

High Dunchideock East Ogwell Higher Ash  
Kenn Kenton Kingskerswell Kings  
ad Teignmouth Trusham Abbots  
Chudleigh Cockwood Coffins  
Devon Square Doddisc  
Holcombe Burnell Ide  
Ringmore Shaldon Sto  
1 Bishopsteig  
Combeinteign  
leigh Dunch  
Kenn Kenton  
ead Teignmou



# Teignbridge District Conservation Area Character Appraisals

*Ipplpen*

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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## 1:0 INTRODUCTION

The Conservation Area Character Statement for Ipplepen 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 22 May 2001.

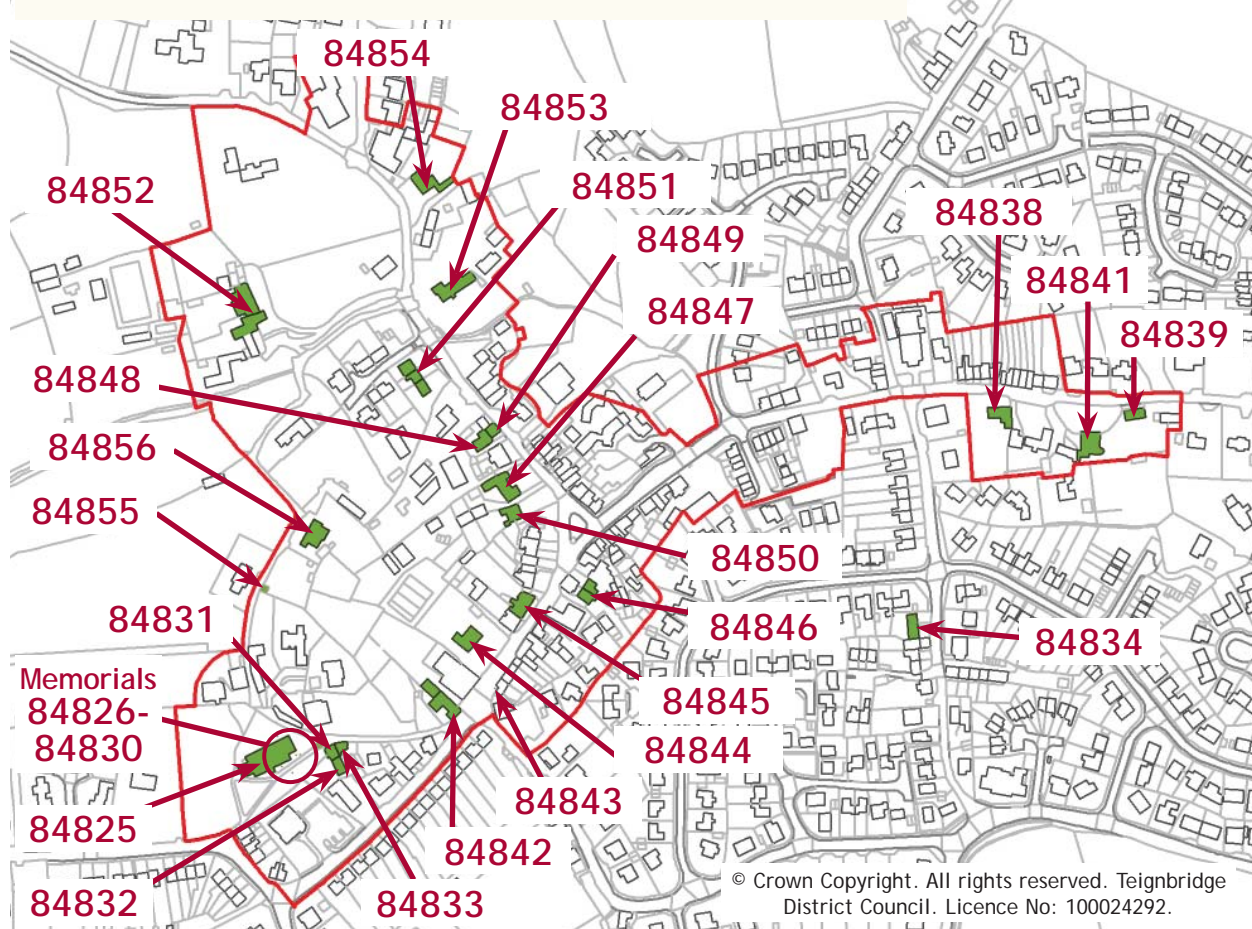
The feedback from the public and other interested bodies has been fully considered and a number of amendments have been made as a result - notably further amendments to the proposed Conservation Area boundary. The new boundary will be confirmed during the next few years and the Parish Council will be 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](http://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 undertaken 16th 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 =1, Grade II* = 0, Grade II =28.
Size of conservation area:	12 hectares



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

### 3.0 LOCATION & GEOLOGY



Ipplepen is a large village on a limestone plateau south-west of Newton Abbot. It seems to have been developed from an ancient core around the church, surrounded by scattered, but associated, farm groups. The village is close to the A381 from Totnes to Newton Abbot. This has encouraged 20th century infill development, closing the gaps between these farm groups. The appearance of this infill is not always complementary.

