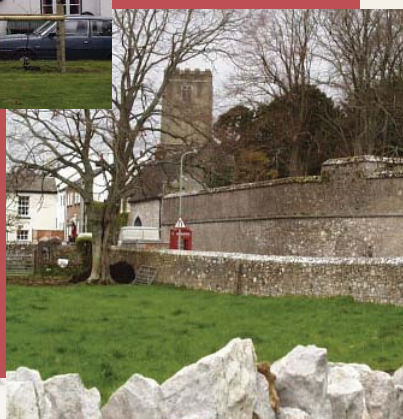


# Teignbridge District Conservation Area Character Appraisals

*Denbury*



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

Any comments, observations or suggestions relating to this document should be sent to:

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Planning Department,  
Teignbridge District Council,  
Forde House, Brunel Road,  
Newton Abbot, TQ12 4XX.  
Tel: 01626 361101

Alternatively you may e-mail your response to: [designandheritage@teignbridge.gov.uk](mailto:designandheritage@teignbridge.gov.uk)

## 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](mailto:info@teignbridge.gov.uk).

## 1:0 INTRODUCTION

The Conservation Area Character Statement for Denbury 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 September 2001.

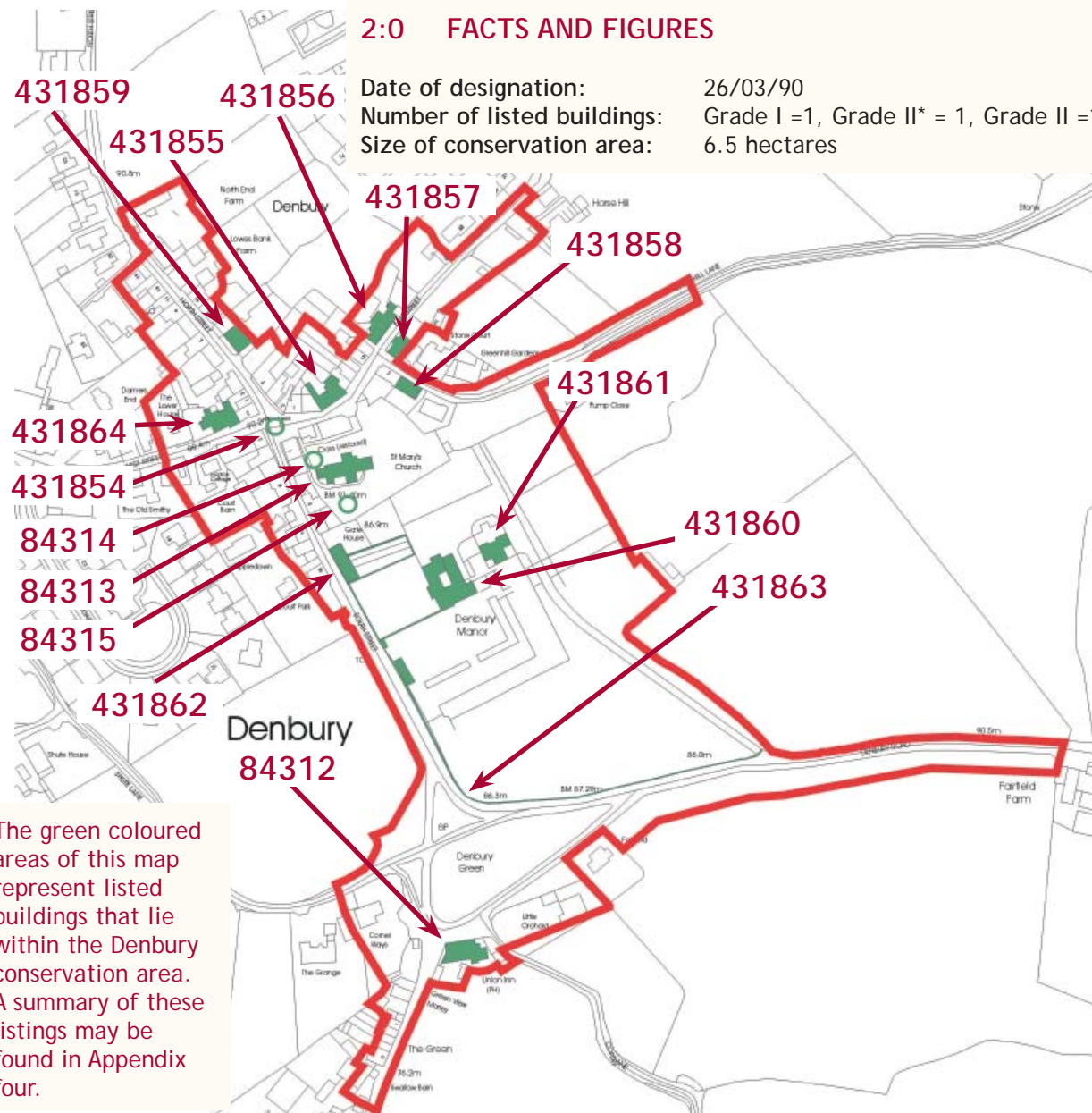
The feedback from the public and other interested bodies has been fully considered and a number of amendments have been made as a result - notably further amendments to the proposed Conservation Area boundary.

