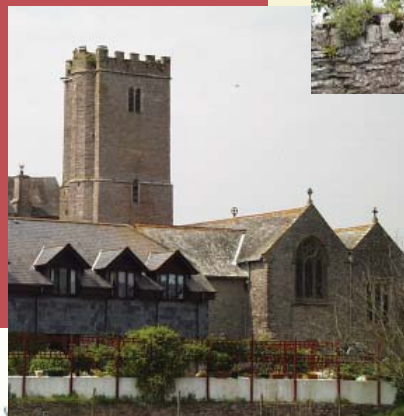


Teignbridge District Conservation Area Character Appraisals

East Ogwell



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

All contemporary maps in this document have been produced from Ordnance Survey base maps. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Teignbridge District Council. License No.100024292.

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

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 East Ogwell 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 on 10th July 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.

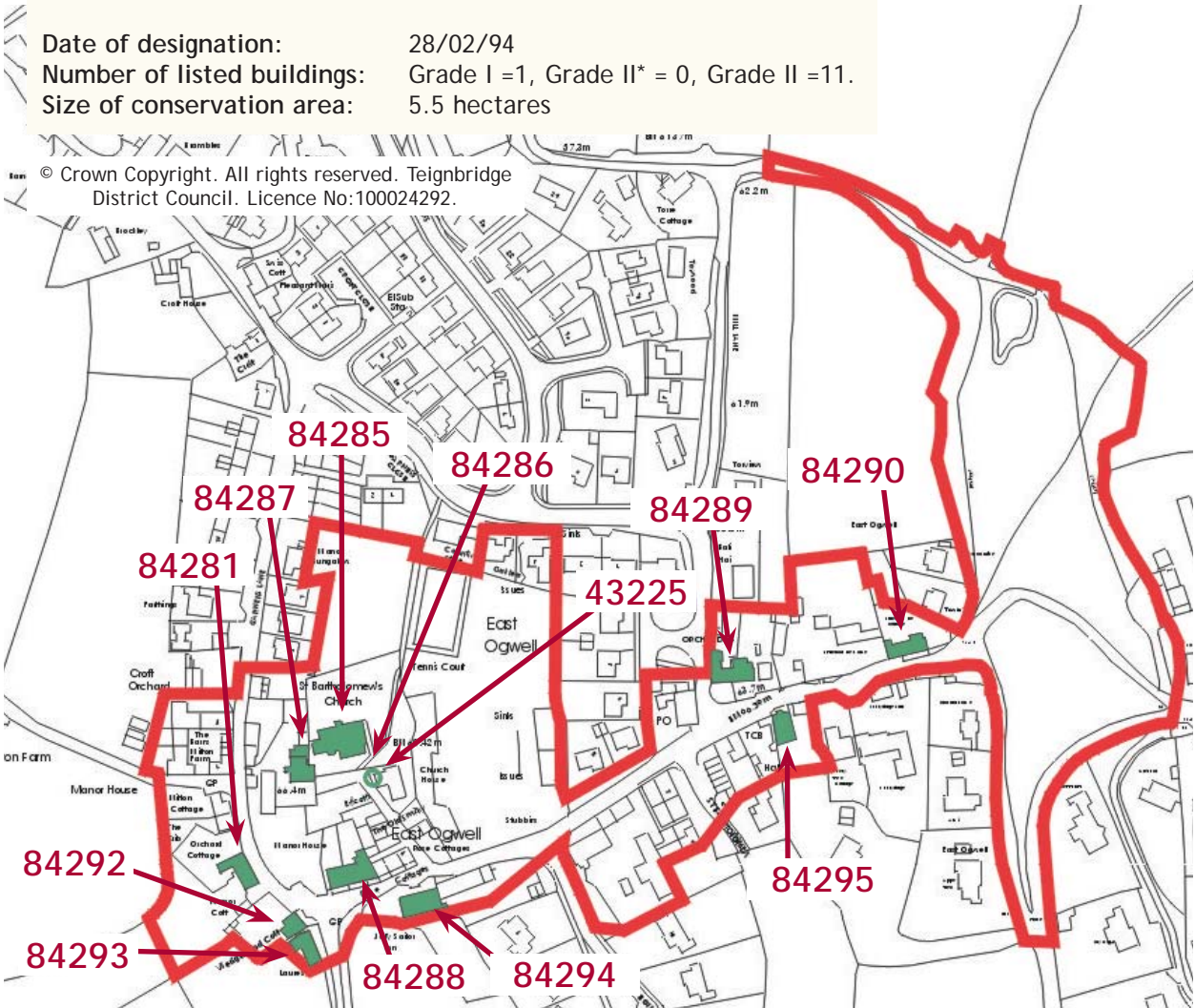
This completed Character Appraisal has been adopted via the Development Plan Steering Group as a document to support current and future development plans. Consequently its contents are now a material consideration for any planning application which affects the conservation area or its setting. It will 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 was undertaken in September 2009, 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. Fieldwork was undertaken on 14th September, 2009. The revised Appraisal was approved on 22nd March 2010.

