

Teignbridge District Conservation Area Character Appraisals

Doddiscombsleigh



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:

Policy and Heritage,
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

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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 Doddiscombsleigh 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 2002.

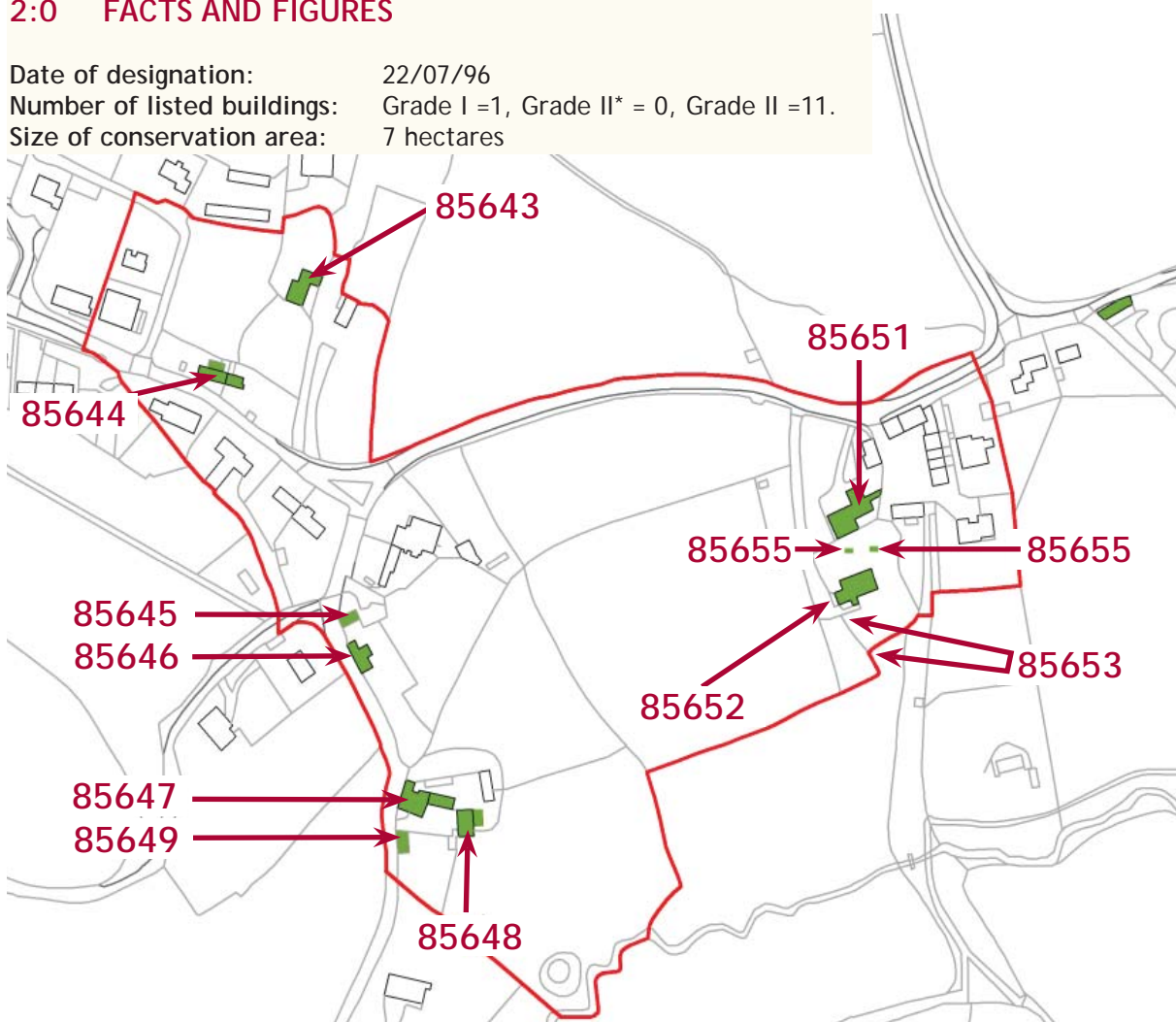
The feedback from the public and other interested bodies has been fully considered and a number of amendments have been made as a result. The new boundary will be confirmed during the next few years and the Parish Council will be informed when that happens.

