

BEER

Prepared for East Devon District Council by John Fisher BA, MA, MRTPI
with contributions from Town and Parish Councils and Amenity Societies in East Devon

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BEER



General view from the east showing the dramatic setting

1 HISTORIC AND TOPOGRAPHIC BACKGROUND

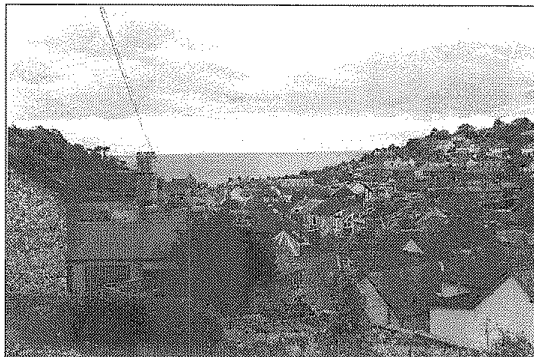
1.1 A much altered and expanded village but still with a centre that retains the feel of a pleasant fishing village in a deepcombe 100 feet above the sea where it forms a small bay. Before its rapid expansion from the later 19th century onwards it was clearly a very attractive place with picturesque groups of ancient cottages. A stream still rushes down the main street in a narrow open channel.

1.2 Beer has a surprisingly rich history founded on its industries of fishing, stone quarrying, and lace-making as well as being at the centre of a stretch of coast once favoured by smugglers and also by artists. The most famous smuggler was Jack Rattenbury who was born in Beer, the son of a shoemaker, in 1778 and became particularly notorious, as an acknowledged master of the art. After many adventures he published his own life story in 1837, and having once been imprisoned for failing to pay a fine of £4,500, his reminiscences are appended with the following note reflecting his later curtailment into conformity. "The smuggler gratefully acknowledges the kindness of the Rt. Hon. Lord Rolle, who now allows him one shilling a week for life".

1.3 Another interesting piece of local history is that there is said to have been a foreign appearance about some of the old fishing families occasioned by the marooning of some Spanish sailors following a shipwreck in the 17th century. Some stayed and married not long after the village had been decimated by the plague.

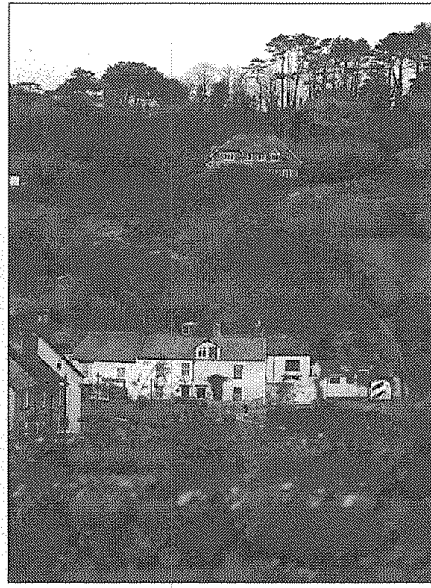
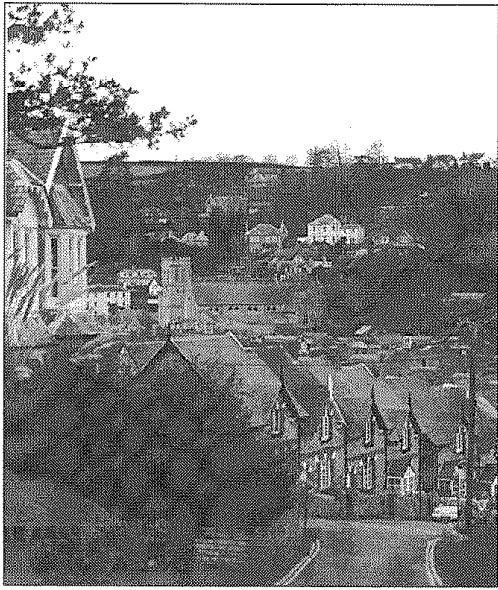
1.4 Better documented is that much lace-making took place in the village up to the early part of the 20th century. It was in Beer that the lace for Queen Victoria's bridal dress was made, as was the lace worn when Queen Alexandra and the Princess Alice were married.

1.5 Significant changes to the character of Beer occurred later in the 19th century, when the village started to expand rapidly. An insight is provided by an early 20th century topographical writer C.G. Harper¹. He clearly regrets the growing artificiality he sees being imposed on "this sometime unconventional and simple village.. that was so inspiring for the artist (but) has become an impossibility for him". The present parish church dates from 1877 and Harper comments

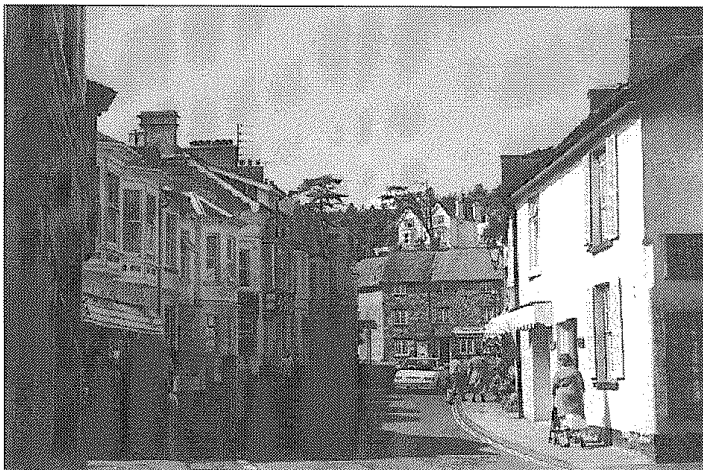
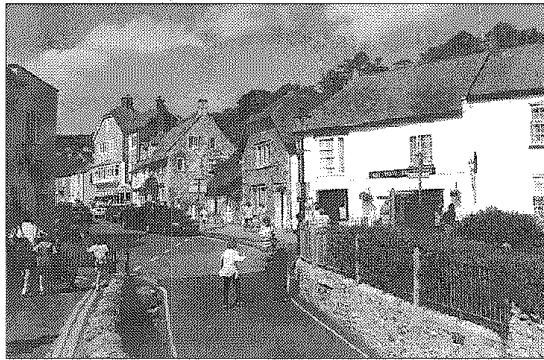
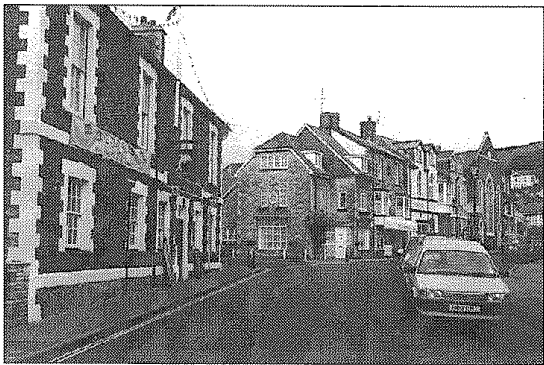


The steep valley setting showing mainly slate or plain tiled roofs

¹ C.G. Harper "The South Devon Coast", Chapman and Hall, 1907



General views from the east showing 19th century housing, the earlier fishing village origins and the large late 19th/early 20th century villas in well landscaped grounds



Fore Street views showing mix of stone and white-painted render

that it is "a pretentious replacement of a former humble one...there are polished marble pillars where there should be rough axed masonry; a suburban high finish in place of rustic rudeness".

1.6 A small pleasure ground above the beach contains a bronze plaque to a well known local artist, Hamilton Macallum, who died here in 1896. During a relatively short life he had sufficiently endeared himself to fellow artists and the local people for them to provide this memorial in his honour.

1.9 The artistic tradition for which the village is well known is typified by a painting entitled "The Beer Quarry Team" by Stanhope Forbes RA, the famous 19th century artist of the Newlyn School.

1.10 Beer Head is a prominent coastal landmark about a mile south of the village and is noteworthy in having the most westerly chalk cliffs on the Channel coast.

2 SETTING OF THE CONSERVATION AREA

2.1 The present Beer Conservation Area was designated in 1973 and extended in 1990, and mainly comprises the historic village core centred on Fore Street, the coastal fringe and large houses on the slopes to the north and east of the village. It also includes the Rolle Estate houses in Sea View Terrace, and the rather more mixed development, including considerable 20th century infill on Long Hill, Berry Hill, Causeway and the eastern part of Townsend.

2.2 Within the existing conservation area are some forty individually listed buildings, some in groups, giving 20 separate list entries. Their location is shown on Map 1.