Many winding lanes approach the village from the south, west and north, from unspoilt countryside. Pastoral farming is typical, with some arable.

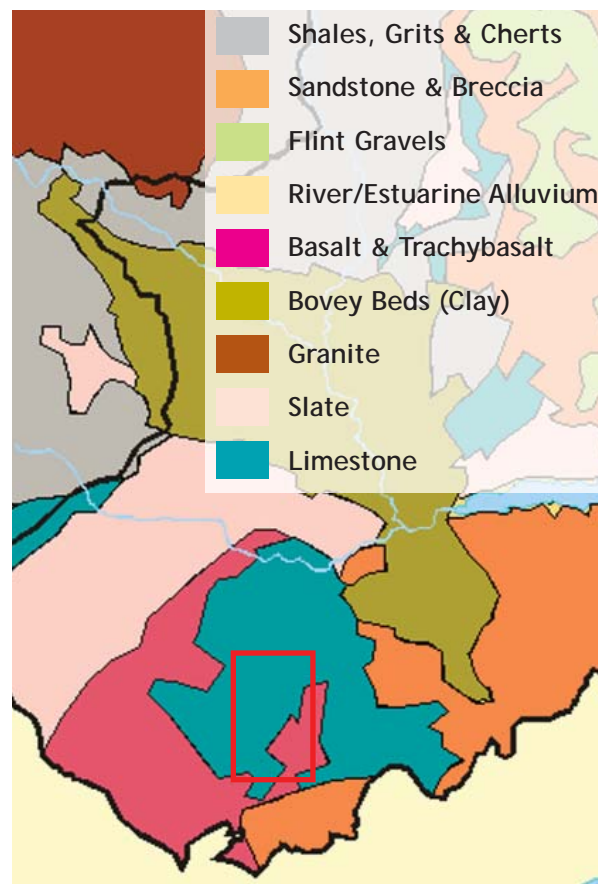
Middle Devonian limestone forms the higher ground at the west end of the village, on which the church is built. The lower ground to the east is formed of Middle Devonian slates. As they are softer, they have eroded more, especially in the shallow valley along North Street. A small outcrop of volcanic tuff is to the south of the village, but this and the slate does not seem to have been used in the past for building, limestone being the norm.

*Pale grey Devonian limestone is prevalent in Ipplepen.*



**Location**

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**Geology**

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## 4:0 VILLAGE MORPHOLOGY & ARCHAEOLOGY

The high ground at the west end of the village, composed of a weathered plateau of Devonian limestone, was chosen for the original site of the village. A possible ovoid enclosure to the north east of the church is suggested by alignment of roads in this area. Nott Street, Paternoster Lane and Fore Street from three quarters of this possible enclosure, its outline 'fossilised' by these roads. It is possible that this represents the early settlement at Ipplepen, focused on the parish church. However, here is no direct archeological evidence that the alignment of the roads represents an earlier enclosure, and may indeed have been formed by topographic or property ownership factors.

Building work in Silver Street and archaeological investigations on the new medical centre revealed medieval burials. This demonstrates that the graveyard was once larger and may have been associated with the Priory. In addition to burials, excavations on the medical centre site exposed the remains of medieval buildings that may also have formed part of the Priory complex of buildings.

Roads follow all of the surviving perimeter, preserving the curved boundary, along North Street, Fore Street and Paternoster Lane. This is typical of such enclosures, as is the location of the church, very close to the enclosure boundary. An identical arrangement survives at Stokenham in South Hams District, while other ovoid enclosures near Ipplepen are at Kingsteignton and Broadhempston.

To the north of the church, a large 19th century house in extensive grounds is known as The Priory. It has been suggested that this was the site of a medieval priory, founded as the daughter house of a French monastery and dissolved by order of the Crown in 1414. This area is suspected to contain archaeological remains of a sensitive nature.

Some parts of Ipplepen seem to exhibit evidence of a settlement of the medieval period. Both sides of Fore Street comprise one block, originally with narrow garden plots running back from the street frontage. Other smaller strip plots survive at the south end of North Street, while regular-sized fields along East Street marked on the 1842 tithe map, may have been laid out as tenanted small-holdings. The name of one, The Old Grange is interesting: a grange was a farm attached to a monastery. If there was a priory in Ipplepen, this could have been its farm.

