

Teignbridge District Conservation Area Character Appraisals



Ide

The conservation area boundary as indicated here is for illustrative purposes only, and is not intended to be a true representation of the conservation area as formally adopted. The accurate and definitive conservation area maps can instead be inspected at the main reception area of Teignbridge District Council offices, during normal office hours.

Not all important features of this conservation area are necessarily highlighted here, therefore no omissions that may have been made as part of this appraisal are intended to imply that omitted features that are found to be of interest from future reviews of the document are not of significance in their own right.

Acknowledgements

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Archive information and historic maps were obtained from the Westcountry Studies Library and Devon Records Office in Exeter. The archaeological analysis was informed by the Sites and Monuments Register, maintained by Devon County Council.

Consultations

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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 Ide 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 March 2002.

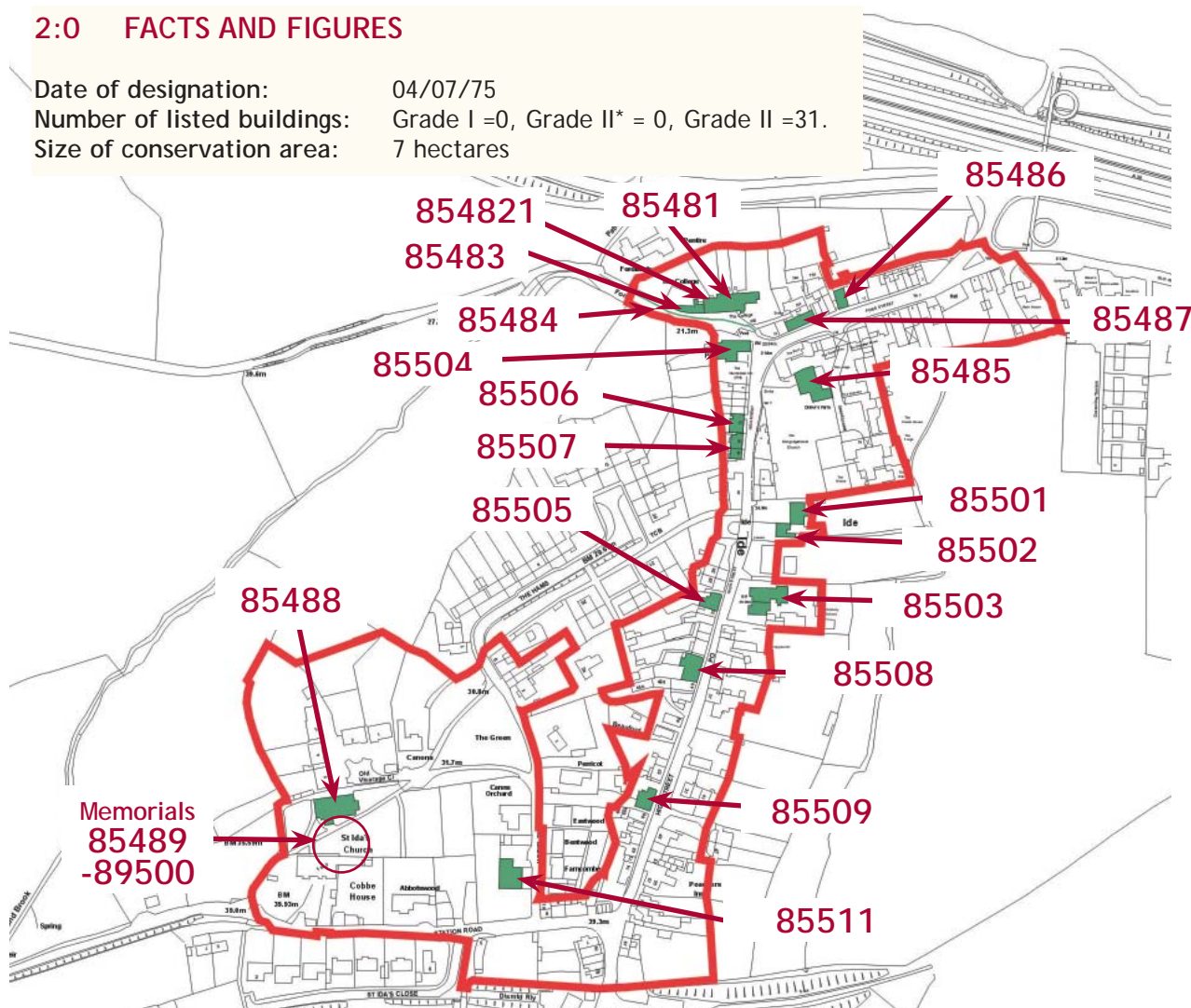
The feedback from the public and other interested bodies has been fully considered and a number of amendments have been made as a result.

