Devon ranked first among the English counties in having the highest number of boroughs per 1,000 acres (one per 22,000 acres against the national average of 51,000 acres). Some of Devon's medieval towns (Exeter, Barnstaple, Totnes, Dartmouth and Great Torrington) had relatively large populations of over 1,000, but most were small by national standards and some are, in fact, regarded as villages today. Many of the towns retain elements of their early plan-form and many historic buildings of medieval or post medieval date. Recorded archaeological evidence is generally sparse since most places have seen little or no formal excavation or survey, but the relatively low levels of modern redevelopment afford a high potential for survival.

Prehistoric

There is as yet no evidence for pre-Roman "proto-urban" settlement in Devon, although prehistoric hut circles excavated during the 1970s Guildhall redevelopment and more recently at the new Crown Court site may hint at a proto-urban Exeter.

Roman towns

Exeter (*Isca Dumnonium*) was a *civitas* capital, and is as yet the only demonstrated Roman urban settlement in Devon. However, evidence of contemporary and subsequent civil settlement has been recorded at the Roman forts on the edges of modern Honiton and Axminster. Recent archaeological work has recorded Roman civil deposits within the centre of and on the fringes of modern Cullompton, which is also the site of another fort. Romano-British features are recorded in Kingsteignton (Newton Abbot) and Roman finds are known from Tiverton, Ivybridge, Totnes, Crediton, Teignmouth and Sidmouth. There is believed to be a submerged Roman town off Sidmouth. Seaton marshes have been identified as the possible site of a Roman harbour, and the Honeyditches villa complex lies on the edge of modern Seaton.

Medieval towns

The existence of a market is taken as the principal indicator of urban status – it is a pre-requisite but not in itself sufficient for urban status. Five boroughs (Barnstaple, Exeter, Lydford, Okehampton and Totnes) are recorded in the Domesday Book.

One hundred and twenty three places are recorded as holding or being granted markets or fairs in medieval Devon (including 14 in administrative areas outside the modern county or in Dartmoor National Park), of which at least 63 towns (including seven outside modern Devon) achieved borough status (Letters, 2010, Gazetteer of Markets and Fairs in England and Wales to 1516 web site). The main period for the creation of markets was between 1200 and 1320. Many survived as active markets for only a short period but the market place has often survived to the present day.

Post medieval development

There seems to have been a degree of later medieval urban decline, at least in central Devon rural markets, but the later sixteenth and seventeenth centuries saw not only modest urban growth, but, much more markedly, widespread rebuilding, stimulated by the prosperity of the early post medieval cloth trade, tin trade and Newfoundland fisheries. Devon towns contain some of the finest examples of contemporary domestic architecture in England.

Plymouth experienced exceptional growth during this period, becoming larger than Exeter by the mid eighteenth century. The two large towns together stimulated the development of other markets and ports in both southwest Devon and east Cornwall – the growth of maritime communities in the southwest was indeed a major feature of the period (whether for naval, trading, fishing or colonial/administrative functions).

Modern urbanism

The medieval pattern of small towns continued into the early nineteenth century, and the construction of the railway network brought about industrial development of towns such as Newton Abbot and Ivybridge, and the development as tourist resorts of Exmouth, Ilfracombe and Dawlish. Although the post medieval ship-building industry and North American trade had declined, the ports continued to develop through tourism and, particularly in the case of Teignmouth, through exports.

Little extensive development pressure existed until the mid-twentieth century saw more suburban expansion, particularly of those settlements on the railway network or within commuting distance of major employment centres such as Exeter, Plymouth and Barnstaple.

4 Aims and objectives

The overall aim of the survey is to synthesise and increase understanding of the development and the current historic character of towns in Devon. This will enable the re-evaluation of the urban archaeological resource for selected towns across Devon and to provide comprehensive and consistent baseline information against which research, regeneration and land use planning objectives may be set. Project outputs will assist with the development of Town Schemes and urban regeneration projects, inform strategic proposals for land use in urban areas and act as a vehicle for engaging local communities in the future.

The survey constitutes a deepening of Devon's Historic Landscape Characterisation (HLC), which was completed in 2004. The Devon HLC was compiled using 1:10,000 Ordnance Survey (OS) maps and the scale at which the HLC was produced has meant that the urban areas were not analysed in any great depth. The HLC Types for settlements comprise:

- Historic Settlements (the core area of a historic settlement, based on the c1880 First Edition OS map).
- Modern Settlement (an area of a modern settlement developed during the twentieth century).
- Public Complex (public buildings and other related complexes, including schools, colleges, hospitals, government offices, civic centres and cemeteries).
- Industrial Complex (where present in urban settlements).

- Park/Garden (where present in urban settlements).

The HCMTS project aims to enhance the existing HLC through a consideration of easily available sources for each of the historic towns to deepen understanding of the phases of development and current character of these townscapes.

Information resulting from the survey can be used to support and inform a variety of planning policies from national objectives down to local policies which form the Local Development Frameworks (LDFs).

5 Sources

The standard sources used for the survey are listed below. Additional sources used for individual towns are listed in the bibliography section of the Historic Character Assessment reports for each town.

