

Teignbridge District Conservation Area Character Appraisals

Bishopsteignton



The conservation area boundary as indicated here is for illustrative purposes only, and is not intended to be a true representation of the conservation area as formally adopted. The accurate and definitive conservation area maps can instead be inspected at the main reception area of Teignbridge District Council offices, during normal office hours.

Not all important features of this conservation area are necessarily highlighted here, therefore no omissions that may have been made as part of this appraisal are intended to imply that omitted features that are found to be of interest from future reviews of the document are not of significance in their own right.

Acknowledgements

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Archive information and historic maps were obtained from the Westcountry Studies Library and Devon Records Office in Exeter. The archaeological analysis was informed by the Sites and Monuments Register, maintained by Devon County Council.

Consultations

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CONTENTS

- 1:0 Introduction
- 2:0 Facts & Figures
- 3:0 Location & Geology
- 4:0 Morphology & Archaeology
- 5:0 Architecture
- 6:0 Building Materials
- 7:0 Positive Character Features
- 8:0 Negative Character Features

- Appendix One: Characteristic Features of Buildings
- Appendix Two: Architectural Character Survey
- Appendix Three: Historical Maps
- Appendix Four: Listed Buildings
- Glossary of Terms

If you need this information in a different language or format phone 01626 361101 or e-mail info@teignbridge.gov.uk.

1:0 INTRODUCTION

The Conservation Area Character Statement for Bishopsteignton was endorsed by the Planning Committee on 18 December 2000. Since that time it has been the subject of public consultation, with copies being distributed to the Parish Council and many individuals. It has also been available for download from the Teignbridge website - a facility that has proved very popular. The document was discussed at a public meeting in the village in June 2001.

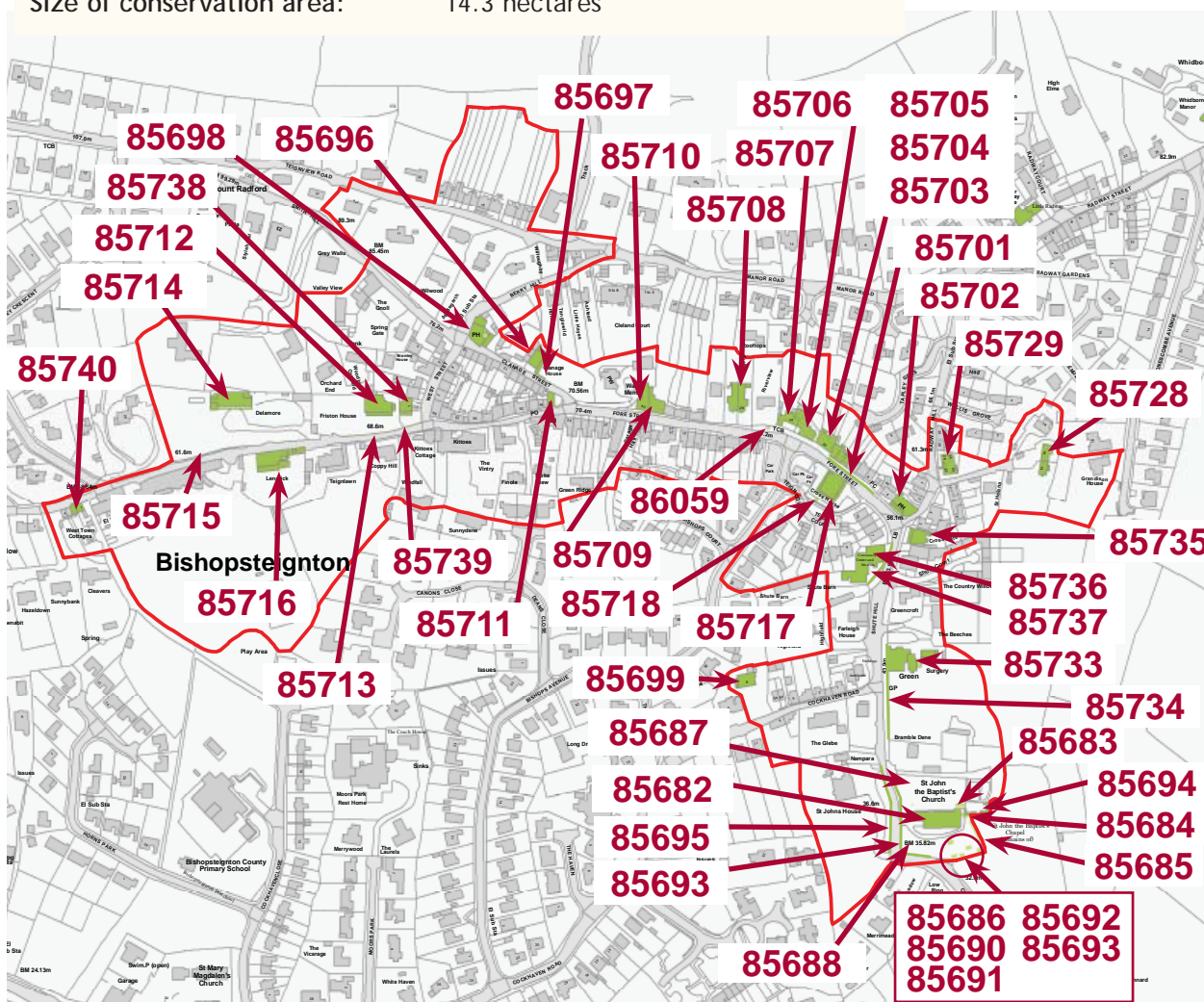
The feedback from the public and other interested bodies has been fully considered and a number of amendments have been made as a result - notably further amendments to the proposed Conservation Area boundary.

This completed Character Appraisal has been adopted via the Development Plan Steering Group as a document to support current and future development plans. Consequently its contents are now a material consideration for any planning application which affects the conservation area or its setting. It will be distributed to the utility companies, Devon County Council and other interested parties such as English Heritage. Printed copies will be available for public viewing at Forde House and it may be downloaded from www.teignbridge.gov.uk as well.

A review of this Character Appraisal has been undertaken and its effectiveness was considered and necessary amendments made. Fieldwork carried out 10th September 2009. The revised Appraisal was approved on 22nd March 2010.