Subsequent development of the village took place during the 19th century, when numerous terraced cottages were built, such as those in Dornafeld Road. Some shrinkage has taken place; a large farm complex east of the Priory has entirely disappeared.



*The simple plan of Ipplepen has been greatly diluted by modern development, especially to the south and east*



A large Methodist chapel was built at this end of the village in the late 19th century, while a small Roman Catholic church is probably of the 1920s.

- The ovoid enclosure, the churchyard and its immediate vicinity may preserve unusually early archaeological remains. Other parts of Ipplepen may have considerable archaeological interest relating to its origins and medieval growth.

- An Area of Archaeological Potential has been identified (see map below) to recognise the ancient parts of Ipplepen. Any planning applications involving ground disturbance within the identified area should be informed by an archaeological assessment. Approvals must incorporate archaeological conditions.

### Area of Archaeological Potential



## 5:0 ARCHITECTURE

The parish church of Saint Andrew is a fine building in the perpendicular style, with the tall buttressed tower and wide nave and aisles typical of south Devon churches. Its prominent location means it can be viewed from many locations within the village and beyond, notably from the east (i.e. fermoy's and the entrance to the village).

Traditional vernacular forms are common, although Ipplepen underwent something of a fashionable transformation in the late 18th-early 19th centuries. A particularly early one, of circa 1700-1750 is Jaxon House/ Vine Cottage, in Fore Street.

- Any building which is allowed within, or affecting the setting of, the conservation area (including garages and other service buildings), must be of a demonstrably high design standard incorporating quality materials. Applicants must show how their proposal will contribute positively to the character of the area and the setting of nearby buildings.
- The results of an Architectural Character Survey are illustrated on the map, along with a brief summary of the criteria used, in Appendix two.



*The Methodist Chapel*



*The medical centre is quite respectful in its scale and materials*



*Rosemount - a typical later Georgian residence*



## 6:0 BUILDING MATERIALS

Pen Recca slate quarry near Buckfastleigh is likely to have supplied slates in the past for the church and other high status buildings in the village. The colour of Pen Recca slates was a mix of blue-green and purple. The use of a blue-grey slate such as Trevillet or Delabole, perhaps with 'Heather Blue' (purple) slates on old and new buildings would help them fit in with the prevailing character. Of equal importance is their size, traditional local slates were long and thin, rather than large and regular. Thatch was much more common in the past than today.

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.

Owing to the pastoral farming around the village and the local geology, Devon banks with much stone content and mixed deciduous hedgerows form most of the enclosure. Many stone walls are also found in the village, of coursed or random limestone rubble, tightly laid in lime mortar with a coarse aggregate. Outside the village, occasional field walls, especially along the Torbryan road, are constructed of mixed weathered surface limestone and quarried material. Occasional higher-class buildings of the 19th century had walls and iron railings fronting the streets, for example Penlee, Fore Street and Wesley Terrace on East Street. New hedges and walls must follow this lead. Introduced stone, brick or render would harm the existing character. Single-species hedgerows of any kind would be uncharacteristic in the extreme, especially those of a coniferous variety.

- The characteristic architectural features and building materials of Ipplepen are summarized in Appendix one.
- Ipplepen is an area where thatch and slate were the predominant roofing materials in the past. Where a building was originally thatched and there are real townscape benefits to be gained by its re-instatement, this should be encouraged. Much has been lost, but its replacement on certain buildings, such as some of the houses along North and East Streets, would enhance these prominent early buildings.



*Limestone is the main building material, but it is often rendered and/or limewashed*



## 7:0 POSITIVE CHARACTER FEATURES

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

**7.1 TREES:** Specimen trees add considerably to focal points within the village, notably the lower end of Paternoster Lane and the environs of the Priory. The area around the Priory on the north side of the village is enclosed with Rhododendron shrubberies, with several mature trees in the grounds and along the lower end of Paternoster Lane.

Some hedgebanks behind the Roman Catholic church are extensively overgrown, with large mature trees. Close up, mature trees offer shade, shelter and ambience. Hedgerows provide visual and ecological links around the settlement. Where they are becoming overgrown, active management is needed if their character value is to be preserved.



*Trees enhance many views*

**7.2 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 orchard trees must be retained and new ones should be planted in gardens and some public spaces.

**7.3 WATER:** The stream, which passes just behind the Roman Catholic church is a feature where it crosses North Street and passes down the valley to the west. A cast iron drinking water pump on the corner of Fore Street and Clappitt Road is dated 1868. Its gothic design reinforced the upmarket appearance of Ipplepen in the 19th century.

