

Teignbridge District Conservation Area Character Appraisals

Broadhempston



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 Broadhempston 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 May 2001.

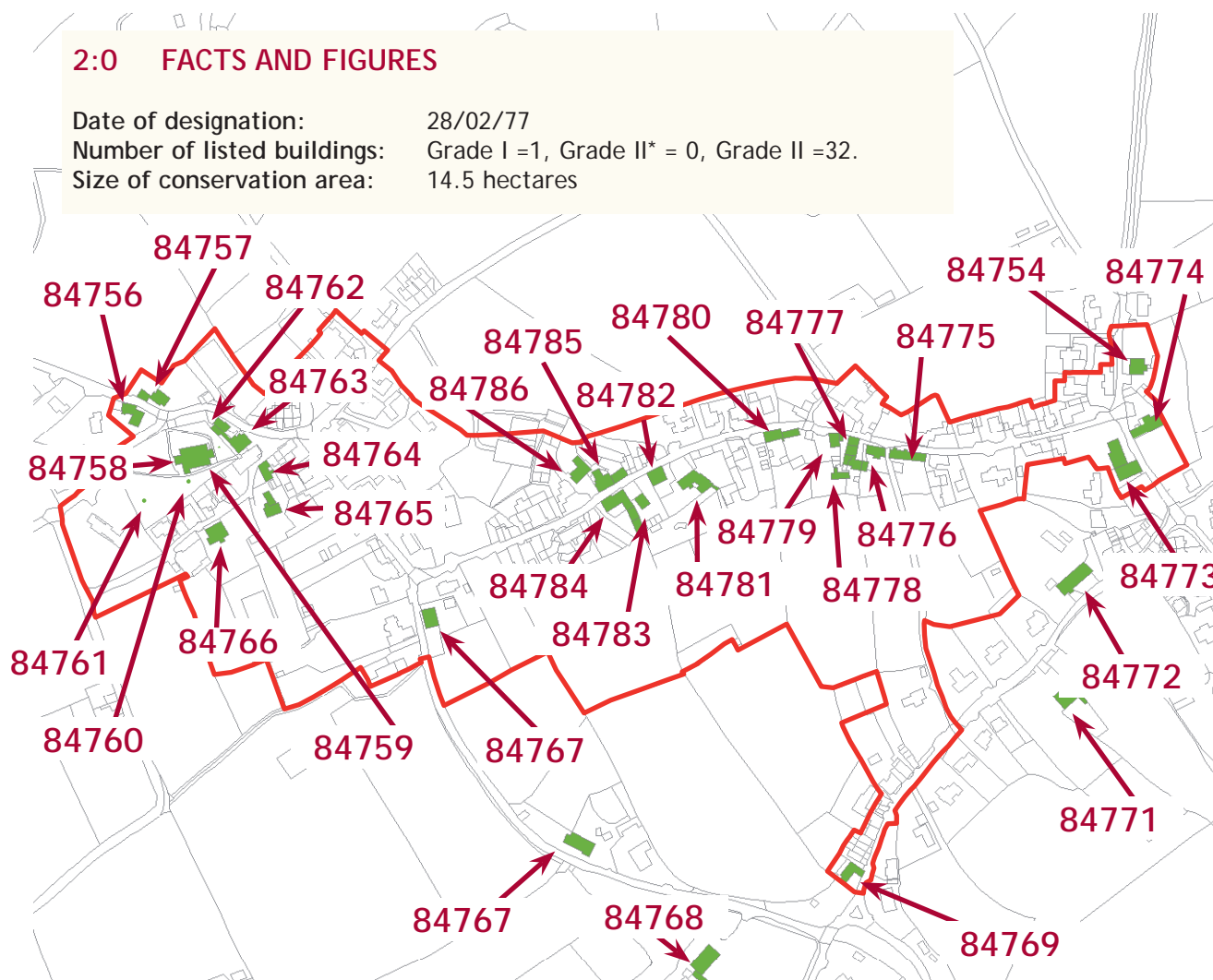
The feedback from the public and other interested bodies has been fully considered and a number of amendments have been made as a result.