3 THE BUILT ENVIRONMENT

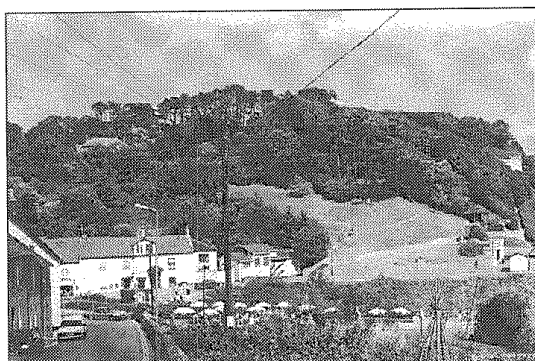
3.1 The conservation area can be sub-divided into separate areas displaying similar characteristics, which help to understand the different phases in the development of the village. These are briefly outlined below, and also indicated on Map 1.

1 Fore Street

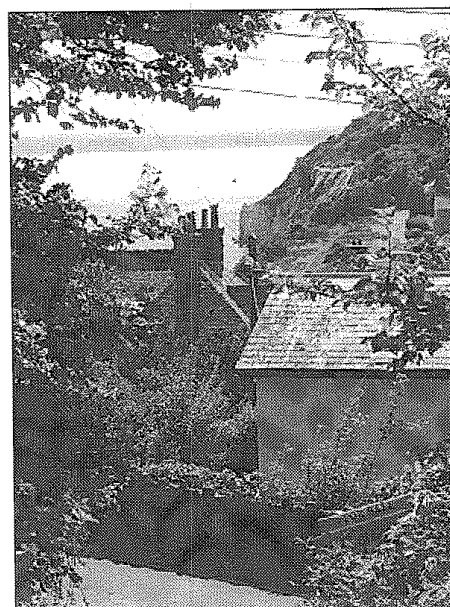
3.2 This is the earliest part of the settlement and has an intricacy of scale, compactness and a rich mixture of cottages of different styles and ages including some additions made by the Rolle Estate during the 19th century. Fore Street is quite urban in appearance with many buildings are three-storey and several highly finished in ashlar. The curving street although barely 300 metres in length has great visual interest derived from the rich variety of building materials and of historic styles from 17th to early 20th century. The Parish Church is a dominant and somewhat incongruous 19th century addition.

2 Gordon Terrace/The Cemetery

3.3 Situated to the west of Fore Street, this small area contains the cemetery and an extension together with several modest residential terraces, some retaining plain but original attractive detail, others having been modified to suit contemporary taste but with some inevitable loss of authenticity.



Common Lane; view eastwards showing the largely unspoilt coastal setting, with allotment gardens, both open and wooded landscape with many coastal paths



The outer edges of the conservation area have a quite separate character with large houses in extensive grounds, several of which are divided into flats or retirement homes

3 The Cove and Eastern Slopes

3.4 This area includes part of the visible coastline of chalky cliffs between King's Hole and Tom Tizzard's hole as well as the wooded eastern slopes, largely obscuring (in summer) the scattering of early 20th century detached villas in a landscaped setting. The attractive row of Rolle Estate Cottages with allotment gardens opposite forms an unusual sea frontage with the customary visitor attractions largely concealed in the hollow at the foot of Sea Hill.

4 New Road/Berry Hill

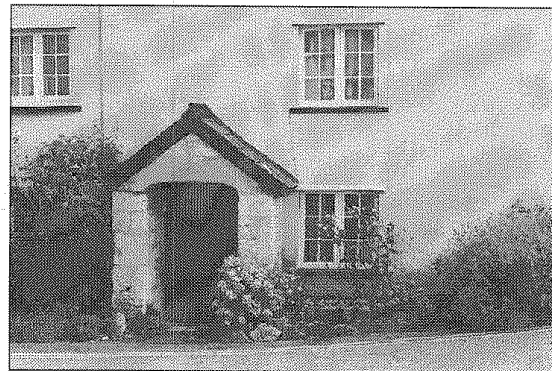
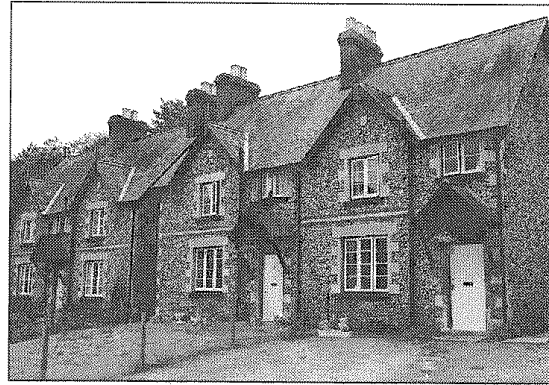
3.5 A large area of mainly late 19th and early 20th century houses in landscaped grounds on a largely south-facing slope with views out to sea. There has been limited later infilling and some changes of use to hotels or flats.

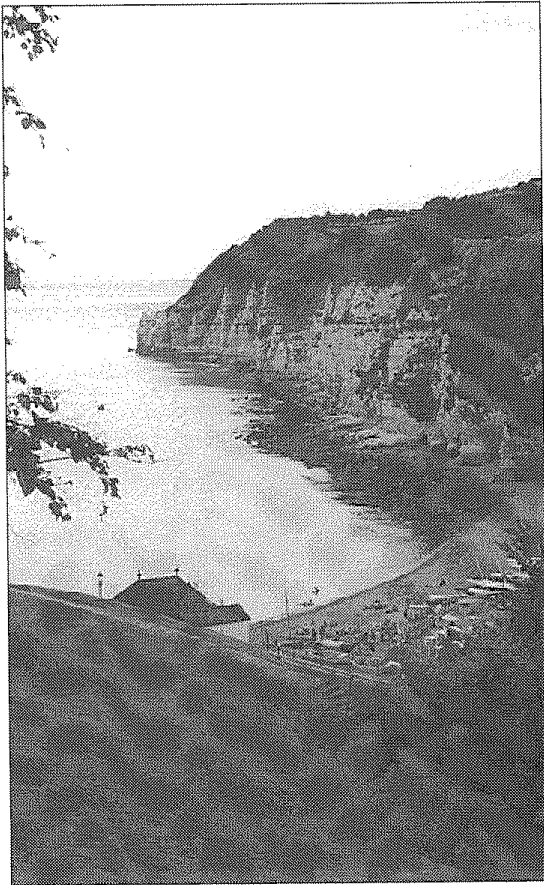


Examples of cottages in Causeway and Clapps Lane showing a typical range of materials with a fair proportion of original detail retained, but also some loss of traditional timber windows and doors

5 Townsend/The Causeway/Long Hill

3.6 This area consists of an extensive band of mainly 19th century development of cottage groups and almshouses aligned on relatively level or gently sloping ground across the upper part of the valley. There are many good examples of the use of Beer stone and of community building under Rolle Estate patronage.





General view from the east showing the dramatic setting

4 LANDSCAPE AND TREES

4.1 The dramatic coastline of chalk cliffs and small shingle cove add much to the landscape setting of Beer, as well as its steep valley setting surrounded by rounded hills.

4.2 The contribution of trees to the character and setting of the conservation area is considerable, particularly those that clothe the hills immediately to the north and east of the village centre and where they act as a important backdrop. Many are coniferous or of species resistant to salt-laden winds. Some coniferous specimens or belts undoubtedly date from the large 19th and early 20th century villas that were built over a wide swathe of surrounding hillside, for reasons of privacy and shelter. Some are therefore more than 100 years old. Many have therefore have become over-mature and may need pruning or lopping, or in extreme cases replacing with new planting.

4.3 Elsewhere within the conservation area the distribution of trees is less widespread and only locally significant, for example as at the Cemetery. Because space in the compact earlier settlement is limited, landscaping is confined to short front gardens behind low walls. As vehicular access is difficult if not impossible in most instances, much visual character has been retained and this feature particularly contributes to the character of old Beer.



Causeway: Farmhouse entrance with attractive contrast between flint and dressed Beer stone

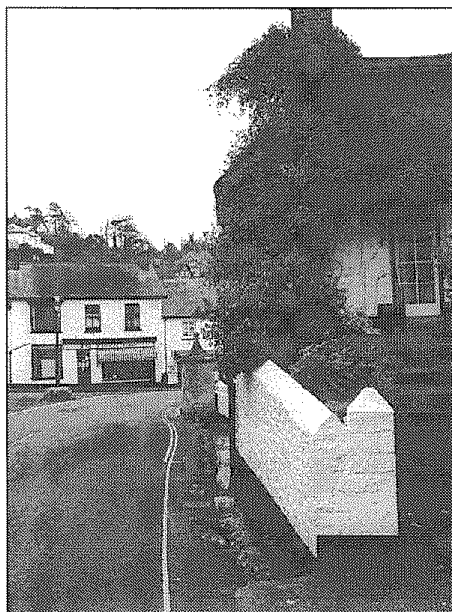


Rolle almshouses, Causeway: a most attractive combination of decorative tiles and dressed Beer stone with some random flint and rubblestone

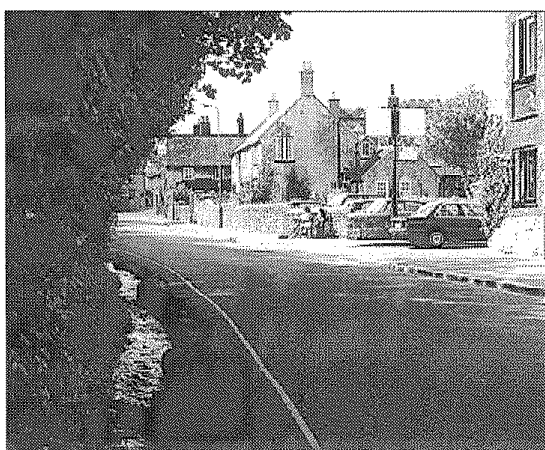
5 HARD SURFACES

5.1 There has been an almost complete loss of natural paved or cobbled surfaces which appear to have once been widespread. The only location noted was a small area of decorative cobbles to the front of a cottage in Common Lane, and part of the bed of the stream as it descends towards The Cross. Once it enters Fore Street it flows in a narrow channel with only the two early 18th century conduits providing any evidence of earlier character. Early photographs indicate that there were once stone edges and cobbled pavements. When any future resurfacing is undertaken in areas known to have once had cobbles, careful excavation may reveal historic surfaces which could possibly be repaired and reinstated, or at least yield hidden traditional materials which could be reused.

