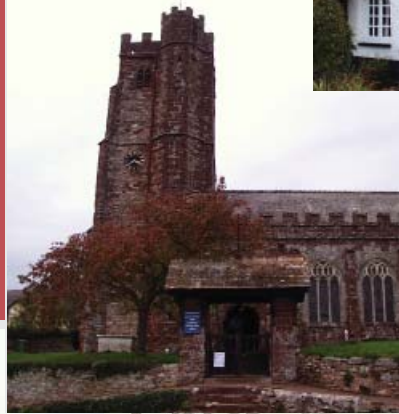


Teignbridge District Conservation Area Character Appraisals

Kenn



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

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

Acknowledgements

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

Consultations

Any comments, observations or suggestions relating to this document should be sent to:

Policy and Heritage,
Planning Department,
Teignbridge District Council,
Forde House, Brunel Road,
Newton Abbot, TQ12 4XX.
Tel: 01626 361101

Alternatively you may e-mail your response to: designandheritage@teignbridge.gov.uk

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If you need this information in a different language or format phone 01626 361101 or e-mail info@teignbridge.gov.uk.

1:0 INTRODUCTION

The Conservation Area Character Statement for Kenn 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 15th July 2002.

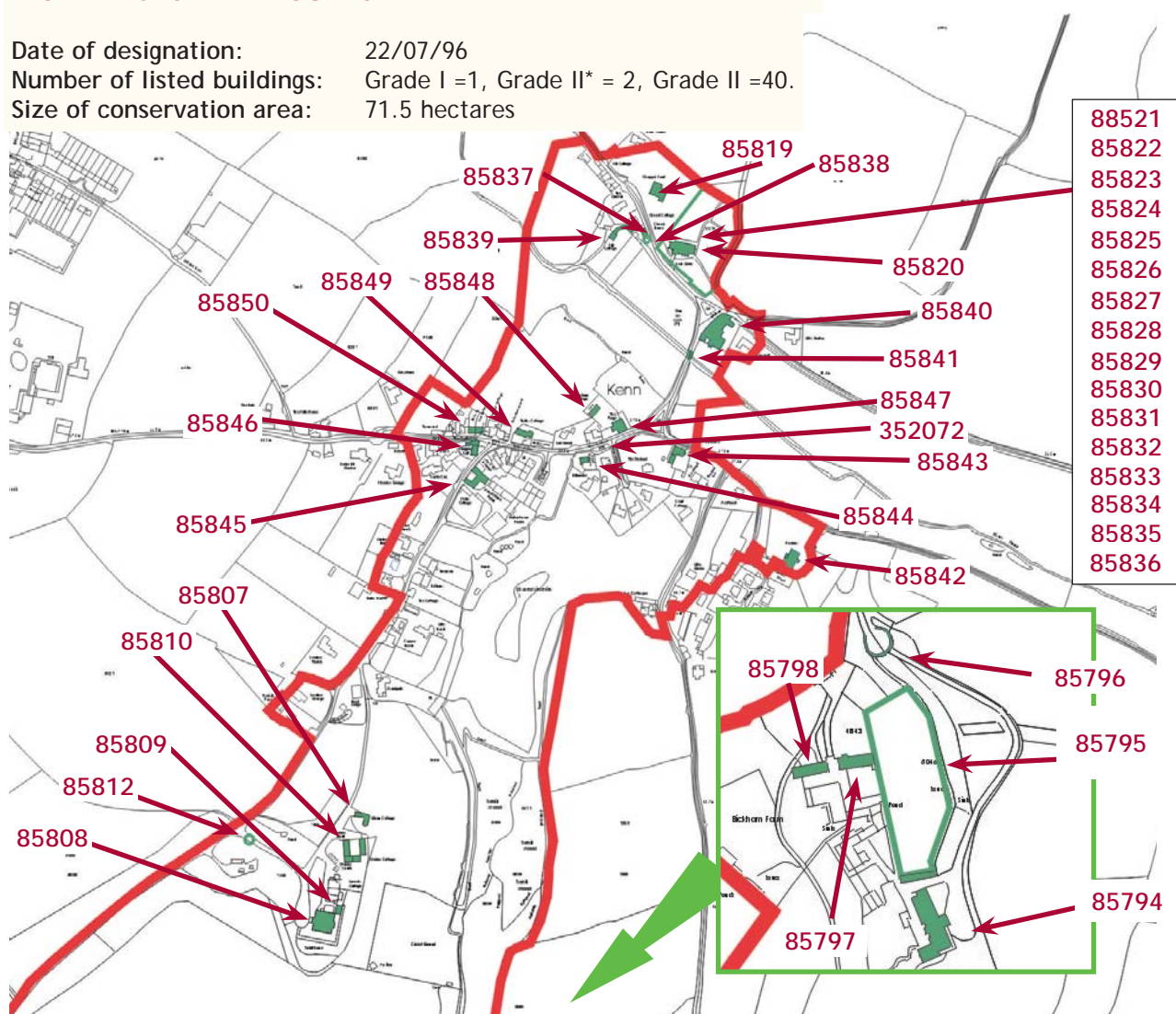
The feedback from the public and other interested bodies has been fully considered and a number of amendments have been made as a result.