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 was undertaken and its effectiveness was considered and necessary amendments made. The fieldwork was carried out on 10th September 2009. The revised Appraisal was approved on 22nd March 2010.

2:0 FACTS AND FIGURES

Date of designation: 28/02/77
 Number of listed buildings: Grade I =1, Grade II* = 0, Grade II =32.
 Size of conservation area: 14.5 hectares



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

3.0 LOCATION & GEOLOGY

Broadhempston lies in a shallow combe running west to a stream feeding into the River Hems, 6 miles west of Newton Abbot. It is approached from all directions by narrow winding lanes and this inaccessibility has shielded it from major redevelopment over the centuries. The village is long and straggly, following a lane along the bottom of the combe, linking a number of historic farmsteads. The church is on higher ground to the north-west.

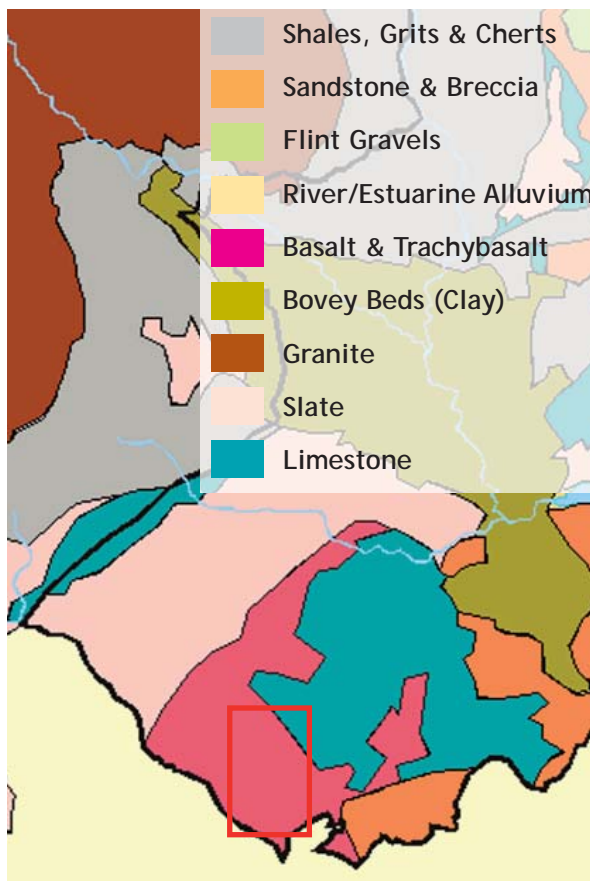
Pastoral agriculture prevails, especially on the thin soils of the limestone outcrops around the village, while one working farm remains in the village itself, at Borough.

The area is geologically complex. Middle Devonian slate forms the major component, with islands of Devonian limestone on the north side of the combe and running down the Hems valley to the south. A small outcrop of volcanic tuff lies to the south-east of the village. This variety has however had no effect on the building stones of Broadhempston, where limestone is



Location

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Geology

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Devonian limestone, weathered grey, is the primary character material in Broadhempston.

the only stone used.

4:0 VILLAGE MORPHOLOGY & ARCHAEOLOGY

Broadhempston is a very ancient village. The area around the church is likely to be the centre of the original settlement. Early medieval ecclesiastical sites of the 5th-8th centuries AD are often marked by small circular or ovoid graveyards.

Broadhempston main street, between Stoop Cross and Lower Well Farm, preserves traces of medieval planning. A number of long rectangular plots, of variable width, run back from both sides of the street. Small Park and Daniel's Lane are narrow lanes which give access to the fields outside the area of the plots. These are a common feature of such planned villages. Several former farmhouses



Broadhempston has an open character which reflects its growth pattern. From the original centre, development occurred along the lanes linking ancient farmsteads. As a consequence, orchards, gardens and fields are integral to the special character of the village

of varying sizes front the street. These are of varying dates, from at least the 15th-17th centuries, suggesting that they were enlarged over a long period of time. Some have 17th or 18th century cob and stone farm buildings associated with them.

Planned villages, (or extensions of villages), are quite common in Teignbridge and are a distinctive feature of the District. A good example of this type, settled piecemeal over a long period of time, with discrete farm groups, well spaced, is Coffinswell. They are likely to date from the 12th-14th centuries, as is common with larger planned towns of this period, such as Newton Abbot. As a consequence, the historic plan, with gardens and orchards in the surviving plots behind the developed street frontage, is an important characteristic of the conservation area, even where the plots are outside its boundary at present.

Despite infill development around Stoop Cross and Borough Farm, the linear plan of the village street remains. Backland development has not taken place and large mature hedgerow trees to the south make this a pleasantly green and wooded area. Occasional glimpses and open views to this greenery are precious character features worthy of protection.



The Vicarage and gardens



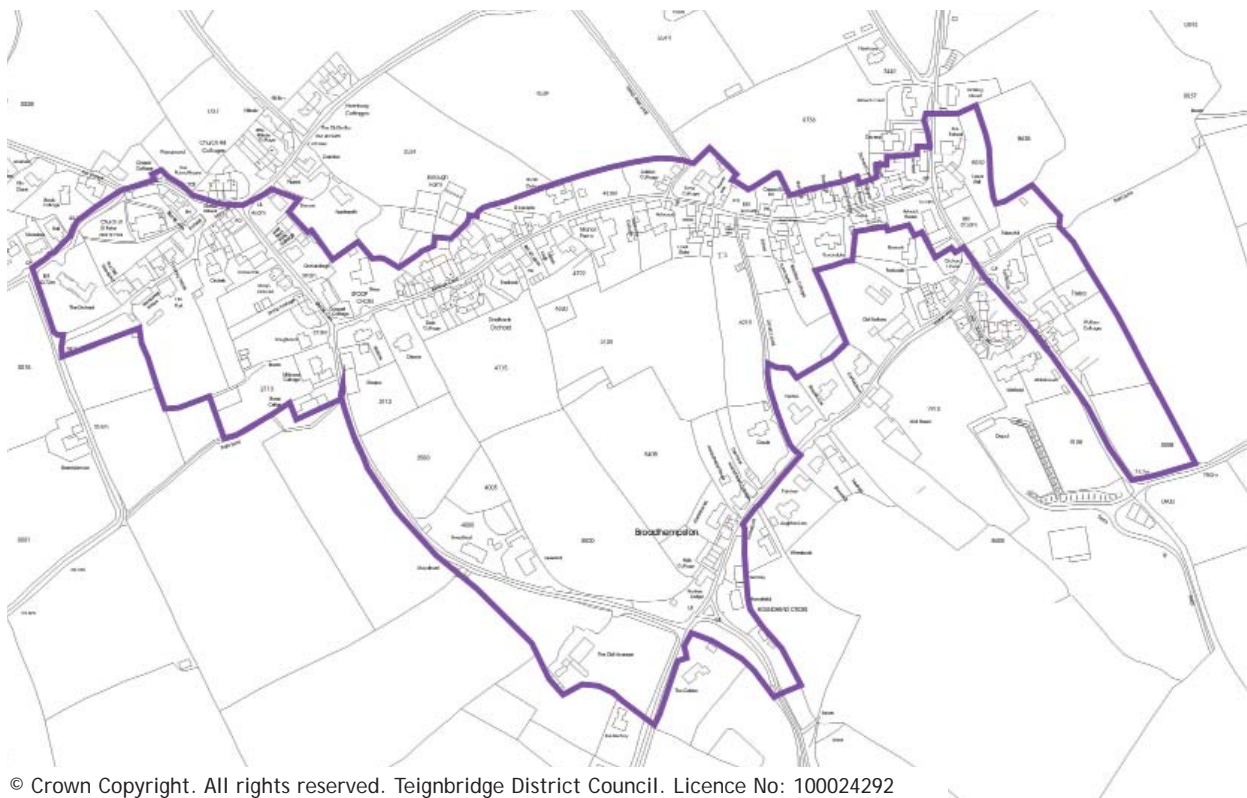
Lime Kiln Cottages

The small group of buildings forming the southern point of the present conservation area was formerly a distinct hamlet which may have encompassed the Old Vicarage in the past. Its possible early origins make it another archaeologically sensitive area.

The shape and historical layout of Broadhempston is one of its basic characteristics. This character should not be eroded further by backland development, as gardens and orchards were integral to the historic plan. The scope for enlargement of the village is thus strictly limited. Any development proposals must be fully justified on a site-specific basis.

- Archaeological remains in Broadhempston are particularly important. An Area of Archaeological Potential has been identified, taking account of its origins and development. New development proposals involving significant ground disturbance within the Area of Archaeological Potential should be adequately considered and the appropriate mitigation implemented. This advice may result in 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.

Area of Archaeological Potential



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5:0 ARCHITECTURE

The parish church of Saints Peter and Paul is a fine building in the perpendicular style, with the tall buttressed tower and relatively short nave typical of south Devon churches. Its prominent location means it can be viewed from many locations within the village. Even glimpsed views are of great value and must be considered if affected by any development proposals or even planting by householders.

Traditional vernacular forms are dominant, although many of the older buildings have been altered in the 20th century, notably Barters. Buildings of the 18th and 19th centuries have more formal elevations and exhibit good stonework. Examples include Manor Farm and Salem Chapel.

Many buildings are built directly onto street frontages. Even when buildings are set back, the strong sense of enclosure is maintained, mostly by stone walls.

Radfords Orchard is a good example of modern infill which respects its location, although natural stone and slate would be expected today. It is a reminder that modern housing need not be of a standardised design and can contribute positively to the visual and social character of a village.

- 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.



Saints Peter and Paul parish Church



Radfords Orchard



Manor Farm

- The results of an Architectural Character Survey are illustrated on the map, along with a brief summary of the criteria used, in Appendix two.

6:0 BUILDING MATERIALS

Harmony and local distinctiveness is derived from the abundant use of local limestone for buildings and boundary walls. This practice cannot be lost as alien materials immediately strike a discordant note and dilute the strong sense of place which prevails within the conservation area.

Broadhempston is an area where thatch and slate were the predominant roofing materials in the past. Pen Recca slate quarry near Buckfastleigh is likely to have supplied slates for the church and perhaps some other buildings in the village. A few examples of this characterful blue-green and purple slate remain, for example, the roadside outbuilding at Stoop Cellars.

The use of a blue-grey slate such as Trevillet or Delabole, perhaps with 'Heather Blue' (purple) slates on old and new buildings would help them fit in with the prevailing character. Of great importance is their size. Traditional local slates were long and thin, oak pegged onto the roof and occasionally mortared in, especially when used as slate-hanging on walls. Smaller slates fixed with nails would be a suitable compromise in prominent locations.

Straw thatch was also a traditional roof covering in Broadhempston. Where a building was originally thatched and there are real townscape benefits to be gained by its re-instatement, this should be encouraged. Much has been lost, but its replacement on certain buildings, such as Barters or the Monks Retreat public house, would enhance these important buildings immensely.

Timber windows of various ages are found within the village. The use of modern materials or finishes will strike a discordant note and must be avoided.

Thanks to the prevalence of pastoral farming within the village it was essential to keep out passing cows. Devon banks and mixed deciduous hedgerows form most of the enclosure on boundaries to the rear and between properties. Walls are more commonplace on roadside frontages. In the village, these are of coursed or random limestone rubble, tightly laid in lime mortar with a coarse aggregate. Outside the village, occasional field walls, especially around the village green, are constructed of weathered surface limestone without mortar. Occasional higher-class buildings of the 19th century had iron railings fronting the streets, for example the Salem chapel of 1843 opposite Borough Farm and The Retreat at the east end of the village.



A very unusual historic window.



Stone walls are the prevalent means of enclosure.



This roof has now been repaired with grant aid from Teignbridge.

- The characteristic architectural features and building materials of Broadhempston are summarised in Appendix one.

7:0 POSITIVE CHARACTER FEATURES

The special character of Broadhempston Conservation Area is not derived solely from the buildings. Some other features are summarised below:-

7:1 SURFACING: Some surviving remnants of historic surfacing illustrate the types of treatments used in the past. Traces of waterworn limestone and quartz cobbles survive in a strip along the front of Hillside Cottages, north-east of the church. It is likely that other parts of the village were treated in the same way in the past. Limestone setts and even slabs can be found around the village but they are rarely visible in the public domain.

7:2 TREES: Specimen trees add considerably to focal points within the village, notably the churchyard. Some hedgebanks beside and to the east of the lane between Stoop Cross and Vicarage Cross are extensively overgrown, with large mature trees. Several yew trees add to the traditional appearance of the churchyard. Close up they offer shade, shelter and ambience. From a distance they help to identify this ancient cultural site. Hedgerows provide visual and ecological links between the surrounding countryside and the settlement. Where they are becoming overgrown, active management is needed if their character value is to be preserved.

7:3 ORCHARDS: The old maps show the extent of orchards in the past. Their relevance to the social and economic history of the village cannot be overstated, nor can their vulnerability. The remaining orchards, including isolated trees, should be retained and new ones should be planted. This could be achieved as part of a community project with the involvement of landowners, the school, amenity societies and the Parish Council.

7:4 WATER: The stream, which issues just west of Stoop Cross is a notable feature of the former orchard here. A number of brick conduits scattered around the village, supplied Broadhempston's drinking water in the 19th century.

7:5 ANIMALS: Until relatively recently cattle were driven through the village daily. The ending of this ritual has caused a great loss of character as the sounds, sights and smells of farming have been pushed out of the village. Sheep are still seen



Trees form a backdrop to, and frame significant views.



Orchard trees add much to the character of Broadhempston.

grazing in the orchards and remain part of their management. Fortunately horses are a common sight and a character feature which must be accommodated.

7:6 VIEWS: Panoramic views into the conservation area from the north and south are a positive feature of Broadhempston, as are those out of the village to the west. The mature trees to the south make a dramatic backdrop to this part of the conservation area.

The impact of developments such as farm buildings must be considered, even though their sites may be quite a distance from the village.

7:7 THE POST OFFICE & PUBLIC HOUSES: Thanks to the efforts of the local community, Broadhempston is unusual in that it still possesses its post office, an important adjunct of village life. The Monk's Retreat was the 16th century church house. The Coppa Dolla Inn is an important part of the eastern end of the village. Although its visual character has been altered significantly, this could be reversed in the future.

7:8 THE SCHOOL: The old school building is an attractive element of the important group of buildings immediately east of the Church. The sights and sounds of a flourishing school are also complementary



The heart of the village.



View from NW of Borough Farm shows the importance of open space in Broadhempston

to the character of the village.

7:9 LIGHTING: The absence of street lighting is a positive feature. Residents must consider the impact of garden and security lighting.

8:0 NEGATIVE FEATURES

8:1 OVERHEAD CABLES: Broadhempston has extensive overhead power and telephone cables on obtrusive tall poles. These are most obvious on the narrower parts of the main street and the conservation area would benefit from their removal and laying underground.

8:2 CARS: There is a considerable amount of on-street parking and traffic movement in the village. On-street parking is especially detrimental to the appearance of many characterful streetscenes. The introduction of lines and signs would, however be even worse.

A small carpark is provided for the council houses near the church. The possibility of adapting and enlarging this to serve church, pub, school and post office should be explored. This would allow a vibrant public space to be reclaimed for the benefit of the community and these key buildings.



On-street parking dominates the village centre

8:3 REPLACEMENT WINDOWS AND DOORS: These are progressively diluting the historic character of Broadhempston.

APPENDIX ONE

CHARACTERISTIC FEATURES OF BUILDINGS IN BROADHEMPSTON

BASICS

- Slate roofs with clay tile ridges and mitred hips. Closed eaves with little overhang and flush or absent fascia. Open eaves with large overhang.
- Steeply pitched thatched roofs with flush or straight block-cut ridges.
- Massive rendered walls in stone and/or cob, limewashed and often angled from base to eaves.
- Dressed limestone, sometimes coursed, often random. Bedded in lime mortar with a coarse textured aggregate.
- Heavy limestone chimneys, often rendered with slate or limestone drips and tapered tops.
- Small windows often set in deep reveals with a dominance of solid over void.
- Traditionally proportioned side-hung casements and vertical sliding sashes.
- A consistent sense of enclosure formed by buildings set tight to street frontages and by rubble stone walls.



Attractive stonework at Salem Chapel

PALETTE OF MATERIALS

ROOFING: Slate, thatch in some locations and plain (or black/dark green painted) corrugated iron.

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

WALLS: Render, often roughcast, but sometimes smooth (normally lime mortar on old stone/cob buildings) and local limestone, either of which may be limewashed. Natural or black/grey stained timber weatherboarding and slate hanging may have limited uses.

WINDOWS & DOORS: Painted softwood, (opaque stains are occasionally suitable for new build). Natural timber may be suitable for doors and maybe windows in some instances, but only if it is oak.

ENCLOSURE: Limestone walls, Devon banks and/or hedgerows. Hazel hurdles can provide a quick



Thatch is much less common than in the past



The middle cottage preserves 19th century random slate roofing. Massive chimneys are a distinctive feature



Authentic windows and doors add character



The size and location of the chimney reveals that this property is more than 400 years old

solution for temporary or short-term enclosure.

SURFACING: Angular or waterworn limestone cobbles, granite / limestone setts, hoggin or blacktop (if used judiciously). Rustic concrete setts may be acceptable in some locations.

MATERIALS TO BE AVOIDED

ROOFING: Artificial slate, tiles of any kind and man-made ridge/hip tiles. Industrial-type corrugated sheeting.

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

WALLS: Brick, reconstituted stone and textured renders (apart from roughcast). Brightly stained timber or plastic weatherboarding.

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

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



A traditional village approach to providing immediate enclosure to a garden

SURFACING: Large areas of blacktop, concrete or chippings should be avoided. Brick pavements and imprinted concrete have no place in a conservation area with the character of Broadhempston.

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 character 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.**

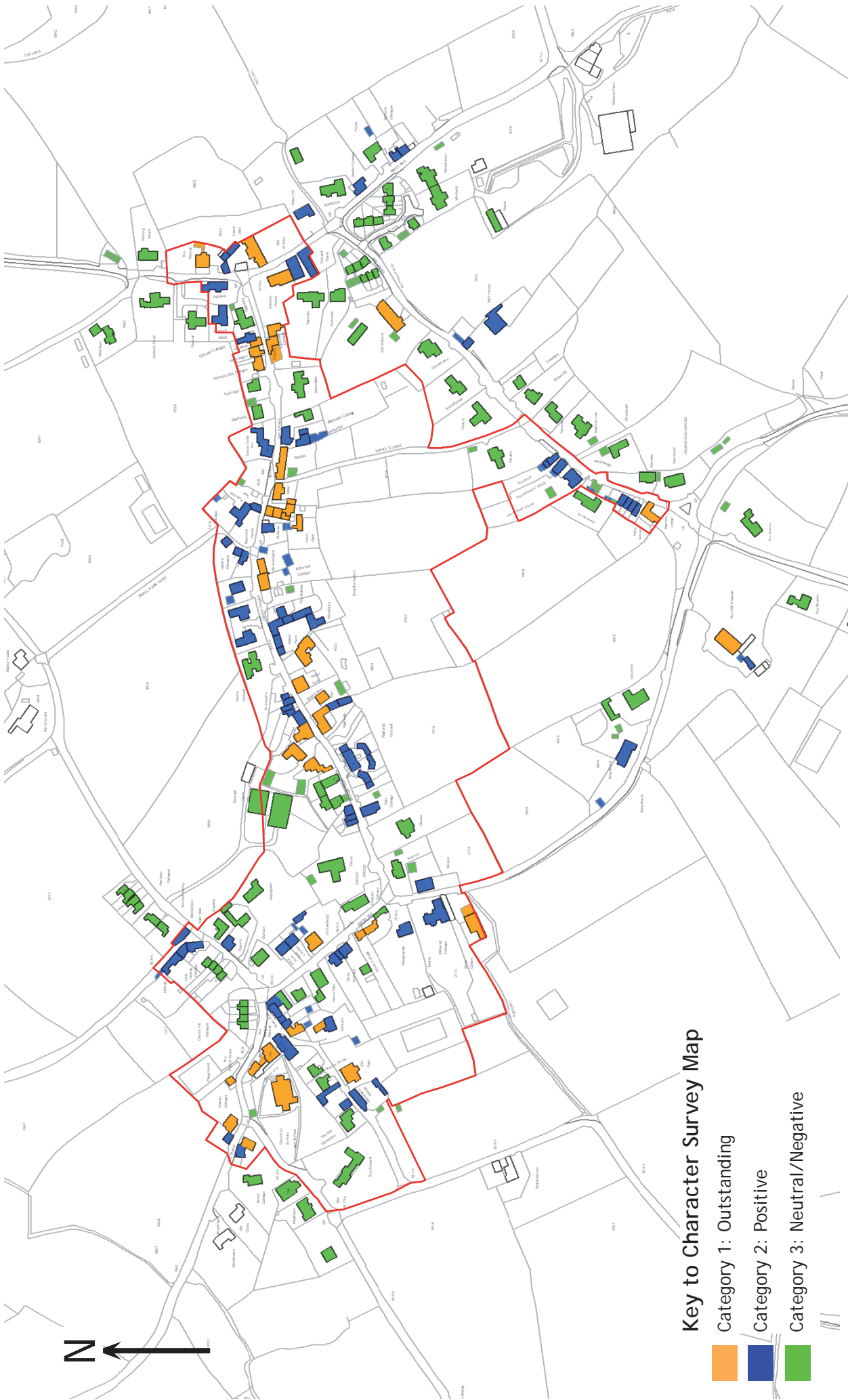
Category 3 : Neutral or Negative

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.**

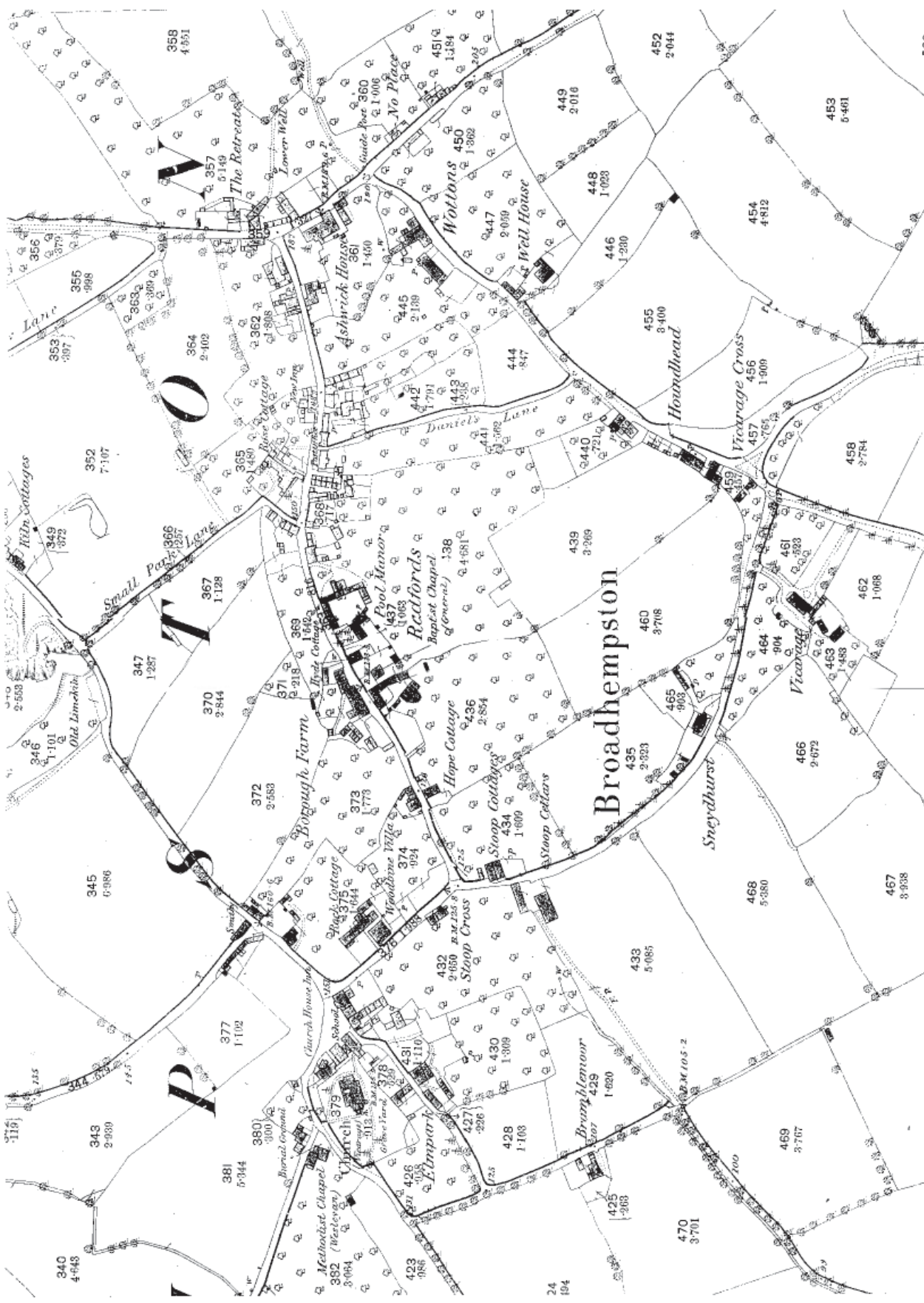


Key to Character Survey Map

- Category 1: Outstanding
- Category 2: Positive
- Category 3: Neutral/Negative

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Parish Summary List of Buildings of Special Architectural Or Historical Interest For: Broadhempston Conservation Area

Ref. No.	Grade	Date of Listing	Item
84756	II	1955	Former Methodist Chapel
84757	II	1987	Chapel Cottage, including adjoining barn
84758	I	1987	Church of St Peter and St Paul
84759	II	1987	Chest tomb approximately 2m east of chancel of church of St Peter and St Paul
84760	II	1987	Ashwick chest tomb approximately 5m south of porch of Church of St Peter and St Paul
84761	II	1987	Pack chest tomb approximately 15m south west of church tower
84762	II	1987	Pair of Cottages immediately to north west of the Monk's Retreat Inn including garden wall immediately in front
84763	II	1955	The Monk's Retreat Inn
84764	II	1987	Corner Cottage, approximately 30m south of the Monk's Retreat Inn and front garden wall
84765	II	1987	Cricketts
84766	II	1987	Elm Park, including garden boundary walls and bee-boles to east and north east
84767	II	1987	Stoope
84768	II	1987	Sneydhurst
84769	II	1986	The Vicarage
84770	II	1987	Hunters Lodge
84771	II	1987	Well House
84772	II	1987	Old Wottons
84773	II	1987	Ashwick House including adjoining barn
84774	II	1987	Lower Well, including garden boundary walls and bee-boles to the south
84775	II	1987	Barthers
84776	II	1987	Moorview
84777	II	1987	Row of 4 cottages including Rose Cottage and Jasmine Cottage and Howell Cottage attached to South East
84778	II	1987	Court Gate Cottage
84779	II	1987	Wistaria Cottage
84780	II	1987	Ashwood and Ashwood Cottage

Ref. No.	Grade	Date of Listing	Item
84781	II	1955	Manor Farmhouse including garden boundary wall to the north west
84782	II	1987	Manor Croft, including garden wall immediately to south-west and gate pier immediately to the north east
84783	II	1955	Salem Chapel including forecourt walls, railings, gate piers, gates and chest tomb to Edward Palk
84784	II	1987	Radfords
84785	II	1987	Borough Farmhouse including adjoining cider house to the north east
84786	II	1955	Barn immediately to north west of Borough Farmhouse
84754	II	1987	The Retreat

GLOSSARY OF TERMS

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

Devonian: Geological period around 400 million years before present.

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

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.

Perpendicular: Architectural style of the later medieval period, characterised by strong vertical forms.

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

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



Teignbridge District Conservation Area Character Appraisal