2:0 FACTS AND FIGURES

Date of designation: 04/07/75
 Number of listed buildings: Grade I = 1, Grade II* = 2, Grade II = 45.
 Size of conservation area: 14.3 hectares



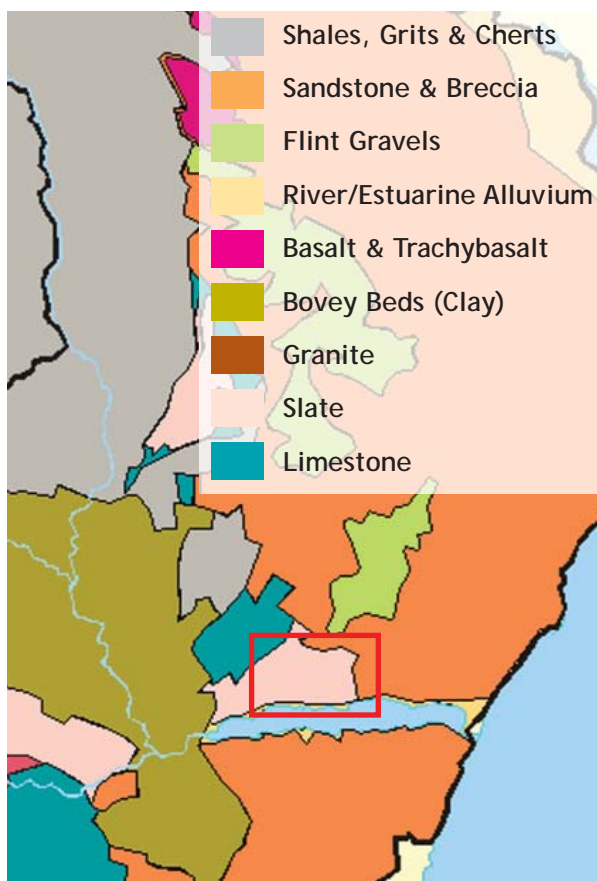
The green coloured areas of this map represent listed buildings that lie within the Bishopsteignton conservation area. A summary of these listings may be found in Appendix four.

3.0 LOCATION & GEOLOGY

Bishopsteignton, now a larger and somewhat sprawling settlement, occupies a hillside on the north side of the Teign estuary. Its ancient centre is at the head of a small tributary valley whose stream runs into the estuary about 1km to the south.

From the church, in the bottom of this valley, the village has developed along the old Newton road to the north west. Until the 1920s, Bishopsteignton was just a large village, but extensive additions to the south and west have more than doubled the settlement area.

Geologically, the majority of the village is underlain by Carboniferous shales of the Culm Measures, an unusual outlier in this part of the District. The hills to the west and north are composed of Permian Breccia with red stained Devonian volcanic tuff, while to the south and west are limited deposits of Devonian slates and mudstones. Overlying these in places are riverine gravel terraces. These are of recent date, being the products of glaciation to the north, within the last 30,000 years.



Geology

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Location

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The volcanic tuff used in the buildings of Bishopsteignton is one of the most distinctive character elements of the village.

4:0 VILLAGE MORPHOLOGY & ARCHAEOLOGY

Bishopsteignton means 'the Bishop's farmstead on the Teign'. Bishop Grandisson of Exeter built a palace to the north of the village during the early 14th century, one of two in the District. This palace, (outside the conservation area), survives in a ruinous state and is a scheduled ancient monument.

The village is, however, much older. It is likely that the earliest settlement was in the vicinity of the parish church. This site made best advantage of farmland and estuary whilst ensuring the settlement was not too obvious to seafaring aggressors. Excavations within the Anglo-Saxon Enclosure at Berry Meadow, Kingsteignton, in 1985 - records revealed features dating to Roman times.

Post-Conquest expansion of the village took place up the valley to the north of the church and on the hillslope to the north-west. There is a further 12th-14th century settlement suggested by the regular rectangular garden plots either side of Fore Street. This could have had a market-place in the triangle between Fore Street, West Street and Clanage Road, filled in with houses by the 19th century. If this was the case, Bishopsteignton may have been developed with the intention to create a small market town to rival Newton Abbot. Teignmouth was small and insignificant at this time. The tithe map of 1839 shows that large parts of Fore Street were not settled, although it is possible that desertion had taken place in preceding centuries. As houses subsequently filled the gaps during the 19th and 20th centuries, we may never know unless opportunities for archaeological investigation arise.

The high pavement along Fore Street is interesting. These pavements are occasionally found in Devon, usually in large planned towns and villages, such as Abbotskerswell and Newton Bushell. They would have been expensive to construct, and as their purpose was to keep pedestrians out of the muddy streets, they would probably only be found in the wealthier settlements. Their dating is uncertain, but a medieval origin is likely.

The development of Teignmouth as a resort in the early 1800s meant that Bishopsteignton was on an important main road. In the short time of perhaps 25 years, before the opening of a turnpike road between Teignmouth and Newton Abbot (now the A381), several grand mansions were built along the Newton road. These are marked on the 1839 tithe map (Appendix 3) and most are still in existence, in their large landscaped gardens.