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](http://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 was undertaken on 10th September, 2009. The revised Appraisal was approved on 22nd March 2010.

## 2:0 FACTS AND FIGURES

Date of designation:	26/03/90
Number of listed buildings:	Grade I =1, Grade II* = 1, Grade II =13.
Size of conservation area:	6.5 hectares





### 3.0 LOCATION & GEOLOGY

Denbury lies on a gently sloping plateau, 3 miles south-west of Newton Abbot. Historically a separate parish, Denbury was combined with the parish of Torbryan, in the 19th century. The settlement area has long since outstripped that of Torbryan.

Surrounded by farmland, Denbury has always been an agricultural community. Since the 1970's however, many of its residents have been employees of Channings Wood Prison, a former army camp immediately north-east of the village.

The geology underlying Denbury is middle Devonian limestone. Other deposits of middle to upper Devonian limestones adjoin the village to its south and east. To the south-west, the lower slopes of Denbury Hill are Givetian slate of the middle Devonian period with a deposit of spilitic lava at the top. The limestones beneath the village are known for their Karst features and fossil crinoids.

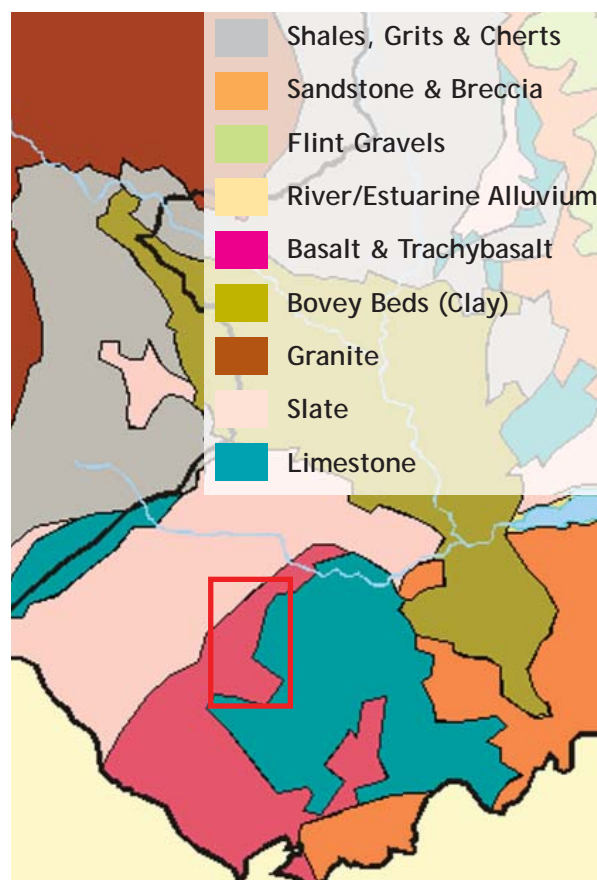


Devonian limestone is the most common building material.



#### Location

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#### Geology

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## 4:0 VILLAGE MORPHOLOGY & ARCHAEOLOGY

The area around the village is an ancient landscape. Denbury Down to the west of the conservation area has three Bronze Age burial mounds on top and a later Iron Age hillfort. Surrounding this are two concentric boundaries, probably of a similar date.