**7.4 VIEWS:** Those out of the village to the west are dominated by the church; the elevation of this providing panoramic views of the eastern part of the conservation area. The mature trees to the north make a dramatic backdrop to this part of the conservation area.

The open countryside to the west means that the impact of developments such as farm buildings must be considered, even though their sites may be quite a distance from the village. Likewise, views of the church from the east must be protected from unsympathetic development on the edge of the village.

**7.5 SURFACING:** Some surviving remnants of historic surfacing illustrate the types of treatments used in the past. Traces of angular limestone and chert cobbles survive in strips along Dornafield Road and East Street. It is likely that other parts of the village were treated in the same way in the past.



*Historic cobbled pavement*

**7.6 THE POST OFFICE & PUBLIC HOUSES:** Ipplepen is unusual in that it still possesses its post office, an important adjunct of village life. The Wellington and Plough Inns provide traditional pub character for Ipplepen.

## 8:0 NEGATIVE CHARACTER FEATURES

**8.1 OVERHEAD CABLES:** Ipplepen has extensive overhead power and telephone cables on obtrusive tall poles. These are most obvious on the narrower parts of the main street and the conservation area would benefit from their removal and laying underground.

**8.2 CARS:** There is a considerable amount of on-street parking and traffic movement in the village. A small carpark is provided for the council houses near the church; it would benefit the older part of the village if a second one could be provided in East Street where this problem is worst. Parking in the vicinity of the war memorial needs to be restricted.

**8.3 WINDOWS & DOORS:** There are a lot of poor replacement units in Ipplepen. The use of modern materials and unsympathetic designs causes significant harm to the character of many buildings.

**8.4 STREET LIGHTING:** Both the lighting units and the urban glow they offer tend to undermine village character.



*The centre of Ipplepen suffers from excessive parking, traffic and congestion*



## APPENDIX ONE

## CHARACTERISTIC FEATURES OF BUILDINGS IN IPPLEPEN

## BASICS

- Steeply pitched slate or sometimes thatched roofs. Corrugated iron may also be considered traditional for sheds, stables, etc., depending on location and design.
- Clay tile ridges and mitred hips on slate roofs.
- Rendered walls in stone and/or cob, occasionally bare, but usually limewashed and often angled from base to eaves.
- Heavy limestone chimneys, often rendered 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 vertical sliding sashes in painted timber, normally with a vertical emphasis.
- Buildings either built tight to the roadside or within small front gardens enclosed by stone walls and sometimes railings.



## PALETTE OF MATERIALS

**ROOFING:** Slate, thatch in some locations 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. Some older outbuildings have unrendered weathered limestone walls or slate-hanging. 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:** Dependent on location, 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 cobbles, granite setts, hoggin or blacktop (if used judiciously). Rustic concrete setts may be acceptable in non-prominent locations.



*Waterworn cobbles*

# **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, close-boarded or chain link fencing and evergreen hedges, especially conifers.