This completed Character Appraisal has been adopted in May 2004 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 August 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. The revised Appraisal was approved on 4th January 2010.

2:0 FACTS AND FIGURES

Date of designation: 22/07/96
 Number of listed buildings: Grade I =1, Grade II* = 2, Grade II =40.
 Size of conservation area: 71.5 hectares



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

3.0 LOCATION & GEOLOGY

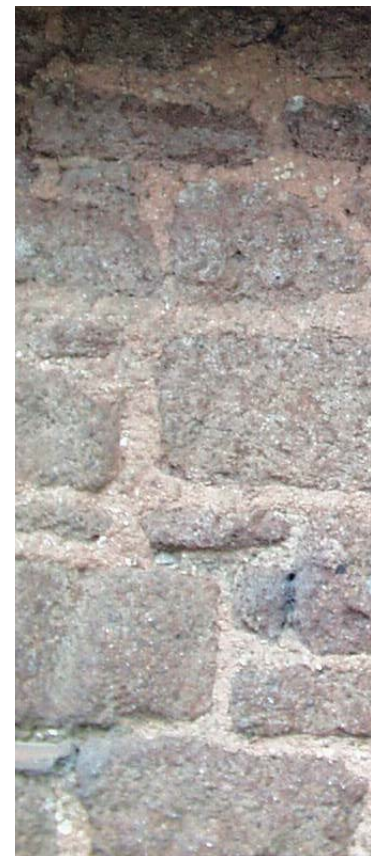
The greater part of the village of Kenn tumbles down a long shallow slope south of the river Kenn. The floodplain of the Kenn separates the village centre from its earlier location around the church to the north.

The conservation area includes the 18th & 19th century planned parkland landscapes surrounding Trehill and Bickham to the south west. These contribute much to the rural setting of Kenn and provide an attractive backdrop on the southern side of the village.

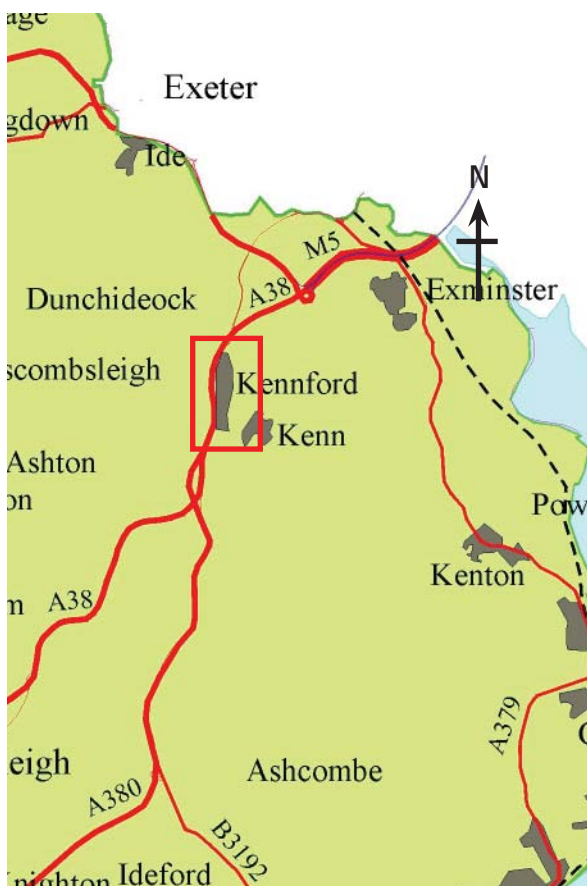
The surrounding farmland is mainly pastoral, with watermeadows along the valley floor. Many mature trees are to be found throughout the village, especially around the former vicarage and throughout the Trehill and Bickham parks.

Although Kenn appears to be a quiet rural community, the constant sound of the A38 trunk road a short distance to the west reminds the observer of the village's proximity to Exeter and its accessibility from farther afield.

