

Holcombe Conservation Area

Village and Coastal Area



Character Appraisal



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TEIGNBRIDGE DISTRICT COUNCIL

Holcombe Conservation Area

Character Appraisal

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Bibliography

1.0 Introduction

The First Conservation Area Character Statement for Holcombe was endorsed by the Planning Committee on 18.12.2000. Since that time it has been the subject of public consultation, with copies being distributed to the Parish Clerk and many individuals. It has also been available for download from the Teignbridge website. The document was discussed at a public meeting in the village on 29/10/2001. The feedback from the public and other interested bodies was fully considered and a number of amendments were made as a result.

The completed Character Appraisal was 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 was distributed to the utility companies, Devon County Council and other interested parties such as English Heritage.

A full review of this Character Appraisal was undertaken in September 2009, when its effectiveness was considered and necessary amendments made. The revised Appraisal was approved by Portfolio holder's decision on 22nd

March 2010. The Appraisal was re-reviewed and Holcombe Drive was considered, with fieldwork last being undertaken in November, 2012. The Conservation Area Appraisal and Management Plan were adopted by Executive Committee on 14 February, 2013. It supercedes the Conservation Area Appraisal approved on 22 March, 2010. Printed copies may be downloaded from www.teignbridge.gov.uk.

1.1 Statement of Community Involvement

Prior to commencing the latest Holcombe Village and Coastal Conservation Area Appraisal Dawlish Town Council, Holcombe Residents Association and Dawlish Historical Association were consulted.

The documents are available to view at the local Council offices. The consultation was advertised through the local media and Council channels. Views were invited from Dawlish Town Council and Dawlish Museum, ward members, Dawlish History society, English Heritage and Devon County Council, site notices were posted locally. A public meeting was held at the Town Council Offices at 2pm, 4th December, 2012.

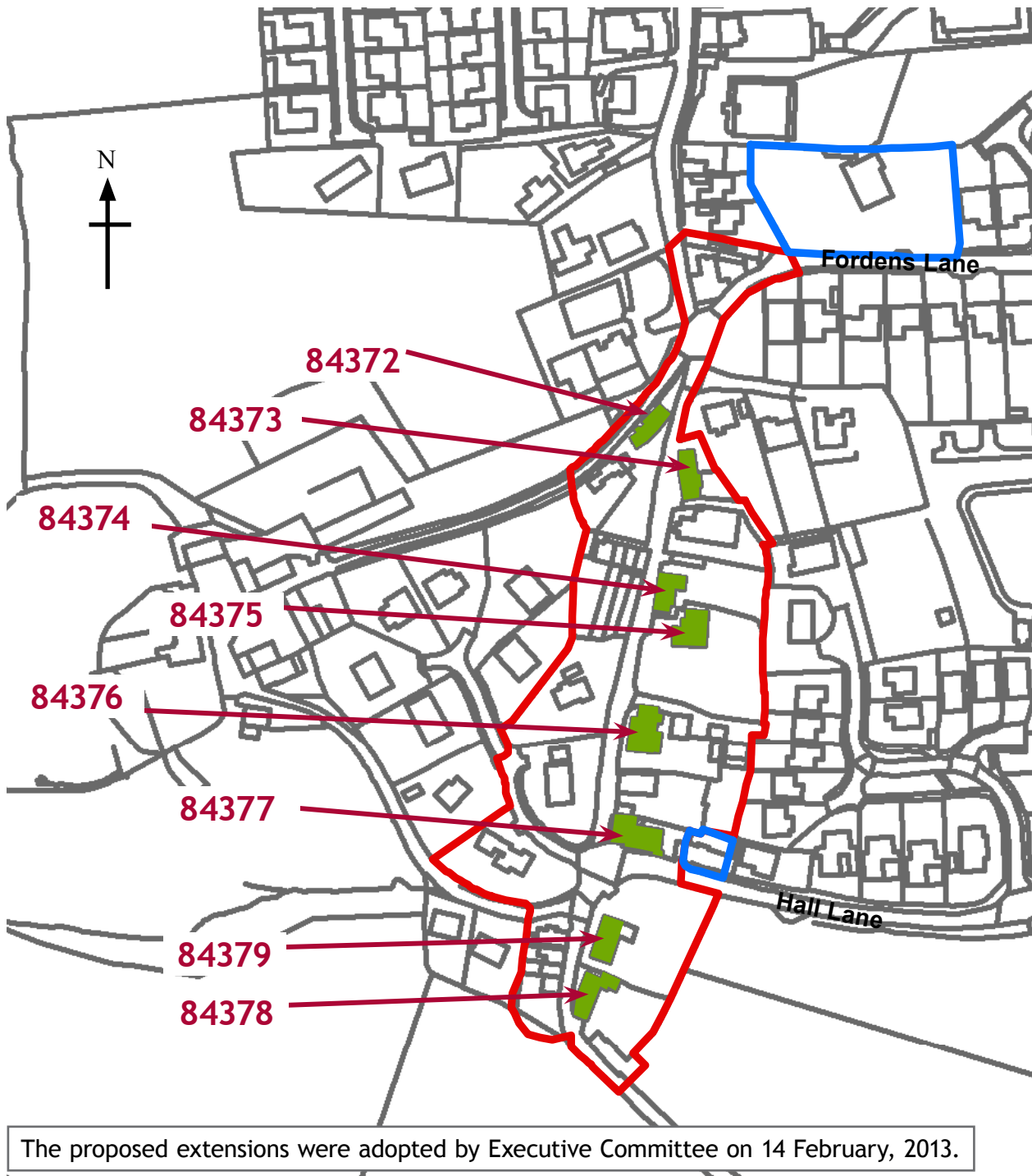
2.0 Facts and figures

Holcombe Village

Date of Designation: 14/11/72

Number of Listed Buildings: Grade 1 = 0 , Grade II* = 0, Grade II = 8

Size of Conservation Area: Conservation area is 1.5 hectares



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Map 1 Holcombe Conservation Area

- Listed buildings
- Existing conservation boundary
- Proposed conservation boundary extension

Map 2 Holcombe Proposed Conservation Area

Holcombe Coastal

Date of Designation:

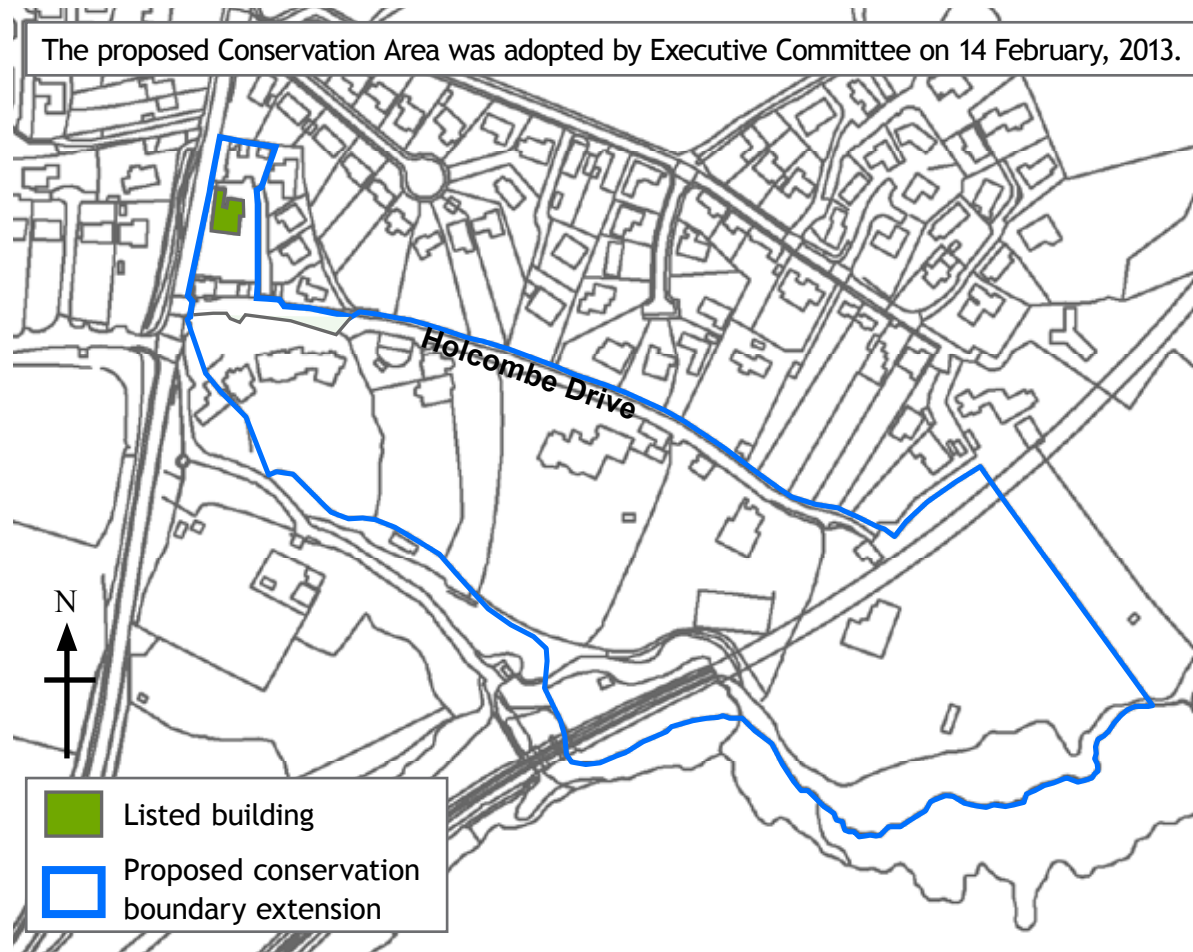
14 February, 2013

Number of Listed Buildings:

Grade 1 = 0 , Grade II* = 0, Grade II = 1

Size of Conservation Area:

Conservation area is 4.78 hectares



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3.0 Location and Geology

Holcombe village was a small agricultural settlement located in a sheltered valley between Dawlish and Teignmouth. It is linked to each town by lanes to the north and south as well as by the main road to the east. Holcombe Drive is separated from the historic village core of Holcombe and lies along the coast between Teignmouth and Dawlish.

The agrarian setting of Holcombe village has been lost to the north and east as 20th century development has encroached. On the western side, the setting of the Conservation Area has been somewhat compromised by the

development on Brook Close. Consequently, the remaining open fields to the south and southwest are a valuable green setting to the Conservation Area.

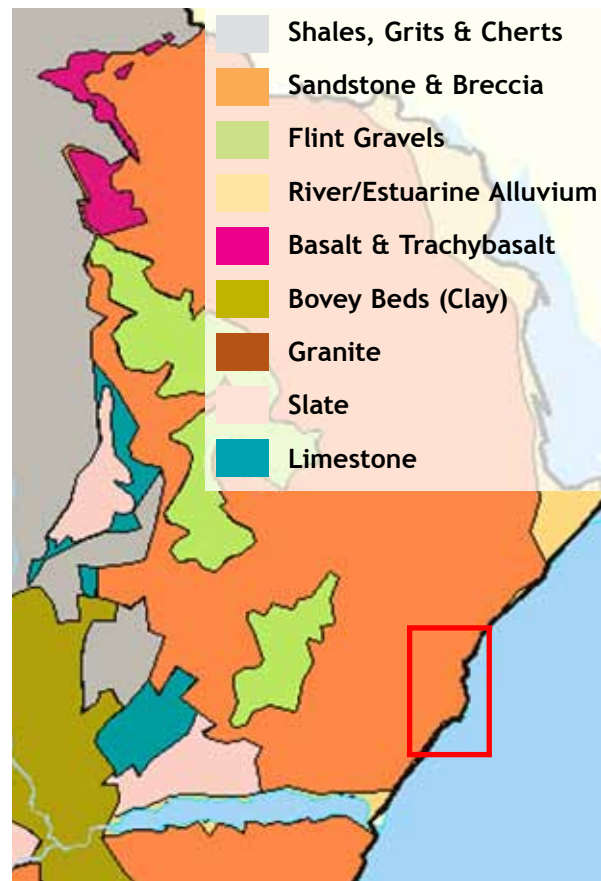
Holcombe coastal area lies to the east of A379 Teignmouth Road at Holcombe Cross and close to the Parson and Clerk and main South Devon railway line.

The underlying geology of Holcombe is Teignmouth breccia of the Permian period. This has had an effect on the architecture, with red breccia walls common in the area and red soils of surrounding fields.



Map 3 Location

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Map 4 Geology

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Fig 1 & 2 Rounded stones of various geological types combine with cut breccia in the walls of Holcombe.

4.0 Historical background and development

4.1 The Village Conservation Area

The Village Conservation Area is focused on the main body of the historic settlement which follows the main street from Lower Holcombe Farm uphill to the Castle Inn. The dispersed linear form comprises of a series of similar sized rectangular plots, in which are small former farm groups of likely medieval origin. This layout is typical of agricultural communities between the 12th and 14th centuries and a number are known in the District. Holcombe is unusual in having long strip field plots behind the settlement group, which may have been smallholdings. Lands at Holcombe are mentioned in assembly proceedings in 1045 presided over by Earl Godwin where Bishop Alfwold of Sherborne

sought to recover Holcombe from the Danish and is also mentioned in the Domesday book. In 1384 records show 19 lettings in Holcombe which is the first indication that people lived in the village itself. In later years the Dean and Chapter owned lands at Holcombe until in 1802 the manor was sold to Benjamin Dickinson and subsequently to other private landowners; there is no longer a Lord of the Manor at Holcombe though formerly it had been held by the Coke family. The greatest expansion of Holcombe has occurred during the last 50 years (see map 1) where domestic dwellings have been built along Fordens Lane, off Sweetbriar Lane and off Hall Lane. The main street remains the focus and identity of the village and a strong feature of the area partly through it's the sharp change in levels along Holcombe Road and also the historic quality and materials of the thatched listed buildings that front onto it.