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



*The choice of fencing can diminish the quality of a space*



## 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.**



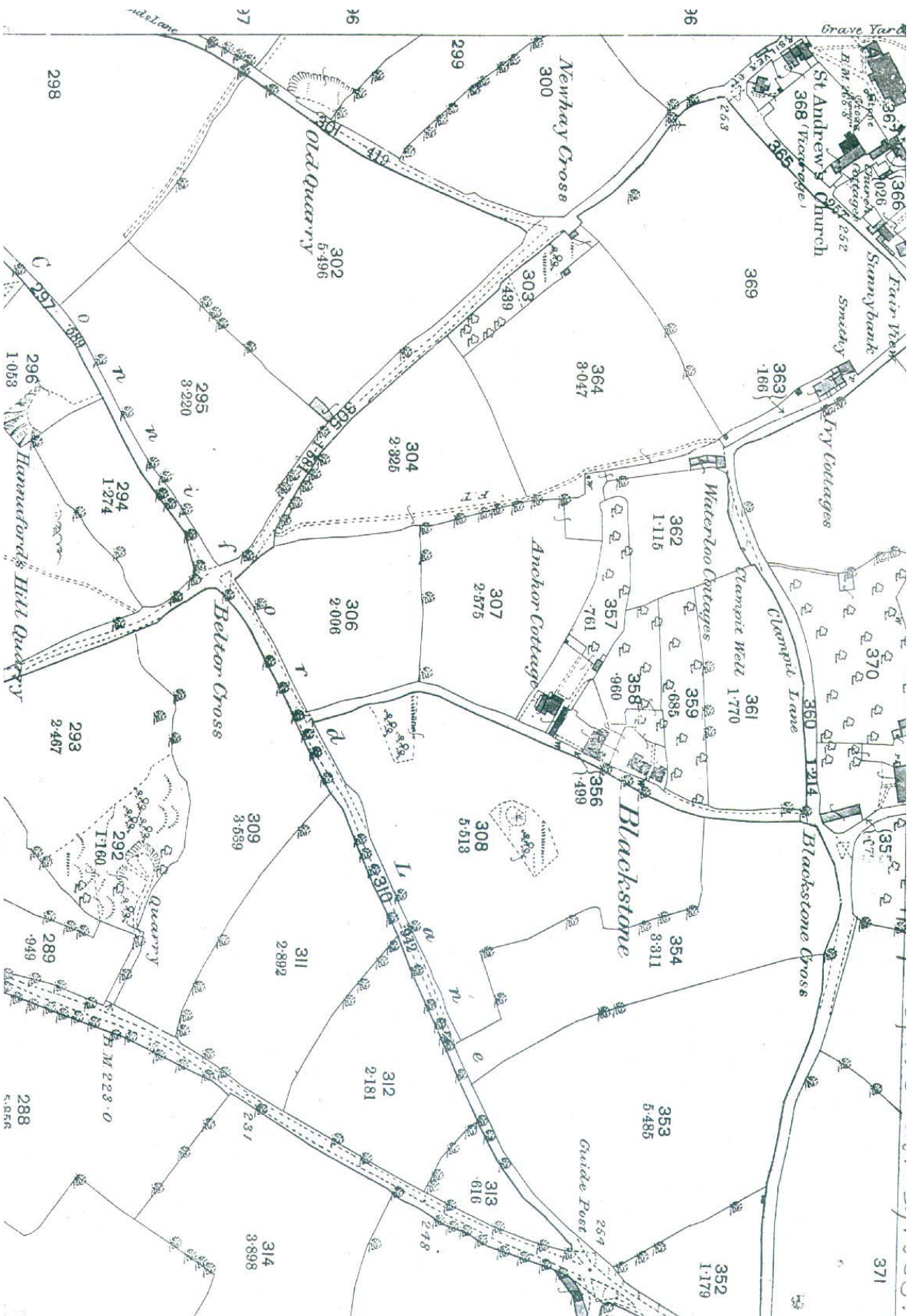
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## *Key to Character Survey Map*

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







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

## IPPLEPEN CONSERVATION AREA

Ref. No.	Grade	Date of Listing	Item
84825	I	1987	Church of St Andrew
84826	II	1987	Chest tomb 1m north of the chancel of the Church
84827	II	1987	Chest tomb 1m south of the Church
84828	II	1987	Bulley headstone 3m south of the chancel of the Church
84829	II	1987	Lamb headstone 3m south east of chancel of the Church
SAM	II	1987	Churchyard cross 5m south of Church
84830	II	1987	Chest tomb 6m south of Church
84832	II	1987	Church Cottage, Church Path
84833	II	1987	No.3 and White Cottage, Church Path
84838	II	1987	Penrae, East Street
84839	II	1987	Old Thatch, East Street
84840	II	1985	The Elms, East Street
84842	II	1987	Old House (formerly listed as Oldhouses), Fore St
84843	II	1987	Village Pump, Fore St
84844	II	1987	Penlee, including garden boundary wall railings and gate piers, Fore St
84845	II	1987	Vine Cottage, Fore St
84846	II	1987	Nos.1 & 2 Plough Cottages, Fore St
84847	II	1987	Nos 5 & 7, North St
84848	II	1987	No.15 (formerly listed as 2 cottages), North St
84849	II	1987	Lawn Cottage, North St
84851	II	1987	Nos.19, 21 & 23, North End Cottages, North St
84852	II	1987	The Priory, North St
84853	II	1987	Brooke House, North Street
84854	II	1987	Northlands, North Street
84855	II	1987	Garden House, Paternoster Lane
84831	II	1987	Lychgate 30m east of Church
84856	II	1987	Paternoster House including wall and door
84850	II	1987	No.1 Greenhill, North St
84841	II	1987	Rosemount including adjoining front garden area walls



## GLOSSARY OF TERMS

**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 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.

**Perpendicular:** Architectural style of the later medieval period, characterised by strong vertical forms.

**Stucco:** High quality rendered finish with a very smooth surface, often with incised lines imitating ashlar masonry.

**Tuff:** Extrusive igneous rock composed of fine airborne material which may be deposited on land or by settlement in water.

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



Teignbridge District Conservation Area Character Appraisal