Historical

- Published town histories and other relevant publications
- Unpublished historical notes and syntheses
- Websites containing relevant historical information

Cartographic

- Current OS MasterMap and Google Earth aerial imagery
- Epoch OS historic mapping (c1880, c1904, c1953, c1963)
- Tithe Map (c1840)
- OS Surveyor's drawings (1802)
- Selected earlier maps (e.g. Benjamin Donn's map of the County of Devon, 1765)

Archaeological

- Devon HER (including sites and monument records, event records, Scheduled Monument records, Listed Building records and Registered Park and Garden records)
- Devon HLC
- EH National Record for the Historic Environment (NRHE)
- Conservation Area information
- Easily accessible archaeological reports relating to work carried out within the towns

6 Outputs

The results of the survey are to be held as part of the Devon HER in a database and spatially in GIS. The principal outputs from the project will comprise:

- GIS database showing the historical development, Historic Urban Character Types (HUCTs) and Historic Urban Character Areas (HUCAs) for each town
- Historic Character Assessment reports for each town. These will be available in hard copy at the West Country Studies Library, but will also be accessible digitally through the DCC website and the Archaeology Data Service (ADS) website (where the national Extensive Urban Survey programme is currently held)
- A background and method statement to be accessible digitally on the DCC and ADS websites
- An overall project synthesis to be published in the *Proceedings of the Devon Archaeological Society*

- A presentation on the project to be delivered at the Devon Archaeological Society's annual conference *Archaeology in Devon*
- The project archive, which will be deposited in the Devon Record Office and the ADS, where it will be available for public consultation

7 Method

7.1 Defining Historic Urban Character Types (HUCTs)

Historic Urban Character Types are the basic building blocks for the characterisation of the towns within the survey. They are a means of dividing up a town on the basis of current and historic land use (Fig 2). Similar uses often repeat within a town and are found across different towns. For consistency of approach and to allow for comparison, a list of HUCTs was created, consisting of 11 Broad Types, each sub-divided into a range of Types identifying more specific use. The Types enable the character of the town to be displayed in far greater detail than the Broad Types (Fig 3). A detailed list of the Types is presented in Appendix 2. The 11 HUCT Broad Types are listed below.

1	Civic	7	Recreation
2	Commercial	8	Military
3	Industrial	9	Communications
4	Religious	10	Open space
5	Residential	11	Maritime
6	Utilities		

Selected to reflect townscape character, these Broad Types generally differ from those chosen for Devon's HLC, though there is some degree of overlap.