Kenn is underlaid by Permian Breccia, with large deposits of Permian Red Sandstone immediately to the east. These stone types have had a distinctive effect on the built environment, with the Church of St Andrew making a particularly memorable statement in breccia at the north end of the village.

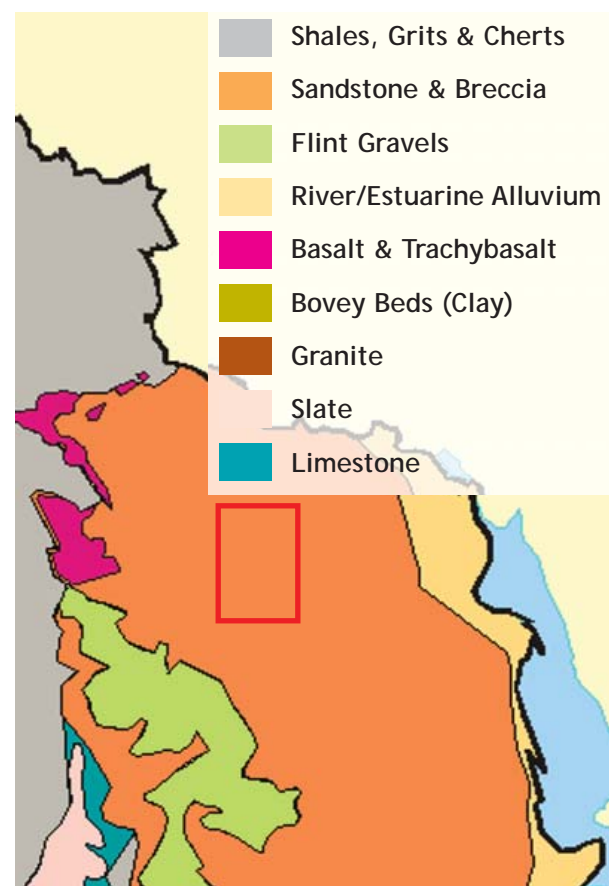


Red breccia is the ubiquitous stone in Kenn



Location

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Geology

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4:0 VILLAGE MORPHOLOGY & ARCHAEOLOGY

The south end of Kenn, along the road to Trehill House, has a very unusual linear plan. Rectangular plots, shown on the Tithe map of 1841 as gardens, occupy the east side, while a number of smaller plots on the west side contain houses. Similar planned settlement extensions tend to date from between the 12th and 14th centuries and were created by local landowners to increase their rentals. This example is unique in Devon for having the houses on one side of the street and the subsistence plots on the other. Similar small house plots occupy the west side of the main street, but in the main, these do not have subsistence plots opposite, except at the extreme south end. Elsewhere in the village, gardens are visible on the tithe map with no associated cottages, so an unusual method of land distribution may have been in operation. Such a system, where house-holds were allotted isolated plots of land, scattered throughout the parish, was prevalent in the medieval open field systems of the Midlands. It is therefore interesting that the field patterns around the village, especially to the south-west, preserve evidence of an open-field system, based on strip fields, subsequently enclosed on the former plot boundaries. Such a system was in use at nearby Kenton in the medieval period.

Two pieces of evidence suggest earlier settlement in the area. The former vicarage, east of the village, has an ovoid enclosure surrounding it and enclosing about 4.5 acres. Such enclosures may date from the pre-Conquest period and are often in church ownership.