2:0 FACTS AND FIGURES

Date of designation: 28/02/94
 Number of listed buildings: Grade I = 1, Grade II* = 0, Grade II = 11.
 Size of conservation area: 5.5 hectares

© Crown Copyright. All rights reserved. Teignbridge District Council. Licence No: 100024292.



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

3:0 LOCATION & GEOLOGY

East Ogwell lies at the head of a little valley 2 miles south-west of Newton Abbot. The site probably developed here around a water source: the stream which flows out of the valley to the north.

The underlying geology is extremely complicated, comprising a sandwich of Upper Devonian slate between two plateaux of Middle Devonian limestone. To the west of the village are areas of spilitic lava, the product of submarine volcanoes in Devonian seas. In the valley bottom, alluvium, comprising sands and muds from the stream, is of relatively recent date.

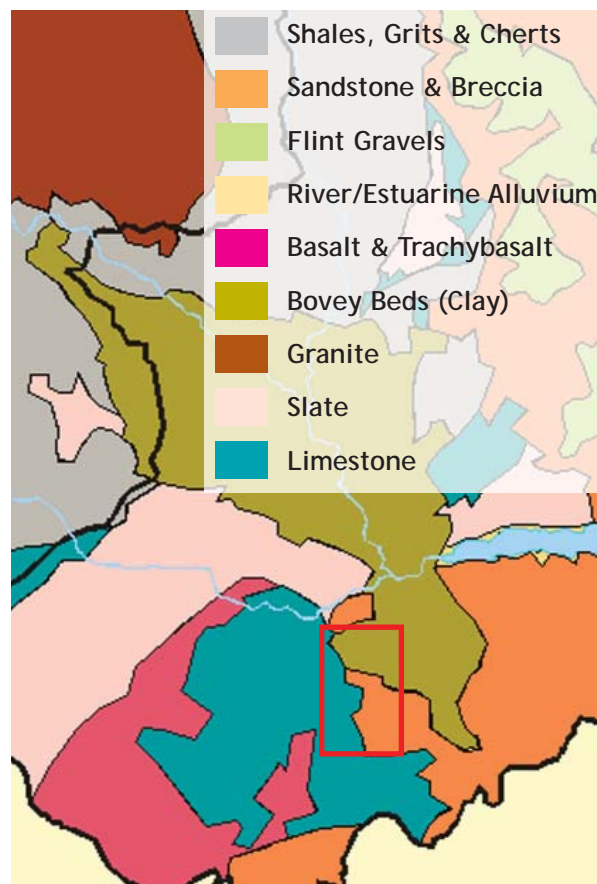


Grey Devonian limestone is prevalent in East Ogwell



Location

© Crown Copyright. All rights reserved. Teignbridge District Council. Licence No:100024292.