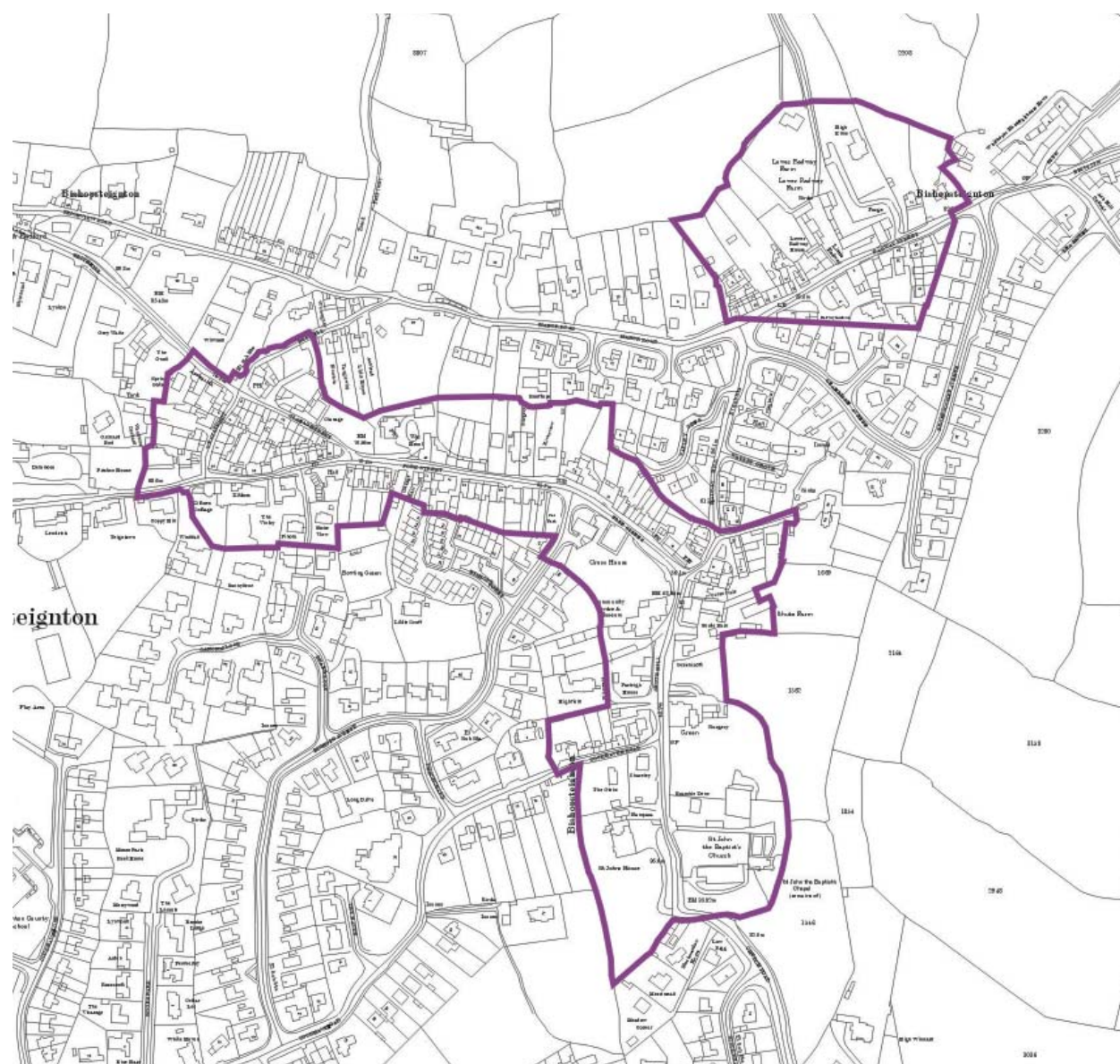


The historic village is quite linear, following Shute Hill and Fore Street. As well as historic buildings, Bishopsteignton has a tremendous concentration of impressive 19th century houses and villas. For a village it has an unusual number of good Regency houses - this is part of the unique character of Bishopsteignton.

In the 1920s, the village once again became fashionable and large villas were built, in Murley Crescent for example. Development subsequent to the second world war has been altogether less impressive and large areas to the south and west of Bishopsteignton are now covered with 20th century development of little architectural merit.

- The historic plan of Bishopsteignton is an intrinsic part of the settlement's charm. This character should not be eroded further by infill or backland development, as gardens were integral to the historic plan. Development opportunities within the conservation area are thus strictly limited.
- Archaeological remains in Bishopsteignton are particularly important. An Area of Archaeological Potential has been identified, taking account of its origins and development. Adequate consideration should be made of the potential impact upon the historic environment of any new development proposals within the Area of Archaeological Potential that involve significant ground disturbance, or affect a historic building, to allow the appropriate mitigation to be implemented. This consideration may result in the need for a planning application to be supported by the results of a programme of archaeological investigation, and/or the application of a PPG16 paragraph 30 Condition on any consent granted that had an archaeological or historic building impact. However, this advice may also include recommendation for refusal if the impact on and loss of these resources was unacceptable.

5:0 ARCHITECTURE



Area of Archaeological Potential

Bishopsteignton's architecture is unusually urban in character, combined with many examples of the local vernacular. This urban trend has resulted in some outstanding domestic buildings.

The church, whose south aisle preserves Norman and Early English work of the 12th-14th centuries, has a particularly attractive Norman west doorway. The original nave is now the south aisle, a typical feature of very early churches.

During the 13th century, a chantry chapel was built in the graveyard, north-east of the church. This partly survives and is very unusual. Chantry chapels were built for paid priests to sing prayers for the souls of rich patrons, but are more common within existing churches. A similar example of a detached chantry chapel is known at Buckfastleigh. This is also of the 13th century and in the same position, to the north-east of the church.

A few medieval houses survive on Shute Hill in the vicinity of the church. Shute Farmhouse has an important and high quality 16th century façade of dressed stone, while Green, heavily disguised by late 19th century alterations in the Jacobean style, has early 17th century moulded plaster ceilings within. It was probably the manor house at that time.

The late 19th century school on Shute Hill, (now a community centre), is a good example of its kind and there is a scattering of good houses of various dates along Fore Street and Clanage Road. Nos. 28 & 30 Fore Street are an unusual pair of 4 storey Italianate villas of the 1860s-70s. Cross House, now successfully converted to flats, is a splendid Regency mansion of the early 19th century, with 2 storey open verandahs - it is most desirable that the gothic trelliswork be reinstated here.

At this eastern end of Fore Street, onto Shute Hill, are an outstanding group of high quality 19th century town houses. Cross Gate and its immediate neighbour are particularly fine early 19th century houses in the Regency style. The strong Regency and Italianate flavour of Bishopsteignton relates to the influx of wealthy individuals seeking a healthy environment in which to recuperate from ailments, (or simply to escape the foulness of the big cities for a while). War with Napoleon precluded foreign travel but their architectural tastes reflect the twin influences of the grand tour and the Prince Regent.

Along Fore Street are many late 19th century terraced houses, with cast iron railings and moulded brick detailing. Along the Kingsteignton road to the west are a number of lavish villas in extensive grounds, of early-mid 19th century date. The best preserved examples of these are at Friston House, Delamore and Teignlawn. Several have had infill development in their grounds and one, Huntly, has become an hotel. This was so large as to have its own Italianate lodge and cast iron gates flanked by railings.

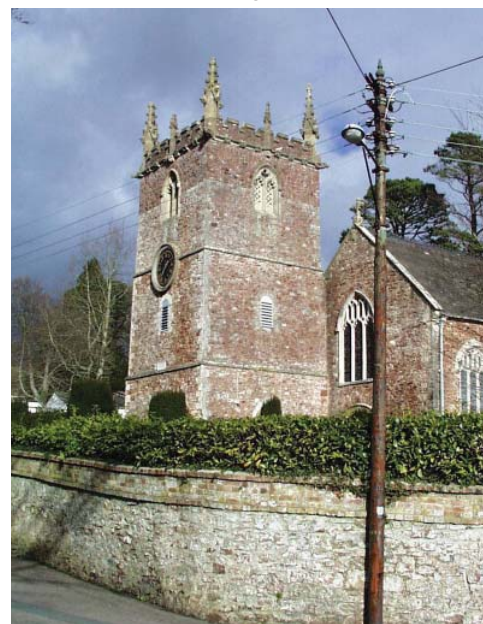
Farleigh House, on Shute Hill, is a good example of modern development responding positively to an historic streetscene in a creatively respectful manner.