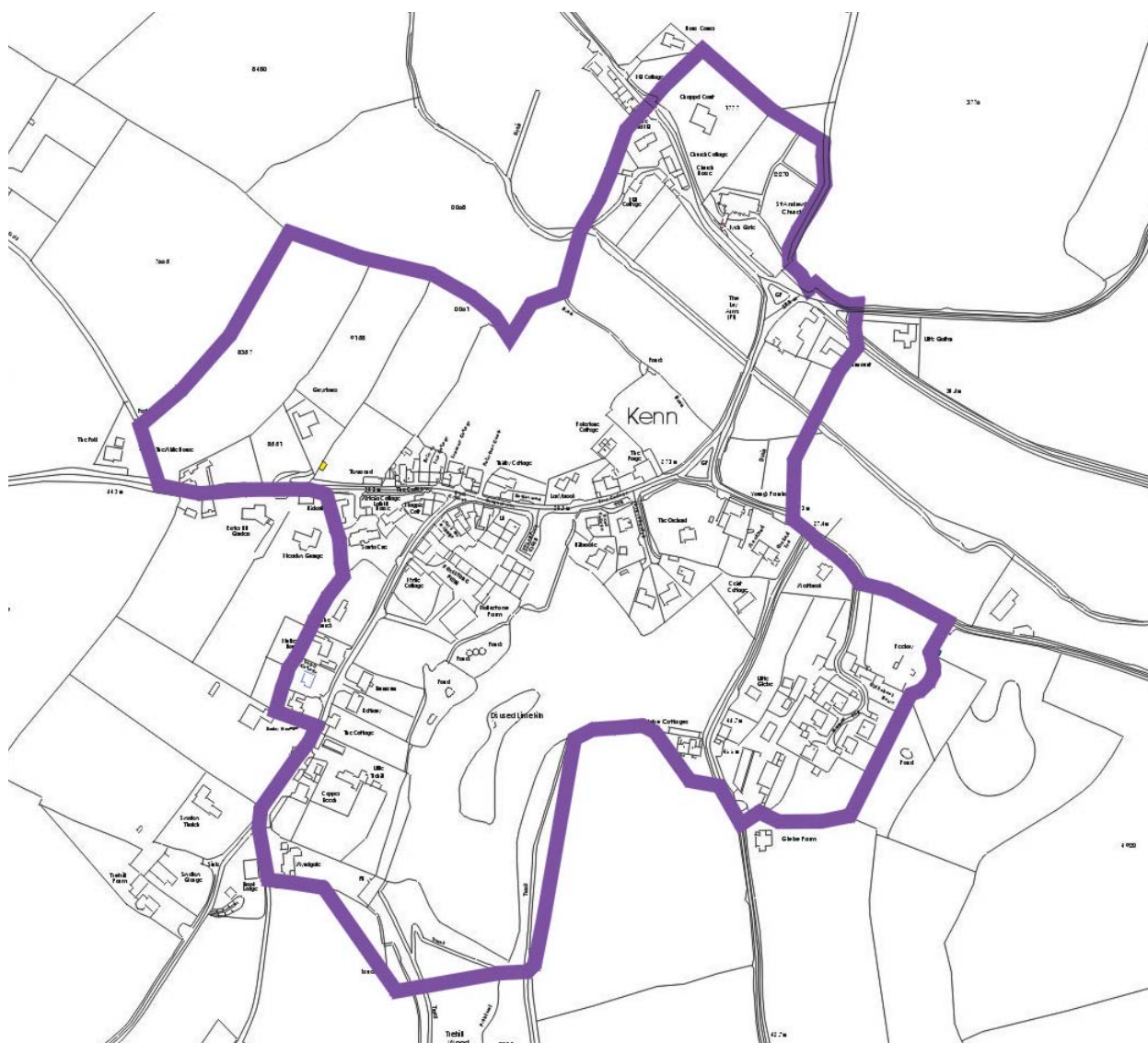
The Parish church, standing away from the main village in a large rectangular enclosure, with the medieval manor house and its mill, may be a pre-Conquest minster site. Similar enclosures have been identified at Bigbury and Harberton, in South Hams District. These are both at the centres of very large parishes, a pre-requisite for the hinterland of a minster.



Kenn has two settlement centres either side of the river. Meadows, orchards and the designed parkland landscapes of Trehill and Bickham are most attractive features of the conservation area.

- The historic plan of Kenn is an intrinsic part of the settlement's charm. This character should not be eroded further by backland or infill development, as gardens and fields between the settlement areas were integral to the historic plan. Development opportunities within and around the village are thus strictly limited.
- Archaeological remains in Kenn are particularly important. An Area of Archaeological Potential has been identified, taking account of its origins and development. New development proposals involving significant ground disturbance within the Area of Archaeological Potential should be adequately considered and the appropriate mitigation implemented. This advice may result in the application of a PPG16 paragraph 30 Condition on any consent granted that had an archaeological or historic building impact. However, this advice may also include recommendation for refusal if the impact on and loss of these resources was unacceptable.

Area of Archaeological Potential



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5:0 ARCHITECTURE

St Andrew's Church is a fine building of the late 15th century in the Perpendicular style. Rising above the road with its high buttressed tower and traceried windows, it dominates the valley and is visible from many locations within the village to its south.

The conservation area contains many pre-19th century vernacular buildings, of which the thatched groups around the church and at the lower end of the village street are notable examples. The southern edge of the village preserves more of these, although the appearance of many has been altered in the 19th and 20th centuries.

The grand houses of Bickham and Trehill (both listed grade II*) are indicative of the wealth with which the village used to be associated. Bickham is secreted away within the folds of the local topography and scarcely visible from outside its parkland. The Neo-Grecian splendour of Trehill is much more visible, especially for those who play cricket in its shadow.

The old manor house adjacent to the church is a splendid thatched building, medieval in origin, which has tremendous group value as well as being charming in its own right.