Geology

© Crown Copyright. All rights reserved. Teignbridge District Council. Licence No:100024292.

4:0 VILLAGE MORPHOLOGY & ARCHAEOLOGY

A settlement has been at East Ogwell since at least the 5th or 6th century AD, when a small Christian site with a graveyard existed, probably on the site of the present church. Predominantly an agricultural community, in the medieval period East Ogwell developed into a typical small Devon village with a manor house, church and a scattering of small farms.

St. Bartholomew's Church is the focus for the whole village. Sited on a terrace in the valley bottom, this attractive, mainly 15th century church almost touches the 15th- early 16th century manor house immediately to its west. This important group of medieval buildings forms the historic core of the village: discrete groups of cottages based on larger farmsteads to the east and north-west, line the roads to Newton Abbot and West Ogwell. Other old buildings scattered throughout the rather convoluted street-plan, represent smaller farms and cottages. These are best shown on the old maps (Appendix 3). Many of these buildings have disappeared since the 19th century, replaced by less attractive housing developments of the 1960s and 70s which abut the village on its north and east sides.

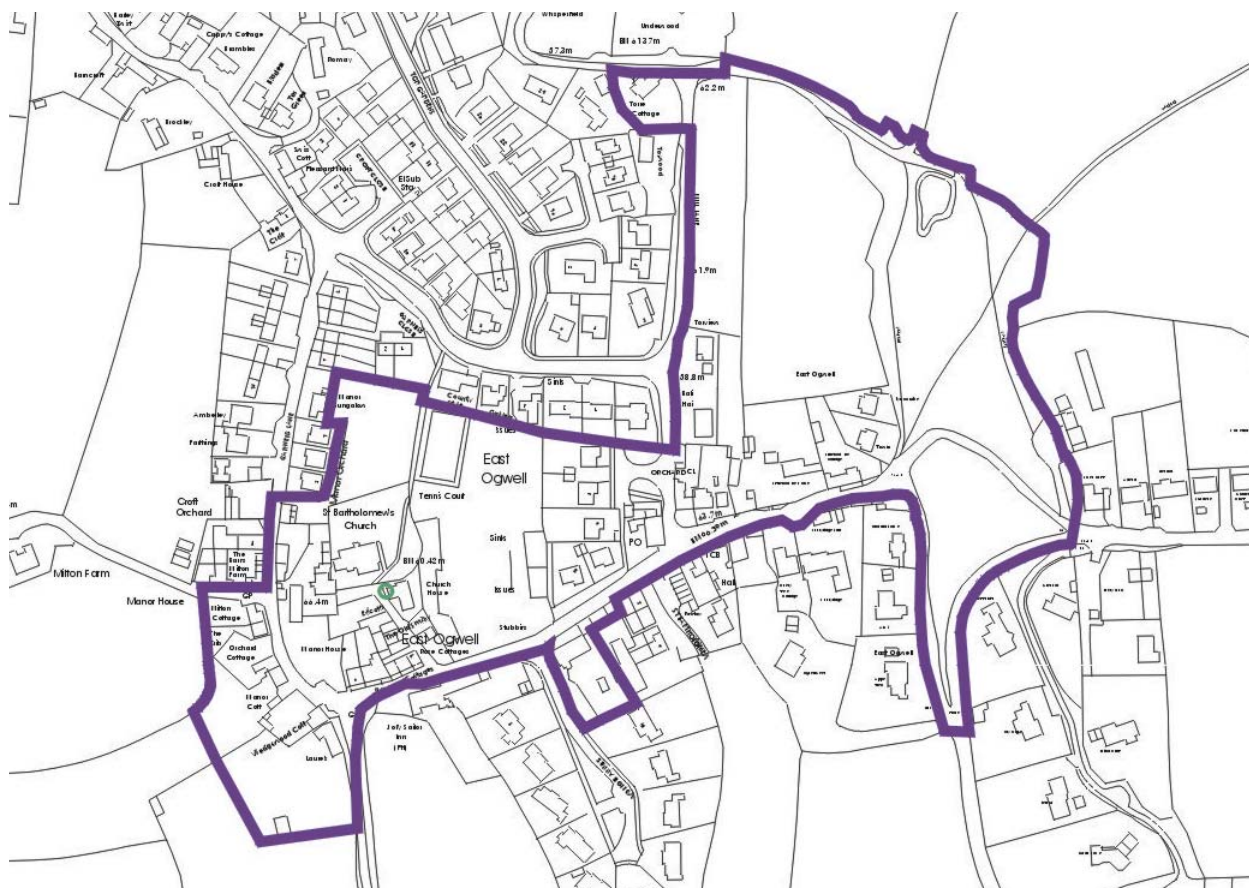
The Devonian limestone plateau to the east, joins several other such areas around Newton Abbot in having settlement and field system remains of the Bronze and Iron Ages, dating from circa 1600 BC to the 1st or 2nd century AD. These have systems of rectilinear fields with occasional clearance cairns and hut circles. East Ogwell Green has three earthwork field-banks with several small circular earthworks.