Medieval Denbury probably developed after the Norman Conquest around a cross-roads beside the church. There are surviving pre-17th century buildings. In particular, the west side of South Street and the north sides of East Street and West Street have 16th-17th century houses some with wells behind, fronting short rectangular plots.

Later infill in the form of terraced cottages in North Street dates from the early-mid 19th century. Two farms existed here, side by side and it is probable that these were farm labourers' cottages.

An unusual feature of the 18th- early 19th century is the provision of a public water conduit at the village cross-roads. This forms a visual and social focal point at the heart of the village.

Twentieth century developments to the north and west of the village, although not complementary, have not been too obtrusive on the essential character of Denbury. The 19th century parkland around the manor house and fields to the south and east remain, preserving Denbury as an essentially rural settlement, despite its modern additions. The remaining open space is, however, a precious element of the character of Denbury that needs to be protected from development.

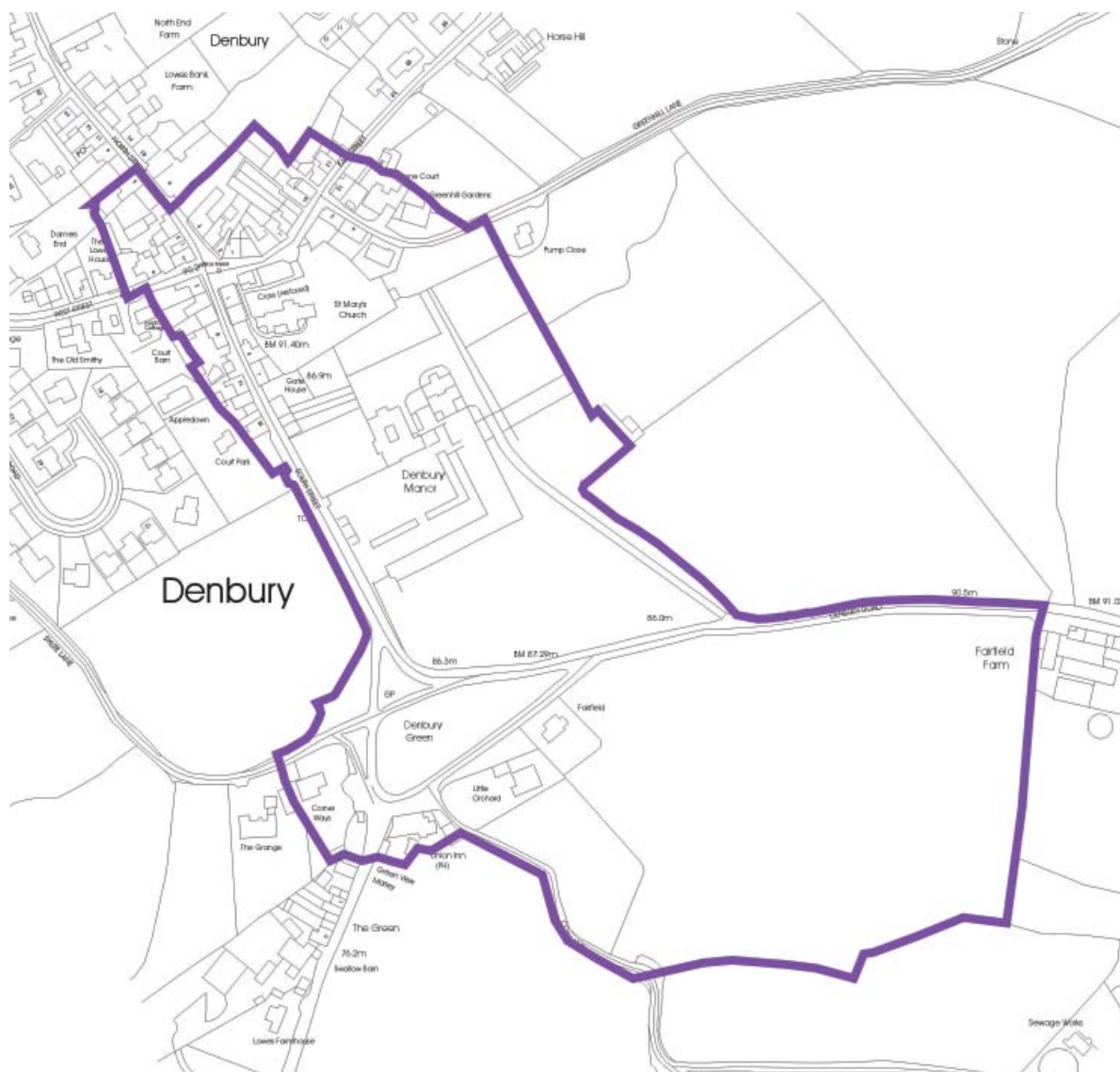
The evolved shape and layout of Denbury is one of its basic characteristics. This historic character should not be eroded further by backland development, as gardens, orchards and paddocks are integral to the historic plan. The scope for enlargement of the village is strictly limited.