- 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.



Trehill



Chappell Court



Church of St. Andrew

6:0 BUILDING MATERIALS

Older properties are constructed of rubble stone and/or cob with render and (originally) limewash. Some properties now have their stonework exposed. While this was normal on outhouses and farm buildings prior to the 20th century, cottages were traditionally roughcast and houses stuccoed to protect them from damp and surface erosion.

Slate is a common roofing material, mostly Welsh but some from Devon or Cornwall. A good number of thatched properties remain and there were evidently many more thatched roofs in the past. Clay tiles from Exeter occur here and there, usually in a Double Roman pattern; they appear to be a 19th century introduction. The retention of these traditional roofing materials is essential if the quality of the townscape is to be preserved. 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 in prominent locations would help them fit in with the historic character of Kenn.

Window designs vary considerably but painted timber is the principal historic material. Where modern replacement windows have been inserted they have seriously undermined the character of the locality and the setting of adjacent buildings.

Cast iron rainwater goods also contribute positively to the character of the conservation area. Their retention or reinstatement should be strongly encouraged.

The most significant means of enclosure to the streets within the conservation area is provided by the buildings themselves. Many cottages front directly onto the street and this trend should be continued if any infill development is proposed. Stone walls vary in size and composition depending on their age. Older walls are built of local breccia, red sandstone and some cob. More recent walls use imported limestone, probably from Chudleigh or Torbay.

Hedgerows feature adjacent to some roads on the settlement edges and in the valley bottoms, but are more commonly associated with boundaries between, and to the rear of landholdings.

Breaches of established enclosure should only be considered where both the sense and the means of enclosure will be preserved. Large openings and visibility splays are intrusions which must be avoided.

Any re-surfacing should be designed to complement the prevailing character. Cobbles and setts could usefully be re-introduced as a roadside edging to cottage walls, or as a demarcation to driveways.

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



7:0 POSITIVE CHARACTER FEATURES

The special character of Kenn 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. The church steps use curved breccia blocks to create semi-circular flights - a very distinctive feature. Haldon flint and chert cobbles were probably used on paths and pavements. It is likely that other parts of the village were treated in a similar way in the past.

7:2 TREES: Specimen trees add considerably to the appearance of certain parts of the conservation area, notably the churchyard and the lower end of the village around the former Rectory. The parks of Trehill and Bickham and their approach drives are planted with many varieties of tree, both deciduous and coniferous. The old maps, especially that of 1889, show avenues and shelter-belts in the parks.



Occasional wild areas, such as along the banks of the River Kenn, have many naturally seeded mature trees and scrub. Several hedgerows around the edges of the settlement have survived and are extensively overgrown with mature trees, making these areas particularly sensitive to change.

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 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 GARDENS: Of many gardens shown on the 1889 OS map, several still survive, with their ancient plot boundaries. These must be jealously preserved as a link with the past. No new developments or subdivision should take place.

7:5 WATER: The River Kenn passes down the valley and beneath a charming stone arched bridge. It is very peaceful here, with the willow and alder trees casting their shadows over the water. The gurglings of a tributary stream beside the lane at the lower end of the village street add considerably to the rural atmosphere of Kenn.

7:6 HISTORIC GARDENS: Despite their importance, the parks around Bickham and especially Trehill, do not have much visual impact on the village. One reason for this is the large number of mature trees which break up and screen the different areas from each other. Within the parkland however, the landscape is dramatically different from that of the Kenn Valley. Large open spaces are broken up with occasional mature trees, both single and in groups. These provide vistas to which the eye is drawn, of the semi-natural landscape and man-made structures within it. To find two such parks in tandem is unusual and makes this part of the conservation area a very special and wonderful place.

The parks need archaeological recording, a project which could be tackled by local history groups, the Devon Archaeological Society, or a university archaeology department.

7:7 TREHILL & BICKHAM HOUSES: These two fine 18th and 19th century country houses retain all their outbuildings and in the case of Bickham, its planned 19th century home farm. They are a

feature of Kenn which is quite unique in the District.

7:8 VIEWS: Entering the village from the north-west, St Andrew's Church dominates the flat meadows of the valley floor. From here, Kenn village looks very rural, interspersed with large trees. Views to and from the area around the church are a vital characteristic of Kenn which must be protected.

An attractive backdrop of the Haldon Hills to the south is complemented by the valley parkland of Trehill and Bickham below. The impact of developments such as farm buildings or new housing schemes must be considered with relation to the conservation area, even if they are some distance away.