Green is a building of outstanding character



The former school, now a community centre



St John the Baptist Church



Cross House - with original trelliswork



Regency windows and proportions - Cross Gate



Attractive Victorian terraced houses in local buff brick

- Any building which is allowed within, or affecting the setting of, the conservation area (including garages and other service buildings), must be of a demonstrably high design standard incorporating quality materials. Applicants must show how their proposal will contribute positively to the character of the area and the setting of nearby buildings.
- The results of an Architectural Character Survey are illustrated on the map, along with a brief summary of the criteria used, in Appendix two.



Farleigh House



New build reflecting Regency character

6:0 BUILDING MATERIALS

The older buildings of Bishopsteignton are built of rubble stone and cob with a protective coating of render and limewash. Only the church and Shute Farmhouse exhibit good exterior stonework. The use of the local fine-grained orange/ red volcanic tuff is the most distinctive material feature of the village as it is scarcely found anywhere else. It is, perhaps, the definitive example of a locally distinctive material. Breccia rubble is a common material in boundary walls, with limestone and waterworn chert from Haldon.

The 19th century expansion in local brickmaking saw yellow brick used occasionally for chimneys and quoins. Perhaps surprisingly, this is not a more common material in Bishopsteignton. Red brick from Exeter (and possibly Dawlish) is also found in small quantities in the same contexts.

Prior to the 19th century, thatch must have been ubiquitous. A few locations in Bishopsteignton could benefit from its revival on formerly thatched properties.

Natural slate has been the commonest roofing material for the last 150 years. Impetus for its widespread use probably came with the railway in the 1840s, when Welsh slate became very cheap, but the high quality buildings of the early 1800's had already used blue-grey slates from south Devon or Cornwall.

For the most part, the buildings themselves provide enclosure to the streets and this is a strong characteristic. Elsewhere, breccia rubble and the locally distinctive tuff are laid in lime mortar with a coarse textured aggregate. Older stone and occasional cob walls are rendered with lime mortar and capped with clay tiles or slate. Boundaries to the rear of properties are mostly breccia walls or hedgebanks, planted with deciduous trees.

- The characteristic architectural features and building materials of Bishopsteignton are summarized in Appendix one.
- A supply of tuff is needed for repairs and new work. Teignbridge District Council will work with the Parish Council to identify potential sources.



The church is built of local stone, but the decorative elements like the Norman arch are formed in Beer stone.



The character of Bishopsteignton incorporates a variety of building materials.



The majority of buildings have a rendered finish, whatever they may be built of.

7:0 POSITIVE CHARACTER FEATURES



Angular cobbles of tuff



Raised Pavements



Rolling hills form an attractive backdrop to many village views

The special character of Bishopsteignton Conservation Area is not derived solely from its buildings. Some other features are summarized below:-

7:1 SURFACING: Some surviving remnants of historic surfacing illustrate the types of treatments used in the past. Extensive waterworn red volcanic tuff and Haldon flint cobbles survive as pavements along the south side of Clanage Street, a terrace of early 19th century cottages on the north side of Cockhaven Road and on the high pavements of Fore Street. These are rare survivals which must be treasured. A fine Georgian house of c.1780 at the junction of Fore Street and Clanage Street has a decorative scheme of limestone cobbles, while later 19th century houses in Fore Street have yellow brick aprons outside. It is likely that other parts of the village were treated in a similar way in the past. The repair, and where possible reinstatement, of cobbled surfaces would enhance the special character of the conservation area.

7:2 RAISED PAVEMENTS: These features, along parts of Fore Street and Shute Hill, are relatively uncommon in Devon, but do appear in larger planned medieval settlements and towns. Their date is uncertain, but they may be early. They are usually a sign of status and suggest a local population with sufficient wealth to undertake improvements to the village infrastructure for the sake of comfort.

7:3 TREES: Specimen trees add considerably to the appearance of certain parts of the village, notably the churchyard and the grounds of Delamore. These are very attractive as part of views within the village but also to views of the village from the Teign and beyond. The development of formerly landscaped grounds has resulted in the loss of many other trees. Where houses have gardens which could accommodate specimen trees, it would be nice to see some more planted for future generations to enjoy.

7:4 ORCHARDS: The old maps show the extent of orchards in the past, although very few trees have survived. Their relevance to the cultural history of the village cannot be overstated, nor can their vulnerability. The remaining isolated trees must be retained and new ones should be planted. This could be achieved as part of a community project with the involvement of local schools and amenity societies.

7:5 GARDENS: Of the multitude of gardens shown on the 1889 OS map, very few still survive. Several of the large landscaped gardens associated with 19th and early 20th century houses at the west end of the village remain, as do smaller plots in the older parts of the village. These must be jealously preserved as a link with the past.

7:6 VIEWS: Panoramic views of the Teign estuary and surrounding farmland are visible from parts of the conservation area, especially Teignview / Manor Roads and Clanage Street. The high pavements

alongside Fore Street and Shute Hill give elevated views of the older parts of Bishopsteignton, the Teign and beyond. The impact of developments such as farm buildings and new housing schemes must be considered with relation to views out of, and into, the conservation area.

7:7 SHOPS AND PUBS: Several shops and pubs are flourishing within Bishopsteignton. They preserve an element of vibrancy which so many villages have lost, but care must be taken to avoid unsuitable frontages, signs etc.

7:8 COMMUNITY CENTRE: This is an essential part of community life in Bishopsteignton, which, with its museum offers links with the past, present and future of the community.



The Bishop John de Grandisson retains a traditional pub interior.

8:0 NEGATIVE FEATURES



Overhead cables and poorly designed streetlights could be improved in future.

8:1 OVERHEAD CABLES: Bishopsteignton has extensive overhead telephone cables on obtrusive tall poles. Removal of these would improve the appearance of the area considerably.

8:2 STREET LIGHTING: A number of modern steel street-lamps detract from the appearance of the conservation area. These should be replaced with more attractive ones.

8:3 MOTOR VEHICLES: Fore Street in particular is prone to traffic congestion which detracts from the ambience of the village centre. On-street parking adds to this problem and is a visual intrusion at other times.



Onstreet parking could be reduced if residents are prepared to develop their own alternatives in conjunction with the District and County Councils.