5.2 Outcrops of rock are an attractive feature in several parts of the conservation area and appear to indicate early quarry workings rather than being a natural feature.



Causeway; view towards Fore Street. Note narrow rivulet and conduit



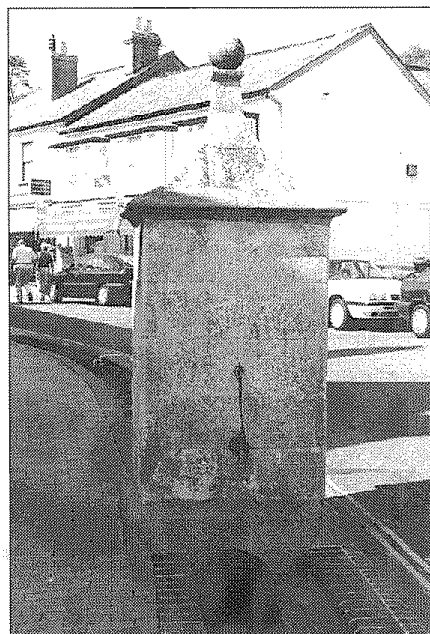
Causeway; natural rock outcrops and a fast-flowing stream provide a striking contrast to an otherwise largely urban setting

6 BUILDING MATERIALS AND ORNAMENT

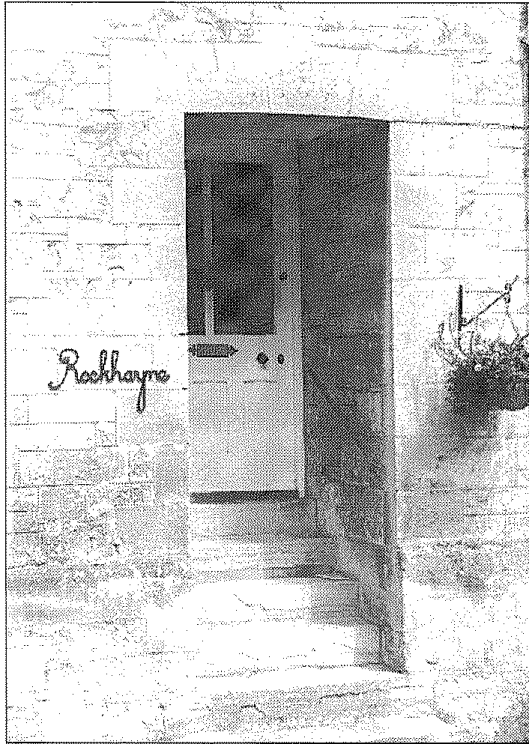
6.1 As Beer is the source of a building stone of national importance, it is not surprising there are some good local examples including ashlar. A good example of its use is the pair of 18th century conduits. They also demonstrate its considerable durability.

6.2 The other stone widely used and found locally is flint. It is particularly prevalent in the considerable number of Rolle Estate cottages. There are also a number of examples of chert, another readily available local stone widely used as a building material. It is similar to flint in composition but brownish in colour rather than the more familiar blue-grey of the former. It can be seen in its natural embedded state in an exposed outcrop 50 metres west of The Cross. The other significant finish is smooth or rough-cast render, mainly white painted.

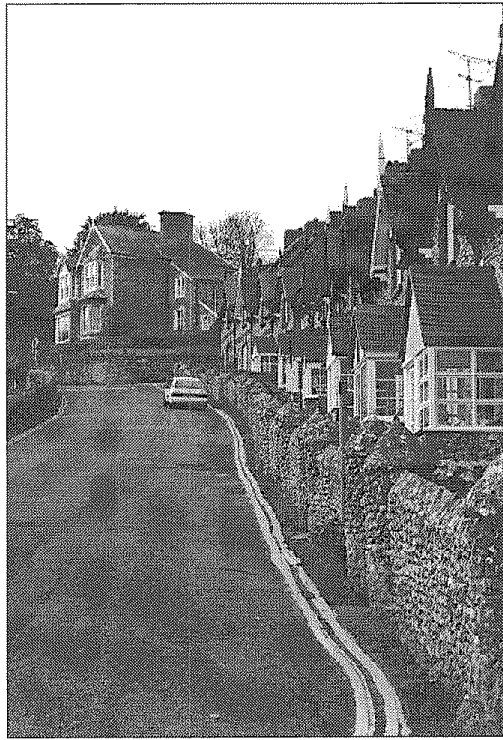
6.3 With regard to roof materials, slate is widespread but is increasingly being bitumenised, especially in exposed locations, or replaced with artificial substitutes. Plain red clay or concrete tiles, mainly machine made, are also used widely, especially from the late 19th century onwards. A number of patterned varieties can be seen on Estate houses. Most stacks are red brick or rendered brick. Some good examples of terracotta pots survive, including the pale square-section variety. There is a current fashion for these for use as anything from umbrella stands to garden ornaments, and their future is under threat without adequate measures for their protection. Their importance as an aspect of townscape in Beer is emphasised by the rooftop views across the village from many points on the surrounding hillsides.



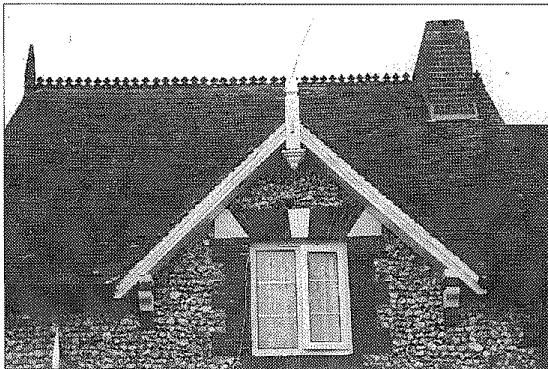
Fore Street; showing one of the two 18th century conduits



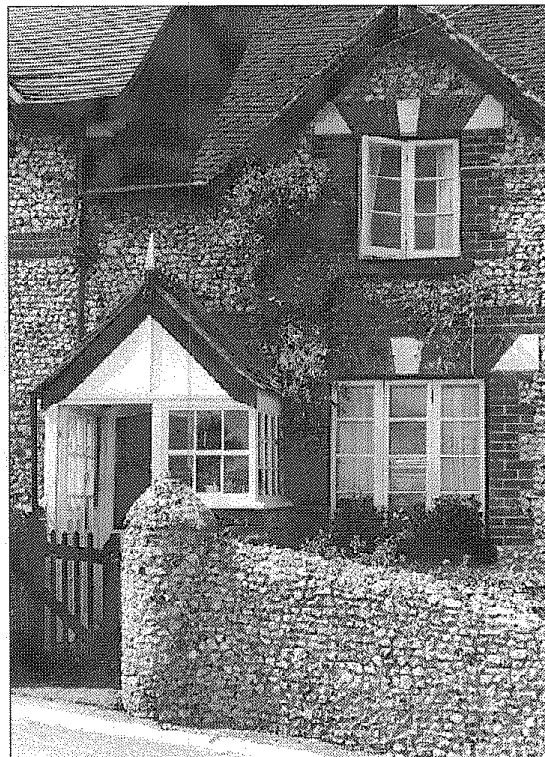
House in Causeway; an excellent example of ashlar Beer stone



Common Lane; the 19th century Rolle Cottages with their attractive flint boundary walls