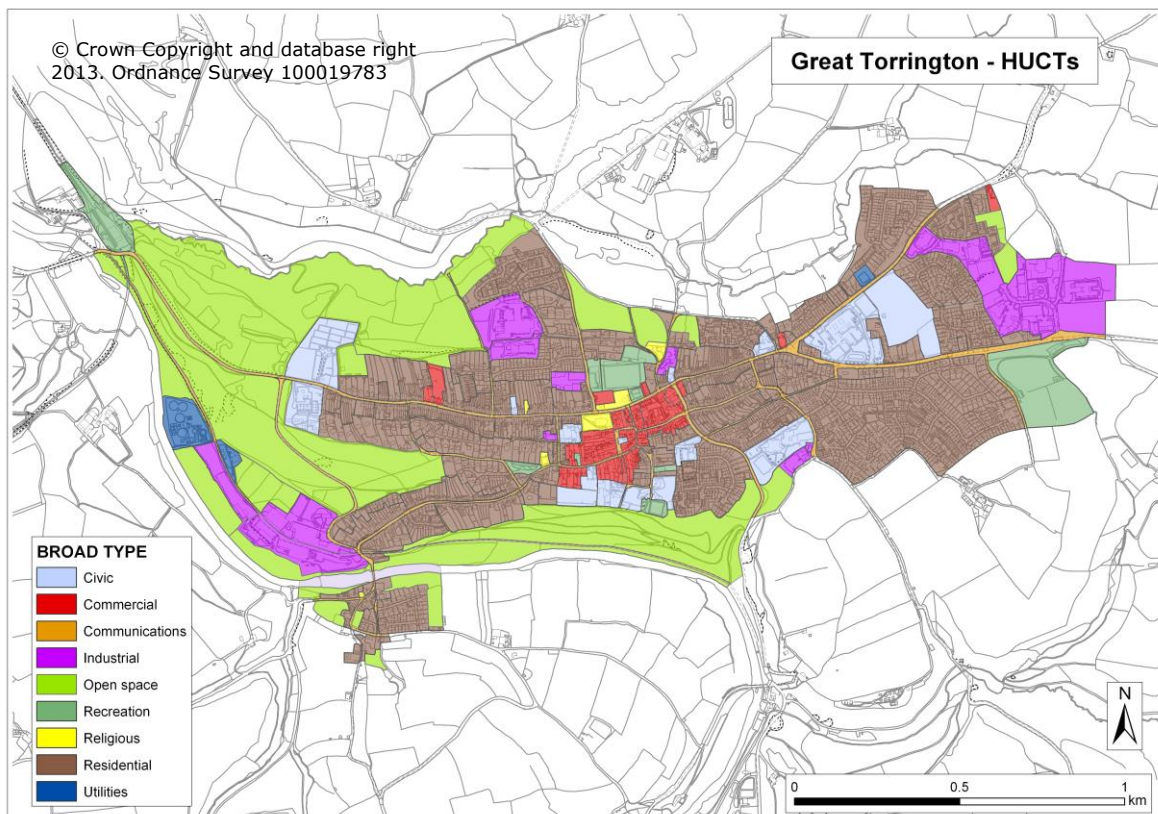


Fig 2. Great Torrington HUCTs displayed by Broad Type

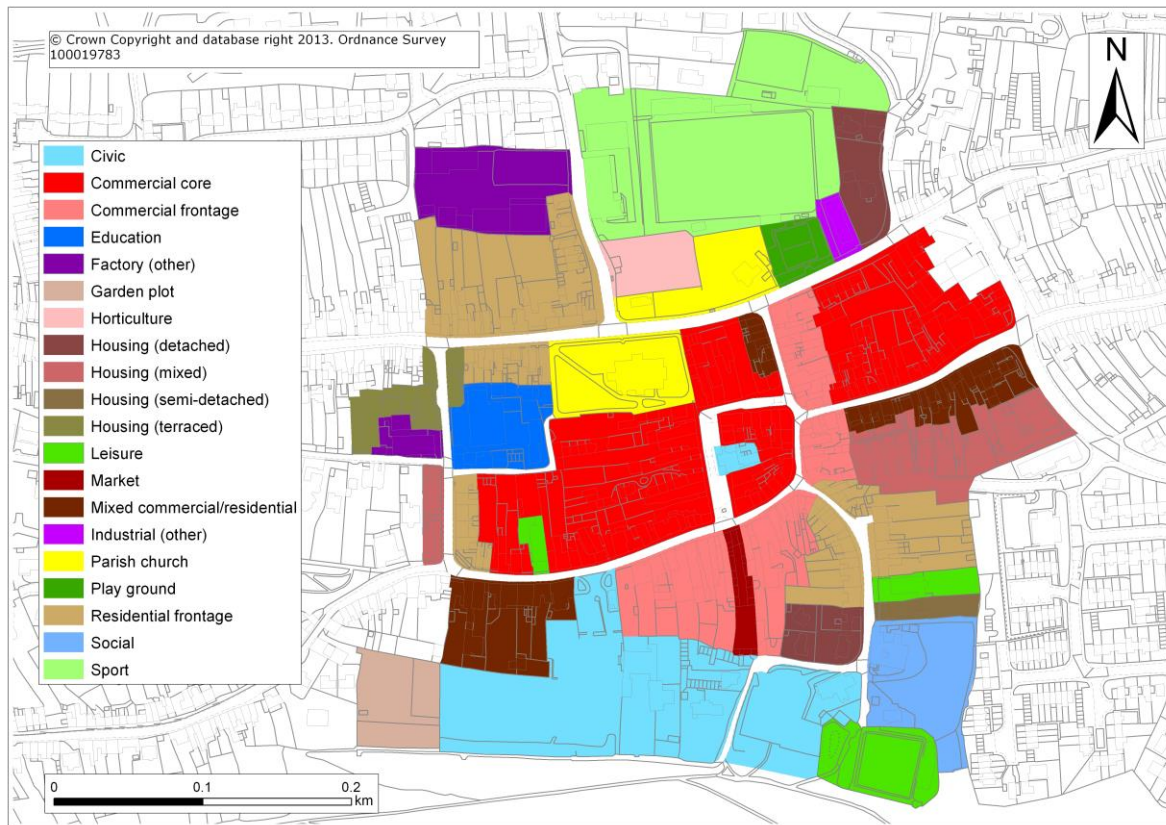


Fig 3. Great Torrington town centre HUCTs displayed by HUC Types

Characterisation is carried out in a digital environment using ArcMap 10. For each town, HUCTs are defined on screen against the modern OS MasterMap as polygons. Occasionally the polygons are defined against historic mapping if this is more appropriate (for instance if a previous time slice is no longer legible because of recent development). Although the nominal minimum polygon size is 0.25ha, this is a guideline only and on occasion smaller polygons are created for large buildings or building complexes such as a chapel or factory complex. The general rule of thumb is that polygons are defined at the level of plots rather than individual buildings.

The polygons are connected to a relational database into which defining attributes are input. The attribute fields include

- **Town name** – manually entered
- **HUCT ID** – manually entered unique identity number
- **Broad Type** – selected from list above
- **Type** – selected from list in Appendix 1
- **Start date** – based on map evidence
- **End date** – based on map evidence
- **Source** – usually the name and date of the map used as evidence
- **Notes** – optional. Used, for example, to support an interpretation
- **Creator** – name of surveyor
- **Creation date** – date of input
- **Above ground** – a heritage value (see below)
- **Below ground** – a heritage value (see below)

- **Area** – HUCT area in square metres

Within the database the fields for Broad Type, Type, Start date, End date and Source are replicated a further five times (i.e. Type 1, Type 2, Type 3, Type 4, Type 5) in order to enable queries to be run in GIS to trace the historical development of each HUCT. So if a HUCT has undergone several changes over time, the field Type defines its present day character (the source will be MasterMap), Type 1 describes its character previous to that (the source might be the c1880 map), Type 2 describes its character previous to that (source might be 1840 tithe map) and so on. Each previous Type will be ascribed a start date and end date so that the development of the HUCT can be traced through each of the main periods listed below.

Roman	AD43 – AD409
Early medieval	410 – 1065
High Middle Ages	1066 – 1299
Late medieval	1300 – 1539
Medieval	1066 – 1539
Post medieval	1540 – 1699
18th century	1700 – 1799
Early 19th century	1800 – 1849
Late 19th century	1850 – 1899
Early 20th century	1900 – 1949
Late 20th century	1950 – 1999
Early 21st century	2000 – 2014

Thus there is scope for attributing to each polygon up to 6 different Types, with 6 different time slices. In practice the number of time slices used varies from town to town, depending on the amount of evidence available for historical development. For instance in some towns it is not possible to distinguish whether a development belongs to the High Middle Ages or the Late medieval period. In these cases the Medieval time slice would be used.