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 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: 04/07/75
 Number of listed buildings: Grade I =0, Grade II* = 0, Grade II =31.
 Size of conservation area: 7 hectares



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

3.0 LOCATION & GEOLOGY

Ide is located close to the western edge of Exeter at the foot of the Haldon Hills. It is a sheltered site above the flood plain of the Alphin Brook. The village may be approached from the south by lane from Shillingford and Dunchideock or from Exeter to the north and East, although the historic route over Ide Bridge has been bisected by the A30.

The setting of Ide is essentially agricultural with a patchwork of fields giving way to orchard and water meadow to the north. Traditional agricultural practices are in evident decline and there is an increasing use of land for recreational activity, especially horse riding. The A30 is a major imposition upon the agrarian character of the village setting, which has caused considerable harm on the northern side of the conservation area. Attempts to ameliorate the visual impact of the dual carriageway using new Devon banks and intensive tree planting have obscured views across the former meadows. The result is a new and distinct line of enclosure that makes protection of the small amount of green space between the A30 and Fordland Brook absolutely essential if a semblance of the historic setting is to be preserved. The uninspiring concrete footbridge and the continuous traffic noise also have a negative impact on the setting of the conservation area.

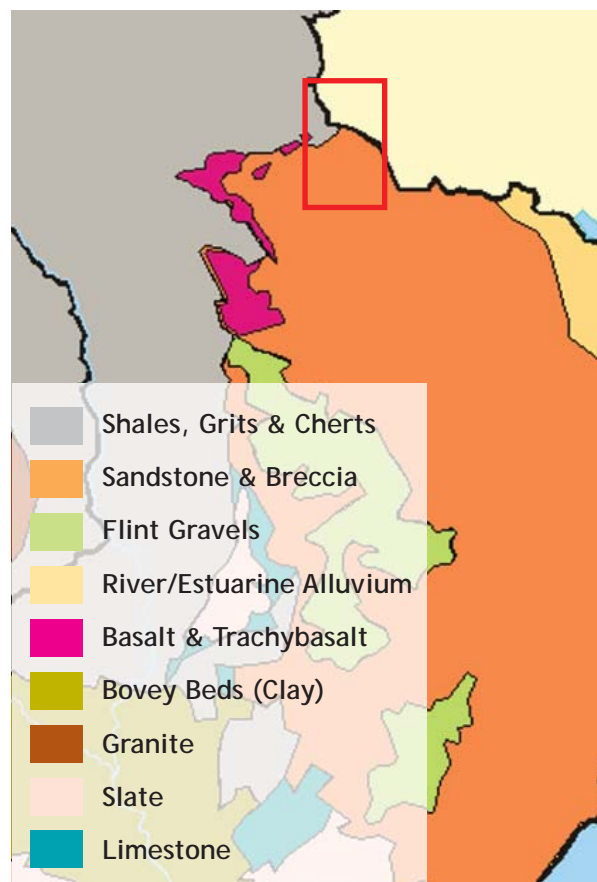


The geology of Ide is composed of breccia and various rocks from the Exeter volcanic series. These characteristic and aesthetically complementary stones are easily worked but also friable.



Location

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Geology

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4:0 VILLAGE MORPHOLOGY & ARCHAEOLOGY

It appears most likely that the village originally grew up as a small settlement around the nucleus of the church and manor house. The church is 15th century and is dedicated to St Ida, a Celtic saint of the pre-Conquest period. This corner of Ide still retains a more open character which is distinct from the linear pattern of Fore St and High St.

The Parish Church of St Ida dates from the 15th century while the older domestic buildings in the village date from the late medieval, late 15th and 17th centuries. Linear plots may indicate an older settlement and the gardens are an important characteristic of the conservation area, even when they are presently outside the boundary.