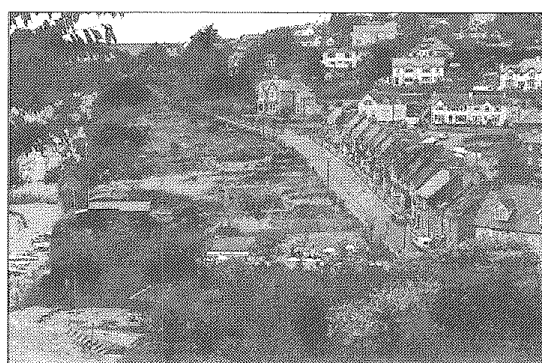


Common Lane; former Rolle Cottages showing contrasting detail including wooden finial and ornamental ridge tiles. Any further erosion of detail needs to be resisted to avoid unacceptable loss of character





Immediately adjoining the previous photograph is this terrace where much original detail has managed to survive, including the stone boundary walls which contribute greatly to the overall character



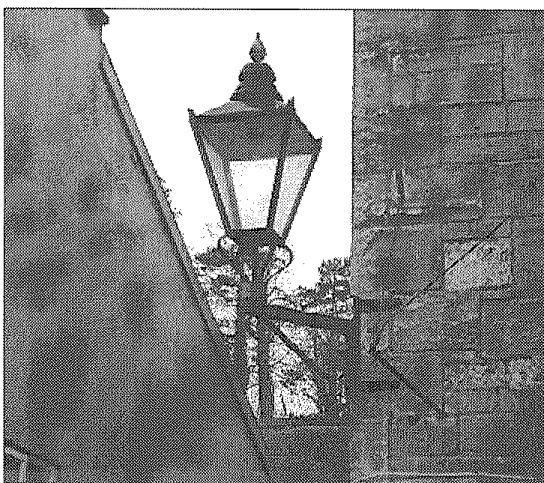
Common Lane and cottages built in the 1870's by the Rolle Estate. Mid 20th century housing now covers much of the hillside

7 STREET FURNITURE AND SPECIAL FEATURES

7.1 Beer has a number of items of street furniture and ornament. Most significant are the stone conduits previously mentioned. In the small square at the foot of Fore Street is a block of Beer Stone said to be the first cut when the mine reopened in March 1992. A bronze bas-relief in commemoration of a well-respected local artist Hamilton Macallum (1841-1896), is set on a small Beer Stone column in a tiny pleasure ground adjoining Sea Hill.

7.2 Streetlighting in Fore Street, although recently installed is unobtrusive and imitates Victorian gas lamps.

7.3 The Beach cove at Beer, which is also within the conservation area, is delightfully secluded and encircled by cliffs. It is largely visually separated from the rest of the village by a steep drop in level and a green wedge consisting of cliff-top public open space to the east, with allotment gardens and areas of shrubbery above the cliffs to the south and southwest.



Fore Street; a quite recent installation of imitation gas-lamp lighting

8 SYNOPSIS OF LISTED AND OTHER IMPORTANT BUILDINGS

8.1 The majority of listed buildings in Beer are located in Fore Street and The Causeway. In the former these consist largely of late 17th century (e.g. a wing of the Dolphin Hotel) to late 19th century (e.g. a group of cottages dated 1894 at the lower end of Fore Street). In Causeway are several attractive groups of late 18th to early 19th century cottages and almshouses.

8.2 The following buildings are among the most noteworthy within the conservation area:

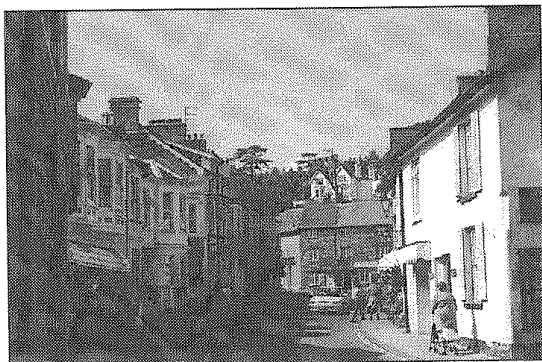
The **Parish Church of St. Michael** built 1876-77 by Hayward and Son in coursed grey limestone with freestone dressings was a gift of Mark Rolle. A plain exterior with northwest tower conceals a quite rich interior containing early French detail and stained glass of a pictorial High Renaissance pattern.

The **Congregational Church** opposite was opened in 1866 and enlarged in 1880. It is tall and faced in flint.

The **Almshouses and Charity School** was a gift of Lady Rolle in 1820, and is a Gothic design with deep eaves forming a continuous porch, and a dominant roof of patterned tiles. The **Cemetery Chapel** 1866 was another Rolle gift in Decorated style with steep pitched roof, bellcote and dripstone detail depicting Youth and Age.

8.3 **Fore Street** is a long curving street leading down from a cross-roads to the beach. The fast flowing stream is surmounted in two places by square stone **Conduit Heads** c.1700 with pagoda tops and ball finials.

8.4 Facing down the street at **The Square or Cross** are three-storey flint and rubblestone houses dated 1664. Near the first conduit is an attractive thatched house with projecting wings. Close to the Congregational Church is a once grand house with four gables and seven bays, the centre three advanced; the windows have projecting keystones. **Diamond House** is 17th century in origin, of three-storeys with flint and Beer stone in a chequer pattern and two decorative lozenges in the centre. The **Dolphin Hotel**, also of flint and stone, has four tall upper windows.



Fore Street view showing mix of stone and white-painted render



19th century modifications to earlier (probably 17th century) original Beer stone and flint chequerwork. Note first floor bays and encaustic tile motif



The Cross; unusual three-storey houses built of flint and random rubblestone with Beerstone dressings and footings

8.5 At the lower end of Fore Street are many contrasts and not all buildings of interest are listed. No 2, (1894) has stone mullioned windows and patterned tile roof; *Beach House*, (1903) is brasher with a spiky corner gable. *The Cottage* with a steeply pitched thatched roof is somewhat incongruously overshadowed by its tall Arts and Crafts neighbour with corbelled out bays, and mullioned ground-floor window.

8.6 This part of Beer also includes the particularly attractive terrace of c.1873 running up *Common Lane* facing out to sea across allotment gardens. Their rustic appearance derives from a brick-trimmed flint frontage, each having a gable with a spike and small porch.

8.7 Above the earlier settlement, mainly adjoining or on tracks off the Seaton road are large 19th and early 20th century detached houses of stucco or stone, the later ones in a form of Arts and Crafts (as at *Budleigh Salterton*) with mullioned windows and spreading roofs - e.g. *St. Michael's Mount* and *Beerhaven* above the Parish Church). In their landscaped settings these later houses blend discreetly into the hillside, and apart from the almost continuous line of stone boundary walls, adjoining the road, and an occasional glimpse of a rooftop with the sea beyond are barely noticeable on the approach into the town.

Important Buildings outside the Conservation Area

8.8 *Bovey House* (one mile north) dates from 1592, although one storey was removed in the 19th century. An aspect of its importance in relation to the history of Beer, is that it became a notorious centre for the smuggling trade of the area after the owner died in 1786. This was helped by rumours that it was haunted. There is fine Jacobean carving in the hall and dining room and a plastered, coffered ceiling in the King Charles room installed after the Restoration and celebrating King Charles hiding in an oak tree after the Battle of Worcester.²

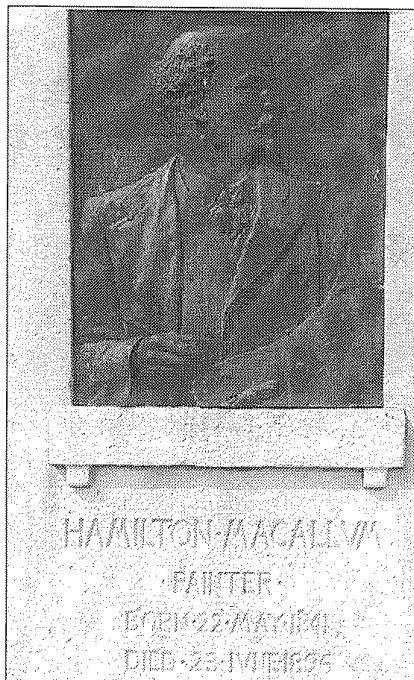
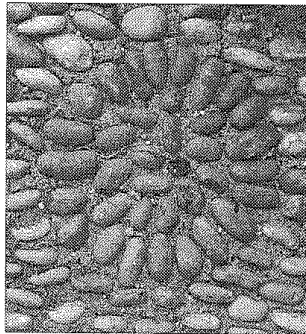
9 FEATURES OF SPECIAL IMPORTANCE

9.1 The main character elements in the conservation area most worthy of note are as follows:

- a particularly attractive setting in a narrow valley sloping towards the sea. Rock outcrops enhance the natural setting.
- the main street (Fore Street) retains its ancient alignment, following the stream, with many buildings of quality from the 17th century onwards. Its constantly curving alignment provides constantly changing vistas and stimulating townscape with a strong sense of enclosure.
- the fast-flowing stream in a narrow channel within the pavement or roadway, and the two 18th century conduits are unique features.
- extensive use of Beer stone; often ashlar and its attractive combination with other materials, traditionally in a chequer pattern, as a dressing stone or in a random mixture.