The initial defining of the polygon is determined by its existing use or character (i.e. present Type), but with an eye to its past use(s) (previous Type(s)). There are instances where a present Type represents only part of the total extent of an earlier one – for example, where a modern housing estate has been built within a block of medieval burgrave plots, which still survive undeveloped beyond it. In that case, two polygons will be defined – one of which will be attributed two time slices (for the housing estate & burgrave plots) and the other only one (for the burgrave plots). Together, the two adjacent polygons will reflect the full extent of the earlier burgrave plots.

Incorporating time depth in this way allows maps to be generated showing a town's urban extent and uses during the different periods of its history (Figs 4 and 5).

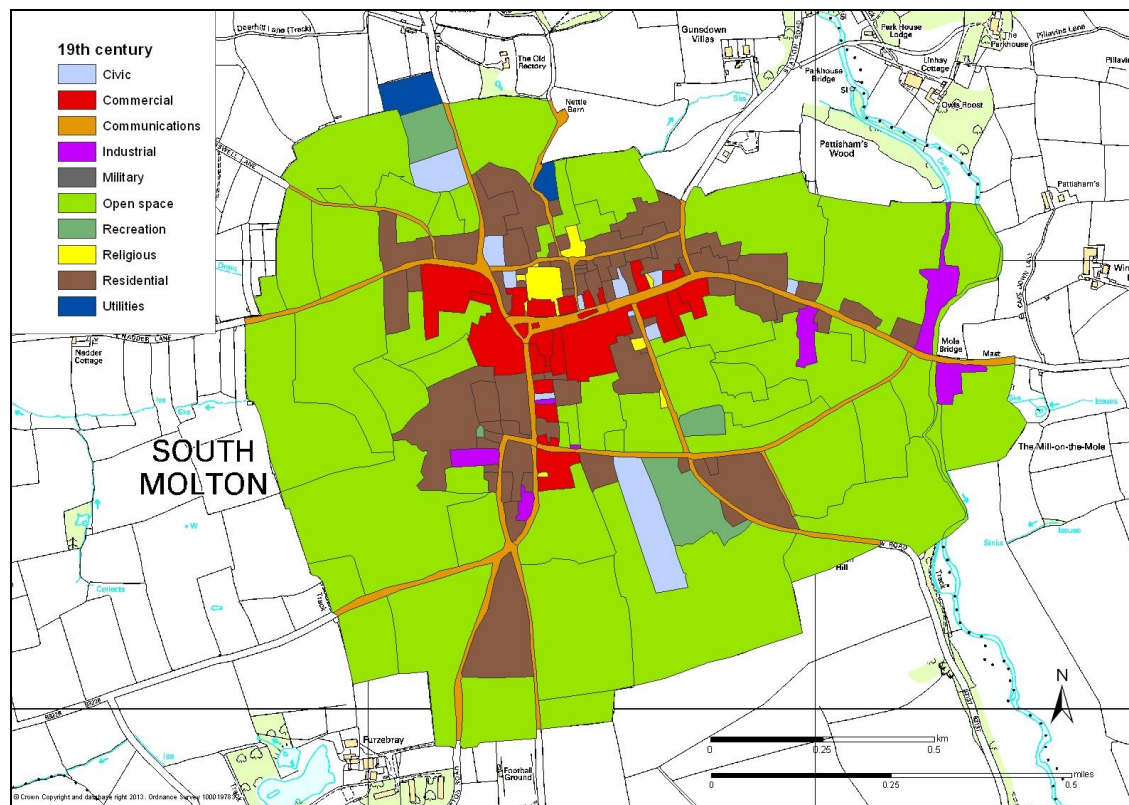


Fig 4. Historical development of South Molton. Nineteenth century displayed by Broad Type