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 full review of this Character Appraisal was undertaken, when its effectiveness was considered and necessary amendments made. Minor changes may be made with the agreement of the Parish meeting and the Ward member. The most up to date version will always be available on the website. The revised Appraisal was approved on 22nd March 2010.

2:0 FACTS AND FIGURES

Date of designation:	22/07/96
Number of listed buildings:	Grade I =1, Grade II* = 0, Grade II =11.
Size of conservation area:	7 hectares



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

3.0 LOCATION & GEOLOGY

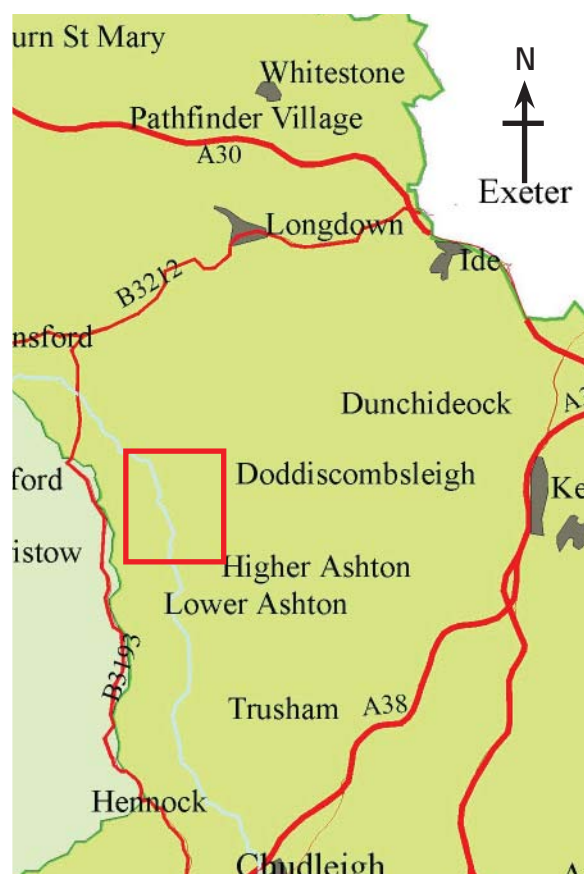
Doddiscombsleigh sits on a ridge in the Haldon Hills, west of the main ridge but sheltered from the prevailing westerly winds by a beneficent hilltop. The surrounding farmland is at times quite steeply sloping. To the south and west falling away towards the Teign valley, to the east rising to Haldon ridge. The village is approached from north, south, east and west via sinuous lanes enclosed by either ancient Devon banks or established hedgerows.

Pastoral farming prevails but neglected fields and others given over to tree planting are a reflection of the decline in agricultural activity.

The area has a complex geology but shale and intrusive igneous rocks are prevalent. In the 19th century manganese was mined to the south of the village. This appears to have had little impact on the village, although it is tempting to speculate that the appearance of the 'New Inn' on the 1888 Ordnance Survey (Appendix 3) may have had something to do with the presence of thirsty miners!

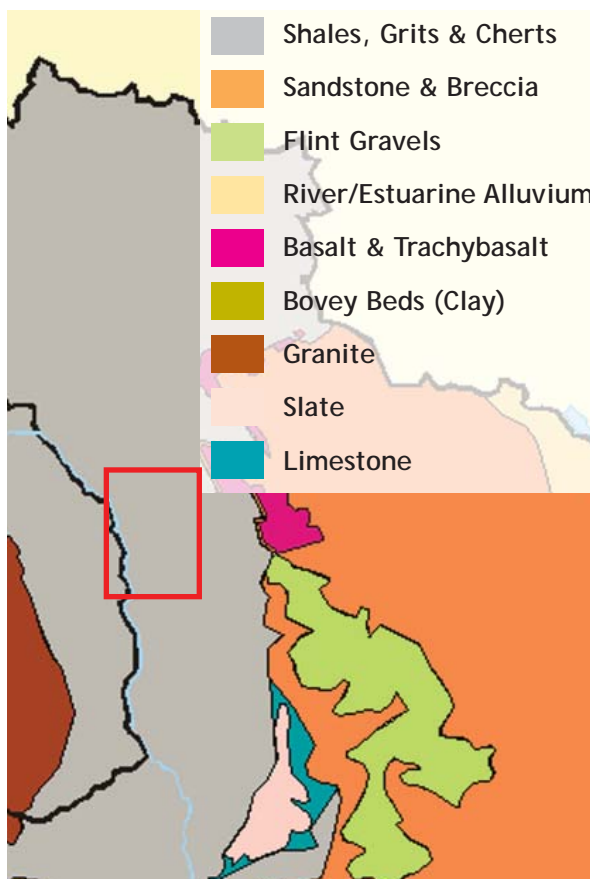


A variety of igneous rocks occur in the vicinity of Doddiscombsleigh.