Holcombe Conservation Area

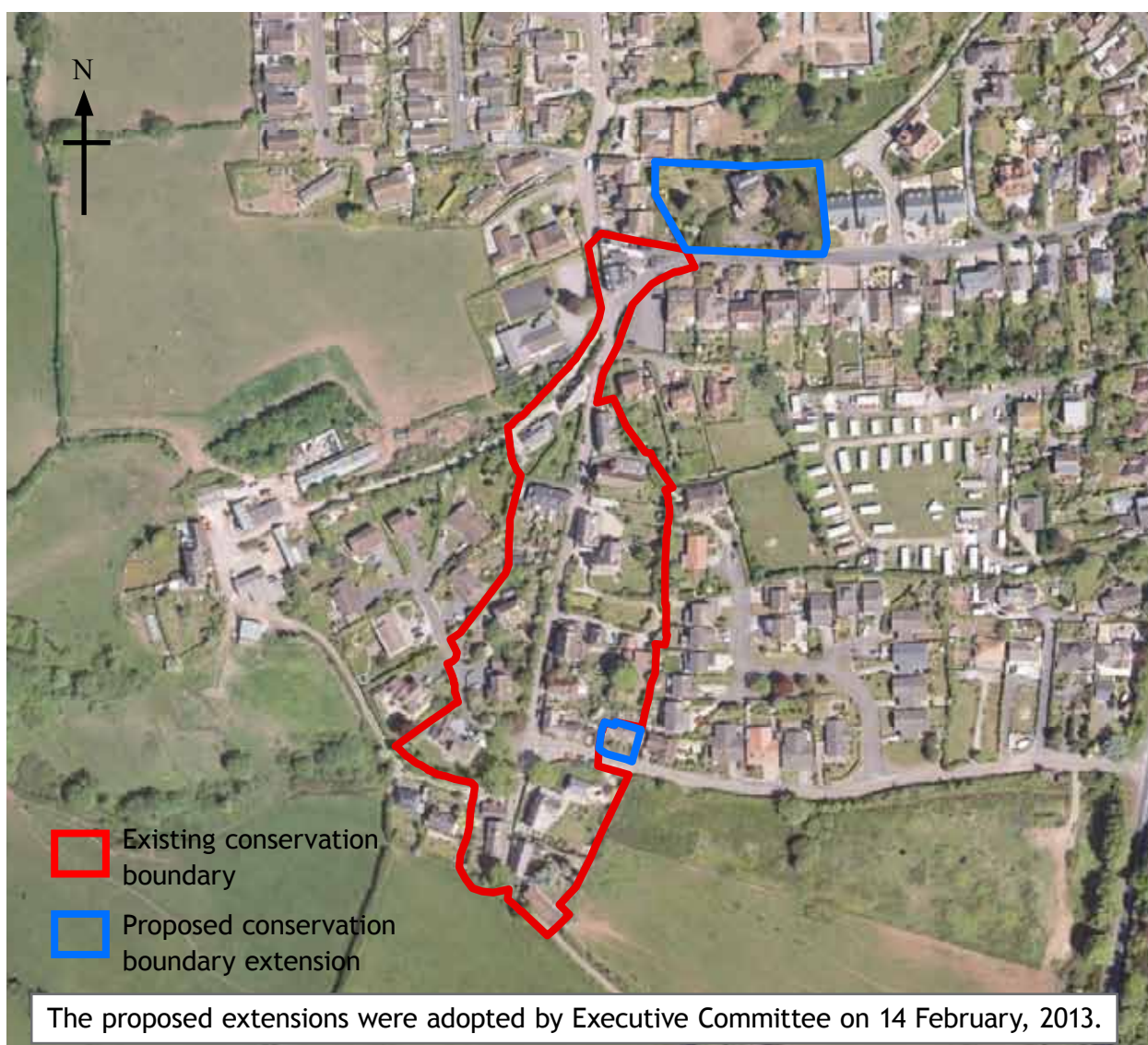


Fig 3 Aerial view of Holcombe conservation area with proposed extensions

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Fig 4 Holcombe village - A small linear settlement with a concentration of thatched vernacular cottages on the land forming its historic core

Fig 5 Holcombe Coastal Area and walk



4.2 The Coastal Area

The creation of the railway and sea wall walk to Teignmouth had a unique effect on Holcombe. The South Devon Railway Company with Isambard Brunel who designed the railway, considered the walk to be more beneficial than blasting tunnels through rock (see fig 5). A sea wall was constructed from Holes Head and Teignmouth with a parapet wall to protect trains from wind. Brunel was convinced the high tides would not breach the wall and in 1844/5 the railway was under construction. By 30th May 1846 Teignmouth railway station had been opened linking it to Exeter. The walkway made this area of Holcombe and area of coast much more accessible and visible. In 1823 Royal assent was given for the Dawlish to Teignmouth Turnpike trust to build a road from East Teignmouth to Gorway Cross and leading to Holcombe. Tarmac had been used from 1810 so the road could have had a tarmac surface and from 1836 the new road allowed for the operation of a coach service – “the Butterfly” to Exeter. The Smugglers public house was built c1831 to take advantage of passing trade while the Lobster Inn moved from what is now Lobster Cottage to near Sunnylands and apart from these alterations the road pattern of the village was very similar to what it would have been in the 16th century. The villas along Holcombe Drive no doubt were built following

the introduction of the railway line around 1870. This private estate included 5 detached luxury villas with spectacular coastal views, gates and entrance lodge. Sorrento, sadly since demolished, was then the home of the Tate family (sugar refiners); next was Derncleugh with its large coach house at the roadside and then the imposing Holcombe House then home to Sir Richard Sykes. Edenclyffe (see fig 13) and Peak House are the remaining villas and were built by Messrs John (builder) and William (architect) Harvey. They were clearly houses for the rich and perhaps built for renting with the rise of Dawlish as “watering place”. They were planted with ornamental trees, had numerous servants and some villas had gardens on the opposite side of the drive.



Fig 6 Holcombe Drive – A small group of detached Victorian villas.

Holcombe Drive Proposed Conservation Area



Fig 8 Aerial view of Holcombe conservation area with proposed extensions

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5.0 Archaeological

5.1 Archaeological Background

One of the earliest references to Holcombe is in the Domesday Survey of 1086, documented as Holacumbe indicating earlier, probable Saxon origins.

The current Conservation Area on the west side of Holcombe is focused on the main body of the historic settlement which follows the main street from Lower Holcombe Farm uphill to the Castle Inn. The dispersed linear form comprises a series of similar sized rectangular plots, in which are small former farm groups of medieval origin. The existing Conservation Area contains 9 Grade II listed buildings dating from the 16th century through to the 19th century. Apart from these statutorily protected heritage assets, one other recorded heritage asset is present consisting of a modern cottage. No known sites dating from the prehistoric period through to the late medieval period have been recorded within the Conservation Area or in the immediate vicinity. Recorded heritage assets outside of the Conservation Area date from the 18th century through to modern times and include a Grade II listed building named Sunnylands, a range of farm buildings at Court Farm, an anti aircraft battery, and an admiralty flag signal station in use during the Napoleonic wars. The WWII pill box would lie just inside the proposed Conservation Area.



Fig 9 Lower Holcombe Farmhouse, grade II listed



Fig 10 Holcombe village

The proposed Conservation Area to the east of the Holcombe which encapsulates Holcombe Drive is depicted on the 1830s-40s tithe map as enclosed rectangular fields. The only listed building shown within the proposed area is Sunnylands (see fig 9) and the heritage asset WWII pill box would lie within the southern boundary. Holcombe Drive was the first to develop, as shown on the Ordnance Survey 1880s-90s First Edition map, five substantial houses on the west side are present, named Sorrento, Derncleugh, Holcombe House (see fig 12), Edencliff and Peak House, creating what must have been at the time a very



Fig 11 Sunnylands, grade II listed, Holcombe Drive



Fig 12 Holcombe Hall (formerly Holcombe House, Holcombe Drive



Fig 13 Headlands, Holcombe Drive

impressive Victorian avenue. Smugglers Lane and Holcombe Drive remain little changed right up to the 1940s. However, modern mapping shows extensive development, with 20th century housing present concentrated on the east side of Holcombe Drive. The two recorded heritage assets in the nearby vicinity are the anti aircraft battery to the north and the signal station also to the north of Winward Lane.