APPENDIX ONE

CHARACTERISTIC FEATURES OF BUILDINGS IN BISHOPSTEIGNTON

BASICS

- Slate roofs with mitred hips. Clay tile ridges, subdued orange-brown or glazed black, some lead roll on higher status buildings.
- Steeply pitched thatched roofs with flush or straight block-cut ridges.
- Massive rendered walls in coursed rubble stone and/or cob. The latter construction is often tapered from base to eaves, with corners rounded off.
- Chimneys with tapered tops and limestone or rough slate drips, often with yellow brick uppers, occasionally rendered. Rendered brick with decorative cornices on 'polite' buildings.
- Pre-19th century houses have small windows often set in deep reveals with a dominance of solid over void. 19th and early 20th century windows are of typical classical proportions.
- Traditional side-hung casements and vertical sliding sashes, with and without horns. Flamboyant Regency styles are a strong character feature, especially the use of gothic tracery in the upper panes.
- Most buildings within the conservation area are conventional two-storey structures. Dormers are generally absent, especially on prominent roofslopes.
- Canopies, verandahs and porches occur in a variety of styles according to the architectural language of the building.
- Dwellings either sit immediately behind pavements or have small enclosed gardens, often enclosed by dwarf walls with railings and/or hedges.



PALETTE OF MATERIALS

ROOFING: Natural slate, occasionally thatch or red clay tiles, usually double Roman. Corrugated iron is traditional on outbuildings, normally galvanised but black or green painted finishes may be acceptable.

RAINWATER GOODS: Half-round or ogee gutters in cast iron.

WALLS: Lime render, often roughcast, but usually smooth on higher status dwellings, natural stone, either of which may be limewashed. Red or yellow smooth brick may occasionally be used for outhouses and chimneys. Natural or black/grey stained timber weatherboarding may have limited uses.

WINDOWS & DOORS: Painted softwood. Natural timber may be used, but only if it oak and only where architecturally appropriate (ie ancient buildings or new designs)

ENCLOSURE: Volcanic tuff and breccia rubble walls,



Victorian verandah and Regency doorcase at Cross Gate

is



Historic joinery helps to create the sense of place

SURFACING: Waterworn limestone and Haldon flint/chert cobbles, angular limestone and tuff, hoggin or blacktop (if used judiciously). Patterned buff paviers are a feature and may be used to good effect.



Rubble stone (tuff) wall with lime mortar and lichens.



MATERIALS TO BE AVOIDED

ROOFING: Artificial slate, tiles (especially concrete) and cast or fibrous cement ridge/hip tiles. Industrial-type corrugated sheeting.

RAINWATER GOODS: Plastic, especially box-profile guttering in grey, white or brown.

SIGNS: The thriving businesses in the village do not need aggressive signage as there is no passing trade to attract.

WALLS: Non-local brick, reconstituted stone and textured renders (apart from roughcast). Stained timber or plastic weatherboarding.

WINDOWS AND DOORS: PVCu, stained timber and powder-coated metal frames are all incongruous.

ENCLOSURE: Reconstituted stone, brick or block walls, even if rendered are not acceptable. Larch-lap or close-boarded fencing and evergreen hedges, especially conifers.

SURFACING: Large areas of blacktop, concrete or chippings should be avoided. Modern brick paviers and imprinted concrete are incongruous in a conservation area with the character of Bishopsteignton.

APPENDIX TWO

ARCHITECTURAL CHARACTER SURVEY

The purpose of this survey is to identify which buildings within the conservation area contribute positively or negatively to townscape character. Three characters bands are used (see map 1) and the criteria for each are summarised below.

In assessing individual buildings, it is their form, design and architectural potential which is most important. Ephemeral considerations like plastic windows or slight disrepair will not usually result in buildings being categorised lower. This does not imply that, for example, plastic windows in a building making a positive contribution to the area are in themselves a positive feature. They may, however, have prevented it from being classed as 'outstanding'. In addition, a quite modest but attractive building in a very prominent location may be rated as 'outstanding', even though it might only be judged as 'positive' if it were tucked away among other buildings.

Category 1 : Outstanding

These buildings may be of any age, but are most likely to be either ancient and unspoiled vernacular buildings or distinctive examples of a particular architectural style.

Buildings identified as outstanding are the highlights of any conservation area. Planning applications and other proposals which may effect their character, or that of their setting, should only be considered if they offer an enhancement. Harmful proposals must be rejected and demolition is very unlikely to be accepted under any circumstances.

Category 2 : Positive

Buildings in this category are the backbone of every conservation area. They will usually be unpretentious but attractive buildings of their type that do not necessarily demand individual attention, but possess considerable group value. Some may have been altered or extended in uncomplimentary ways, but the true character of these buildings could be restored.

The majority of structures in most conservation areas are likely to fall into this category. Alterations should only be made to positive items if they result in an enhancement of the building and the contribution it makes to the character or appearance of the conservation area. Demolition must only be considered in exceptional circumstances where significant aesthetic enhancement and/or community benefits would be realised.

- **Proposals which would detract from the special character of these buildings will be resisted.**