The River Kenn dissects the village and the meadows greatly enhance views to and from the church

8:0 NEGATIVE CHARACTER FEATURES

8:1 MODERN HOUSES: There are a number of 20th century houses which fail to complement the historic character of Kenn. Notably the bungalows in a cul-de-sac to the south of the main street. The form of development has resulted in a harmful loss of enclosure. Consideration should be given to the creation of a suitably designed enclosure along the street frontage here to reinstate focus to the streetscene. A Devon bank and hedge would seem most appropriate.

8:2 OVERHEAD WIRES: A profusion of power lines and telecom cables detracts from various parts of the village, most notably in views across the floodplain.

9:0 PROPOSED AMENDMENTS TO KENN CONSERVATION AREA

No additions to Kenn conservation area, but a new designation is proposed for Kennford. This has been the subject of some consultation which has had only positive feedback. Further consultation will be undertaken prior to any formal designation.

10:0 ACTION POINTS

10:1 PARTNERSHIP PROJECTS:

- Management and creation of orchards and meadows. Aim for wildlife resource and possibly access to a community orchard and wildlife area in the Kenn floodplain?

10:2 RESIDENTS:

- Avoid the introduction of suburban planting, enclosure and structures in obvious locations
- Only replace windows or doors with units which reflect historic character in terms of size, proportion and mode of opening.

APPENDIX ONE

CHARACTERISTIC FEATURES OF BUILDINGS IN KENN

BASICS

- Steeply pitched thatch or slate roofs, some clay tile. Corrugated iron, painted in subdued colours (eg: matt green or black) is traditional for sheds, garages etc., depending on location and design.
- Thatch roofs: flush or straight block-cut ridges. Slate roofs: clay tile ridges in subdued orange-brown or glazed black with mitred hips. Tiled roofs: dark red/brown clay 'roman' tiles. All exhibit traditional eaves details.
- Limewashed walls in coursed breccia or red sandstone rubble and/or cob. The latter construction is often tapered from base to eaves, with corners rounded off.
- Chimneys with tapered tops and rough slate drips, often rendered. Tops of shafts often re-built in brick - sometimes in a decorative 'estate' style.
- Pre-19th century houses have small windows, often set in deep reveals with a dominance of solid over void. 19th and early 20th century windows are of similar proportions, but larger.
- Traditional side-hung casements and vertical sliding sashes, with and without horns, in painted timber.
- Most buildings within the conservation area are conventional two-storey structures. Dormers are generally absent, especially on prominent roofslopes.
- Buildings often form enclosure, others have small front gardens with stone boundary walls or hedgebanks to the street.



PALETTE OF MATERIALS

ROOFING: Thatch and slate with traditional ridges and eaves.

RAINWATER GOODS: Half round or ogee gutters in cast iron.

WALLS: Lime render is common but the texture, finish and colour need to be chosen to suit the character of a particular building. Only local red breccia or sandstone should be used as facing stones - potential sources need to be identified for these. Red brick matching the local type in both colour and texture is appropriate if used judiciously.

WINDOWS AND DOORS: Painted softwood is prevalent but an opaque stain may be acceptable on new-build.





Historic windows ought to be retained



Old boundary walls are character features

ENCLOSURE: Local stone and rendered cob are used on street frontages. Red brick may find limited use in some locations. Boundaries with farmland are most commonly Devon banks and/or native species hedgerows. If space is tight and quick screening is needed between plots, hazel hurdles are an attractive 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.

MATERIALS TO BE AVOIDED

ROOFING: Artificial slate, concrete tiles, industrial corrugated sheeting, shingles and modern types of ridge cladding.

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

WALLS: Concrete, 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.

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.