To date, no archaeological evidence has yet been recorded in either the existing Conservation Area or the proposed Conservation Area or in the nearby vicinity dating from the prehistoric period through to the Saxon times. This probably reflects the paucity of archaeological work undertaken in the area, rather than the absence of such sites. In the area around the historic core of the village there is the possibility of buried archaeological remains dating from the post-Roman into the medieval period, which is based on documentary evidence that a settlement was established here during the 11th century. Historic maps indicate that the area may contain evidence for former historic field boundaries, which would survive as infilled ditches and may provide evidence for early land division. Buried evidence for former buildings or structures may also be present and these may also be affected by any development. As such the Devon County Historic Environment's advice to Teignbridge District Council Planning Authority regarding any development within, or in proximity to, the historic core of the settlement would be that the impact on the heritage assets should be adequately considered and the appropriate mitigation implemented. The settings of listed buildings located within

the Holcombe Conservation Area and its surrounding environs may be directly impacted upon by any development in this area. This potential impact should be considered at an early stage in the design and layout of any new development within the Conservation Area.

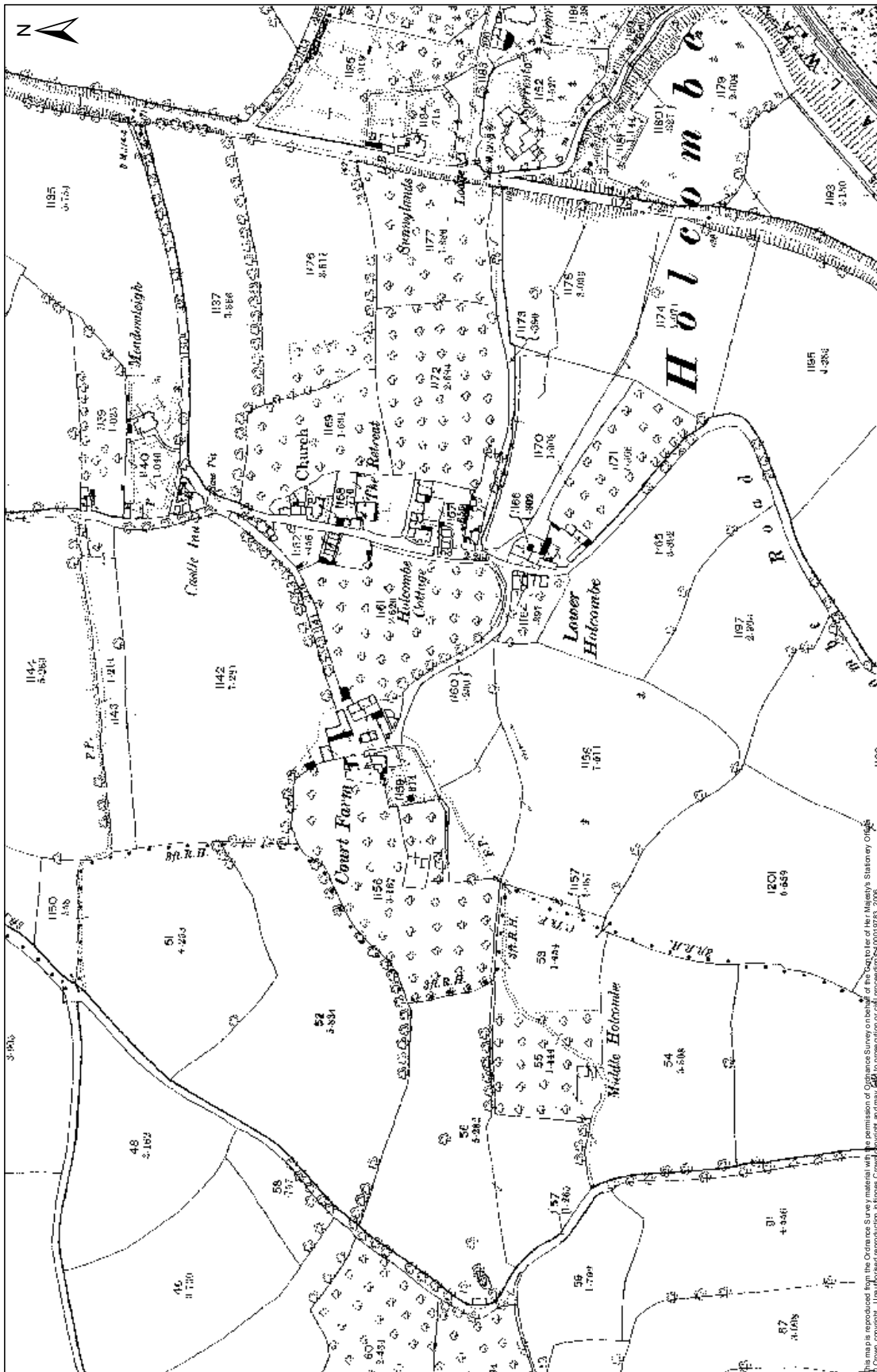
5.2 Area of archaeological potential

Archaeological remains in Holcombe are 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 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.

Map 5 Area of archaeological potential



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Holcombe
Showing
Ordnance Survey 1880s-90s
First Edition Map