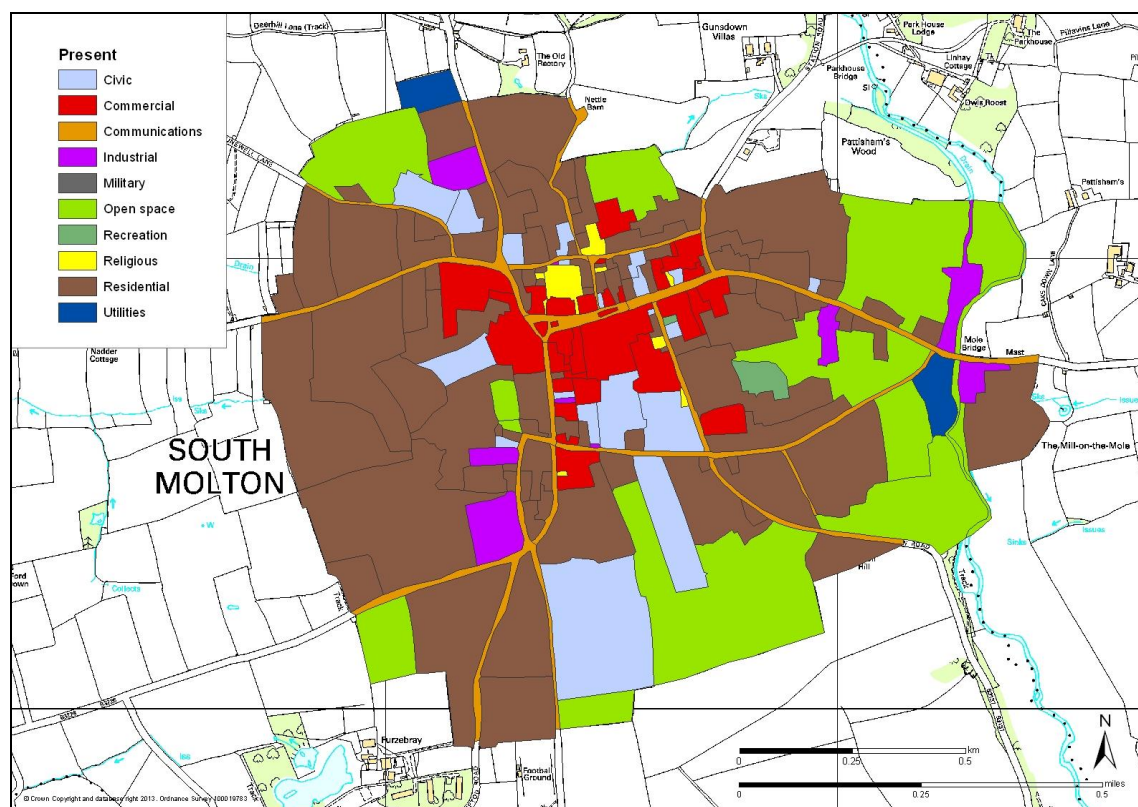


Fig 5. Historical development of South Molton. Present day displayed by Broad Type

7.2 Identification of Historic Urban Character Areas (HUCAs)

Historic Urban Character Areas are the principle tool for describing the character of the historic towns included in this survey.

Once the definition of HUCTs has provided understanding of the past and present activity with a town and how these have influenced its historical development and present character, they are grouped together to define distinct geographical areas (Fig 6).

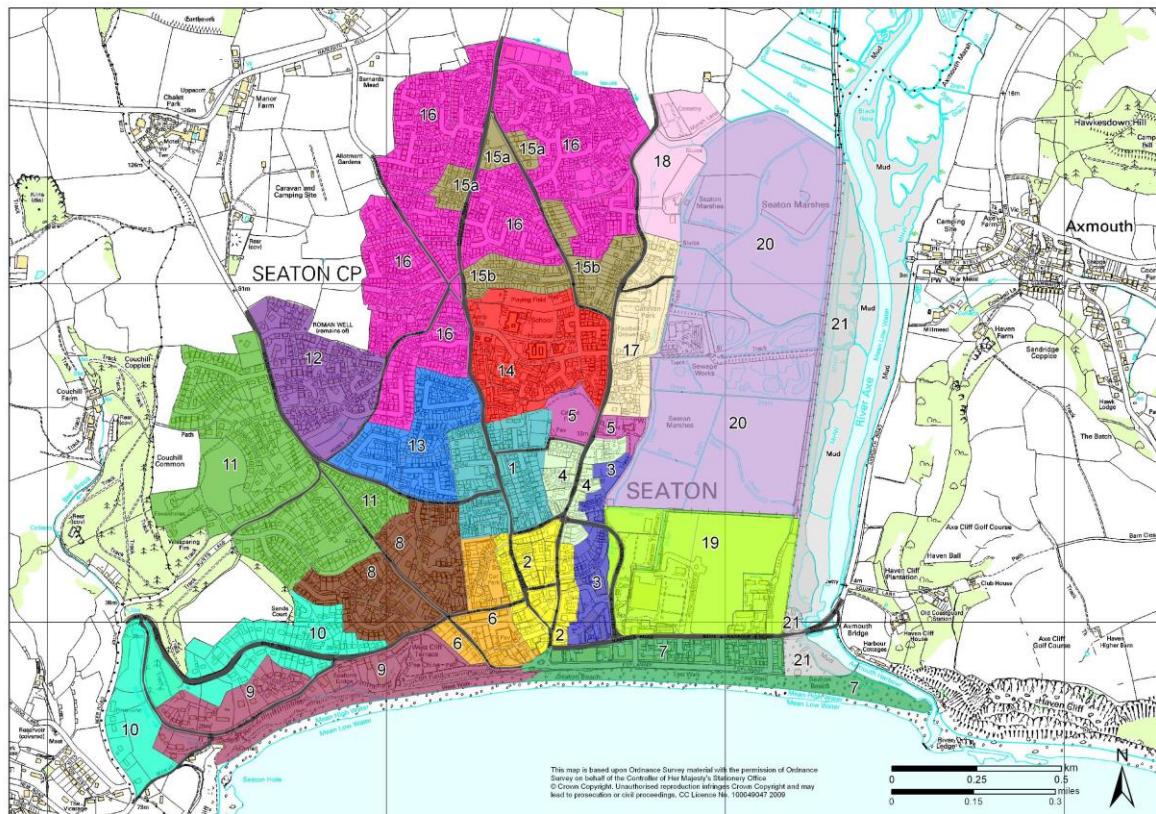


Fig 6. HUCAs in Seaton, labelled by HUCA number

Distinguishable by their specific origins, historical development, plan-form, buildings and degree of survival, HUCAs are used to describe the historic character and highlight the above and below ground heritage significance of different parts of the town.