Location

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Geology

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4:0 VILLAGE MORPHOLOGY & ARCHAEOLOGY

That part of the village within the Conservation Area appears to have developed around three main settlement sites, all of great antiquity. These are the Town Barton/Church group, Dent House and Pitt Farm. The lanes linking these and other peripheral farmsteads give the settlement its form. It is organic in nature, unchanged for centuries and part of the essential character of Doddyscombsleigh. The road pattern in Doddyscombsleigh curves around three sides of a large ovoid enclosure. This runs from the Nobody Inn to St Michael's Church.

Later infill in the form of 18th and 19th century cottages has added to the village scene. This is most noticeable around the road junction where the war memorial now stands. As already mentioned, the Nobody Inn was a small cottage in 1838, but by 1888 it had been extended and had taken on its present role as the then New Inn (Appendix 3). The presence of pub and war memorial have created a more recent focal point but the structure of the old village remains clear.

It is one of the most essential elements of the special character of Doddyscombsleigh conservation area that it has largely escaped 20th century infill. The precious open space between the Church of St Michael and the western part of the village is protected by virtue of being outside the village envelope as well as being in the Conservation Area. The remaining open space is an essential element of the character of Doddyscombsleigh that needs to be protected from development.

This open character offers excellent views within and out of the conservation area. The historic plan is an intrinsic part of the charm of the village and infill development must be strongly resisted.

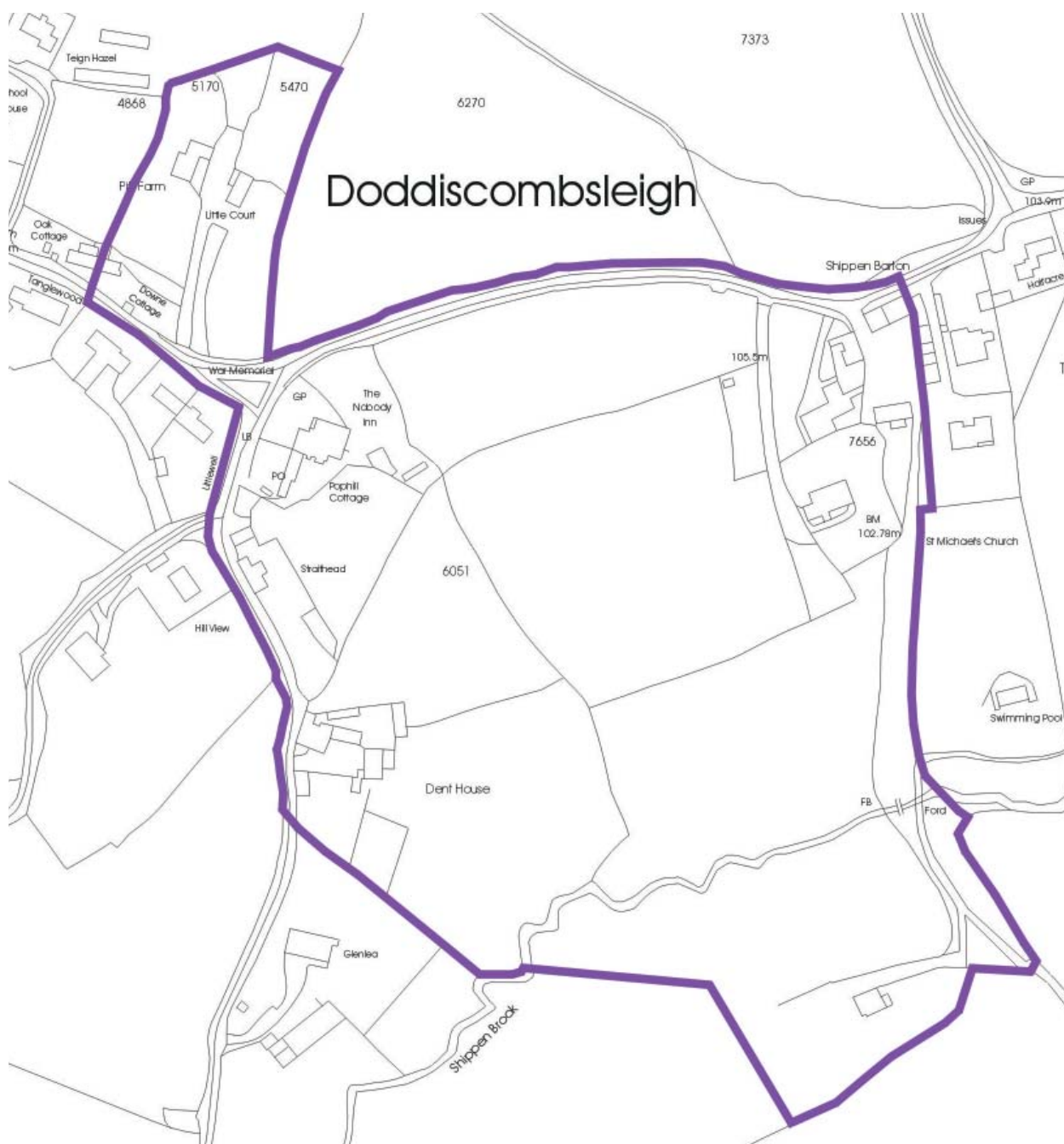
The ovoid enclosure and its immediate vicinity may preserve unusually early archaeological remains. Other parts of Doddyscombsleigh may have considerable archaeological interest relating to the village's origins and medieval growth. An Area of Archaeological Potential (marked on the map below) has been identified to recognise the archaeological importance of the probable pre-Conquest ovoid enclosure and other areas of medieval settlement.