*The historic village follows the lanes which meet at it's centre. Clusters of vernacular buildings built tight to the street are a major characteristic of the conservation area*

- A village mapping or history project would increase understanding and may identify new information on Denbury's past. This could be pursued through partnership with the Denbury Archive Group, the Parish Council, TDC (Policy and Heritage and Countryside Management) and Devon Archaeology Service.
- Development proposals involving significant ground disturbance within the Area of Archaeological potential, outlined in pink below, must be informed by archaeological assessment. Any planning approvals must incorporate strict archaeological conditions.
- Archaeological remains in Denbury 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.

## Area of Archaeological Potential



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## 5:0 ARCHITECTURE

Traditional vernacular forms are common, although the cottages in North Street are somewhat Georgian in character, some by design, others by adaptation. Any new building must be informed by this tradition, whether it is a modern interpretation of the theme or an authentic reproduction.

Denbury is unusual in that it has two 16th century ecclesiastical buildings in addition to the church. The Church House, to the west of the church, was built in the early 16th century as a village hall/alehouse, controlled by the church, for the parishioners' use. On the north side of East Street, Church Cottage was built at about the same time, as a priest's house. Of 3 room and cross-passage plan, this has two plank & muntin screens, finely moulded oak beams and a jointed cruck roof structure. A stone string course along the front, between massive chimneys, was the weathering for an original timber verandah.

The Manor House is an interesting building which has been extended and re-modeled several times over a period of 300 years. The church has early 14th century origins.

The Union Inn is one of the better preserved buildings of (probable) 16th century origins in Denbury.



A balanced Georgian elevation

- 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.



Asymmetrical vernacular cottages



The Union Inn



Church Cottage

## 6:0 BUILDING MATERIALS

The local Devonian limestones are the most common building material, used extensively in houses and outbuildings. Beautifully laid limestone walls line the lanes to the north-east of the village and a large mock-defensive limestone rubble wall of the early 20th century surrounds Denbury Manor to the south-east. The extensive use of this local material gives tremendous visual cohesion to the streetscene and the vertically laid soldier course cappings are distinctive.

Occasional houses, especially on East Street, have cob walls; these, as well as most of the stone-built houses are mortar-rendered and painted.

The historic appearance of the village would have been of rendered and/or limewashed cottages with thatched roofs. The latter feature has largely been lost. Where a building was clearly originally thatched and there are real townscape benefits to be gained by its reinstatement, this should be encouraged. The Union Inn would certainly fall into this category and prominent cottages in the village could also benefit, eg: the former church house and priest's house, both of which now have unattractive asbestos slates. The use of thatch on prominent new buildings would help to revive the authentic historic character where there are concentrations of early buildings.



Limestone is found everywhere in the village.

Some buildings were intended to have slate roofs. These include the 19th century out-buildings of North End and Lowes Bank farms and the remarkable early 20th century pseudo-mediaeval gatehouse and other buildings associated with Denbury Manor. These have diminishing course slate roofs and are especially attractive.

Timber windows and doors of various ages are found within the village. Where original joinery survives it must be cherished, or at least replaced authentically if beyond economic repair.

The streets are mainly tarmac now, but significant stretches of limestone cobbled pavements are visible throughout the village.

In the village, rendered or plain coursed limestone walls form enclosure. Outside the historic settlement area, Devon banks enclose the lanes and fields. These banks contain a large proportion of limestone rubble. Where stone walls are found, they are finely constructed of weathered limestone with a minimum of lime mortar.

- The characteristic architectural features and building materials of Denbury are summarized in Appendix one.



A lot of historic cobbled pavement survives in Denbury



Traditional windows add character



## 7:0 POSITIVE CHARACTER FEATURES

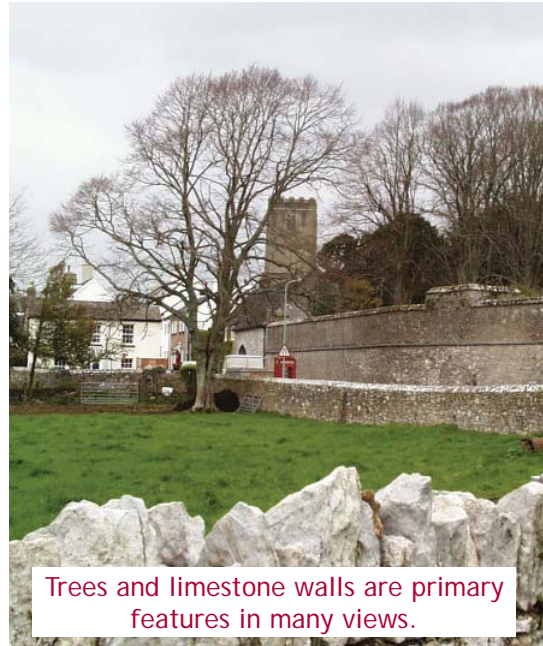
The special character of Denbury Conservation Area is not derived solely from the buildings therein. Some other features are summarized below:-

**7:1 TREES:** Denbury Manor grounds have large quantities of mature trees, mainly in an avenue for the drive to the south-east. These continue along the road towards Ipplepen. A belt of trees also divides the manor complex from the church.

Outside the manor grounds, trees are less common, although a group of four limes on the green outside the Union Inn are large and mature, as are two on the west side of South Street beside the telephone box.

**7:2 LIMESTONE WALLS:** Rubble limestone walls are a dominant feature especially around the Manor.

**7:3 ORCHARDS:** The old Ordnance Survey maps (see Appendix 3), show the extent of orchards in the past, of which there were many in Denbury. Their relevance to the cultural history of the village cannot be overstated, nor can their vulnerability to modern decline. The remaining orchards including isolated trees, must be



Trees and limestone walls are primary features in many views.



Orchards add greatly to the setting of the village

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.

**7.4 SURFACING:** Some surviving remnants of historic surfacing illustrate the types of treatments used in the past. Areas of waterworn limestone cobbles survive alongside all four streets. It is likely that other parts of the village were treated in the same way in the past. The texture and character of this traditional surfacing could be restored to roadside verges.



Cobbled pavements need regular maintenance.





Even the more modest reminders of the historic water supply need to be cherished.

The cistern is a focal point for the whole village. The light was installed to mark the millennium



**7:5 WATER SUPPLY:** The dressed limestone water conduit in the centre of the village provides an important historical link with past management of water supplies. As this is a limestone district, water is a scarce resource, so this conduit would have been sited at the end of a piped supply. In addition to this the tithe map records a "Public water place" at Shute Farm to the south-west of the village, outside the conservation area, (see Appendix 3). Other modest public water sources are significant in the streetscene.

**7:6 VIEWS:** Superb views from the conservation area of Denbury Down and its ancient managed woodland are a positive feature. The panoramic view from that vantage point of Denbury and its setting is an unusual prospect. The views from the village green, across the fields and down the valley to the south are positive as are the serial views enjoyed as the village is approached from the south and east.

The impact on the landscape of developments such as new housing schemes or large farm buildings must be considered, even if the site is some distance from the village.



Denbury Down is an outstanding landscape feature as well as an important historic and archaeology resource.

**7:6 THE VILLAGE SHOP:** Denbury is fortunate in that it still possesses this important feature of village life. Every effort must be made to retain it.



## 8:0 NEGATIVE FEATURES

**8:1 OVERHEAD CABLES:** Denbury has several overhead telephone cables on obtrusive tall poles. Burying these beneath the streets would improve the character of Denbury and focus attention on its more positive aspects.

**8:2 ON -STREET PARKING:** Cars parked on the streets of Denbury significantly harm the appearance of the conservation area. The restriction of on -street parking, together with the provision of a residents car park could significantly reduce this problem.

**8:3 REPLACEMENT DOORS AND WINDOWS:** These are the most obvious and prominent way in which the special character of Denbury is being denuded by insensitive alterations. Consideration must be given to the use of Article 4(2)\* powers and/or grant aid to control and reverse a most damaging trend.



Overhead lines can detract from many views.



Parking issues can only be tackled by the local community in conjunction with DCC.

## APPENDIX ONE

### CHARACTERISTIC FEATURES OF BUILDINGS IN DENBURY

#### BASICS

- Steeply pitched thatch or slate roofs, both incorporating traditional ridge types, ie. Flush or straight block-cut thatched ridges. Clay tile ridges and mitred hips on slate roofs.
- Attached or terraced cottages built tight to the highway, or occasionally with a shallow walled garden or yard in front.
- Massive rendered walls in stone and occasionally cob, the latter being angled from base to eaves.
- Massive chimneys with squat, tapered tops and slate or limestone drips.
- Small windows often set in deep reveals with a dominance of solid over void.
- Traditional side-hung casements and vertical sliding sashes.

#### PALETTE OF MATERIALS

**ROOFING:** Natural slate, thatch 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 natural stone, either of which may be limewashed. Natural or black/grey stained timber weatherboarding.

**WINDOWS & DOORS:** Painted softwood, single glazed on historic buildings. Natural timber may be suitable for doors and maybe windows in some instances, but only if it is oak.

**SURFACING:** Angular or waterworn limestone cobbles are found extensively in Denbury. Any new surfacing must respect and complement this. Granite setts, hoggins or blacktop (if used judiciously) may be acceptable, with rustic concrete setts in non-prominent locations only.

**ENCLOSURE:** Rough coursed limestone walls, very sparing on mortar, Devon banks and/or hedgerows. Hazel hurdles can provide a quick solution for temporary or short-term enclosure.

#### MATERIALS TO BE AVOIDED

**ROOFING:** Artificial slate, tiles (especially concrete) 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). Stained timber or plastic weatherboarding.

**WINDOWS AND DOORS:** PVCu, stained timber and powder-coated metal frames are all incongruous. Even sympathetically designed double glazed units in painted timber can harm character.

**ENCLOSURE:** 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. Brick pavements and imprinted concrete have no place in a conservation area with the character of Denbury.



Most cottages are rendered



Rubble limestone walls with soldier course or 'cock and hen' capping



Authentic windows and doors add character



## 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.**

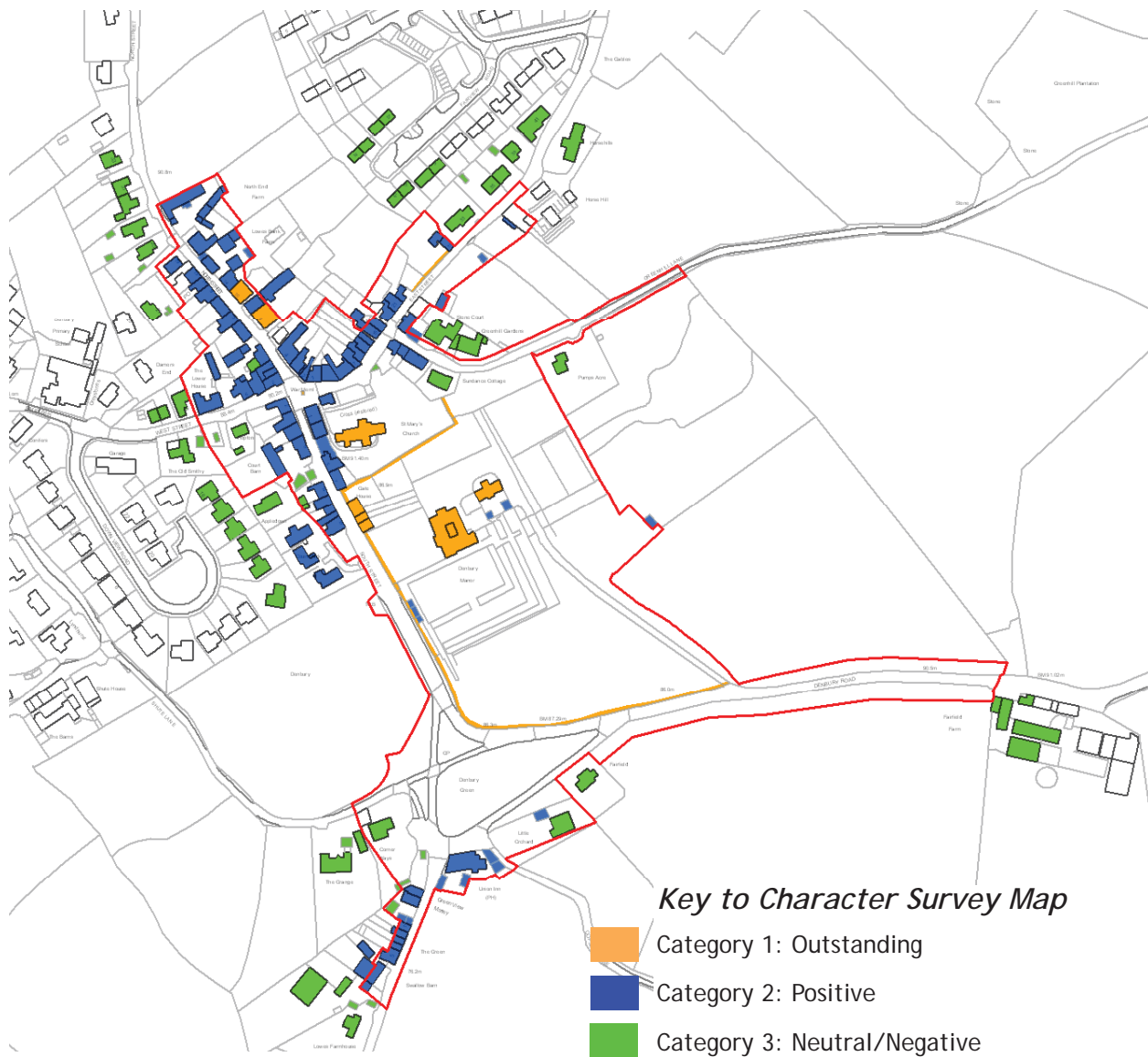
#### Category 3 : Neutral or Negative

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.**



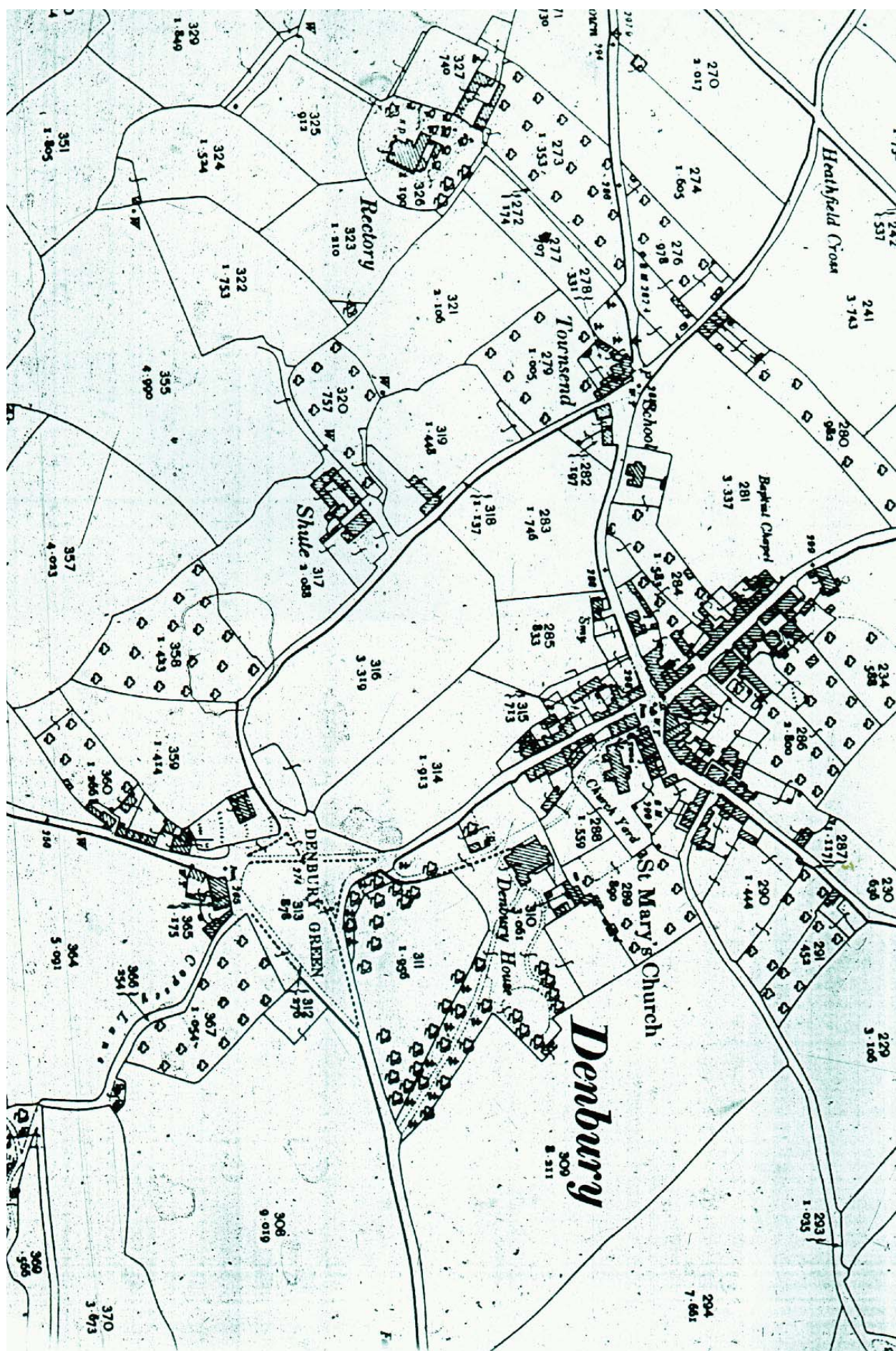
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PARISH SUMMARY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORICAL INTEREST FOR:  
DENBURY CONSERVATION AREA

Ref. No.	Grade	Date of Listing	Item
84312	II	1984	Union Inn
84313	I	1984	Church of St Mary the Virgin
84314	II	1984	Socket stone of cross 7m north of Church tower
84315	II	1984	Tomb chest of Drue family in Churchyard 10m south of Denbury Church Porch
431854	II	1984	Water Conduit head 29m west of Church Tower
431855	II*	1984	Nos. 5 & 7, East St
431856	II	1984	Nos. 19, 21 & 23 , East St
431857	II	1984	Old School House (No.12) , East St
431858	II	1984	Rose Cottage, Greenhill Lane
431859	II	1984	No.6, North St
431860	II	1984	Denbury Manor, South Street
431861	II	1984	Stable at Denbury Manor, 25m north east of house
431862	II	1984	Gatehouse, Gatehouse Cottage, Inner gate & connecting walls 40m west of Denbury Manor
431863	II	1984	Boundary wall of Denbury Manor from gatehouse to south entrance with two summer houses and gate piers
431864	II	1984	Nos. 4 & 6, South Street

## GLOSSARY OF TERMS

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

**Crinoid:** Marine fossil indicative of warm shallow seas.

**Cruck:** Early (medieval) roof structure which rises from a basal point within the wall. May be a single piece of timber or two or more jointed together.

**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.

**Mitred hips:** Traditional roofing detail. Slate is cut so that two roofslopes meet almost seamlessly.

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

**Plank and muntin:** Timber partition screen made of posts with thinner planks set into grooves.

**Spilitic lavas:** Extrusive igneous rock similar to basalt.

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