In order to do this the relational database linked to GIS contains a series of attribute fields describing the HUCAs. These include

- **Heritage Value (above ground)** – a heritage value (see below)
- **Heritage Value (below ground)** – a heritage value (see below)
- **HUCA name** – the name of an area of the town
- **HUCA number** – manually input

In assessing heritage significance for the HUCAs a single, overall value (Low, Medium or High) is given for each to facilitate comparison between HUCAs and consideration of the value of the historic environment across the town as a whole. The assessments of heritage significance are based on guidelines produced by English Heritage (2008) and identify four areas covered by the statements for each HUCA. These are:

- Evidential Value

- Historical Value
- Aesthetic Value
- Communal Value

Within each HUCA it is specifically the historic environment which is under consideration and the judgements are based upon an interpretation of the available evidence. The scope of this survey precludes any analysis of non-heritage values which are equally valid in terms of valuing the character of historic towns.

These HUCA statements reflect the current character of each area and this is likely to alter in response to change. Therefore the statements may need to be enhanced or adapted in the future as new information that alters understanding and perception of each area becomes available.

Detailed definitions of the Heritage Values and the criteria by which the High, Medium or Low judgements are reached are contained in Appendix 3.

7.3 Town visits

Following the initial mapping, two day field visits are made to each town. The aims of the town visits are:

- To verify the draft HUCTs and HUCAs
- To take a small selection of digital colour photographs for illustrative purposes
- To allow the mapped polygons to be amended to more closely reflect aspects of historic character less evident from the map sources, such as the scale and style of buildings, the routes and views to and from areas, and boundaries or relationships between them
- To meet with the relevant Devon Conservation Officer and local museum staff as appropriate

7.4 Report preparation

Alongside the GIS mapping of historic urban character, assessment reports for each town are the principal output of the survey. The individual reports contain the following sections.

- **Summary** – presenting a brief description of the survey followed by a short summary of the town's historical development
- **Town context** – containing sub-sections on location and setting, geology and topography, previous archaeological work
- **Historical development** – containing chronologically arranged sub-sections summarising each period. This section presents a broad overview of historical development rather than a definitive town history
- **Historic Urban Character** – containing sub-sections listing and describing each HUCA and illustrated with a selection of colour photographs designed to provide a flavour of the present day urban character
- **Recommendations for future research** – a list identifying gaps in knowledge and measures to address these
- **Bibliography** – a detailed list of all sources (primary sources, publications, information leaflets, websites, etc) used to inform the report
- **Illustrations** – maps showing for each town its location and setting, road and street names, Devon HLC, HUC Broad Types, HUC Types, HUCAs, phased maps for all time slices displayed as Broad HUC Types

8 References

Beresford, M. Finberg, H.P.R., 1973. *English Medieval Boroughs. A Hand-List*

Dick, A. M. 2011. *The Devon Historic Towns Project Proposal*. DCC Internal document
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English Heritage, 2008. *Conservation principles: policies and guidance for the
sustainable management of the historic environment*. English Heritage

Appendix 1: List of towns included in the survey

Name	Market	Port	Seaside	Justification	Threats
Newton Abbot and Kingsteignton	X			Romano-British features recorded at Berry Meadow, Kingsteignton. Newton Abbot is the result of the merging of two separate medieval boroughs. Prefix 'Newton' indicates that they were newly established. Market by 1269. Expanded during 19th century. 20th century development within the core. Known high archaeological significance and complexity.	Substantial Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements
Exmouth*	X		X	Former fishing village developed into 18th century seaside resort, 19th century port and 20th century dormitory town.	Substantial Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements
Barnstaple	X	X		Site of a mint by AD1000. Important medieval port and harbour, and second most important market centre in Devon. Major player in post-medieval trade with America. Suburban development by early 16th century and considerable expansion in 19th and 20th centuries. Known high archaeological significance and complexity.	Substantial Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements
Tiverton	X			Medieval settlement with market by 1200. Post-medieval expansion funded by textile industry.	Substantial Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements

Name	Market	Port	Seaside	Justification	Threats
Bideford and Northam	X	X		Medieval settlement with market by 1271. Important New World trading port in 16th and 17th centuries. Eclipsed Barnstaple during 18th century. Post-medieval ship-building centre, continued into 20th century. Very little archaeological work in historic core.	Substantial Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements
Tavistock	X			Within World Heritage Site. Developed around the AD981 abbey. Market by early 12th century. Prospered through tin, textile and copper industries until late 19th century. 19th century redevelopment and expansion. Known high archaeological significance and complexity.	Substantial Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements
Okehampton	X			11th century foundation with market by 1086. 19th century redevelopment.	Substantial Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements
Cullompton	X			First recorded in AD872. Recent archaeological work has recorded Roman civil deposits within the centre and on the fringes, possibly associated with the Roman fort at St. Andrew's Hill. Market by 1278. Woollen industry flourished from medieval period to 19th century. Known high archaeological significance.	Substantial Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements

Name	Market	Port	Seaside	Justification	Threats
Totnes	X			Possessed a mint in 10th century. Original earthen rampart replaced in stone in 12th century. Norman castle and priory. 15th to 17th century prosperity through textile industry. An exceptional survival of 16th and 17th century merchants' houses. Known high archaeological significance.	Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements
Crediton	X			Formed from two settlements documented in 8th century. Centred on the former late Saxon Minster for Devon. Prospered through woollen trade, especially 16th to 18th centuries. Redevelopment in 18th and 19th centuries following major fires. Little expansion until 1970s dormitory development.	Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements
Teignmouth	X	X	X	Originated as two medieval settlements. A port by 1340, when attacked by the French. Considerable prosperity in 18th century through Newfoundland trade, and 19th century through granite and ball clay export. Rising popularity as a seaside resort from mid 18th century.	Substantial Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements

Name	Market	Port	Seaside	Justification	Threats
Kingsbridge	X		X	Originated as two medieval settlements - Kingsbridge and Dodbroke. Markets in 1220 and 1257 respectively. Growth throughout 18th and 19th centuries, with coastal trade, industry and agriculture. Rising popularity as a seaside resort from late 19th century.	Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements
Honiton	X			Circa 1200 new town on a Roman road. Evidence for Roman civil settlement on outskirts. Prospered through the wool and textile trade and later lace industry. A 'beautiful and well built' market town by early 18th century. Very little archaeological work in historic core.	Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements
South Molton	X			Domesday settlement. Possibly a pre-Conquest ecclesiastical centre. Prosperity, from wool trade and livestock market, declined mid 19th century.	Substantial Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements
Seaton*	X		X	Drowned Roman town said to lie off Seaton. Putative Roman harbour at Seaton Marshes and Roman villa complex on edge of town. Medieval settlement declined because of pebble ridge. Remained a fishing village until mid 19th century development as a seaside resort.	Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements

Name	Market	Port	Seaside	Justification	Threats
Great Torrington	X			Pre-Conquest foundation. Borough by 1200. A castle by 1228. Prospered through woollen industry, later gloving.	Local Development Plan proposals for in-filling, central and edge expansion. Market town enhancements
Dartmouth	X	X		Market in 1227. Complex core. Important as a port in the 13th and 14th centuries, Newfoundland fisheries in the 16th to 18th centuries brought prosperity and development. Known high archaeological and palaeoenvironmental significance.	Local Development Plan proposals for in-filling, reclamation, central and edge expansion. Market town enhancements

Appendix 2. List of Historic Urban Character Types

8.1 Broad Types

1.	Civic
2.	Commercial
3.	Industrial
4.	Religious
5.	Residential
6.	Utilities
7.	Recreation
8.	Military
9.	Communications
10.	Open space
11.	Maritime

8.2 Types

1. Civic

Education	schools & colleges
Health	hospitals, health centres, large GP surgeries etc
Legal	courts, police stations, goals etc
Civic	town hall, community centre, library, tourist information centre, local government offices/buildings, public car park etc
Burial	public cemetery
Safety	fire station, other non-medical emergency centre
Social	workhouse, care home, almshouses, Masonic hall etc

2. Commercial

Market	open market place, covered market, market house, guildhall, cattle market
Fair ground	site where medieval and later fairs held
Shopping centre/parade	large in town retail centre
Commercial core	shops, pubs, inns, hotels, workshops etc
Commercial frontage	shops, pubs, inns, hotels, workshops etc, fronting earlier urban plots
Commercial ribbon development	linear development of shops, pubs, inns, hotels, workshops along roadside
Retail park/outlet	retail park, supermarket, agricultural & builder's merchants etc
Office complex / business park	Edge of town complex
Horticulture	e.g. garden centre, nursery

Garage	including petrol stations
Mixed commercial/residential	shop fronts / inns amongst housing
Other	e.g. showroom

3. Industrial

Food production	Corn – milling, malting etc; Dairy; Brewing – malting, brewery; bakery etc
Textile production	include rackfield etc
Leather production	include tannery
Pottery production	
Paper production	
Furniture production	
Lime production	
Brick production	
Factory (other)	e.g. glass
Mill	including leat/millpond/ mill race etc
Clay industry	
Extractive	
Industrial estate	
Metal working	
Agricultural	e.g. cattle breeding centre
Mechanical	
Other	large warehouses of unknown use, unspecified light industry, non-maritime ropeworks etc

4. Religious

Church	e.g. mission church, catholic church etc
Parish church	including churchyard, vicarage, church hall
Chapel	e.g. associated with castle or manor/mansion house
Non-conformist chapel	Sunday schools; burial grounds; meeting halls; reading rooms; temperance hall
Cemetery	religious ones only
Religious house	abbey, monastery, minster, hospital etc
Non-Christian place of worship	

5. Residential

Proto-urban	Pre-1536
Burh	Anglo-Saxon town
Manor	medieval
Mansion	post-medieval, including associated service buildings
Farmstead	farmhouse/farm buildings now subsumed into town
Burgage plots	medieval
Irregular plots	medieval
Expansion burgage plots	late medieval/early post-medieval expansion into former strip fields
Tenement plots	medieval plot in non-borough towns (similar in form to burgage plots)
Expansion tenement plots	late medieval/early post-medieval expansion into former strip fields
Merchant housing	
Estate housing	
Housing estate	
Housing (terraced)	
Housing (detached)	includes smaller villas
Housing (semi-detached)	
Large villa	large villas/ residences
Housing (mixed)	
Park homes	static caravans etc
Residential frontage	Post medieval & later housing fronting earlier urban plots
Residential ribbon development	linear development of housing along roadside
Village core	
Wayside cottages	roadside cottages later subsumed into town
Garden plot	large detached garden plot
Service buildings	Coach houses, stables etc, which have become dissociated from their original house

6. Utilities

Sewerage/water	
Gas	
Electricity	
Reservoir	

7. Recreation

Sport	tennis courts, football & rugby pitches, swimming pool etc
Leisure	golf course, large cinema, bowling green, cycle path etc
Park/garden	
Play ground	
Allotments	
Holiday Camp	
Caravan park	e.g. seaside ones
Seaside resort infrastructure	promenade, amusement arcade, pier, crazy golf, bath house etc