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.**

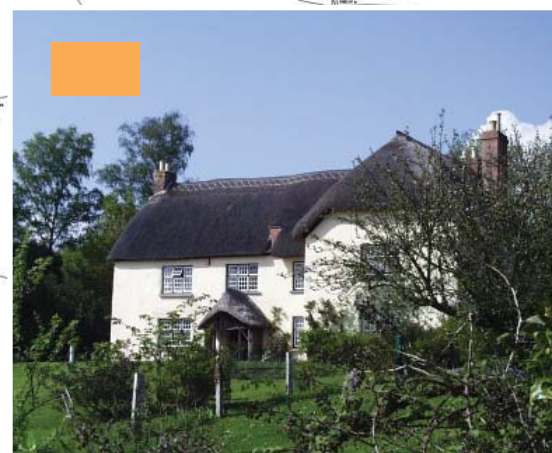
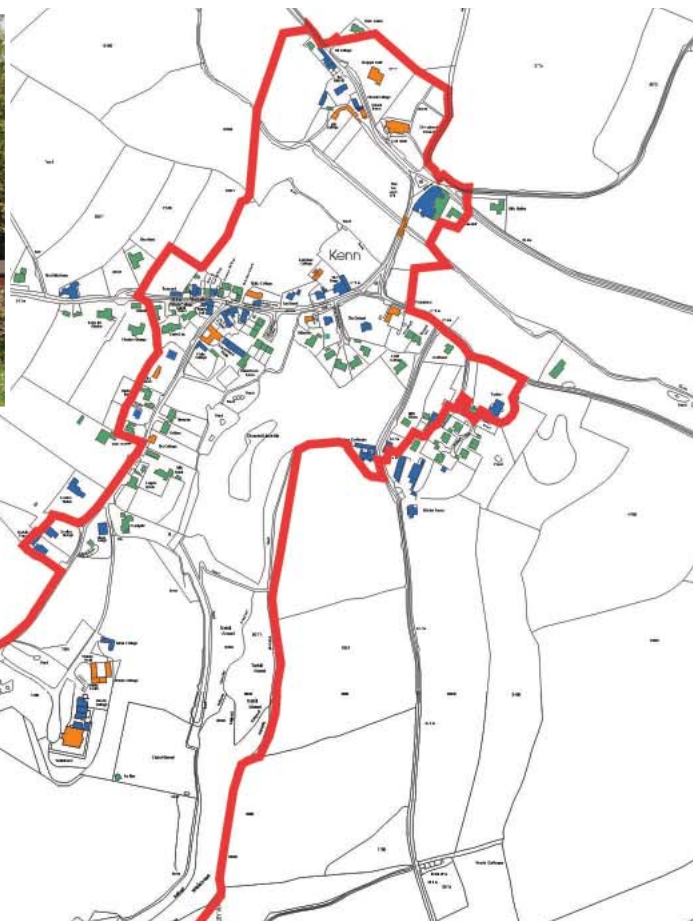
Category 3 : Neutral or Negative

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.

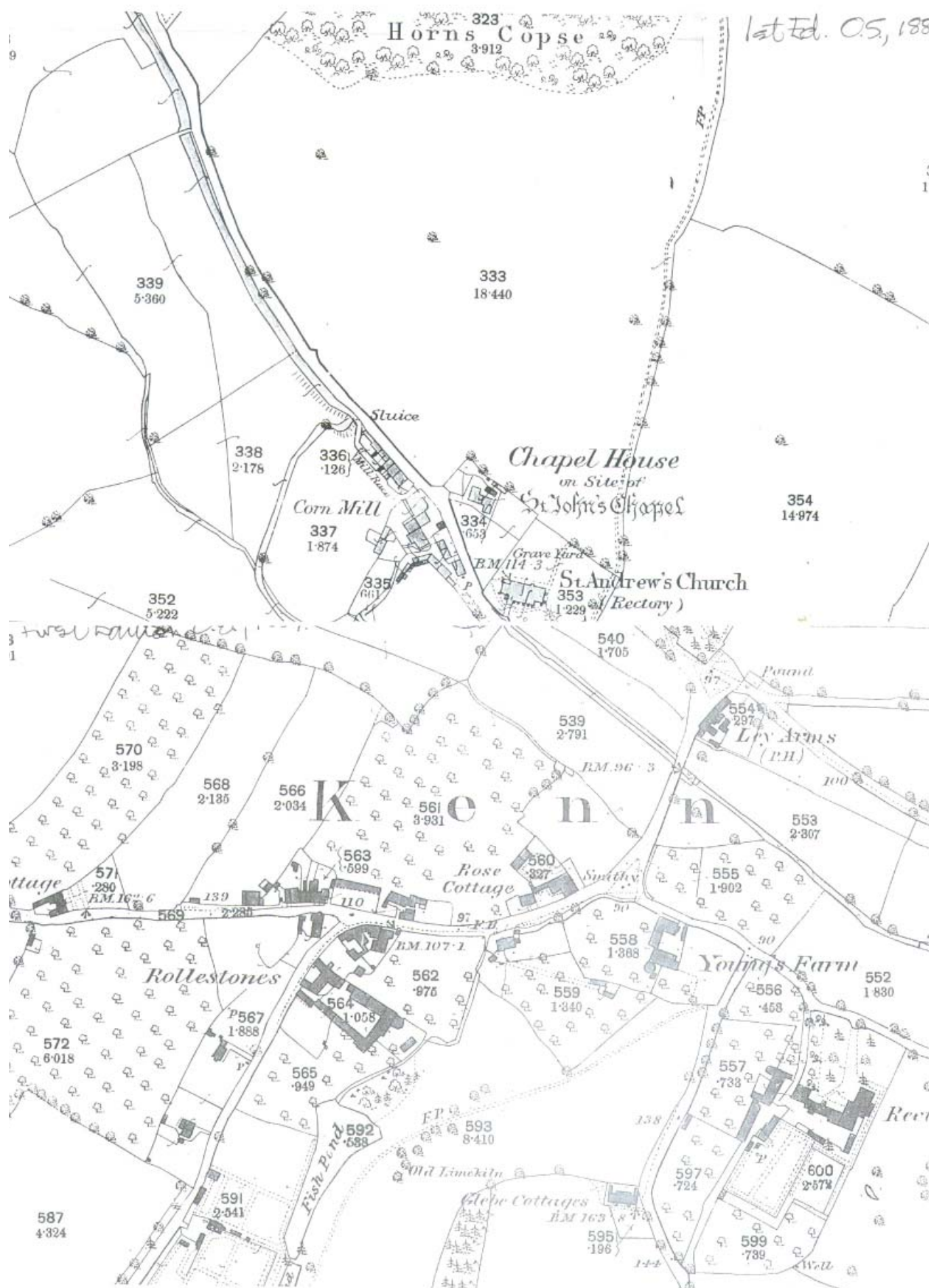
- **Proposals to enhance the conservation area by either re-modelling buildings, or re-developing sites in this category will be welcomed. Re-development will be expected to demonstrate a very high standard of contextual design and a thorough understanding of prevailing character.**



Key to Character Survey Map

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

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

Ref. No.	Grade	Date of Listing	Item
85794	II*	1952	Bickham House
85795	II	1988	Outbuilding 10m north of Bickham House & walls to walled garden
85796	II	1988	Piers, railings, gate-piers & gates to Bickham House
85797	II	1988	Bickham Farmhouse
85798	II	1988	Farmbuilding 10m west of Bickham Farmhouse
85807	II	1988	Thatched Cottage
85808	II*	1952	Trehill House
85809	II	1988	Orangery immediately north east of Trehill
85810	II	1988	Stable block at Trehill
85811	II	1988	Trehill Lodge
85820	I	1961	Church of St Andrews
85821	II	1988	Chest tomb immediately south of the west end of south aisle of the Church
85822	II	1988	Medieval masonry build into wall and shed north east of the Church
85823	II	1988	Volcanic trap headstone 1m south east of the porch of the Church
85824	II	1988	Parr chest 1½m south east of the chancel of the Church
85825	II	1988	Mary Tucker chest tomb 3m south of the tower of the Church
85826	II	1988	Group of three chest tombs 6m south of the centre aisle of the Church
85827	II	1988	Sarel headstone 7m south east of the chancel of the church
85828	II	1988	Simon Tanner chest tomb 9m south east of the chancel of the Church
85829	II	1988	James Eddy grave marker 10m north east of the vestry of the Church
85830	II	1988	Group of three Elliott chest tombs 10m north of the vestry of the Church
85831	II	1988	Churchyard cross 12m south of the Church
85832	II	1988	Amy Gibson headstone 15m east of chancel of the Church
85833	II	1988	Elizabeth Dewdney headstone 19m north of the vestry of the Church
85834	II	1988	Pair of Maine headstones 24m north of the west tower of the Church
85835	II	1988	Ley family chest tomb 37m north of the stair turret of the church
85836	II	1988	Lychgate to Church & flight of steps to the south

Ref. No.	Grade	Date of Listing	Item
85837	II	1988	Church House
85838	II	1988	Pump immediately south east of Church House
85840	II	1952	The Ley Arms
85841	II	1988	Road Bridge over the River Kenn south of the Ley Arms
85842	II	1952	The Old Rectory
85843	II	1988	Youngs Farmhouse
85844	II	1988	Brook Cottages
85845	II	1988	Rollestone Farmhouse
85846	II	1988	Magpie Cottage and Wisteria Cottage
85847	II	1988	The Old Forge
85848	II	1987	Rollestone Cottages
85849	II	1988	Thirlby Cottage
85819	II	1988	Chappell Court
85812	II	1988	Gate piers & gates at west entrance to Trehill
85839	II	1988	Mill Cottage
85850	II	1988	Fern Cottage
352072	II	1988	K6 (telephone Kiosk) opposite Ladybrook

GLOSSARY OF TERMS

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

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 in guttering.

Permian: Geological period approximately 250 million years before present.

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

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



4 Sept 09

Teignbridge District Conservation Area Character Appraisal