The stream that branches off Fordland Brook is almost certainly a planned feature, although the date of its creation is unknown. Despite the fact that it is now culverted for most of its length and the millpool has been infilled, it remains a significant feature. The stream to the east of the village also appears to have been diverted to supplement the supply to the mill.

At the bottom of High Street the line of development is sharply diverted by the presence of Fordland Brook but the plan remains strongly linear, without backland development.

There were at least three farms in Ide. Drakes Farm off Fore St, Pynes at the top of High St and a 'Home Farm' close to the church which was replaced by Canns House in the mid 19th century. In between were cottages for labourers, artisans etc, as well as a number of working buildings which no doubt encompassed the rural trades necessary to support the local farm economy. The College, an important medieval house, stands at the lower end of Fore Street and dates from the 15th century. The distribution of pre-19th century dwellings throughout the village, together with the evidence of burgage plots, suggests its shape and size has changed little over the centuries. The considerable presence of 19th century properties has no doubt resulted from a combination of re-development and infill.



Ide is mostly a tightly knit linear settlement, the streetscene being enclosed for the most part by buildings. Blocks of attached dwellings of various ages run parallel to Fore Street and High Street, offering only glimpses of the countryside beyond. Front gardens are rare as most houses are sited at the back of the pavements. Rear gardens may hold evidence of an earlier village.

The distribution of pre-19th Century dwellings throughout the village, together with the possible evidence of burgage plots, suggests its shape and size has changed little over the centuries. The considerable presence of 19th century burgage properties has no doubt resulted from a combination of re-development.

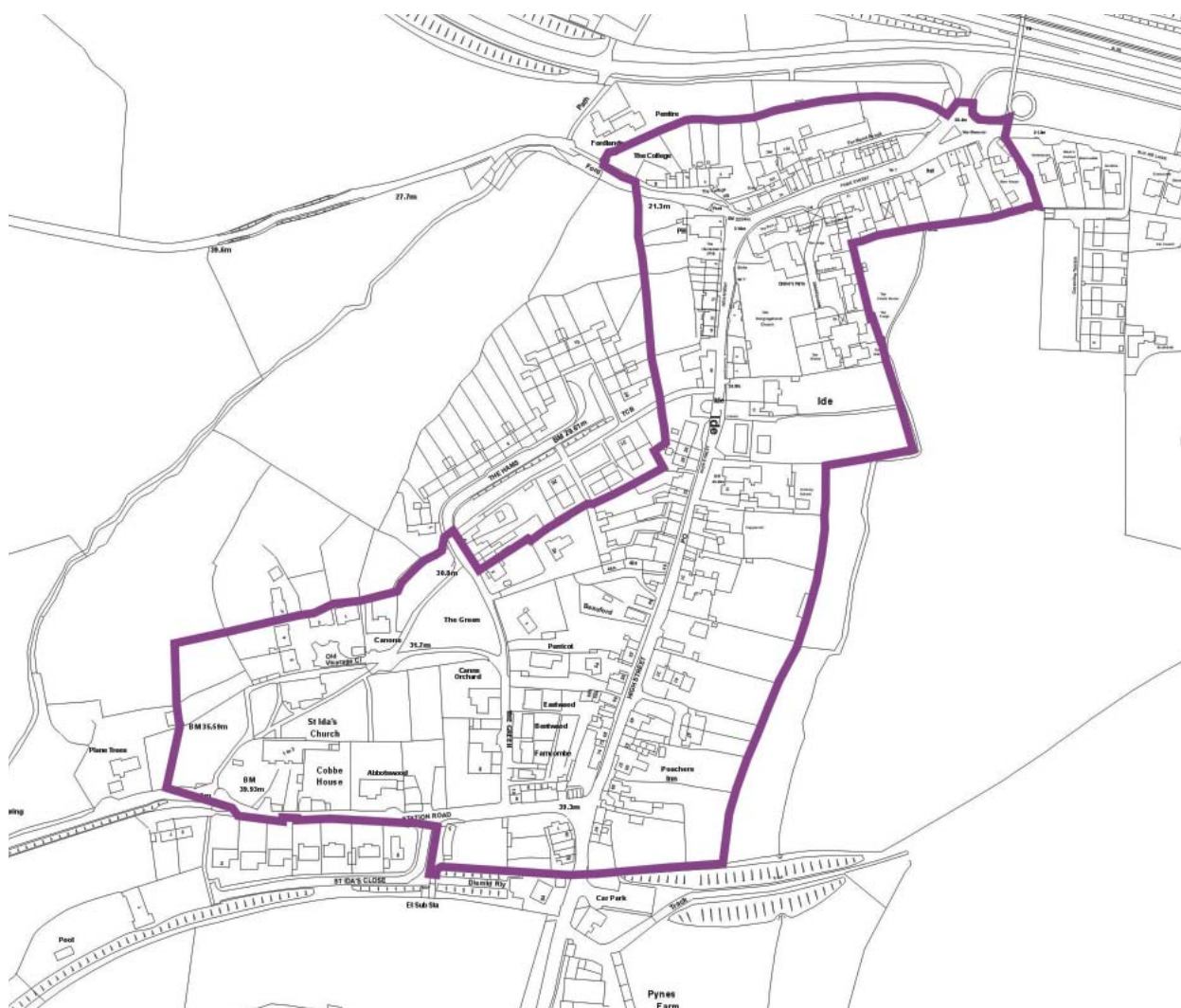
Evidence of early settlement, in the form of artifacts, building remains, middens etc, may be found in the conservation area. Land in the vicinity of the church, The Green and Canns House may have early remains below ground.