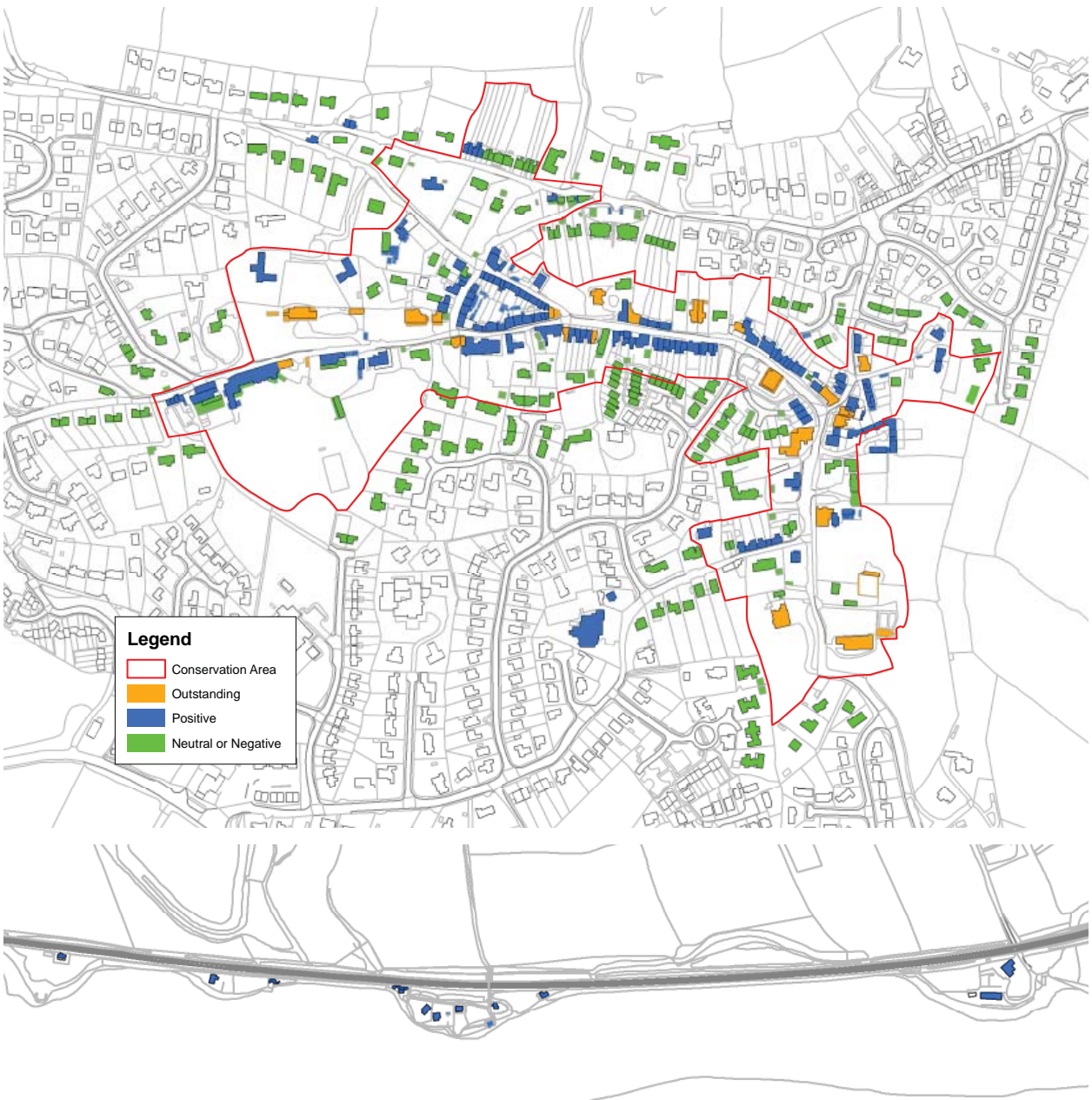
Category 3 : Neutral or Negative

Most conservation areas have buildings that are neither positive nor negative in their contribution to overall character. These will often be twentieth century buildings which may be inoffensive in scale and location, but which lack quality in terms of detailing, materials and design. It must also be accepted that there are usually some buildings in conservation areas which cause actual harm to the character and appearance of that area. These will most commonly be twentieth century buildings which, by a combination of scale, form, location, materials or design, are harmful to the character of the area.

Judgements on these matters will always be open to criticism that they are subjective. Consequently the 'neutral' and 'negative' categories, (which featured in the draft Character Statement), have been combined in this Character Appraisal.

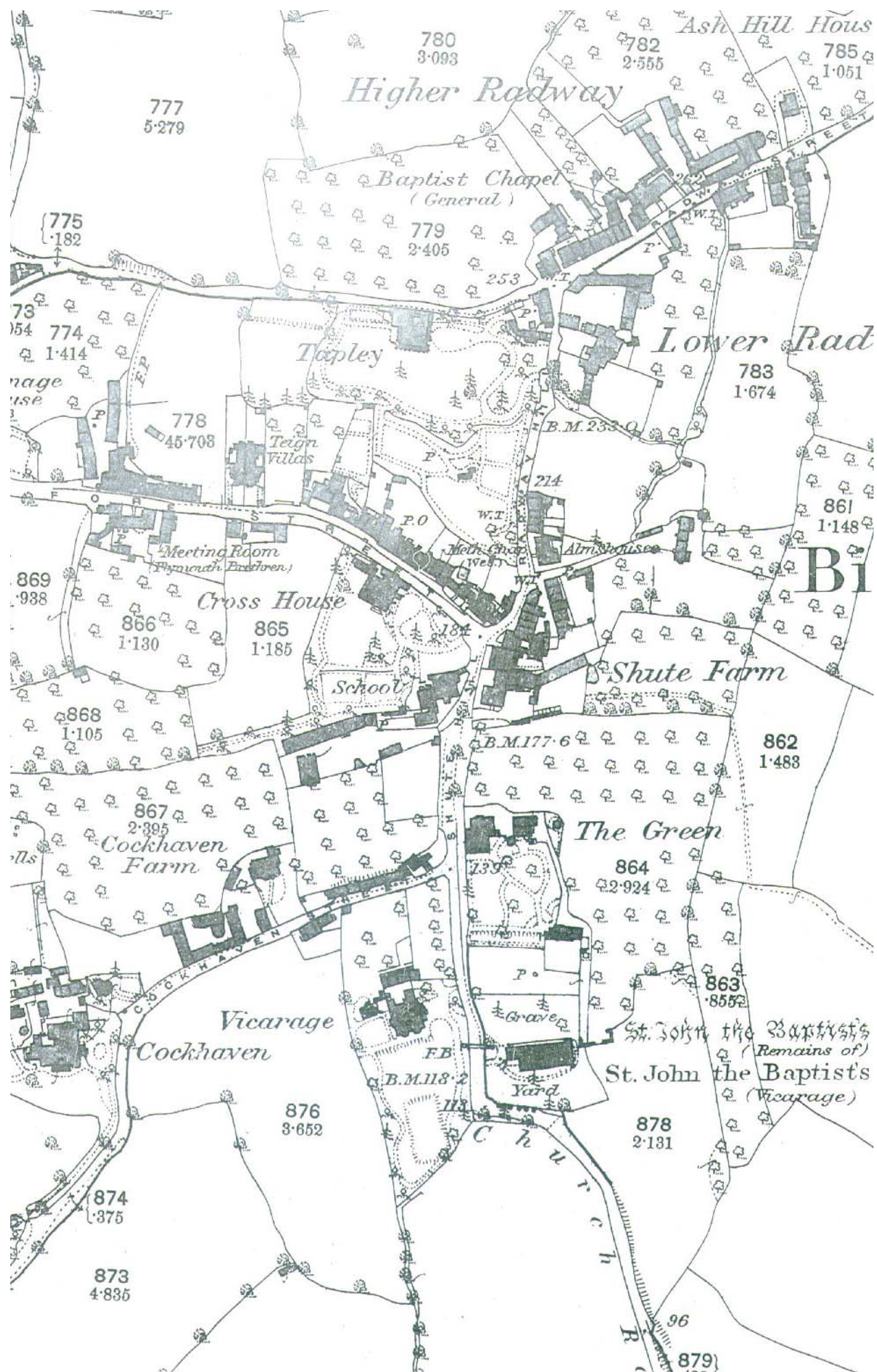
Planning applications for alteration, extension or replacement of buildings in this category will be expected to offer a significant enhancement of the conservation area. Where a building is clearly detrimental due to design, scale or location, its replacement will be encouraged. The use of planting, or other landscaping, to reduce the visual impact of less attractive buildings, may achieve considerable aesthetic benefits at relatively little cost.

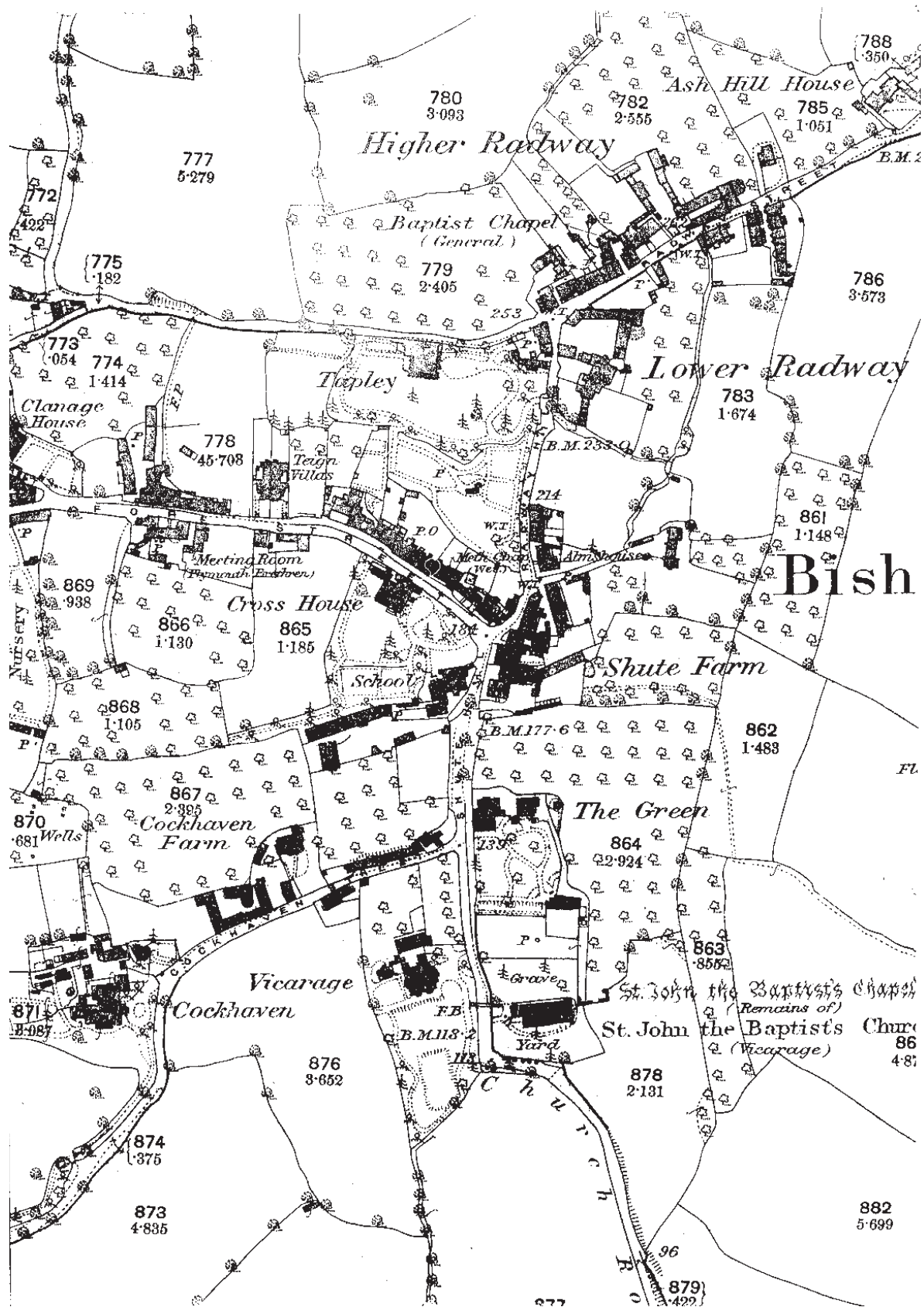
- **Proposals to enhance the conservation area by either re-modelling buildings, or re-developing sites in this category will be welcomed. Re-development will be expected to demonstrate a very high standard of contextual design and a thorough understanding of prevailing character.**