An ancient settlement of dispersed character. Attractive vernacular buildings punctuate views and open fields flow through the heart of Doddyscombsleigh

- Any planning applications involving significant ground disturbance within the identified area should be informed by an archaeological assessment. Approvals must incorporate archaeological conditions.
- The archaeological potential of Doddiscombsleigh warrants further investigation. The local community, Devon County Council and English Heritage should be engaged in a co-operative project to elucidate the true origins of the village.
- Archaeological remains in Doddiscombsleigh 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 virtually ubiquitous, although Town Barton underwent something of a fashionable facelift circa 1840. Any new building must be informed by the vernacular tradition, whether it is a modern interpretation of the theme or an authentic reproduction of a particular style.

The church exhibits signs of a period of great wealth during the late 15th century. The nave was rebuilt to the south and the former nave became an aisle. The windows were filled with painted and stained glass, the best preserved in Devon. The close proximity of the church to the high status manor house at Town Barton suggests that the benefactor may have lived here, possibly a member of the Doddiscomb family.



Many of the former farmhouses scattered through the settlement are of medieval date. Their low eaves, thatched roofs and visibly added features such as first floor windows and lateral chimneys identify them as pre-16th century. Straithead Cottage, just south of the Nobody Inn, has jointed cruck roof trusses and a plank and muntin screen, suggesting 15th-16th century origins. It retains its 16th century cob barn with thatched roof, a prominent feature of the conservation area. Smoke blackened jointed cruck roof trusses and 15th century plank & muntin screens survive at Pitt Farmhouse and Dent House. The latter was a wealthy 15th century yeoman's house with later well-preserved 17th and 18th century farm group.

- 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 a map, along with a brief summary of the criteria used, in Appendix two.



6:0 BUILDING MATERIALS

Not surprisingly the local igneous and metamorphic stones (mostly dolerite, quartz porphyry and granite) are favoured over the softer sedimentary rocks. Cob is widespread but most buildings are (or would have been) lime rendered, so it goes unseen. The farm buildings at Town Barton are all stone but historically several coats of limewash would've protected these.

Throughout the greater part of its history Doddiscombsleigh was a place where thatch was the only roofing material for secular buildings. Where a building was clearly originally thatched and there are real townscape benefits to be gained by reinstating thatch, this should be encouraged. The Nobody Inn and adjoining cottages would certainly fall into this category. The use of thatch on new buildings would help them to fit in with, and reinforce the essential historic character of the settlement. Existing modern buildings like 'Littlewell' would really suit their locations if thatched.