- The linear shape and open backland of Ide is one of its basic characteristics. This character should not be eroded further by development of gardens, orchards and meadows as these were integral to the historic plan.

The scope for development within the conservation area is very limited. Linear additions may be possible if carefully integrated with the historic development pattern.

- Archaeological remains in Ide 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

With a few exceptions the architecture of the village is essentially vernacular. Characteristic groups of buildings are pre 19th century, thatched (or formerly thatched), with rendered stone/cob walls and small casement windows. The most outstanding group is centred on the 15th century house at The College and The Huntsman pub. If the lost thatch was reinstated this would be one of the most picturesque localities in Devon. Other significant groups on both Fore Street and High Street epitomise the historic character of Ide.

Between these older buildings are a variety of unpretentious 19th century cottages and working buildings, notably the mill. Some of these buildings may incorporate earlier fabric, such as walls or roof trusses, which illustrate ways in which the village has evolved. Many buildings of this age exhibit good brickwork.



The College



High Street

For the most part, the buildings themselves provide enclosure to Fore St and High St and this is a strong characteristic of the village. Where modern developments have deviated from this tradition the results have diluted the historic character.

The best 'designed' buildings in Ide conservation area are Canns House, the school and the congregational chapel.

The Church, apart from the tower, is an early 19th century interpretation of gothic.



Fore Street

The School

6:0 BUILDING MATERIALS

The older buildings of Ide are built of rubble stone and cob with a protective coating of render and limewash. Only the Church tower exhibits good early stonework, although this was almost certainly rendered in the past as well.

From the 19th century local stone and Exeter brick became the standard building materials in the village. This palette of red breccia, purple veinous volcanic trap and red brick results in pleasing combinations, which are both complementary and subtly contrasting. The prevalence of tuck pointing is a characteristic feature in Ide.

Prior to the 19th century thatch was virtually ubiquitous and the village as a whole would benefit from a revival, not only on formerly thatched properties but also on new build in sensitive locations.

Natural slate has been the commonest roofing material for the last 150 years. Some clay tile is evident but its use is not widespread and does not appear to date back many years.

Enclosure is provided by local rubble stone walls. The stone is laid in lime mortar with a coarse textured aggregate. Older stone and cob walls are rendered with lime mortar and capped with clay tiles or slate, (thatch may have been used historically).

Boundaries to the rear of properties are mostly planted. Traditional native species must be favoured over exotic and evergreen varieties.

- The purple volcanic trachybasalt (known as volcanic trap), which is so characteristic of Ide is extremely scarce. The original quarry at Pocombe has been developed and an alternative source is needed. A source for red breccia is also needed for use in Exeter as well as Teignbridge.

Teignbridge will work with Ide Parish Council, Devon County Council and Exeter City Council to identify a suitable source for this material.

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



Buildings of early origin have often been extended and altered in later centuries



Tuck-pointed Trachybasalt



Cob boundary wall



Tuck-pointed brickwork

7:0 POSITIVE CHARACTER FEATURES

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

7:1 WATER: The sight and sound of running water is a strong positive feature of Ide. Fordland Brook, especially the dual- purpose stream and lane at The College is the most memorable example. The gully that runs down the lower end of High St is a distinctive feature. Although less prominent, the higher part of that stream and the whole of the mill leat are also important.