Our ref: Arch/HER/ENQ

Scale: 1:3,500

Name: Marina Neophytou

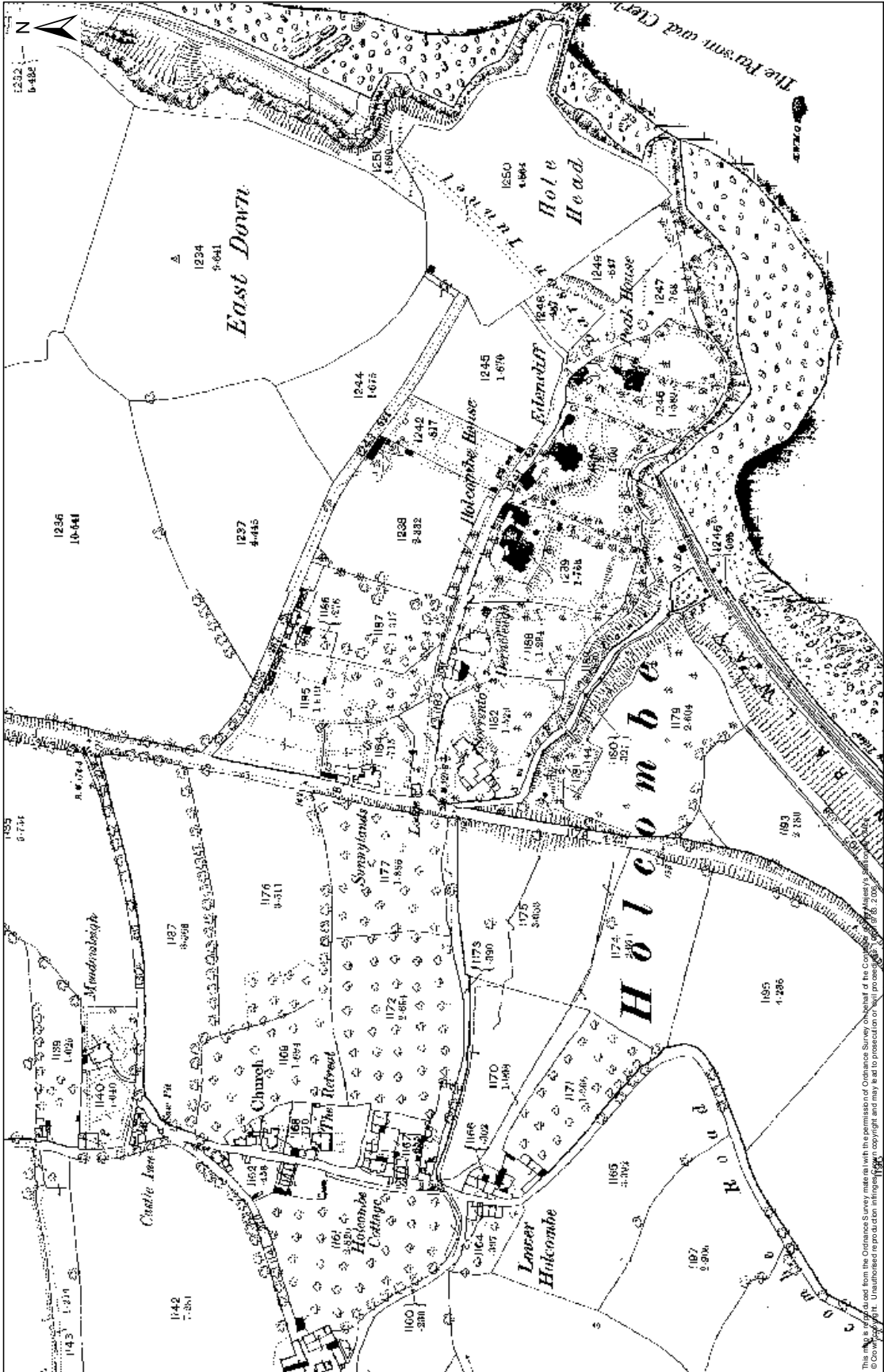
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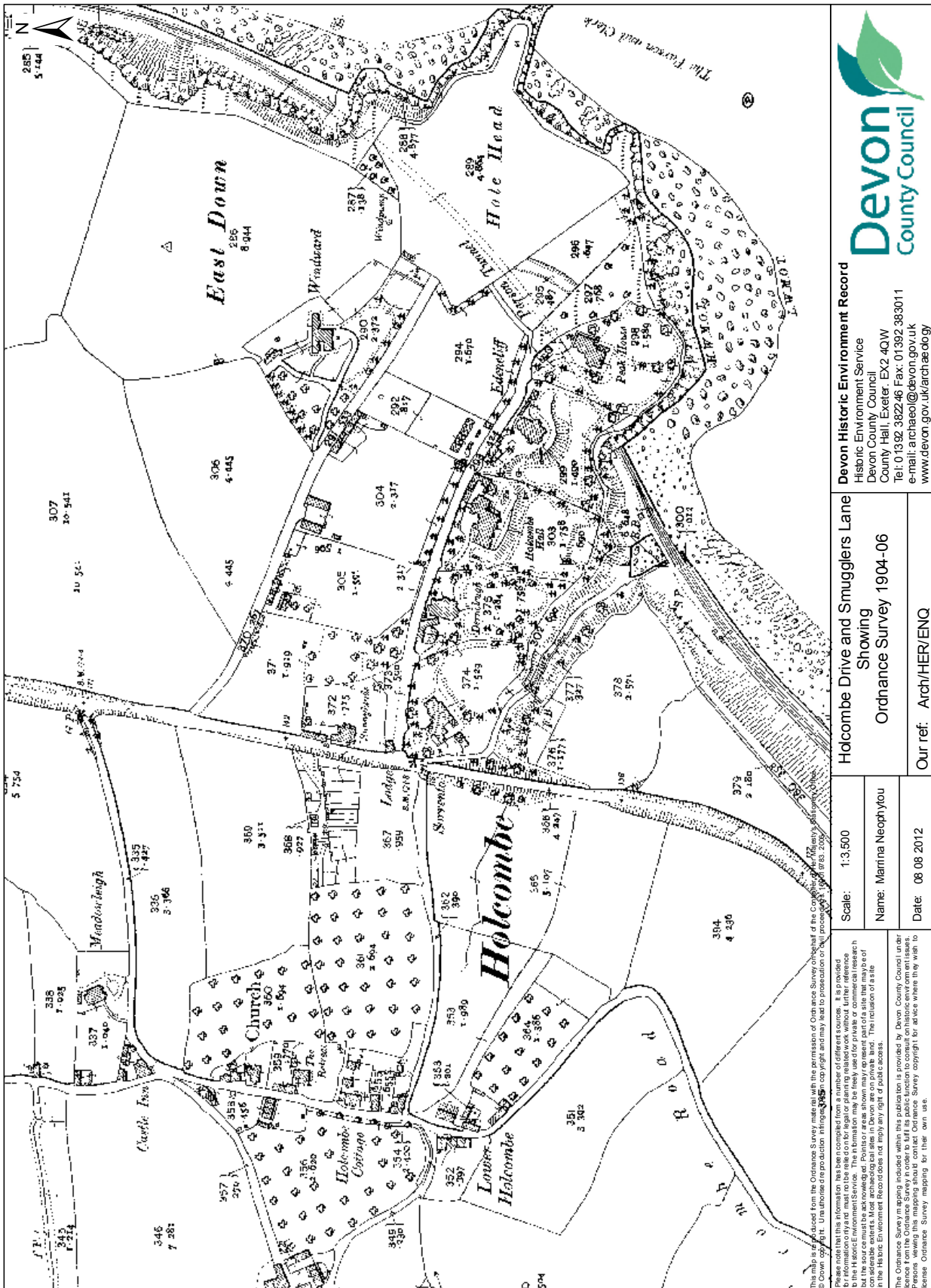
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Holcombe Drive and Smugglers Lane	Scale: 1:3,500
Showing	Name: Marina Neophytou
Ordnance Survey 1880s-90s	Date: 08 08 2012
First Edition Map	Our ref: Arch/HER/ENQ

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6:0 Architecture

6.1 Village

The buildings of Holcombe are typically Devon vernacular built of stone, cob and thatch often with simple rectangular plan forms and steeply pitched roofs. The buildings lie close to the edge of the road with narrow planting margins. A number of thatched buildings fronting onto Holcombe Road have survived and give the area its identity. Holcombe Cottage and a rear building were formerly thatched until 1950s and by reputation is thought to be the oldest building in the village and local folklore has it that Leofric built a chapel on or near the site of the cottage. The adjacent Ropewalk cottages were also formerly thatched but have since been tiled. Having so many thatched buildings within the main street has given Holcombe a strong identity.