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.

For the most part Devon banks and mixed deciduous hedgerows form enclosure. This gives the impression that the countryside is essentially uninterrupted by the settlement and emphasises this dominant character over any evidence of urbanity. Where stone walls are found, as by the Church path they are constructed of local stone laid in lime mortar with a coarse aggregate.

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



7:0 POSITIVE CHARACTER FEATURES

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

7:1 SURFACING: Some surviving remnants of historic surfacing illustrate the type of treatments which were used in times past. The cobbling between Town Barton and the entrance to the Church path incorporates stones probably gathered from fields and/or streams in the immediate vicinity. Laid in earth and tightly packed this produces a hardwearing surface full of character and locally distinctive. The path between the Nobody Inn and the Church was originally surfaced with a 'hoggin' type material. This is simply a local crushed flint aggregate of varied size, compacted to form a surface that is certainly adequate for pedestrian use. In this instance it is not only infinitely more attractive than the 'blacktop' which has overlain it, but is apparently more durable!

7:2 TREES: Specimen trees add considerably to focal points within the village, notably the Churchyard and war memorial. At a distance the mature trees help to identify these sites of cultural importance and close up they offer shade, shelter and ambience. Hedgerows provide visual and ecological links between the settlement centres. 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 cultural history of the village cannot be overstated, nor can their vulnerability to contemporary disinterest. The remaining orchards must be retained and new ones ought to be planted. This could be achieved as part of a community project with the involvement of the school.

7:4 WATER: The gully by the side of the road opposite the Nobody Inn is a subtle feature which offers the sight and sound of running water for much of the year. It should not be culverted and could form the basis of an enhancement scheme.

7:5 VIEWS: The panoramic views out of Doddiscombsleigh Conservation Area are a most positive feature. Views of, and indeed, from Haldon Belvedere must be vigorously protected. The impact of developments such as farm buildings must be considered, even though the site may be quite a distance from the village.



The tree planted to celebrate Queen Victoria's jubilee is a focal point of the village



The roadside gully

8:0 NEGATIVE CHARACTER FEATURES

8:1 OVERHEAD WIRES: Outstanding views out of the village towards the Belvedere, (and vice versa), are marred by the power cables which march across the landscape and into the village.

8:2 GARAGES AND CAR PARKING: Unsightly garages and poorly screened parking areas are detrimental to the appearance of parts of the conservation area.



Cables detract from close and distant views.

9:3 EAST: The agricultural group at Perry Farm and the picturesque Duckspool Cottage have not previously been included due to the presence of poor 20th century buildings which isolate them from the existing conservation area. By including this area, the need for enhancement (by amelioration or re-development) of the less attractive buildings may be positively identified. Furthermore, this area is inseparable from the village core in views from the Belvedere. Now that this spectacular view is open to the public it is recommended that this extension be adopted. It could also incorporate the 'Whitemoor Farm' group if residents consider this to be desirable.

APPENDIX ONE

CHARACTERISTIC FEATURES OF BUILDINGS IN DODDISCOMBSLEIGH

BASICS

- Steeply pitched thatch or slate roofs with overhangs and open eaves. Corrugated iron on some outbuildings.
- Flush or straight block-cut thatched ridges. Clay tile ridges and mitred hips on slate roofs.
- Limewashed walls in stone and/or cob, often angled from base to eaves.
- Massive tapering chimneys with slate drips.
- Small windows often set in deep reveals with a dominance of solid over void.
- Traditional side-hung casements and vertical sliding sashes in painted timber.

PALETTE OF MATERIALS

ROOFING: Thatch, slate and plain (or black painted) corrugated iron.

RAINWATER GOODS: Half round or ogee gutters in cast iron. Cast aluminium is acceptable in some instances in the right profile and colour.

WALLS: Render (often roughcast, sometimes smooth) and natural stone, either of which may be limewashed. Natural or black/grey stained timber weatherboarding may have limited uses.

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

ENCLOSURE: Natural stone, Devon banks and/or hedgerows. Hazel hurdles can provide quick solution for temporary or short-term enclosure.

SURFACING: Angular cobbles, dolerite or granite setts, hoggins, blacktop (if used judiciously).

MATERIALS TO BE AVOIDED

ROOFING: Artificial slate, tiles (especially concrete) and man-made ridge/hip tiles. Industrial type corrugated sheeting.