Some rather strange-shaped fields to the north of the village, shown on the 1843 tithe map, are



East Ogwell developed from a principal group centred on the church, linking to farm groups set in meadows, orchards and farmland, over the centuries cottages began to fill the residual spaces, a process which has accelerated in modern times.

- A village mapping or history project would increase understanding and may identify new information on the history of East Ogwell. This could be pursued through partnership with the Parish Council, TDC (Policy and Heritage and Countryside Management) and DCC.
- Archaeological remains in East Ogwell 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

5:0 ARCHITECTURE

St. Bartholomew's Church is a fine building in the perpendicular style, with the tall tower and relatively short nave typical of south Devon churches. Its location in the valley bottom means it is a focal point in views from many locations within the village and from elevated positions around it..

The medieval manor house of the Reynell family has a "hall and cross-wing" plan, typical of the 12th-13th century. It also has a 15th-16th century detached kitchen. Such survivals are rare, especially in such close proximity to the church.

Traditional vernacular forms are prevalent, although many of the older buildings have been altered in the 20th century. These unpretentious, character buildings give East Ogwell its distinctive flavour.

- 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



Vernacular cottages are the traditional character buildings of East Ogwell



The juxtaposition of manor house and church is a special feature of the village

summary of the criteria used, in Appendix two.

6:0 BUILDING MATERIALS

The local Devonian limestone is commonly used in construction, with surprisingly little usage of the spilitic lava to the south-west of the village. Quoin stones used on the church and manor house are well-tooled, but the brittle quality of the limestone means that most buildings are constructed of rubble and were rendered.

Most of the surviving traditional thatched cottages retain their render, but the church and manor house have lost their's, probably in the 19th century.

Apart from the church and manor house, which were originally slated, straw thatch was the traditional roof covering in East Oghwell. Where a building was originally thatched and there are real townscape benefits to be gained by its re-instatement, this should be encouraged. The use of thatch on new buildings would help them fit in with the prevailing character.

For the most part, Devon banks and mixed deciduous hedgerows form enclosure. Some walls are also found. 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.

- The characteristic architectural features and building materials of East Oghwell are



Buttercombe Cottage epitomises the local materials used in East Oghwell.

summarized in Appendix one.

7:0 POSITIVE CHARACTER FEATURES

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

7:1 SURFACING: Some surviving remnants of historic surfacing illustrate the types of treatments used in the past. Traces of waterworn limestone cobbles survive outside Buttercombe House, now grassed over. It is likely that other parts of the village were treated in the same way in the past.

7:2 TREES: Specimen trees add considerably to focal points within the village, notably the churchyard. Occasional wild areas, such as the old quarry at the north end of the green, have many naturally seeded trees and scrub. Some hedgebanks in this area and along the lane to West Ogwell are extensively overgrown, helping to identify these sites of cultural importance. 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 modern decline. The remaining orchards, including 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.

7:4 WATER: The stream running through the village may once have been channeled into a pond in the field to the east of the church. A very small duck-pond now survives here. Re-instatement of this pond could form part of an enhancement scheme, subject to archaeological constraints.

7:5 VIEWS: Panoramic views from the high ground to east and west of the East Ogwell Conservation Area are a



Cobbling around the church is attractive and functional



Modern buildings can harm the setting of the church and conservation area despite being some distance from it

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

8:0 NEGATIVE CHARACTER FEATURES

8:1 OVERHEAD WIRES: East Ogwell has extensive overhead telephone and power cables on obtrusive tall poles. These are most obvious on Buttercombe Hill, between the village green and the post office.

8:2 REPLACEMENT WINDOWS, DOORS etc: There are some poor examples of modern windows and doors which do not even attempt to imitate those they replaced. The same applies to roofing materials, rainwater goods and other features vulnerable to insensitive alteration. Guidance will be made available to encourage a conservative approach to maintenance and repair. The possibility of Article 4(2)* directions and/or grant aid, to influence some of these changes will need to be



Poles and wires detract from the setting of many character buildings

considered. In the meantime, residents must avoid further harm and try to heal existing wounds where possible.

APPENDIX ONE

CHARACTERISTIC FEATURES OF BUILDINGS IN EAST OGWELL

BASICS

- Buildings set close to the street frontage, often with small front gardens behind stone walls.
- Steeply pitched thatch or slate roofs with traditional eaves details. Corrugated iron may also be considered traditional for sheds, stables, etc., depending on location and design.
- Flush or straight block-cut thatched ridges. Clay tile ridges and mitred hips on slate roofs.
- Rendered walls in stone and/or cob, limewashed and often angled from base to eaves. Some exposed rubblestone.
- Heavy rendered chimneys with slate or limestone drips and tapered tops.
- Small windows often set in deep reveals with a dominance of solid over void.
- Traditional side-hung casements and a few vertical sliding sashes in painted timber.



PALETTE OF MATERIALS

ROOFING: Thatch, slate 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 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 solution for temporary or short-term enclosure.

SURFACING: Angular or waterworn limestone



Limestone walls are the principal means of enclosure

cobbles, granite setts, hoggin or blacktop (if used judiciously). Rustic concrete setts may be acceptable in non-prominent locations.

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.

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

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

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.**



© Crown Copyright. All rights reserved. Teignbridge District Council. Licence No: 100024292.