The Church of St George is a charming little Victorian building built in 1867 which makes a strong contribution to the character of the Conservation Area. It was used as both school and church (Holcombe Chapel School) by Holcombe residents who formerly had to travel to Dawlish or Teignmouth to attend a service. Its strong pointed turret and decorated ridge tiles on the roof gives a strong but attractive focus to the the centre of the village.



Fig 14 Church of St George

The Country House Inn though smaller than it is today was built around 1830 while the Castle Inn, formerly the Seven Stars was built around 1870. Lobster cottages had originally been a public house called the Lobster Inn. Holcombe Cottage is a pleasant dwelling with Regency gothic windows and by reputation is the oldest cottage in the village. Given the pitch of the roof it is likely that it was thatched.

Fig 15 Church of St George



Fig 16 Thatched cottages of stone and cob construction, built close to the road, are typical of historic Holcombe.

6.2 Coastal

Holcombe Villas on Holcombe drive is a private estate built by Mr Harvey as an estate for rich commanding south facing views over to St Mary's Head. Former owners included Sir Richard Sykes (Holcombe House), the Tate family (sugar refiners) owned Sorrento now Gate House. The large detached villas enjoy commanding views over Horse Cove and Lyme Bay to the south and enjoy a more private and spacious arrangement on the northern boundary to Holcombe Drive. They are set back from the Drive secluded behind with long rendered boundary walls with established planting and were built along with an entrance lodge. To the north of the drive there is a long limestone wall bounding the former garden area that has in some instances have been built upon in the 20th century. The villas have individuality but some common detailing with sliding sash timber windows and decorative eaves. Sunnylands did not form part of the Victorian planned development (fig 9) and has differing architectural detailing with a strong entrance but together they form an elegant and attractive group. Holcombe Hall is particularly commanding from the coastal walk.

Characteristic features of buildings in Holcombe

Basics

Village

- Steeply pitched roofs, predominantly thatch, some subsequently altered. Dormers are not part of the village character.
- Individual buildings or small clusters, possibly as a result of subdivision of former farmhouses. Usually built tight to the street frontage.
- Vernacular buildings mostly have small casement windows. Holcombe is characterised by an unusual number of leaded windows.
- General absence of decorative architectural features. Character is derived from the honest use of traditional materials.
- Chimneys are found on the buildings which contribute most to the character of Holcombe



Fig 18 14 Fordens Lane

Coastal

- Large detached villas and lodges
- Spacious development
- Strong boundary walls



Fig 17 Holcombe Village

7.0 Building materials

7.1 Boundary Walls

Village - For the most part, stone walls form enclosure. A few traditional hedgebanks are also found. In the village, the walls are of coursed or random limestone rubble, tightly laid in lime mortar with a coarse aggregate. The few traditional Devon hedgebanks are constructed of earth with a stone core and planted with deciduous trees. Where these have survived, they are commonly overgrown.

Coastal – The main boundary wall to the former north garden area is constructed of a grey random rubble limestone perhaps from Torbay or Chudleigh while the long boundary walls to the villas have a smooth rendered finish with a dressed coping.



Fig 19 Gate to northern gardens



Fig 20 Boundary wall coping



Fig 21 Boundary wall



Fig 22 Victorian gate piers

7.2 Buildings

Village - Local rubble stone, (mostly breccia, limestone and chert), is used with cob in most buildings. The church is built of imported dressed limestone from Torbay or Chudleigh. Brick has occasionally been used for reconstructed chimneys.

Coastal – rendered walls

7.3 Roofs

Village - Where a building was originally thatched and there are real townscape benefits to be gained by its re-instatement, this should be encouraged. Suitable buildings in prominent positions include Ropewalk and Holcombe Cottage. The use of thatch on new buildings in prominent locations would help them fit in with the prevailing character. The church has a particularly fine decorative red tile roof (see fig 23).

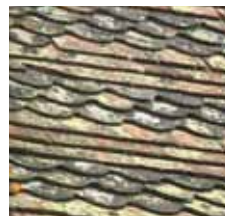


Fig 23 Roof tiles, Church of St George



Fig 24 Welsh slate

Coastal – The villas are built of dark blue likely Welsh slate roofs with decorative modillions that enhance the eaves.

7.4 Windows and doors

Village - Timber windows of various ages are found within the village, many incorporating leaded lights. The use of modern materials or finishes strikes a discordant note and must be avoided. Where windows have been replaced in the past, it is most desirable that suitably designed units are reinstated.



Fig 25 Holcombe has a variety of window styles



Fig 26 Modern thatched canopy



Fig 27 Typical sliding sash windows

Coastal – The villas have fine 6 over 6 pane sliding sash windows and some stained glass.

8.0 Activities and uses

Historically the village had its own village industry producing “Taxod embroidery” which was a style of embroidery at its best used as a table centrepiece. There are no known examples being exhibited locally but it was known to have been marketed in London during the 19th century.

A leaflet produced for a 1958 exhibition “Dawlish through the Ages” stated that violets had been grown in the district for many years. They were sold locally and in 1891 violets were known to be sent to be marketed in Covent Garden. Before World War 1 demand started to increase for the violets and resumed after the war. Holcombe was a key area for the production and every little farmhouse was said to be packed with flowers. Regrettably the industry has ceased however the violet could be used as a village branding identity.

Smugglers which was formerly the Country House Inn opened c1830 and the Lobster Inn (no longer in operation built perhaps c1840) just north of Sunnylands became a public house taking over from Lobster cottages (see pic 28). The Castle Inn was built c1870.

Horse Cove near Smugglers Lane was documented in 1783 to have been used for smuggling. In later years the Lane was used for landing seaweed to be used as fertiliser on the fields. The sea wall by Smugglers Lane is now widely used by residents and tourists as a sea walk to Teignmouth.

Activities in the village are now limited to agriculture in surrounding fields and to the public inns



Fig 28 Lobster Cottages

9.0 Landscape

9.1 Landscape Setting & Character

Holcombe is set within an undulating folded landscape of small steep river valleys and interlocking ridges leading down to the steep red sandstone cliffs at the coast on its eastern extremity. The village lies along a broad low ridge separating two small valleys to the north and south. The surrounding land is mixed farmland, dominated by pasture, in a patchwork of fields and hedgerows. Areas of mixed woodland and large gardens with mature trees dominate the cliff top at Hole Head and along Smugglers Lane. Coastal scrub occurs on the steep cliffs, which fall away to exposed rock and outlying stacks at Hole Head, with a shingle beach stretching southwards towards Teignmouth. The railway hugging the coast with tunnels through the cliffs is a notable feature.



Fig 29 View form the west

The historic core of the village with the church, inn and cottages lies inland from the coast around the stream at Lower Holcombe Farm and on south facing slopes above this small valley that leads to Smugglers Lane. 19th century villas line Holcombe Drive to Hole Head, following these south facing slopes. The modern village extends across the ridge to the north and east of the historic core and north of Holcombe Drive.



Fig 30 View from Hall Lane with historic cottages and fields

The landscape to the west rises up towards Little Haldon, whilst to the north and south the rising ridges separate the village from the nearby towns of Dawlish and Teignmouth. The underlying sandstone geology is visible in the red soils of ploughed fields and exposed cliffs. The surrounding fields are predominantly medieval and post-medieval in origin with medieval enclosure based on strip fields to the north east, west and south west and post-medieval enclosure with medieval elements to the north and west. An area of former orchard land lies to the west of Court/Manor farms. The village lies in a strongly coastal, rural and historic landscape setting, with trees and hedgerows a strong feature of most of the village, including the modern development.