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

WALLS: Brick, re-constituted 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: 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 are unsuitably suburban in a conservation area with the character of Doddyscombsleigh.

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.**

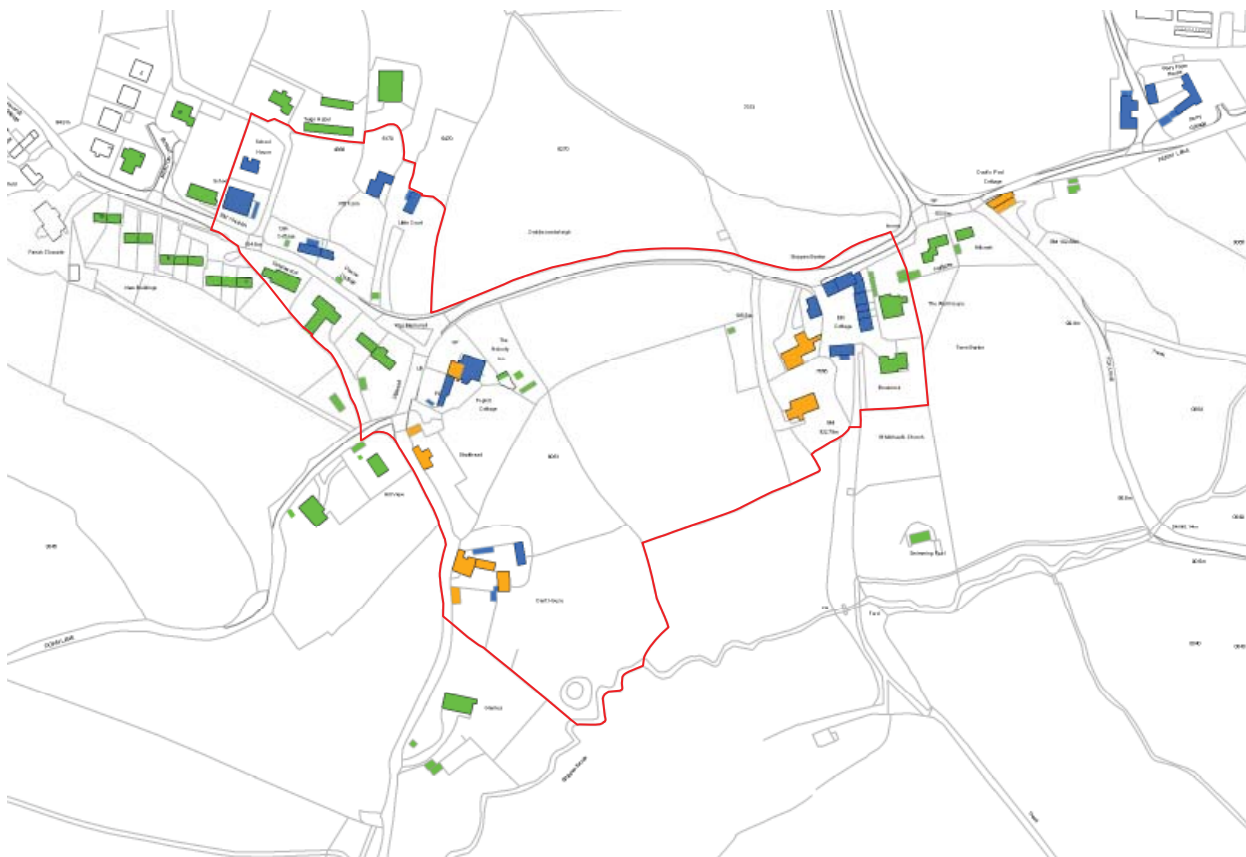
Category 3 : Neutral or Negative

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.

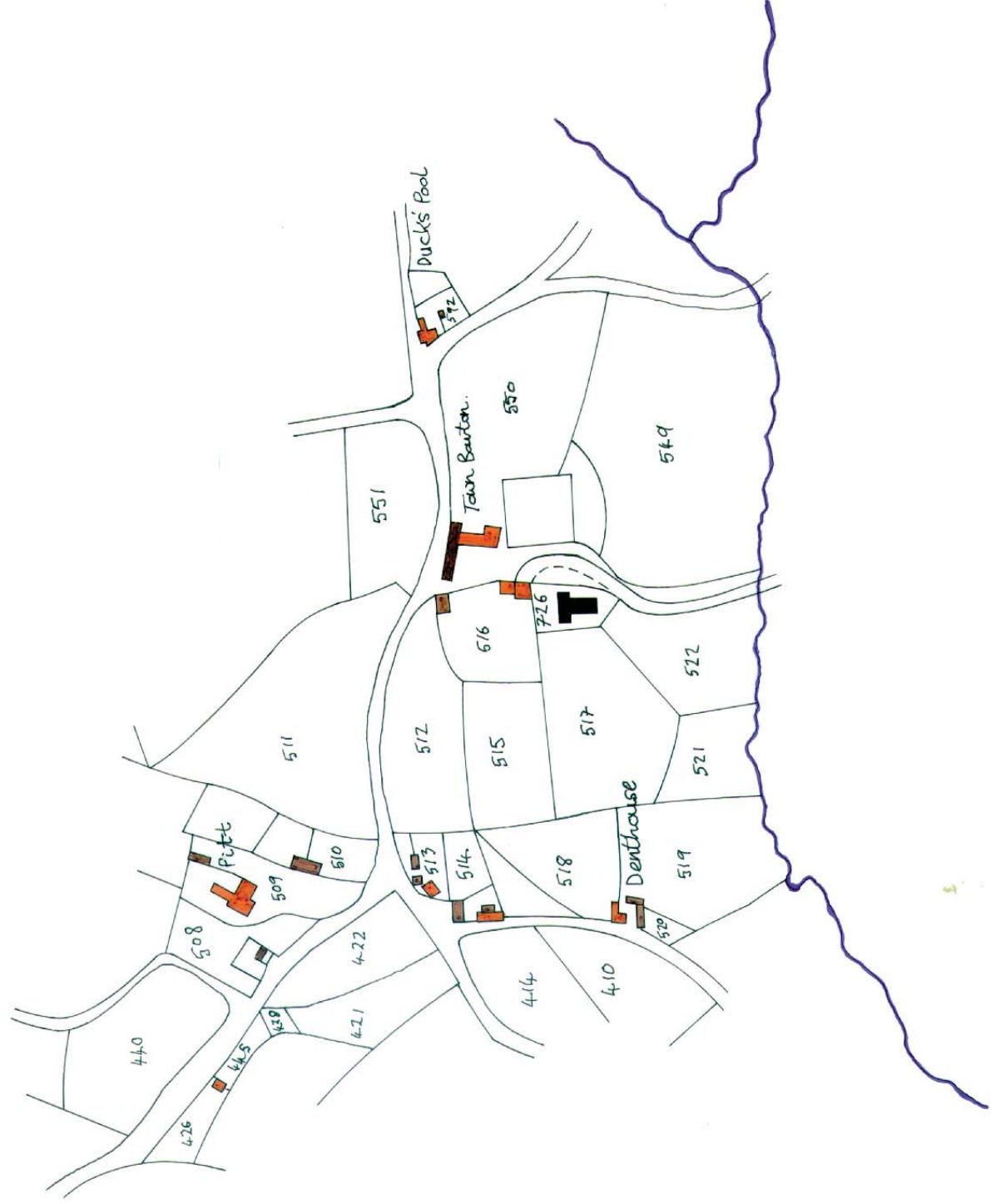


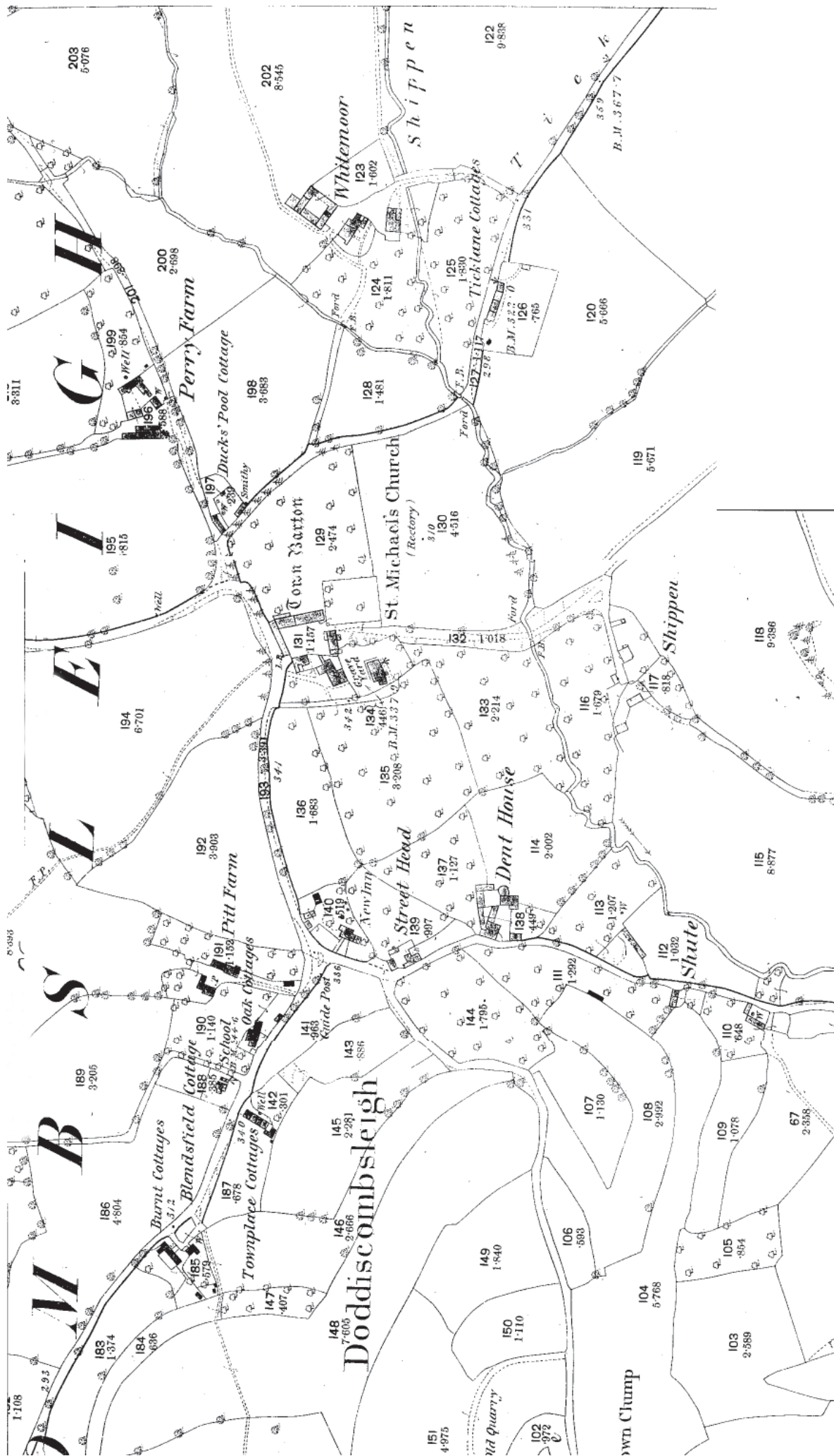
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Key to Character Survey Map

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







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

DODDISCOMBSLEIGH CONSERVATION AREA

Ref. No.	Grade	Date of Listing	Item
85643	II	1988	Little Court, Apridge Lane
85644	II	1988	Oak Cottage & Downe Thatch, Apridge Lane
85645	II	1988	Barn immediately north of Straighthead Cottage
85646	II	1961	Straighthead Cottage, Apridge Lane
85647	II	1988	Dent House and cob wall to the south
85651	II	1952	Town Barton, Perry Lane
85652	I	1961	Church of St Michael
85653	II	1988	Pair of gate piers west and south west of Church
85654	II	1988	Chest tomb 3m north of the north aisle of the Church
85655	II	1988	Chest tomb 5m north east of the north east corner of the aisle of the Church
85648	II	1988	Threshing barn south east of Dent House
85649	II	1988	Cider House & cob walls 10m south of Dent House

Glossary of Terms

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

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

Intrusive igneous rocks: Stone formed by underground volcanic activity, eg granite and dolerite.

Lateral Chimneys: Chimneys located on the front or rear elevations of a building rather than on the ends or within the buildings footprint

Lime: Binding agent in traditional mortars.

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

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

Plank and muntin: Timber Partition Screen made of posts with thinner planks set into grooves.

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



Teignbridge District Conservation Area Character Appraisal