Key to Character Survey Map

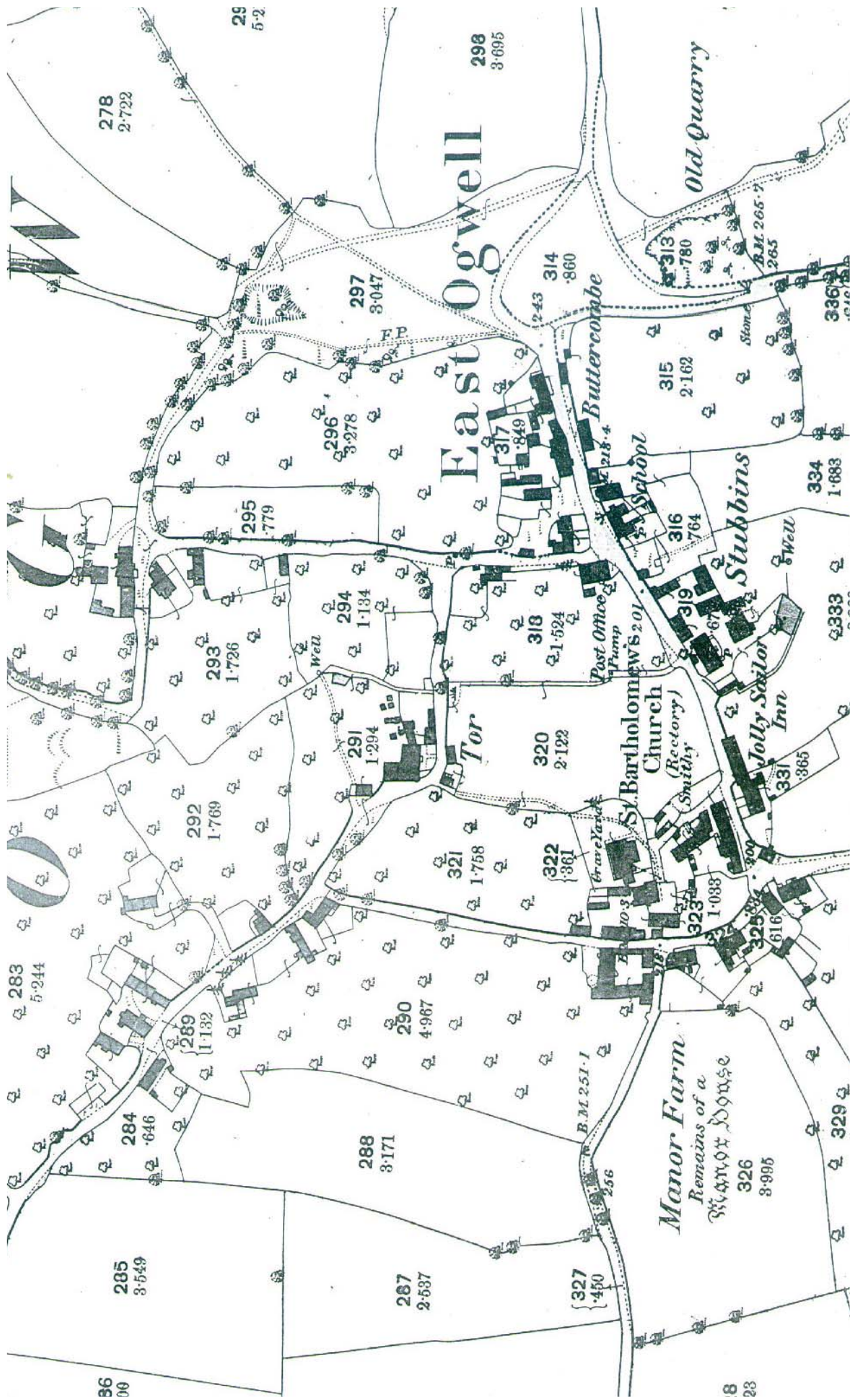
- Category 1: Outstanding
- Category 2: Positive
- Category 3: Neutral/Negative



A new building echos traditional character







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

Ref. No.	Grade	Date of Listing	Item
84285	I	1955	Church of St Bartholomew
84286	II	1984	South wall of Churchyard including gate posts and stile
432225	II	1984	Cross against south wall in churchyard
84287	II	1955	Manor House
84288	II	1984	5+6 Rose Cottages
84289	II	1984	The Old Post Office and the Post Box
84290	II	1955	Buttercombe Cottage
84291	II	1984	Manor Cottage and Orchard Cottage
84292	II	1984	Wedgewood Cottage
84293	II	1955	Chaplins and The Laurels
84294	II	1955	Jolly Sailor Inn
84295	II	1984	School Cottage

GLOSSARY OF TERMS

Alluvium: Sand and soil deposited by a river or stream.

Carboniferous: Geological period around 300 million years before present.

Chancel: Part of a church where the altar is located - usually at the eastern end.

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.

Devonian: Geological period around 400 million years before present.

Hoggin: Compressed aggregate of a 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.

Quoin stones: Dressed and squared to form the corners of a building.

Rectilinear: Long thin rectangular shapes, (fields).

Spilitic lavas: Extrusive igneous rock similar to basalt.

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



Teignbridge District Conservation Area Character Appraisal