Views

The village is visible within its rural landscape setting from elevated ground to the north, north east, south and west and from the coast and sea to the south and east. From the north the modern part of the village is visible clustered on the ridge, with rising ground to the south. Views from the north east, along the South West Coast Path and from East Down hill include the modern housing and groups of Pines in gardens of the former East Down house.



Fig 31 View towards pines in former East Down House

From the south and west the historic core of the village can be seen, with small fields closely related to the historic core. Views tend to be restricted to occasional views through gaps in the dense hedgerows that line the lanes and footpaths. Views from the south include the backdrop of rising land to the north, whilst those from the west include views out to sea and of East Down and Hole Head.

From the South West Coast Path and beach to the south of the village there are dramatic

views of the red sandstone cliffs rising up to the headland of Hole Head with its rocky foreshore and off-shore stacks. The headland is dominated by mature trees, with the 19th century villas along Holcombe Drive glimpsed among the trees. The view is made more dramatic by the presence of the railway and tunnel through the headland.



Fig 32 View of Hole Head from South West Coast Path

Views out from the village to the surrounding fields and high ground are frequent e.g. from Hall Lane and Holcombe Drive, Holcombe Road. There are spectacular coastal views from villas along Holcombe Drive and some modern properties at Windward Lane/Rise and the northern edge of the village. There are few sea views from public roads within the main part of the village, however.

Open Spaces, Trees and Green Infrastructure

The main open spaces within the village are large gardens, which are a feature, particularly of the 19th century villas along Holcombe Drive and the large properties at Hole Head. This area is dominated by mature trees, with frequent Pine and Oak, which provide significant amenity and often feature in views. Trees and hedgerows are a strong feature of the village, including a mature hedgerow along Hall Lane, hedgerow with open drain along Holcombe Road between Hall Lane and the Castle Inn and mature trees and hedges along the main A379 road.



Fig 33 Mature trees with C19th villas along Holcombe Drive

Incidental spaces within the village occur which are focal points with seating such as at Lower Holcombe House and the Castle Inn.



Fig 34 View of south west coast Path

The village lies on a major Green Infrastructure route along the coast, which includes the South West Coast Path long distance footpath. The path follows the sea wall and railway from Teignmouth, along Smugglers Lane, the main A379 and footpath to East Down and along the cliff top to Dawlish, providing spectacular views of the cliffs, sea and inland to Little Haldon.

10.0 Architectural Character Survey

The purpose of this survey is to identify the contributions buildings make to the character of the Holcombe Conservation Area. Three categories are used and the criteria for each are summarised below. Also identified are 'Key' or 'Landmark' buildings which, as the name suggests, occupy significant sites and are therefore especially important in a visual sense.

In assessing individual buildings, it is the combination of 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, however, that plastic windows in a building which makes a positive contribution to the area are in themselves a positive feature. They may, however, have prevented it from being classed as 'outstanding'. Where extensions to existing buildings are large in scale, they have been considered separately and may be in a different category to that of the original building.

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 affect 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 and 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 20th 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 appearance and character of that area. These will most commonly be 20th 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 so the 'neutral' and 'negative' categories have been combined.

Planning applications for the alteration, extension or replacement of buildings in this combined 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 low 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.
- Proposals to enhance the conservation area by either re-modeling 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.

Map 6 Character survey map



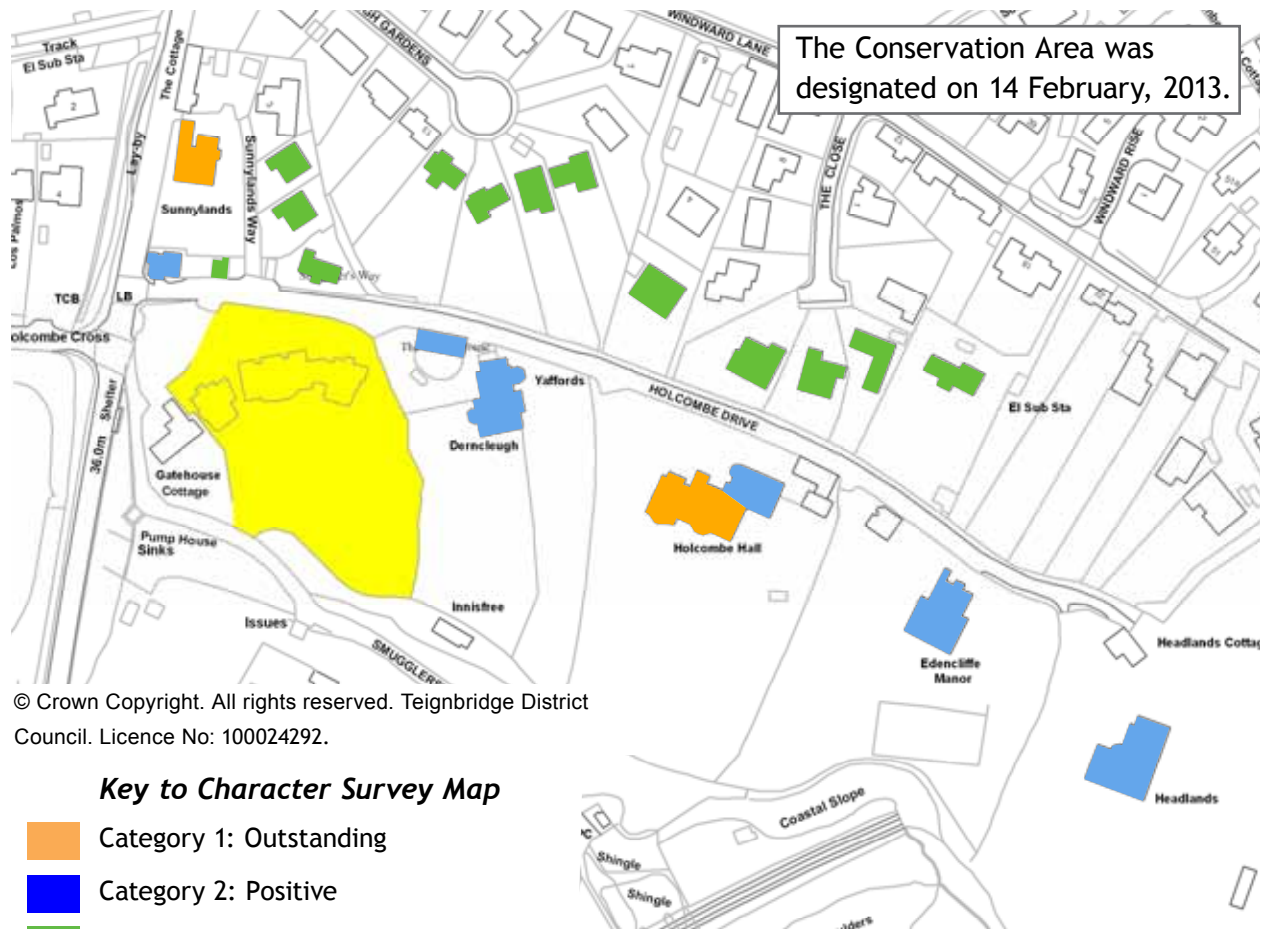
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Key to Character Survey Map

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



Map 6 Holcombe Drive Character survey map



Key to Character Survey Map

- Category 1: Outstanding
- Category 2: Positive
- Category 3: Neutral/Negative
- Site requiring enhancement



Appendix A: Parish summary list of buildings of special architectural or historical interest

Ref. No.	Grade	Date of Listing	Item
84372	II	1977	The Thatches
84373	II	1977	No. 5 & No. 7
84374	II	1985	No. 9
84375	II	1985	St Bernard's Cottage
84376	II	1951	No. 15, Holcombe Cottage
84377	II	1951	No. 17, 19, & 21, (Lobster Cottages)
84378	II	1951	No. 31, Lower Holcombe Farmhouse
84379	II	1951	Cob barn
84431	II	1985	No.29 (Sunnylands).