High Street



Fordlands Brook



Mature trees complement the setting of the historic church and The Green at the ancient core of the village.

7:2 TREES: The best specimen trees are in the vicinity of the 'old' village. The yews in the churchyard, the cedar close to Canns House and the line of trees adjacent to The Green are notable. Trees in gardens and the School grounds also make a considerable contribution to character. Generally, trees should be retained and new planting must be carefully chosen to suit the location.

7:3 ORCHARDS: Historic maps illustrate how prevalent orchards were in and around Ide. The remnants that remain should be incorporated within the Conservation Area and managed sustainably. New orchard planting could be encouraged with the participation of the school. The space adjacent to Drakes Farm is one suitable location.

7:4 GARDENS: Traditional cottage gardens and planting in front of houses makes a positive contribution where it remains. Colourful and fragrant plants are particularly welcome.

7:5 OPEN SPACE: Apart from the surrounding countryside and rear gardens, the most important open spaces are The Green and the area immediately west of Drakes Farm. Both contribute positively to the setting of the historic buildings in the vicinity.



The Green



The paved and planted area adjacent to the Old Mill marks the site of the former millpond. This would benefit from interpretation

7:6 VIEWS: The views available into the conservation area emphasise the importance of the agrarian setting of Ide. The views out from High St are funneled towards Exeter. The prospect is presently attractive, with few buildings, some fields and a great number of trees. Development of the slopes on the north side of the Alphin Brook could detract from these views. Exeter City Council must be made aware of the importance of this green backdrop to the character of Ide.

The fields and hills visible to the west from Fore St are also a very attractive backdrop feature. Views down High Street are attractively framed by the hillside beyond. This applies equally to glimpses between buildings which illustrate the proximity of the countryside.



8:0 NEGATIVE CHARACTER FEATURES

8:1 MOTOR VEHICLES: The village generally is blighted by vehicles. The problem is severe on High St where a combination of parked cars and through traffic severely harms the amenity and character of the space. Apart from the visual intrusion, they also destroy the rural ambience with noise pollution and fumes.



Traffic congestion on High Street

8:2 REPLACEMENT WINDOWS, DOORS ETC: There are many 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 control and reverse these changes will need to be considered when resources enable the use of these powers.

8:3 FLOORSCAPE: Both road and pavement surfaces are generally poor and harmful to the character of the village.

8:4 OVERHEAD CABLES: Ide's character is spoiled by overhead power cables. This is particularly obvious in Fore St and The College whose character could be enhanced by services being put underground.

8:5 GARAGES: There are a number of untidy and unattractive garage buildings in prominent locations.



Too often traditional surfacing has been obliterated by tarmac or concrete. Note how the cobbles efficiently channel water away from the base of this wall, as well as adding visual interest to the floorscape.

APPENDIX ONE

CHARACTERISTIC FEATURES OF BUILDINGS IN IDE

BASICS

- Steeply pitched thatch or slate roofs, both incorporating traditional ridge types.
- Attached or terraced cottages, single room depth plan built tight to, and mostly parallel with highway.
- Pre 1800 century buildings generally exhibit smaller, squarer casement windows with a dominance of solid over void.
- Development post 1800 mostly incorporates vertical sliding sash windows but even the casements tend to have a vertical emphasis.
- There is a general absence of decorative features such as doorcases, string courses, decorative bargeboards etc. Character is derived more from the use of traditional materials on simple building forms than from any conscious effort to create an effect.
- Chimneys are a significant feature of the roofscape. They range from massive rendered stone flues on older buildings, to slighter brick stacks on Victorian buildings.
- Most buildings within the conservation area are conventional two storey structures. Dormers are generally absent, especially on prominent roofslopes.



PALETTE OF MATERIALS

ROOFING: Thatch and slate with traditional ridges. Corrugated iron is suitable for use on outbuildings

RAINWATER GOODS: Cast iron ogee or half round gutters.

WALLS: Render is common but the texture, finish and colour need to be chosen to suit the character of individual buildings. Limewash is eminently more suitable than masonry paint. Only local red breccia or volcanic trap (Trachybasalt) should be used as facing stones. Red brick matching the local type in both colour and texture is appropriate, but attention must be paid to simple decorative detailing. Tuck pointing is unusually common on both stone and brick walls.



Rendered and limewashed walls with thatched roof epitomise the original building forms in Ide



Victorian brick dwellings also have character



Original guttering is attractive

WINDOWS AND DOORS: Painted softwood is prevalent but an opaque stain may be acceptable on new-build. Most windows are placed close to the faces of buildings.

ENCLOSURE: Local stone, rendered cob and iron railings are used on street frontages. Red brick may find limited use in some locations. Blocks laid flat, capped and rendered to match old cob walls may also have a place. Boundaries with farmland are most commonly Devon banks and/or native species hedgerows. If space is tight between plots hazel hurdles are an option.

SURFACING: Cobbles, setts, patterned engineering bricks and limestone or granite kerbs are the most appropriate materials but they may be judiciously combined with blacktop or hoggin (compressed aggregate). Dark grey or red (to match building materials) brick pavements may be incorporated sparingly in new development.



Historic windows need to be cherished



The proportion and elegance of traditional joinery has great charm



Cobbling should be repaired and, where possible, reinstated



MATERIALS TO BE AVOIDED

ROOFING: Artificial slate, tiles (especially concrete), industrial box profile sheeting, shingles and modern types of ridge cladding.

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

WALLS: Re-constituted stone, weatherboarding, slate hanging and textured renders other than roughcast.

WINDOWS AND DOORS: PVCu, stained timber and powder coated metal frames are all incongruous. Half round or ogee gutters in cast iron. Aluminum or plastic may be acceptable in the right profile and colour.

ENCLOSURE: Larch-lap or close-boarded fences and evergreen hedges, especially conifers.

SURFACING: Large areas of blacktop, concrete or loose chippings ought to be avoided. Brick pavements should be avoided in prominent locations.

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.**



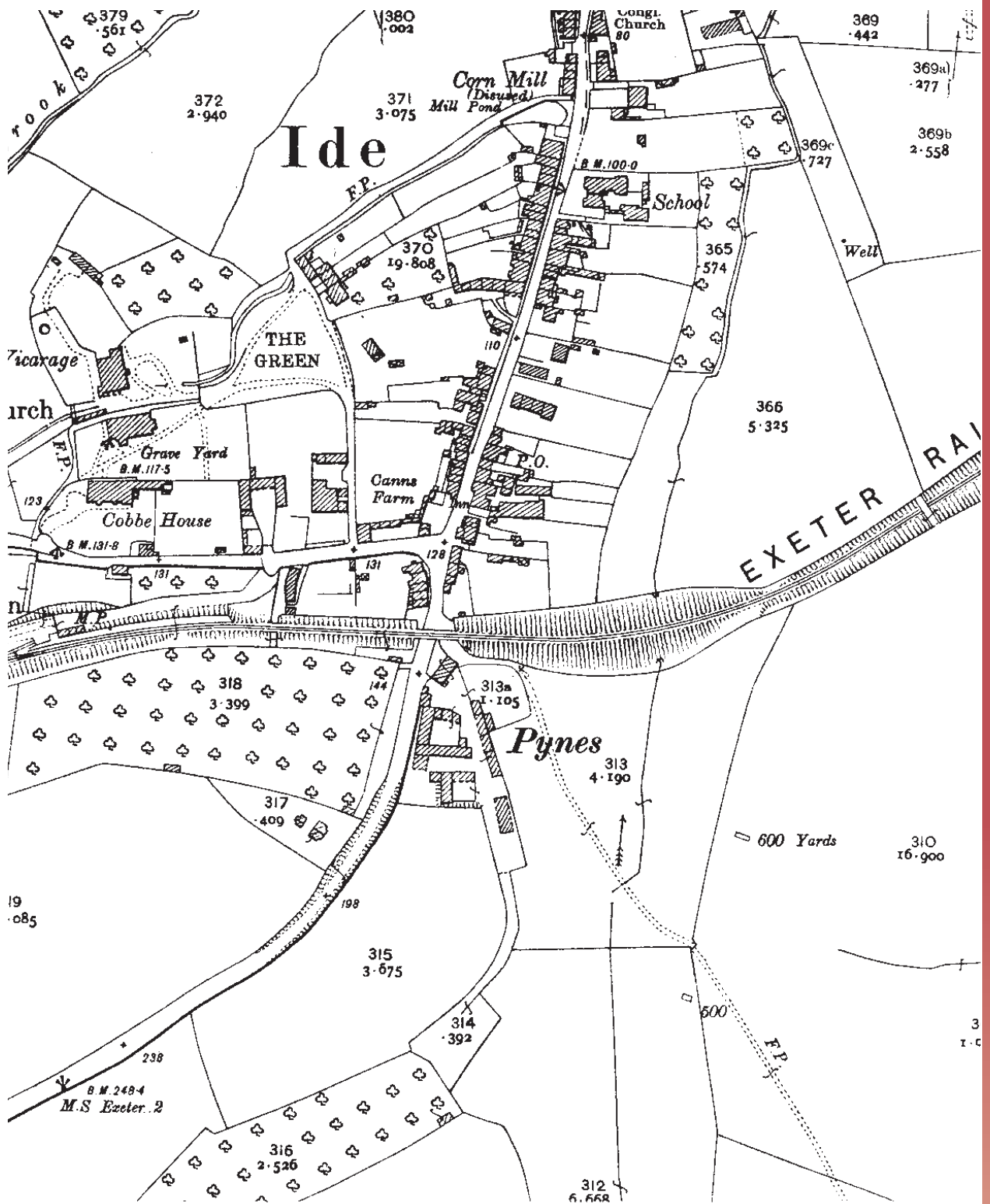
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Key to Character Survey Map

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







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

Ref. No.	Grade	Date of Listing	Item
85481	II	1978	Nos.2, 3 & 4, The College
85482	II	1978	Nos.5 & 6, The College
85483	II	1978	Nos.7 & 8, The College
85484	II	1987	Retaining wall to Fordland Brook & Bridge
85485	II	1987	Drakes Farm & St Idas
85486	II	1987	No.16, Fore St
85487	II	1987	Nos. 26 & 28, Fore St
85488	II	1961	Parish Church of St Ida
85489	II	1987	Cornish headstone 1½m east of the porch of the Church
85490	II	1987	Coplestone headstone 1½m north east of the porch of the Church
85491	II	1987	Hill chest tomb 7m east of the porch of the Church
85492	II	1987	Nicks headstone 7m south east of the porch of the Church
85493	II	1987	Cooke headstone 7m south east of the chancel of the Church
85494	II	1987	Browning chest tomb 8m east of the chancel of the church
85495	II	1987	Wheaton ledger stone 9m east of the porch of the Church
85496	II	1987	Toll chest tomb 14m south west of the eastern gate to churchyard
85497	II	1987	Lake chest tomb 17m south west of the tower of the Church
85498	II	1987	Fryer chest tomb 18m south west of the eastern churchyard gate
85499	II	1987	Lester pedestal memorial 19m south west of the church tower
85500	II	1987	Dudley chest tomb 28m south east of south east corner of nave of the Church
85501	II	1987	No.9, High St
85502	II	1978	No.11 (Poplar Cottage), High St
85503	II	1987	Ide School including iron railings and gates
85504	II	1978	The Huntsman Inn

Ref. No.	Grade	Date of Listing	Item
85505	II	1987	Tudor Cottage, High St
85506	II	1978	No.12, High St
85507	II	1978	Nos.16 & 18, High St
85508	II	1987	No.44 & property adjoining north, High St
85509	II	1987	Hillside, High St
85511	II	1987	Canns farmhouse, Station Road

GLOSSARY OF TERMS

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

Basalt: Extrusive igneous rock deposited as lava flows:

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

Burgage Plots: Early (usually medieval) form of settlement planning whereby land is divided up and sold or leased for development. Plots are mostly long and thin, with a narrow frontage to a principle street.

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.

Lime: Binding agent in traditional mortars.

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

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

Permian: Geological period approximately 250 million years before present.

Trachybasalt: Extrusive igneous rock, deposited as lava. Locally purple in colour, with vesticles (air bubbles) and white calcite veins.

Tuck-pointing: Method of pointing using mortar coloured to match the substrate, then marked with a precise incision which is filled with white lime putty. Gives the appearance of fine dressed stone or high quality brickwork.

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



Teignbridge District Conservation Area Character Appraisal