² see *Shell Guide to Devon* by Anne Jellicoe and Roger Mayne published by Faber 1975

- the considerable Arts and Crafts influence and strong historical associations with the Pre-Raphaelite movement
- some good examples of early 20th century housing surrounding the older settlement
- several good examples of housing built by the Rolle estate, invariably using locally available materials sympathetic to a predominantly rural environment
- a wealth of mature trees on the adjoining slopes, with examples of pine and Ilex particularly noteworthy
- some dramatic contrasts between building styles and use of materials resulting in a street scene of great visual interest.



Beer, in common with many other towns and villages, displays some particular decorative or commemorative features within the conservation area. The small area of cobbles (top) is in Common Lane, and the bronze plaque (above) which celebrates the life of a local artist adjoins Sea Hill

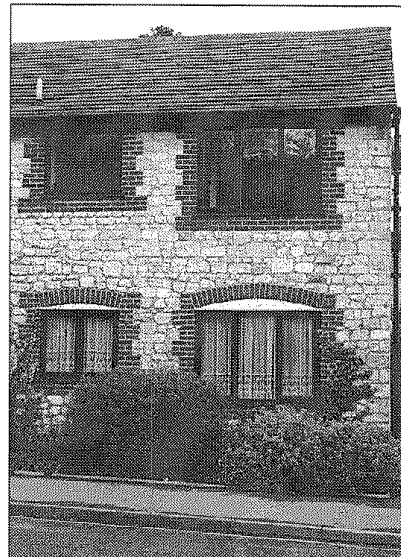
- several unusual juxtapositions - e.g. allotment gardens running to the cliff edge; estate cottages with a sea-facing frontage; landscaped cliff slopes east of Fore Street with path descending steeply into the heart of the village; rock outcrops interspersed with groups of buildings

- a considerable proportion of elevations where original detail has been respected and properly maintained, with a scattering of good 19th and early 20th century frontages.

10 LOSS OF CHARACTER AND INTRUSION

10.1 The main elements in the conservation area which are noted as resulting in loss of character or intrusion are as follows:

- loss of traditional detail, particularly from some shop frontages, disfigured by contemporary commercial activity
- artificial slate replacing natural slate in up to 50% of cases in older parts of the centre
- the almost complete loss of natural stone paving/cobbles with virtually no schemes to encourage replacement
- a large featureless visitors car park adjoining the conservation area west of Fore Street
- a considerable proportion of apparently over-mature trees on the hillsides overlooking the town. Many appear to have been planted 100 years ago or more and in some instances would seem to be much in need of a planned programme of pruning and lopping to ensure their retention as far as possible.



Causeway; late 20th century housing where natural stone has been used, but a lack of doors along the street frontage leads to a loss of identity

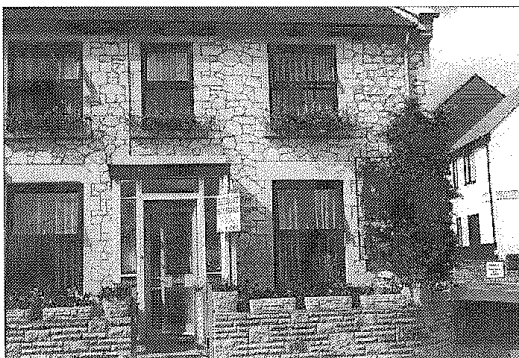
11 SUMMARY

11.1 Beer appears to present an ideal opportunity for encouragement of the same kind of interpretation of buildings that is well established in Sidmouth. It has a particularly rich history (fishing, the stone industry, lace-making, smuggling, strong association with artists, and also the considerable influence of the Rolle and Trevelyan families). There are also many remnants of attractive architectural styles of different types and phases (early vernacular, Rolle estate cottages and almshouses, 19th and early 20th century including several examples with a strong Arts and Crafts influence).

11.2 The widespread use of the local stone which gives its name to Beer, has not been noted as having been used to anything like the same extent in plain domestic architecture elsewhere. The vast majority of stone from Beer has been used elsewhere in the locality mainly as dressings to larger buildings (e.g. Seaton Town Hall). When transported even further afield its use has been mainly reserved as a dressing stone for the most important buildings, mainly churches and cathedrals, where it has also been much used internally.

11.3 In Beer itself much original detail survives, where Beer stone has been used, often in an attractive combination with flint in a variety of different patterns. This virtually unique aspect of the character of the village has however tended to have become compromised in some instances. Buildings most at risk are those built mainly in the late 19th to early 20th century where local materials have been most attractively and imaginatively combined as part of the original concept. As such buildings are not normally considered worthy of listing in purely historic terms, there is less than adequate statutory control of frontage alterations. This could be remedied by imposition of an Article 4.2 Direction which can place restrictions upon alterations to frontage detail, boundary walls, doors windows etc.

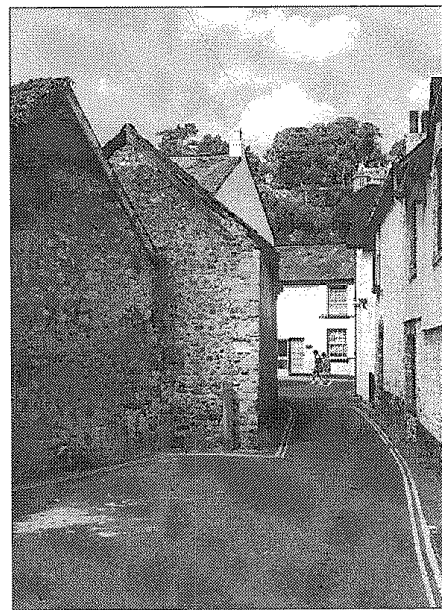
11.4 It has been the purpose of this Character Appraisal to show that Beer has a number of exceptional qualities. It is therefore essential to maintain adequate conservation disciplines for the future to check any further advances in erosion of the character of its dramatic natural setting or of what remains of the high quality of built environment.



An over-restored 19th century terraced cottage. The original random stonework does tend to lend itself to this type of treatment

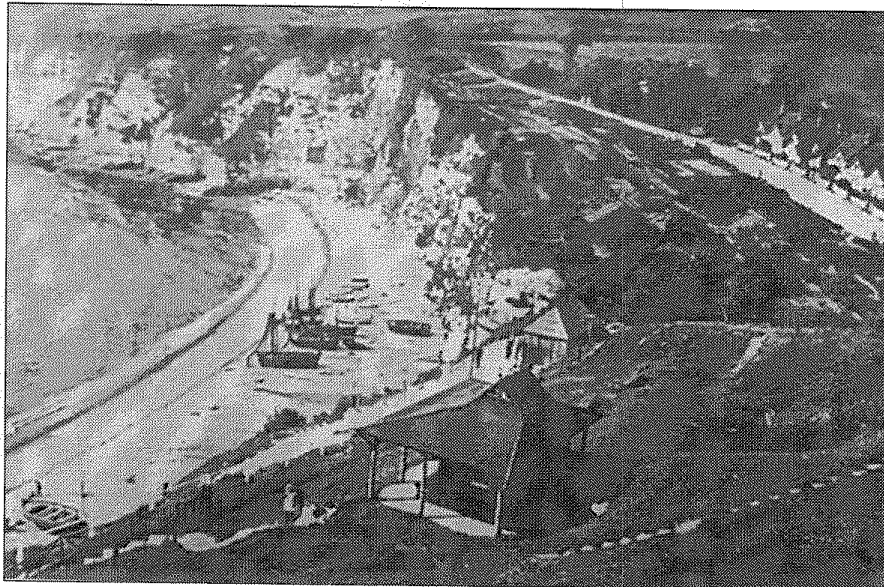


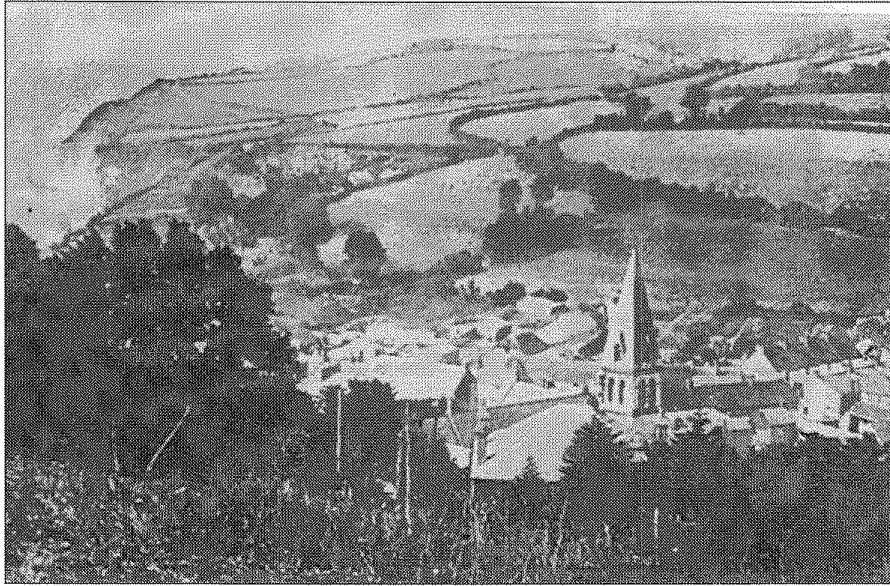
Consolidation of a section of wall in New Cut has been well handled with minimal use of mortar



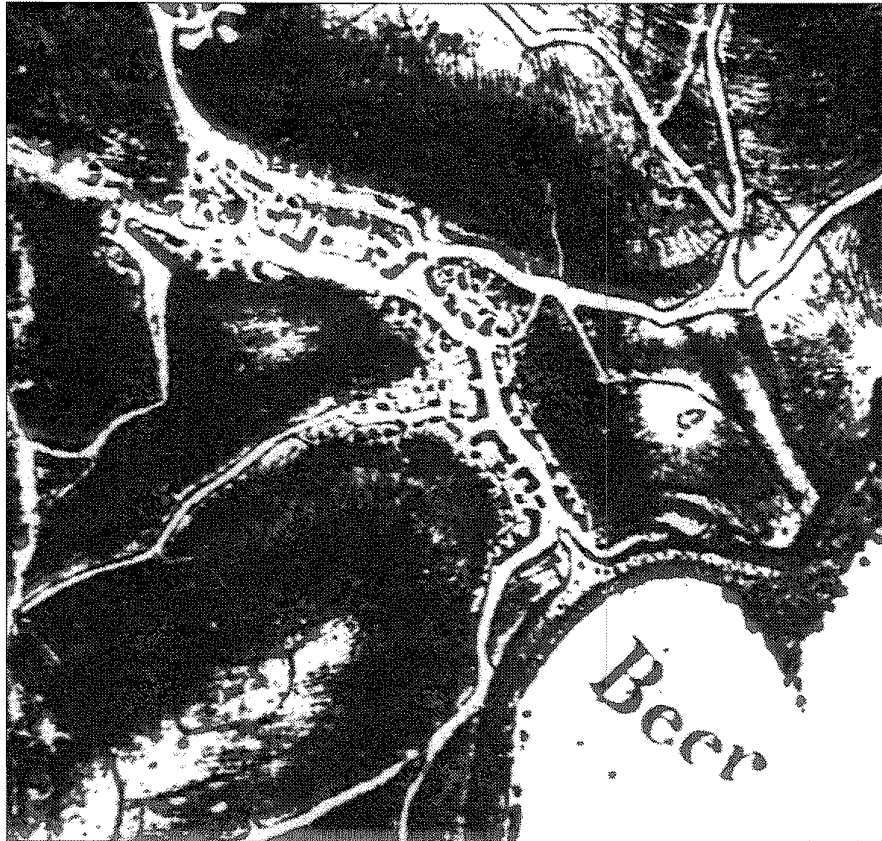
New Cut; an attractive narrow access to Fore Street. Vacant former agricultural buildings on the left are in need of appropriate alternative use allowing sensitive restoration

HISTORIC PHOTOGRAPHS





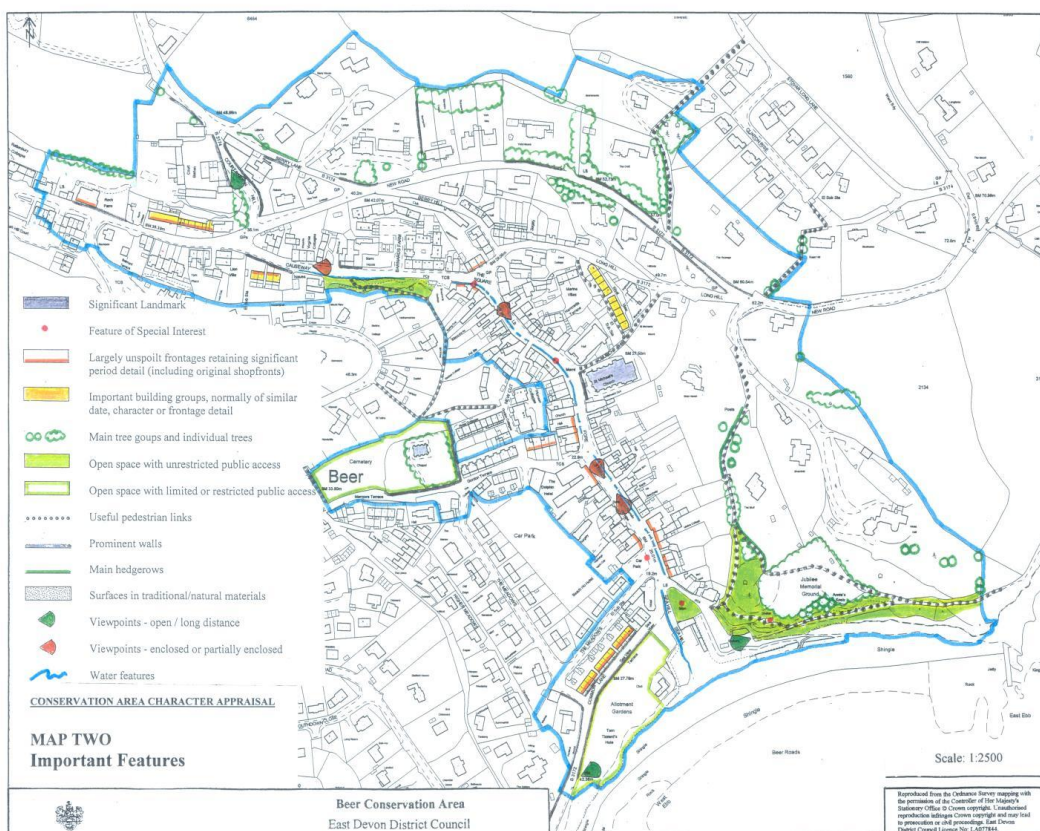
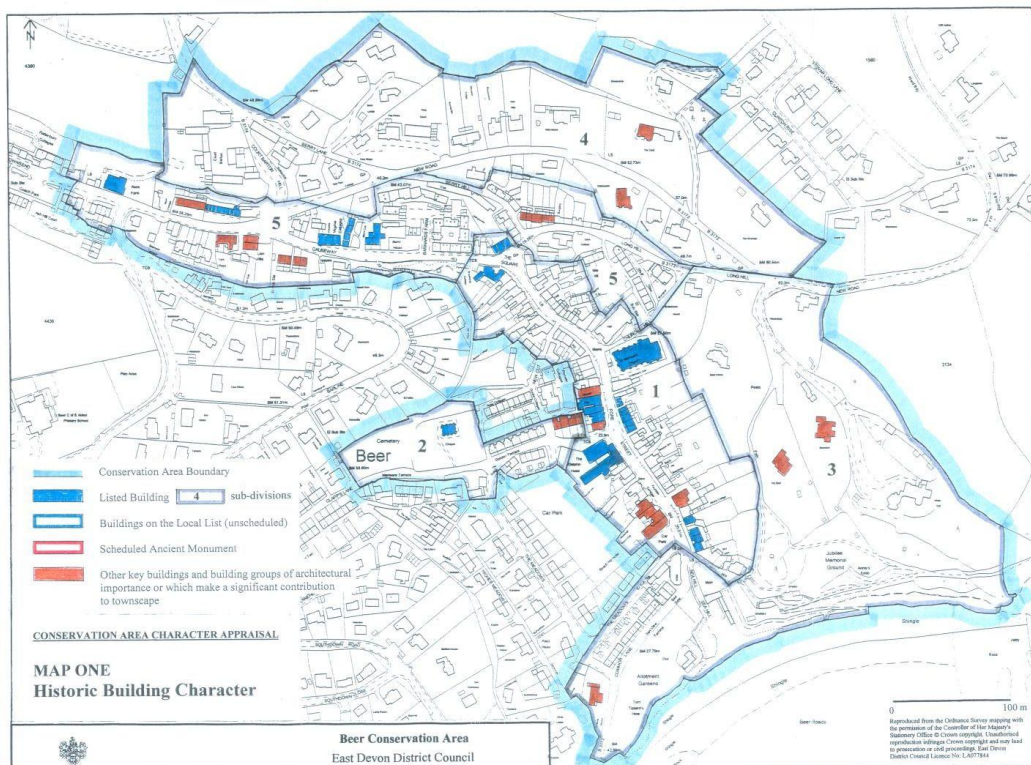
HISTORIC MAPS

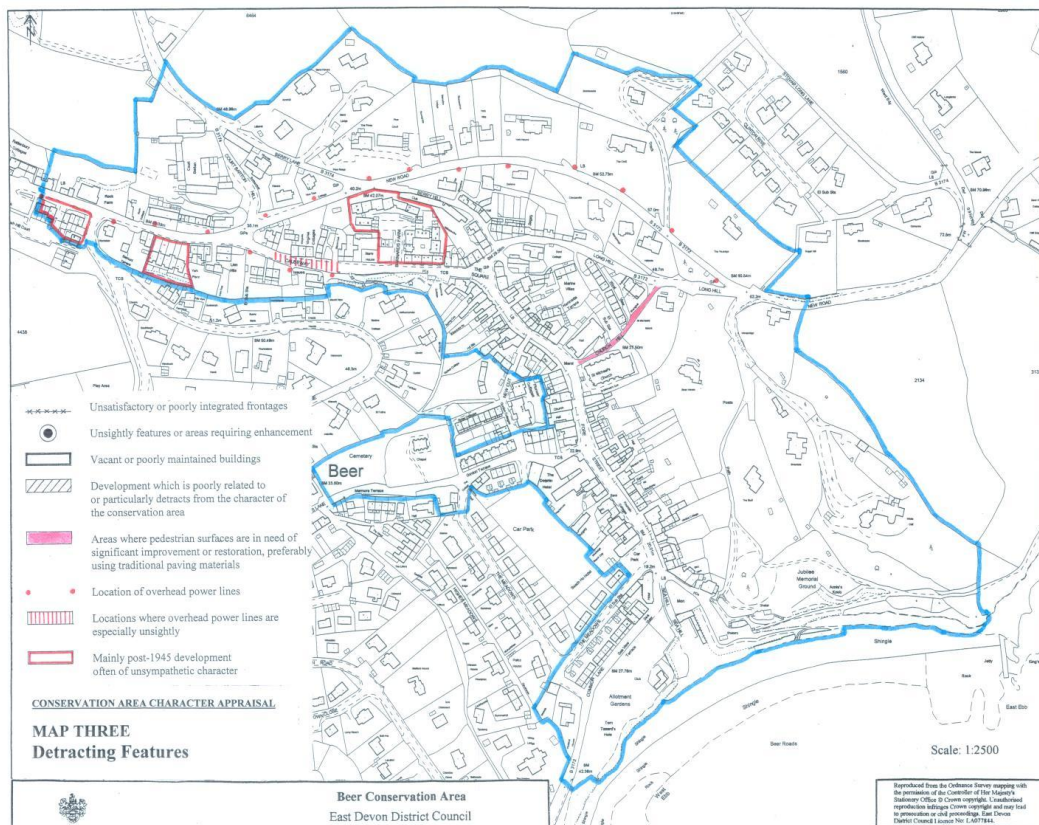


1805 Devon County Survey: Scale: originally 3 inches to the mile (scale may be altered for the purpose of the report)



c.1905 Ordnance Survey Second Edition. Scale originally 25 inches to the mile (scale may be altered for the purpose of fitting the report)

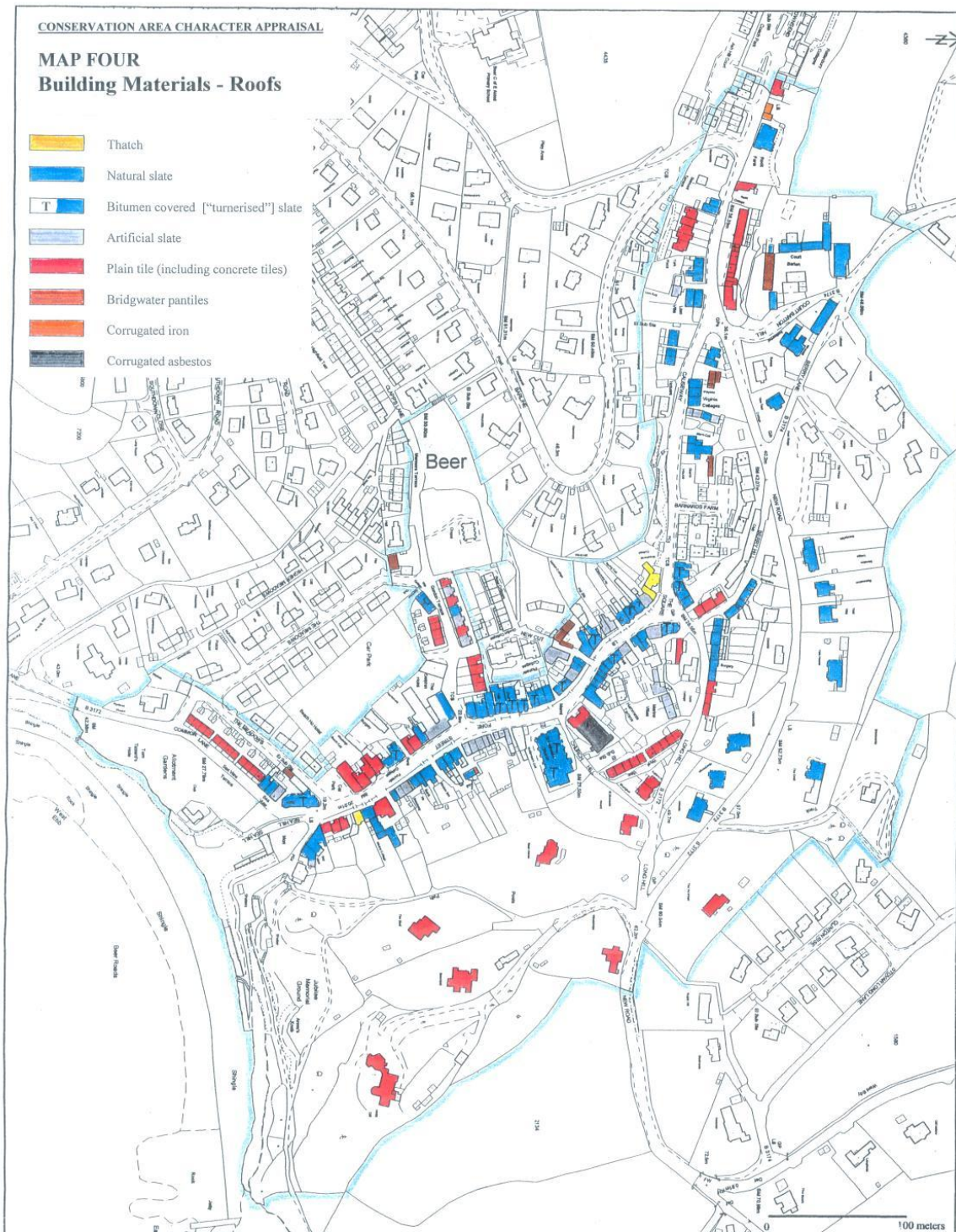




CONSERVATION AREA CHARACTER APPRAISAL

MAP FOUR
Building Materials - Roofs

-  Thatch
-  Natural slate
-  Bitumen covered ["turnerised"] slate
-  Artificial slate
-  Plain tile (including concrete tiles)
-  Bridgwater pantiles
-  Corrugated iron
-  Corrugated asbestos



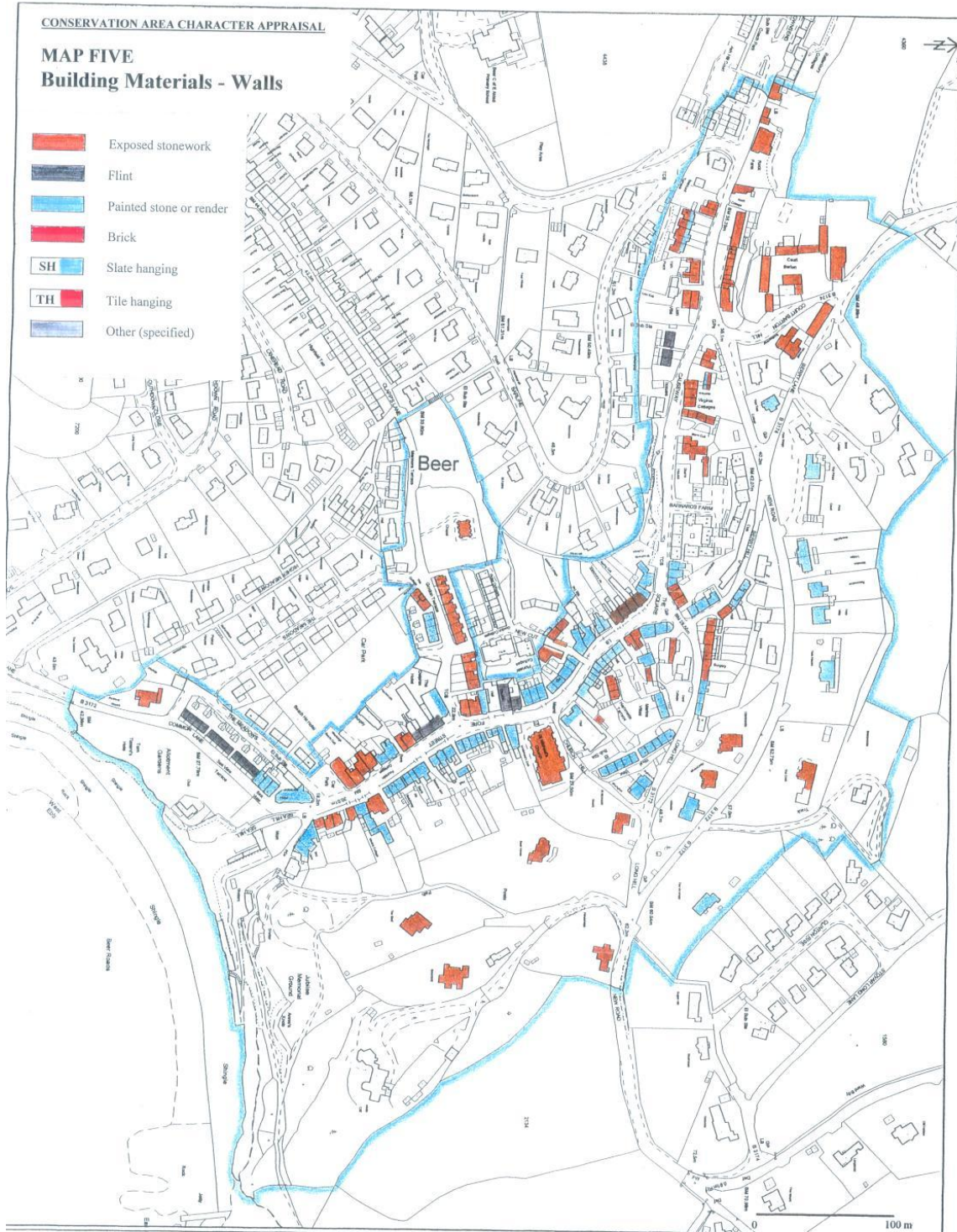
Beer Conservation Area
East Devon District Council

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CONSERVATION AREA CHARACTER APPRAISAL

MAP FIVE
Building Materials - Walls

-  Exposed stonework
-  Flint
-  Painted stone or render
-  Brick
-  SH Slate hanging
-  TH Tile hanging
-  Other (specified)



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Purpose of the Review

There is a requirement under Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 of all local authorities to review their conservation areas and publish proposals for their preservation and enhancement. Reviews must be carried out every five years as the character and appearance of a conservation area can change over even small periods of time. The purpose of this interim review is to identify the principal changes since the publication of the Conservation Area Appraisal and to outline potential changes to the conservation area boundary which will form part of a full consultation exercise when the draft Management Plan is produced.

Key recent changes in Beer Conservation Area.

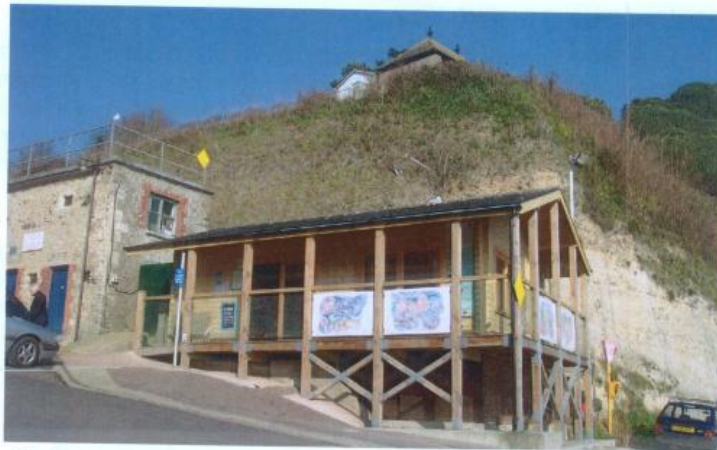
- The whole Conservation Area shows signs of a prolonged period of relative prosperity in the property sector. However the important long views of the adjacent hillsides have largely been protected by planning policies. Most buildings are relatively well-maintained and much renovation work has been carried out. At least one new building has been constructed in the Conservation Area since the previous study in 1999.
- The impact of the car and the need for space to park vehicles is having a detrimental effect. One of the most damaging features is the increasing loss of front gardens which are being converted to car parking spaces, e.g. In front of the Charity School adjoining the Almshouses in Causeway. In several streets old stone boundary walls have been demolished to form off-street parking, the worst examples are in Causeway, but there are others in Church Hill and Long Hill.
- A trend is developing in the village of important stone walls being poorly repaired. Some walls are being completely inappropriately treated, e.g. cement rendered, and many have been so plastered with render at various times that the individual stones are almost obscured. This seems to be an increasing problem in Beer, e.g. at the Corner of Berry Lane and in New Road, also the church wall in Church Hill. There are also a small number of unrepaired stone walls in very poor condition, e.g. Berry Lane, which may have been hit by vehicle and Common Lane where the allotment wall has been damaged.



Poor wall repairs in Church Hill using excessive cement mortar.

- There are some good new stone walls. However some are out of character with the village vernacular, e.g. The Court Barton boundary wall on Berry Lane, which seems to have been completely rebuilt in very large miscellaneous stones.

- Many historic timber windows in the Conservation Area are now being replaced with PVCu units. These are in many cases inappropriate and while they are permitted development undoubtedly detract from the appearance and value of the houses concerned and of the conservation area. The most unfortunate and worrying example is Sea View Terrace in Common Lane, which is described in the Appraisal as 'Largely unspoilt frontage retaining significant period detail' and also as an 'important building group, of similar dates, character or frontage detail'. Unfortunately Sea View Terrace is now being spoilt by insensitive work, poor quality pointing of stone walls and stone frontages and PVCu windows and porches. In several instances the brick string course is being rendered and painted white. Unless action is taken, e.g. with an Article 4 direction, this terrace may lose many of its original features and most of its coherence.
- Extreme care needs to be taken in choice of roofing materials in this CA as many of the views of it are from above. Some new properties in the conservation are overly conspicuous when viewed from higher elevation as a result of either overly bright or dark roof claddings. Re-roofing must take into account the shade and colour of neighbouring roofs in order to retain a consistent roofscape.
- The fairly new Beer World Heritage Centre at beach, which replaced an earlier much smaller timber shed, is a temporary looking structure. It is gradually weathering in and becoming part of the beach scene.



The Beer World Heritage Centre is a recent addition in a prominent location at the beach.

- The New Cut barn buildings, mentioned in the Appraisal as needing restoration, have been well-restored. The adjacent new buildings known as Pippins Court, also in New Cut, are not in the CA but are part of the viewpoint looking into and out of the area.
- Court Barton has been carefully restored, unfortunately losing all the farm buildings to housing. However there is again an emphasis on providing for car parking to the detriment of the buildings and of the soft landscape. The large cut-out of the wall of the converted farm building in Berry Lane to provide a parking space is an example of this.

Potential review of conservation area boundary

The existing CA boundary covers the historic core of the village. Development outside the boundary is mainly modern and does not meet criteria for inclusion. There are very few undeveloped areas within Built up Area Boundary which would benefit from Conservation area designation and therefore there appears to be no reason to extend the conservation area or to omit existing areas due to eroded character. This aspect of conservation area review will be fully considered during the consultation process.

Not mentioned in the Appraisal but worthy of note.

- There are numerous small side alleyways leading from Fore Street on both sides. These are being well-maintained and are becoming a feature of the main street.
- At the beach is a well-preserved gun emplacement whose top surface is being used as a seating/picnic area. The gun slots are open and presumably the interior is unspoilt, although it has not been inspected for WW2 graffiti etc. The structure however is stone or stone-faced and appears older than the gun slots. This building could be considered for listing.
- There is some individualising of stone walls. This is not detrimental while it remains low-key, e.g. dates and initials carved in the wall stones at the top of Church Hill.
- In New Cut some individual additions to the streetscape add to the character of the CA. e.g. a piece of the Berlin Wall has been inset into a boundary wall, a mosaic mural has been set on an adjacent wall.
- Strategic benches are well made and maintained. Constructed of timber of a chunky design that suits their locations, they will help give residents and visitors increased enjoyment of the village.

Principle reasons for erosion or changes to conservation area character.

- Minor incremental changes can have a significant impact upon the conservation area where the character is very distinctive. Lack of maintenance of chert walls and indeed inappropriate repairs with excessive cement mortar can have a damaging impact. The retention of prominent sections of front garden walls is important and where this cannot be controlled an Article 4 Direction could provide means to protect this aspect of the conservation area.
- While there is no statutory control over replacement windows in many unlisted buildings the pressure to replace traditional timber windows with PVCu alternatives remains. The removal of traditional windows is the single most apparent change to the conservation area in recent years. There is greater awareness of the environmental impact of PVCu production and waste and while it is hoped that timber replacement windows are seen as the more sustainable option the marketing drives of the major PVCu window companies continue. In the light of this it is anticipated that a proposal to serve an Article 4 Direction to control replacement windows would form part of a future public consultation exercise.