Appendix B Glossary of Terms

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

Burgage Plots: Is a medieval land term. A burgage was a town ("borough") rental property. The property (burgage tenement) usually consisted of a long narrow plot of land with the narrow end facing the street.

Cobb: Walls built of mud, straw and sometimes dung and animal hair.

Crinoid: Marine fossil indicative of warm shallow seas.

Cruck: Often medieval but up to 19th century 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 hundred million years ago.

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 roof slopes meet almost seamlessly.

Permian: geological era approximately 250 million years before present.

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

Stucco: Smooth render finish.

Spilitic lavas: Extrusive igneous rock similar to basalt.

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

Bibliography

Holcombe Village – a thousand years of history by B.J. Weston pub 2000

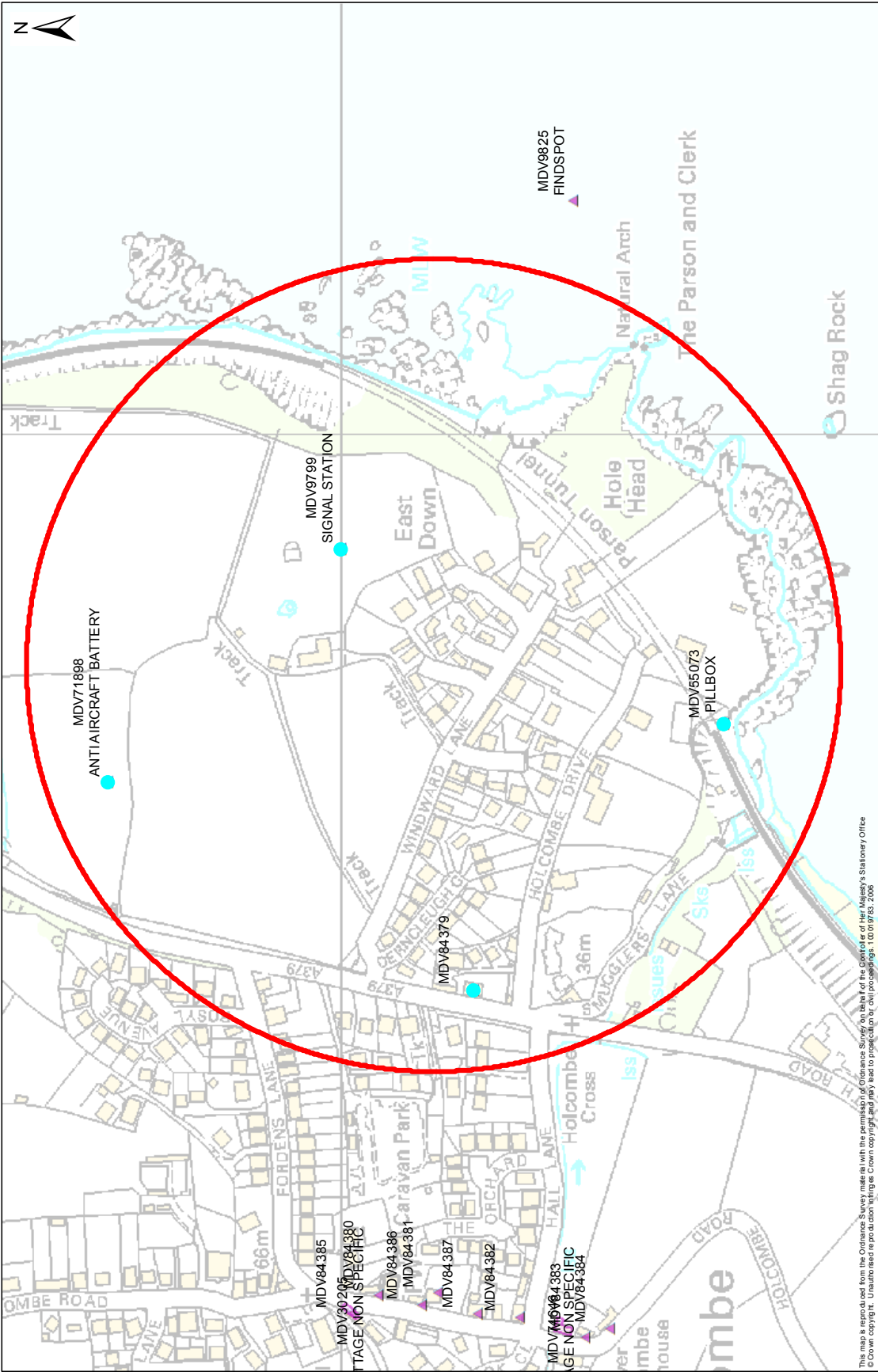
Captured in Time by Bryan Weston pub 2003

Dept of National Heritage: Statutory List of Buildings of Special Architectural or Historic Interest

Devon County Council: The Historic Environment Service and Planning NPPF

Teignbridge Dist. Council: Teignbridge Local Plan 1989-2001

English Heritage: Conservation Area Appraisals 1997



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www.devon.gov.uk/archaeology	
Holcombe Drive and Smugglers Lane	
Showing Monuments	
Scale: 1:4,200	Name: Marina Neophytou
Date: 08 08 2012	Our ref: Arch/HER/ENQ

Devon Historic Environment Record Monument Full Report

08/08/2012

Number of records: 4



HER Monument ID	Site Name	Record Type
MDV9799	Dawlish Head Admiralty Flag Signal Station	Monument
1773 Admiralty flag signal station. In use during the Napoleonic wars.		

Monument Types and Dates

SIGNAL STATION ((Between) XVIII to Modern - 1701 AD to 2009 AD)

Description and Sources

Description

Article in Serial. Russell, P. M. G., 1955, Fire Beacons in Devon
Admiralty flag signal station, Dawlish Head.81m, OS1809. In use during the Napoleonic wars. Set up in 1773. Other details:
Appendix C.

Sources

Article in Serial: Russell, P. M. G.. 1955. Fire Beacons in Devon. Transactions of the Devonshire Association. 296

Location

National Grid Reference

SX 959 750 (point)

SX97NE

Administrative Areas

Admin Area	Devon
Civil Parish	Dawlish
District	Teignbridge District
Ecclesiastical Parish	DAWLISH

Address/Historic Names - None recorded

Designations, Statutes and Scorings

Associated Designations - None recorded

Other Statutes and Cross-References

Old DCC SMR Ref - SX97NE/1

Active

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded