

East Budleigh Heritage Project

This leaflet has been produced by the Otter Valley Association as part of the 'East Budleigh Heritage Project,'* which was set up to review the conservation area with the involvement of the local community. 'Local' or non-designated heritage assets were also identified and a management plan was produced.

The designation of East Budleigh Conservation Area in 1973 indicates the district council's positive commitment to the area. An appraisal sets out what is special in terms of the area's architectural quality and historic interest, to ensure its character is preserved or enhanced. This special character helps to form a sense of place and identity, which is a positive factor for people's wellbeing, whilst encouraging a place to be more highly valued and sustainable in social, economic and environmental terms.

The 'East Budleigh Conservation Area Appraisal and Management Plan' adopted by the district council in 2020 includes detailed maps showing the area's important features. A 'Statement of Special Interest,' helps to inform decision making, which is summarised on the back of this leaflet. The management plan sets out how the area's special qualities can be preserved or enhanced without compromising the quality of the historic environment.

Full details can be viewed on East Devon District Council's website, under 'Conservation areas' or 'East Devon Heritage and Local Heritage Assets'.

Living in a conservation area

Conservation areas are not open-air museums, but living communities which must be allowed to change over time, in order to remain vital and prosperous. Consequently the emphasis is to guide and control development rather than to prevent it. It is important though, that all new development is sympathetic and complementary to the special qualities of the area, particularly in terms of siting, scale, design, use of materials and the space between buildings.

East Devon District Council has statutory powers to control changes within its conservation areas. The main requirements are for:

New development: Planning permission and a very high standard of design sympathetic to the existing environment, which must make a positive contribution to the character of the conservation area.

External alterations to buildings: Planning permission for alterations including the installation of exterior cladding, windows, satellite dishes or solar panels, the installation, alteration or replacement of a chimney, flue or soil and vent pipe visible from the highway, laying paving, building walls or the addition of a conservatory or extension.

Permitted Development Rights that may apply to dwellings elsewhere do not usually apply within conservation areas but it is always advisable to check what the current rights are. Listed Building Consent is also needed for any alterations to listed buildings, including any curtilage listed structures.

Demolitions: Planning permission to demolish the whole or part of most buildings and structures, including walls and outhouses. It is advisable to check on current requirements.

Trees: Six weeks notice; in writing to the district council if you wish to fell, lop or top, or uproot trees.

Maintenance, repairs and energy efficiency

The success of a conservation area depends on the care owners take with the maintenance and repair of their properties and any alterations they make. Cumulatively, even small changes can detract from the special character of an area, devaluing its significance. For example, original windows and doors should be repaired, or replaced with new ones to match the originals in terms of materials and design.

There are many small jobs that can be done every year to keep properties in good condition, including:

- cleaning gutters and other rainwater goods
- removing weeds from masonry, and
- retouching paintwork on doors and windows.

These can help to prevent damage, maintain value and save costs in the long term. Some tasks could be organised as a community project.

There are also many sensitive ways to improve the energy efficiency of an historic building, helping to lower carbon emissions and fuel bills whilst improving comfort. Through these methods, the breathability of traditional materials, which are highly sustainable, can be maintained. Historic England has an excellent range of advice and guidance notes on its website.



Cobbled paving and granite setts, High St