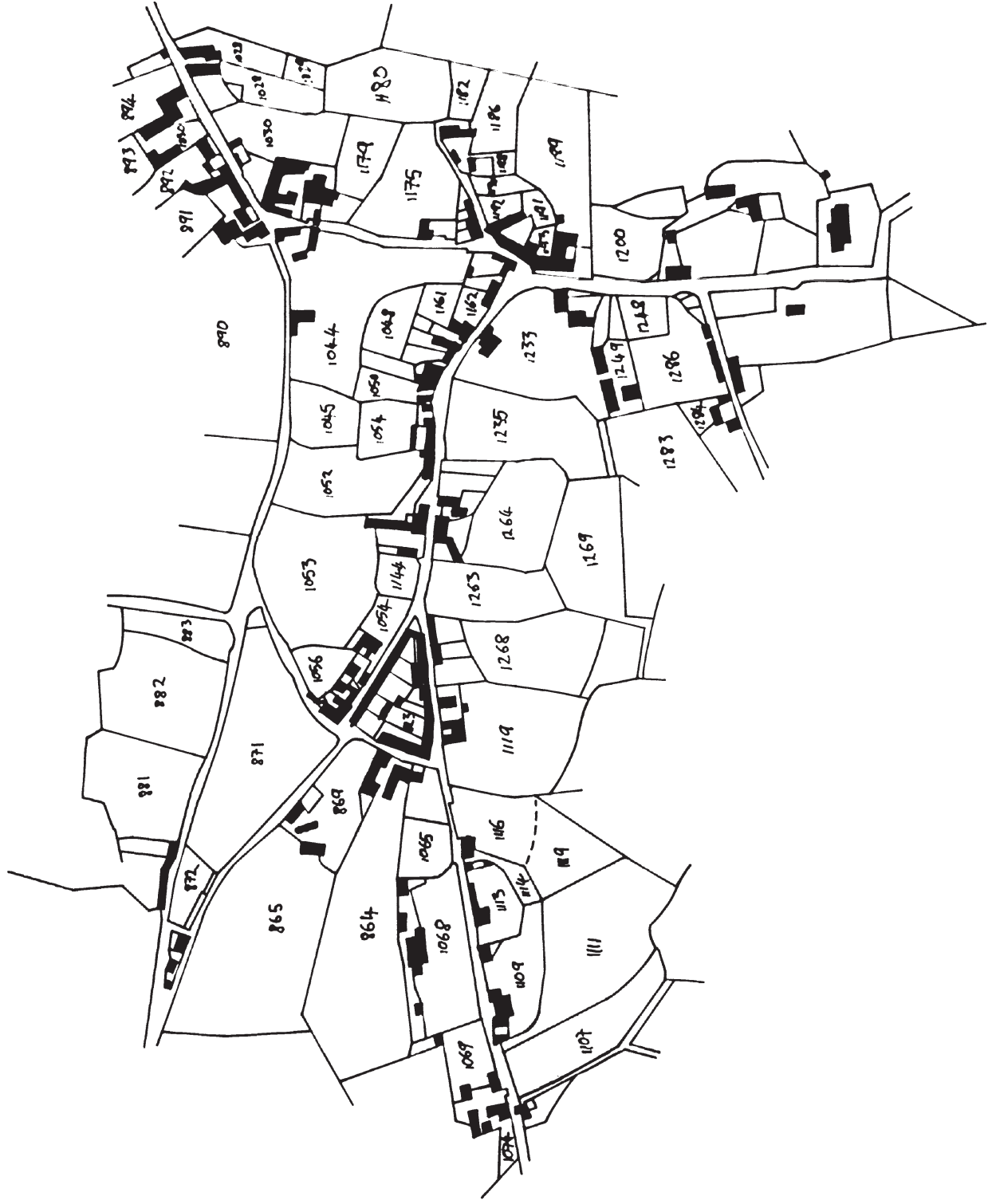


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PARISH SUMMARY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORICAL INTEREST FOR
BISHOPSTEIGNTON CONSERVATION AREA

Ref. No.	Grade	Date of Listing	Item
85682	I	1955	Church of St John the Baptist
85683	II	1988	Pair of chest tombs with iron railings, one immediately north of the vestry, the other about 2m north-east of the vestry of the Church of St John the Baptist
85684	II	1988	Group of three chest tombs with iron railings immediately east and north-east of the chancel of the Church of St John the Baptist
85685	II	1988	Row of 10 chest tombs and one table tomb against the south-east churchyard wall of the Church of St John the Baptist
85686	II	1988	Pair of chest tombs in the south-west corner of the churchyard
85687	II	1988	Maria Palmer headstone about 6m north of the tower of the Church of St John the Baptist
85688	II	1988	Chest tomb and ledger stone about 8m south of west wall of nave of Church of St John the Baptist
85689	II	1988	Underhill chest tomb, headstone and low railings about 11m south of chancel of the Church of St John the Baptist
85690	II	1988	Elizabeth Williams chest tomb about 15m south east of the chancel of the church of St John the Baptist
85691	II	1988	Chest tomb, headstone and railings against the south wall of the churchyard 21m south-east of Church of St John the Baptist
85692	II	1988	Gordon chest tomb about 21m south of the chancel of the Church of St John the Baptist
85693	II	1988	Churchyard walls, gate piers, railings and carriage and pedestrian gates
85694	II	1988	Ruins of chapel north-east of the parish church
85695	II	1988	Garden walls to the east of St John's House
85697	II	1988	Garden wall to the south and south-west of Clanage, Clanage St
85696	II	1988	Clanage, Clanage St
85698	II	1988	The Bishop John de Grandisson, Clanage St
85699	II	1988	Cockhaven House, Cockhaven Rd
85701	II	1988	Wall to raised pavement on north east side of Fore St
85702	II	1988	No.2 (The Ring of Bells) including iron railings in front, Fore St
86059	II	1989	K6 Telephone Kiosk - No:01626 775286 (in front of house called Riverview)

Ref. No.	Grade	Date of Listing	Item
85703	II	1988	No. 14, Fore St
85704	II	1988	Nos. 16 and 18, Fore St
85705	II	1988	Nos. 20a and 20b, Fore St
85706	II	1988	No. 22 (Higher Green), Fore St
85707	II	1988	No. 24 (Causeway Cottage) including garden railings, gate piers and gate, Fore St
85708	II	1988	No. 26 (Teign View Villa) and No. 28 (Hillside) including garden walls and doorway in front of No. 28, Fore St
89709	II	1988	No. 38, Fore St
89710	II	1988	No. 40, Fore St
85711	II	1988	No. 42 (Rose Cottage) including garden walls with railings and gate, Fore St
85712	II	1955	The Cottage, Fore St
85713	II	1955	Garden wall and doorway to the cottage
85714	II	1988	Delamore, Fore St
85715	II	1988	Garden walls and gate piers to the south of Delamore
85716	II	1988	Lendrick, Fore St
85717	II*	1955	Cross House (formerly listed as No.1 Cross House), Fore St
85718	II	1988	Socket stone of medieval cross on garden south west of Cross House
85728	II	1988	Spinnaker Cottage and Mary's Cottage Nos.14 and 16, Radway Hill
85729	II	1988	Nos. 20, 22, 24 and 26 (The Almshouses), Radway Hill
85733	II*	1988	Green, Shute Hill
85734	II	1988	Garden wall to north west of Green
58735	II	1977	Cross Gate including garden walls, railings and gate, Shute Hill
85736	II	1988	The Community Centre and Museum, Shute Hill
85737	II	1988	Stone rubble retaining wall and railings in front of the Community centre and museum
85738	II	1988	No.1 (Vincent Lodge), West St
85739	II	1988	Garden walls and archway to garden of Vincent Lodge
85740	II	1988	Nos. 1 and 2 West Town Cottages

GLOSSARY OF TERMS

Breccia: A red stone with fragments of limestone and other rocks of varied size in a sandy matrix.

Carboniferous: Geological period prior to the Permian.

Chert: Flint-like stone found in profusion in the Haldon area and in watercourses around the higher ground.

Cob: Cob is made up of a mixture of mud, straw, dung, and sometimes horse hair.

Culm Measures: Extensive geological formation deposited in the Devonian/ Carboniferous periods.

Hoggin: Compressed aggregate of varied size and composition used as a surfacing material.

Infields: Planned agricultural landscape within a protective enclosure.

Lime: Binding agent in traditional mortars.

Limewash: Protective/decorative surface coating made using lime putty.

Nave: The main body of a church.

Ogee: Traditional decorative moulding profile, commonly used for guttering.

Permian: Geological period approximately 250 million years before present.

Quoin stones: Large stones, dressed and squared to form the corners of a building.

Tuff: Extrusive igneous rock composed of fine airborne material which may be deposited on land or by settlement in the sea.

Vernacular: The traditional architecture of a locality which is functional and uses locally available materials.