8. Military

Castle	
Town defences	
Fortification	
Barracks	
Military training/college	
Military housing	
Military industrial	

9. Communications

Canal	including associated infrastructure
Railway	including line, station, works, sidings, viaducts etc
Road	e.g. Roman, Turnpike, and roads on Tithe map
River crossing	Bridge, causeway, ford
Quay	

10. Open space

Green	
Common	
Orchard	
Woodland	
Enclosures	
Enclosures (strips)	
Rough ground	
River	
Marsh	
Saltmarsh	
Tidal mudflats	

Beach	
Outcrop/scree/cliff	
Waste ground	Previously developed, now open space
Meadow	
Ornamental grounds	

11. Maritime

Maritime industrial	ropewalks, saltworks etc
Maritime commercial	warehouse, yard, fish cellar etc
Maritime infrastructure	harbour, quay, dock
Shipyard	

Appendix 3. Assessment of heritage significance

In assessing heritage value for each HUCA a single, overall value (Low, Medium or High) is given. These values are based on a combination of the four types of value - Evidential, Historical, Aesthetic and Communal – set out by English Heritage and outlined in the table below.

Evidential value	The extent to which each HUCA can contribute to an understanding of past activities and how that can contribute to the town's wider history. This can be either legible or intangible within the townscape and as such covers the spectrum of heritage assets from historic buildings or structures to the potential for below ground archaeological deposits. The extent to which the impacts of the removal or replacement of the heritage assets within each character area will be considered in terms of the effects on an ability for future generations to understand and interpret the evidence.
Historical value	The extent to which the heritage assets are legible within the townscape and how they interact – this can include townscapes/street patterns and individual buildings. Historical associations with events or persons can also add value to the ability of the public and community to engage with the heritage. The extent to which the legibility of the heritage assets has been concealed or altered will also be considered. The opportunities for the use and appropriate management of the heritage assets and their contribution to heritage-led regeneration will also be considered.
Aesthetic value	Addresses the ability to identify how a place has evolved whether by design or the 'fortuitous outcome of evolution and use'. It assesses the integrity and aesthetics of the place through the historic components of the townscape and their ability to enhance sensory stimulation. The aesthetic value also addresses whether the character areas may be amenable to restoration or enhancement to form part of a heritage-led regeneration of the town.
Communal value	Communal values can be commemorative/symbolic, social or spiritual. These values are not easily quantifiable within the scope of this project being subjective to groups and individuals. Consequently in the context of this project the value merely seeks to address the potential for the heritage assets to be used to engage the community/public with the heritage, not only of each HUCA, but also of the wider area. The potential for each zone to provide material for future interpretation is also considered.

Assessment of value

The aim of applying values of high, medium, low is to indicate the likely sensitivities of the historic environment within each zone. The assigned values reflect the current character of the areas and these will alter in response to change. This could result for example from research contributing to an enhanced understanding of the historic environment; from conservation and enhancement of the environment through positive development; or from re-development as a result of heritage-led regeneration. The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes.

Evidential Value	High	There is high potential for the heritage assets with the HUCA to contribute to an understanding of the history of the town. Archaeological sites are likely to survive (both below ground and above ground fossilised within the townscape) and for new research relating to the nature and origins of the built heritage to enhance understanding of the development of the town. New insights into the history of the town can contribute to an understanding of the development of towns from the medieval period onwards both within Devon and more widely.
	Medium	There is potential for heritage assets to contribute to an understanding of the history of the town, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question or subsequent changes to the historic character of the HUCA. The potential for archaeological deposits to contribute to an understanding of the development of the town may currently be unclear due to the current level of understanding of the origins of the HUCA. The potential may also be impacted by levels of development.
	Low	There are no or very few known heritage assets. The understanding for the potential for above and below ground archaeological deposits to survive may be affected by the current lack of research within the wider area. Mitigation may still be required dependent upon an assessment of both the nature of any prospective new development and the potential of the individual sites being developed.

Historical Value	High	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make an important contribution to the history of the wider area. There are often designated sites within or lying adjacent to the HUCA and in some cases these may comprise or include portions of Conservation Areas. The high value is not precluded by some degree of 20th/21st century alterations to the historic character.
	Medium	Legible heritage assets are present within the HUCA, but are not necessarily predominant or they have undergone some form of alteration. Their presence, however, may contribute to an understanding of the development of the character area and/or there are potential associations between assets. Further research may clarify these associations and elucidate the contribution of these assets to the history of the wider area. Even in their present form they do enable the public and community to visualise the development of the area over time.
	Low	There are no or very few known legible heritage assets; where they exist their associations are not clearly understood.

Aesthetic Value	High	The completeness or integrity of the extant heritage townscape and its contribution to the aesthetics of the zone is significant. There are opportunities to enhance or restore the historic fabric of the HUCA. The HUCAs will often form part of or form the setting to Conservation Areas.
	Medium	The components of the townscape are legible, but there may have been considerable impact by 20th or 21st century re-development of elements of the historic character. It is not within the scope of this project to discuss whether the modern alterations have positive, neutral or negative impacts upon overall aesthetics.
	Low	The aesthetics of the historic character have been significantly impacted by 20th or 21st century development. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider townscape.

Communal Value	High	Contains numerous heritage assets which could be used to engage the community through interpretation. The heritage assets clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the zone.
	Medium	The ability for the heritage assets to contribute to the history of the town may be limited by the current understanding, their legibility within the townscape or through limited access.
	Low	There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible.