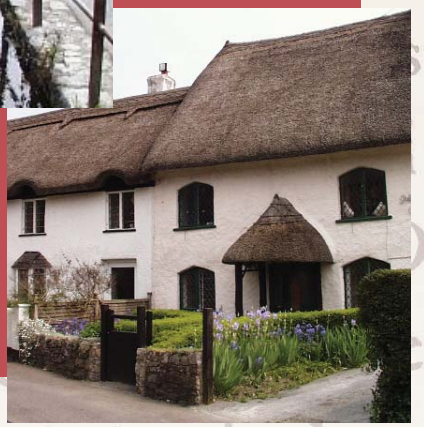

Teignbridge District Conservation Area Character Appraisals

Kingsteignton

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

CONTENTS

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 Kingsteignton 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 18thJune 2001.

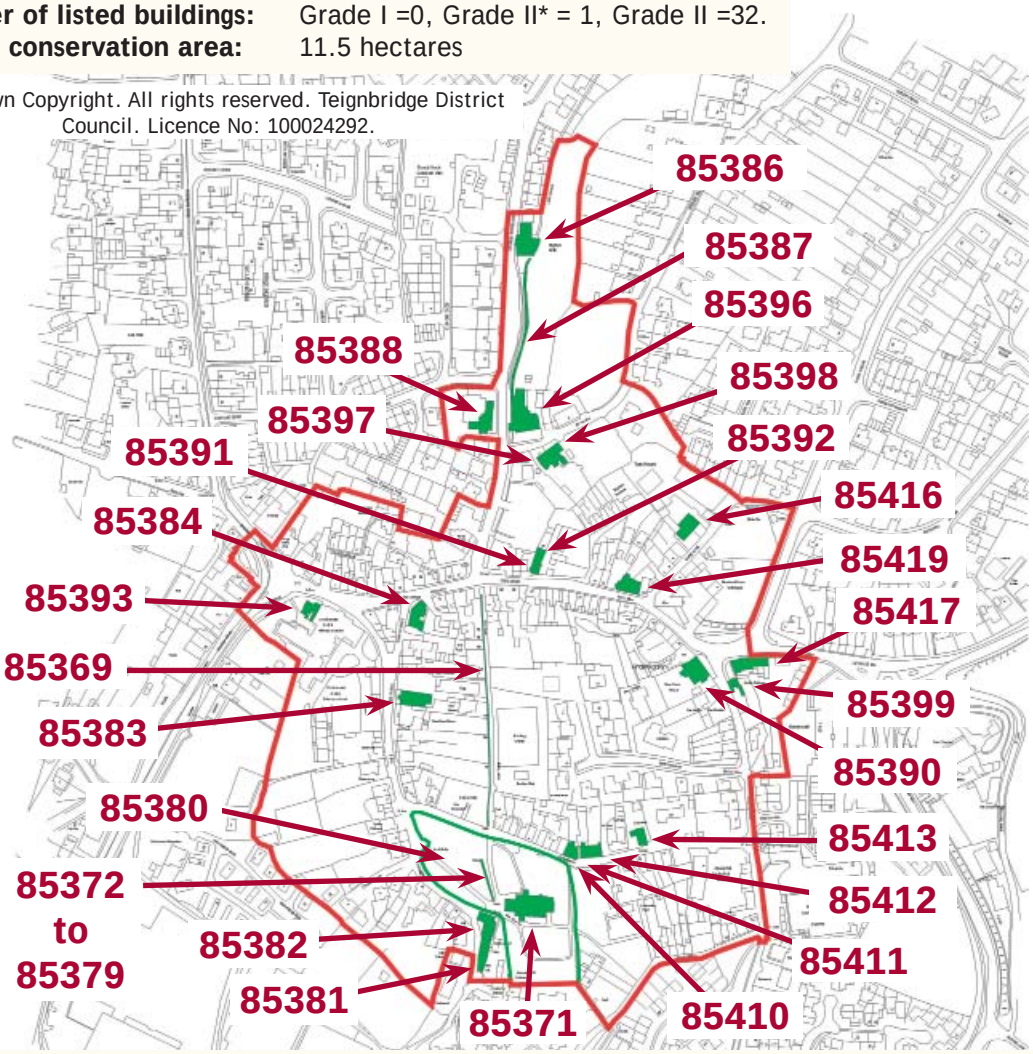
The feedback from the public and other interested bodies has been fully considered and a number of amendments have been made as a result - notably further amendments to the proposed Conservation Area boundary.

This completed Character Appraisal has been adopted via the Development Plan Steering Group as a document to support current and future development plans. Consequently its contents are now a material consideration for any planning application which affects the conservation area or its setting. It will be distributed to the utility companies, Devon County Council and other interested parties such as English Heritage. Printed copies will be available for public viewing at Forde House and it may be downloaded from www.teignbridge.gov.uk as well.

A review of this Character Appraisal was undertaken in September 2009, when its effectiveness was considered and necessary amendments made. Minor changes may be made with the agreement of the Parish. The revised Appraisal was approved on 22nd March 2010.

2:0 FACTS AND FIGURES

Date of designation: 28/02/77
Number of listed buildings: Grade I =0, Grade II* = 1, Grade II =32.
Size of conservation area: 11.5 hectares



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

3.0 LOCATION & GEOLOGY

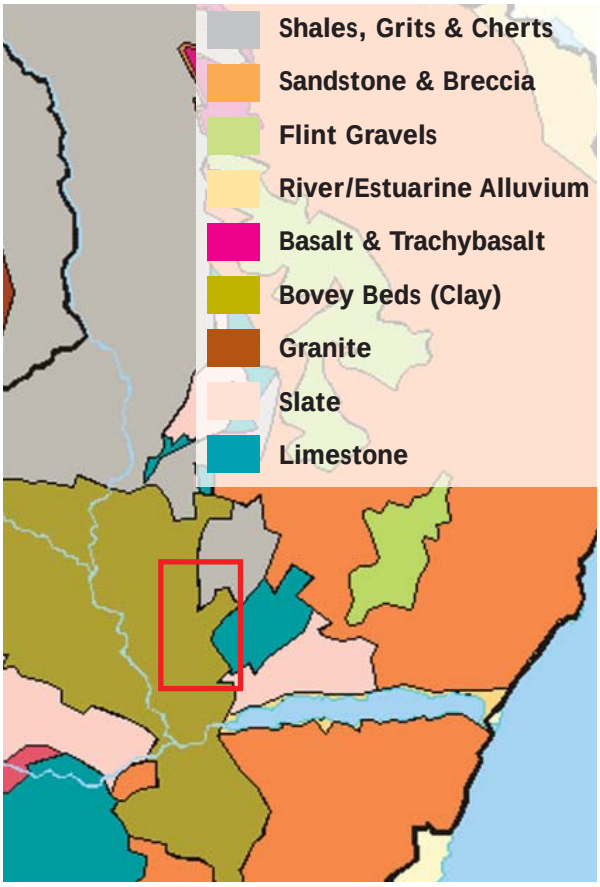
Kingsteignton lies on a low spur above the confluence of the rivers Yeo, Lemon and Aller and beside a stream, draining the high land to the north. The site was probably chosen for its position at the upper end of the Teign Estuary and just below the historic crossing point of the river at Teign Bridge. These factors would have made it ideal for trade, both water-borne and down the Roman road from Exeter, now the A380.

The village is approached from the north and east by several ancient routes off the Haldon Hills and along the north side of the estuary from Teignmouth. A causeway of unknown date, now the B3195, crosses the former marshes to the south-west to Newton Abbot, a new town founded by Torre Abbey in the 13th century. Other roads came down the valley from Bovey Tracey and Chudleigh.

The underlying geology consists of relatively recent Oligocene clays with alluvium in the valley bottom at the junction of the B3195. Deposits of upper Devonian slate are outside the village to the east, with middle Devonian limestone on the higher ground to the north-east.

Pale grey Devonian limestone is prevalent in Kingsteignton.

Location



Geology

4:0 VILLAGE MORPHOLOGY & ARCHAEOLOGY

The centre of Kingsteignton contains a large ovoid enclosure, which remains in the street pattern. Such enclosures are a feature of some settlements in south Devon. They commonly enclosed small settlements and fields of Dark Age date (circa 400-800 AD). The parish church is commonly found inside, but near the boundary, as here. Some may have been pre-conquest minsters, (ecclesiastical administrative centres). Future development of the Greenhill industrial estate site could restore an echo of the ovoid enclosure which has been erased here.

An archaeological excavation on the site of the Berry Meadow housing development revealed Saxon period field boundaries, while underlying pits contained Romano-British pottery. This is very interesting, as it suggests continuity of use of this site for almost 2000 years. The placing of the site, close to a suspected Roman river crossing, may mean that a settlement of that period was here. It is possible that some of these sub-circular enclosures re-use prehistoric sites and it is tempting to speculate that this could be the case in Kingsteignton.

In the later medieval period, Kingsteignton seems to have been developed with planned settlement blocks, possibly in response to the new town at Newton Abbot. These blocks are based on roads following the northern and western boundaries of the sub-circular enclosure. They are identified by the use of long, thin burgage-type garden plots with narrow street frontages, typical of planned towns and villages between the 12th and 14th centuries. Some 16th and 17th century houses have survived, fronting these plots.

Another (probably medieval) feature, which has a distinctive impact on the character of the conservation area, is the mill leat. This served at least two mills in Kingsteignton, one at the west end of Fore Street, the other immediately south-west of the church. The position, beside the church, suggests this may have been the manorial corn mill. It required the routing of the leat through the ovoid enclosure and most unusually, across the churchyard.

Later development of Kingsteignton probably followed the arrival of the railway in the 1840s and the rapid growth of the ball clay industry after the opening of the Hackney Canal in 1843. Many 19th century labourer's cottages were built, changing the character of the once quiet rural settlement to a large and busy semi-industrial village. The huge growth of the 20th century tends to mask just how ancient and historically significant Kingsteignton is.

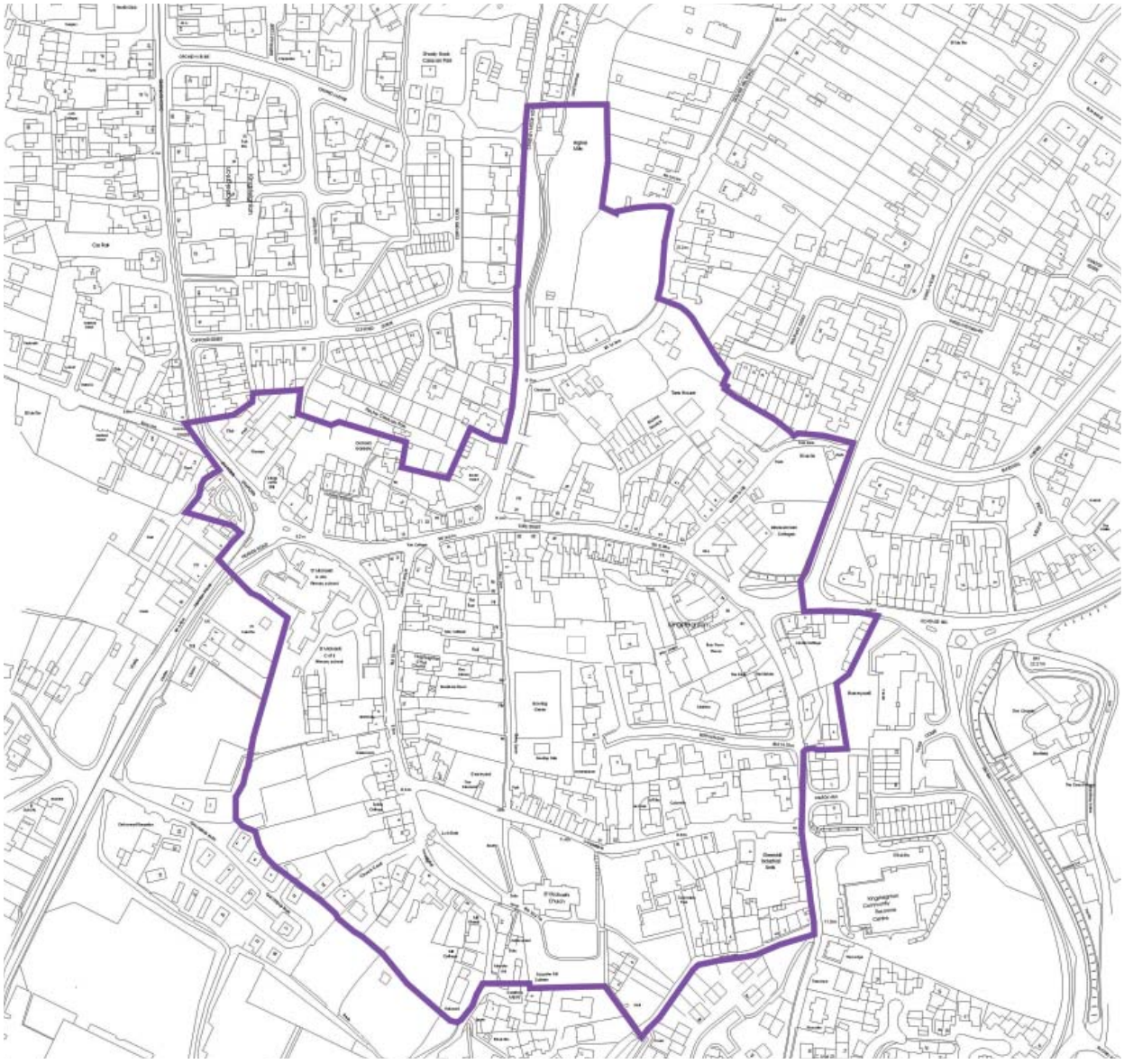
The ancient core of the village retains a remarkably high concentration of old buildings. Their variety reflects Kingsteigntons change from an open agricultural village to a thriving dormitory settlement based on industry and trade. The large and ancient enclosure marked is indicative of the importance of Kingsteignton in its early times.

- The shape and historical layout of Kingsteignton is one of its basic characteristics. This character should not be eroded further by backland development, as gardens and orchards were integral to the historic plan. The scope for enlargement of the village is thus strictly limited.

  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 Kingsteignton. Any planning applications involving ground disturbance within the identified area should be informed by an archaeological assessment. Approvals must incorporate archaeological conditions.

Area of Archeological Potential



5:0 ARCHITECTURE

Kingsteignton has a fantastic variety of buildings. There are early houses, such as the 15th century dwelling, (now subdivided into 49 & 51 Fore St), which retains smoke blackened thatch and ancient roof structure beneath its corrigated iron. The scattering of thatched, (or formerly thatched), cottages reflect the original vernacular buildings of Kingsteignton. Good examples include Berry Farm and 19 Crossley Moor Road.

The mills are fine buildings. The Higher Mill is an 18th century re-modelling of an earlier building, while the Lower Mill is a Victorian re-build. Having two such fine examples in one village together with such a wonderful leat, is very unusual and special.

No's 2, 4 and 6 Vicarage Hill are another Victorian re-modelling of a much earlier, probably 17th century building. They remain in need of a sensitive repair at the time of writing. Further up Vicarage Hill is the outstanding former Vicarage, (now The Chantry and Elmfield), which is one of the finest examples of "cottage orné" in this country. This lies within one of the areas proposed for the inclusion in the conservation area.

13 Church St - a fine historic building, surprisingly not listed

Brookside - now repainted and restored

49 &51 Fore St are a very rare survival from the 15th century.

2 & 4 Golvers Hill

Lower Mill - an impressive 19th century working building

The later, (or re-modelled), thatched properties at 2 & 4 Golvers Hill have tremendous character as does the restored Brookside.

Between the oldest buildings are attractive cottages of the 17th and 18th centuries plus a large number of simple 19th century homes. Some of these Victorian buildings are superbly constructed in local limestone and buff brick. Unfortunately none are protected by listing at present.

The church is a fairly typical 15th Century example, perhaps over-restored in Victorian times. That era did compensate in some way, however, with the excellent Gothic Revival lychgate.

- 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.

6:0 BUILDING MATERIALS

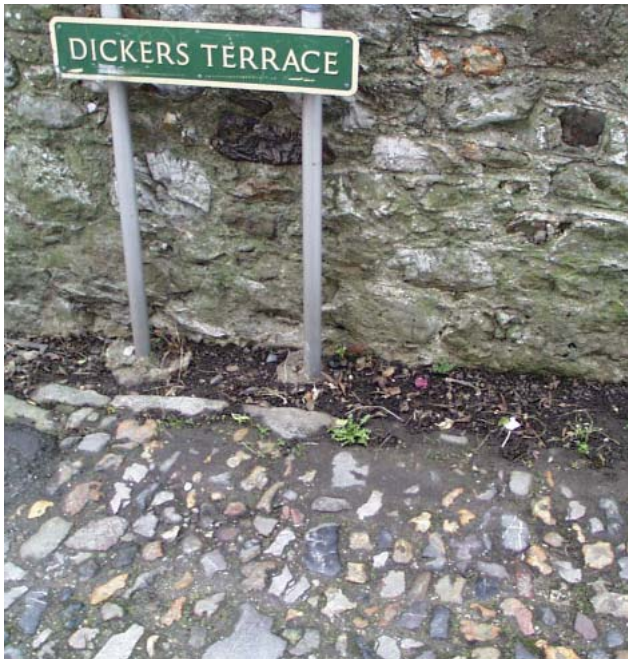
The older buildings of Kingsteignton are built of rubble stone and cob with a protective coating of render and limewash. Only the church and school exhibit good exterior grade stonework, although grey limestone rubble is a common material in boundary walls, with occasional breccia and waterworn chert from Haldon. The 19th century expansion in local brickmaking saw yellow brick used occasionally for chimneys and quoins. Perhaps surprisingly, this is not a more common material in Kingsteignton. Red brick from Exeter is also found in small quantities in the same contexts.

Prior to the 19th century, thatch must have been ubiquitous, since the local clays are not suitable for tile making. A few locations in Kingsteignton would benefit from its 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. Impetus for its use probably came with the railway in the 1840s, when Welsh slate became very cheap.

For the most part, the buildings themselves provide enclosure to the streets and this is a strong characteristic of the conservation area. Elsewhere, limestone rubble laid in lime mortar with a coarse textured aggregate is a feature. Older stone and occasional cob walls are rendered with lime mortar and capped with clay tiles or slate. Boundaries to the rear of properties are mostly limestone walls.

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



Some old cobbling survives

A simple 19th century dwelling

Devonian limestone is the principal building material but it is rarely exposed

7:0 POSITIVE CHARACTER FEATURES

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

7:1 SURFACING: Some surviving remnants of historic surfacing illustrate the types of treatments used in the past. Extensive waterworn Haldon chert and limestone cobbles survive in the narrow lane to Dickers Terrace, while very neat and well-preserved limestone cobbles and edging front Brookside House at the lower end of Golvers Hill Road. Where the mill leat passes through the churchyard, it is culverted under the church path. This is supported on huge stone slabs which make a very attractive feature.

The early 19th century miller's house south of the church has a decorative scheme of limestone cobbles, while later 19th century houses in Fore Street have yellow brick aprons outside, often patterned. It is likely that other parts of the town were treated in a similar way in the past.

Angular limestone cobbles are vulnerable to damage by utility companies, etc

7:2 TREES: Specimen trees add considerably to the appearance of certain parts of the village, notably the churchyard. Some hedgerows behind Brookside House have survived the urbanisation of Kingsteignton, making this area particularly sensitive to change.

7:3 ORCHARDS: The old maps show the extent of orchards in the past. Very few trees have survived; one still exists just east of Tarrs Lane for example. The planting of apple trees in gardens and remaining spaces could reflect this historic character.

7:4 GARDENS: Of the multitude of gardens shown on the 1889 OS map, very few still survive. A nice group remains to either side of Church Street at its lower end, retaining their medieval 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 historic mill leat, flanking Crossley Moor Road and passing through the middle of the Conservation Area provides an attractive link with the past. Where it passes through the area of gardens between Fore Street and Sandpath Road, its course is followed by a footpath, providing access to this characterful area. Where it passes through the churchyard and tumbles into the wheelpit of Lower Mills, it greatly complements the setting of these very attractive buildings.

The leat is the spine of the conservation area and a great historic feature which needs to be well maintained

7:6 VIEWS: Few views from parts of the conservation area are possible, owing to the low-lying land and extensive peripheral development. The impact of developments such as factory buildings must be considered with relation to views into the conservation area, especially the setting of the church. Glimpsed views between buildings, especially of the church are strong character features.

7:7 SHOPS: Several shops are flourishing within Kingsteignton, but care must be taken to avoid unsuitable frontages. Several are presently redundant but their frontages continue to contribute positively to character, especially the former butchers shop on Fore St. It's adaption to residential use has successfully saved this feature.

Before ...

After ...

Glimpsed views of the church and other focal buildings need to be protected as they enrich the streetscene

8:0 NEGATIVE CHARACTER FEATURES

8:1 TRAFFIC: Since the prodution of the draft Character Statement, there has been an experimental traffic management scheme in operation in Fore Street. Once an acceptable flow of traffic is achieved it is essential that a quality enhancement scheme is pursued.

Wider pavements incorporating stone kerbing and good street furniture must be a priority. Signage, lines and physical obstructions must be minimal.

8:2 OVERHEAD CABLES: Kingsteignton has extensive overhead telephone cables on obtrusive tall poles. Removal of these would improve the appearance of the area considerably.

8:3 STREET LIGHTING: A number of modern steel street-lamps detract from the appearance of the conservation area. These should be replaced with more attractive ones. Consideration could be given to the use of more sensitive and ambient forms of lighting than the ubiquitous sodium lamps.

The pedestrian is not favoured in Fore Street

8:4 REPLACEMENT WINDOWS, DOORS etc: There are some dismal examples of modern windows and doors which do not even attempt to imitate those they replaced. The same applies to roofing materials, rainwater goods and other features vulnerable to insensitive alteration. Guidance will be made available to encourage a conservative approach to maintenance and repair. The possibility of Article 4(2)* directions and/or grant aid, to influence some of these changes will need to be considered. In the meantime, residents must avoid further harm and try to heal existing wounds where possible.

APPENDIX ONE

CHARACTERISTIC FEATURES OF BUILDINGS IN KINGSTEIGNTON

BASICS

- Steeply pitched thatch or slate roofs. 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 (decorative or pierced on many Victorian buildings), subdued orange-brown or glazed black with mitred hips.
- Limewashed walls in coursed limestone rubble and/or cob. The latter construction is often tapered from base to eaves, with corners rounded off.
- Chimneys with tapered tops and limestone or rough slate drips, often with yellow brick uppers, occasionally rendered. Decorative brickwork on 19th century buildings.
- Pre-19th century houses have small windows 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.

PALETTE OF MATERIALS

ROOFING: Natural slate, occasionally thatch and plain (or black/dark green painted) corrugated iron.

RAINWATER GOODS: Half-round or ogee gutters in cast iron. Aluminium is acceptable in some instances in the right profile or colour.

WALLS: Render, often roughcast, but sometimes smooth (normally lime mortar on old stone/cob buildings) and natural stone, either of which may be limewashed. Red or yellow brick may have occasional use. 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 is not suitable for Kingsteignton.

Limestone walls of varying age and status, are the main method of enclosure

Railings feature quite prominently throughout Kingsteignton

ENCLOSURE: Limestone rubble walls, occasionally with breccia or tuff; bare or limewashed, occasionally rendered and limewashed. Decorative iron railings are a common feature

SURFACING: Waterworn limestone and Haldon flint cobbles, angular limestone setts and slabs, hoggin or blacktop (if used judiciously). Rustic concrete setts may be acceptable in non-prominent locations and patterned buff brick paviours have been used for at least 150 years.

Churchyard steps smoothed by centuries of use.

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: Non-local 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: Reconstituted stone, brick or block walls, even if rendered are not acceptable. Larch-lap or close-boarded fencing and evergreen hedges, especially conifers.

SURFACING: Large areas of blacktop, concrete or chippings should 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.

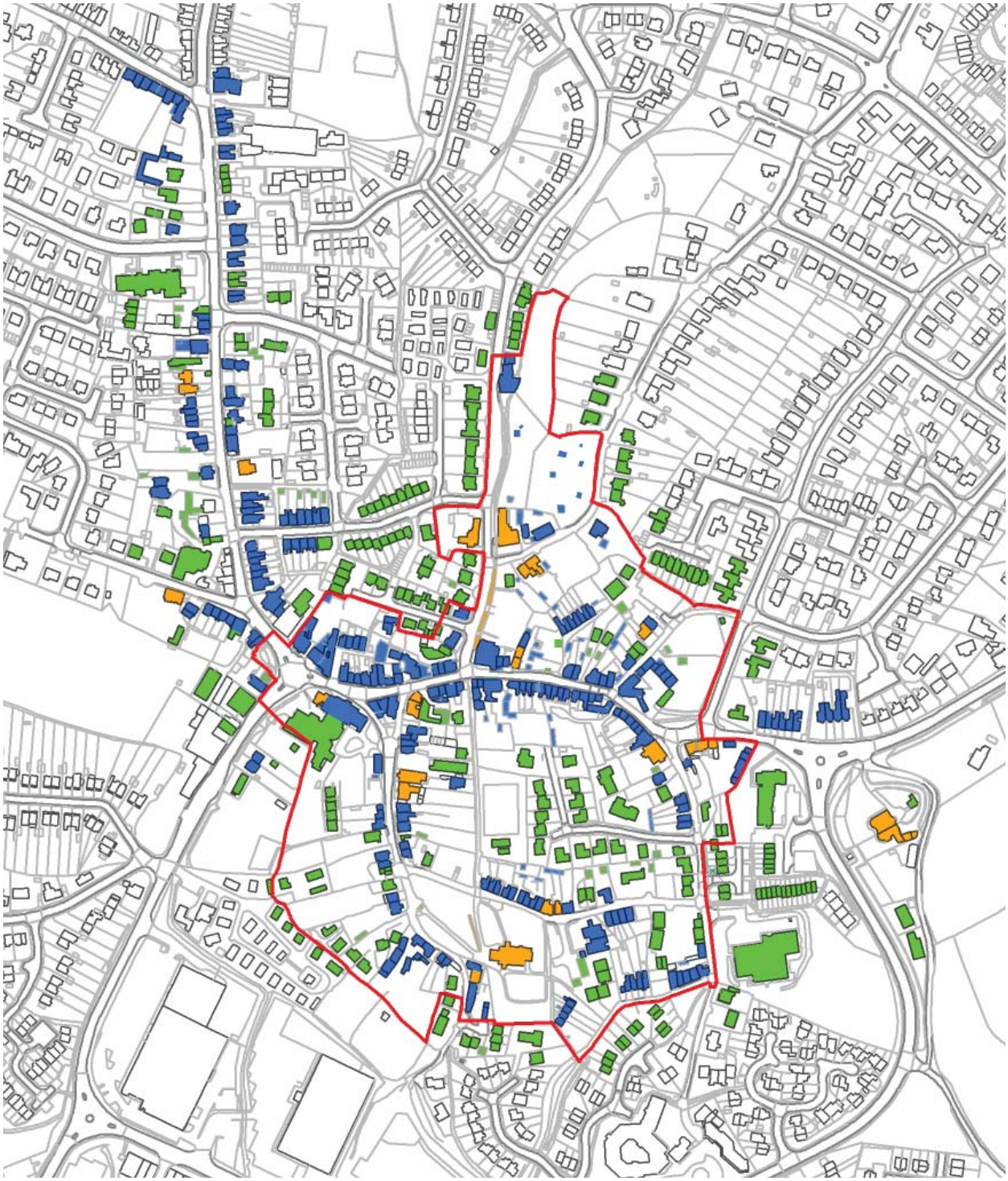
Category 3 : Neutral or Negative

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.

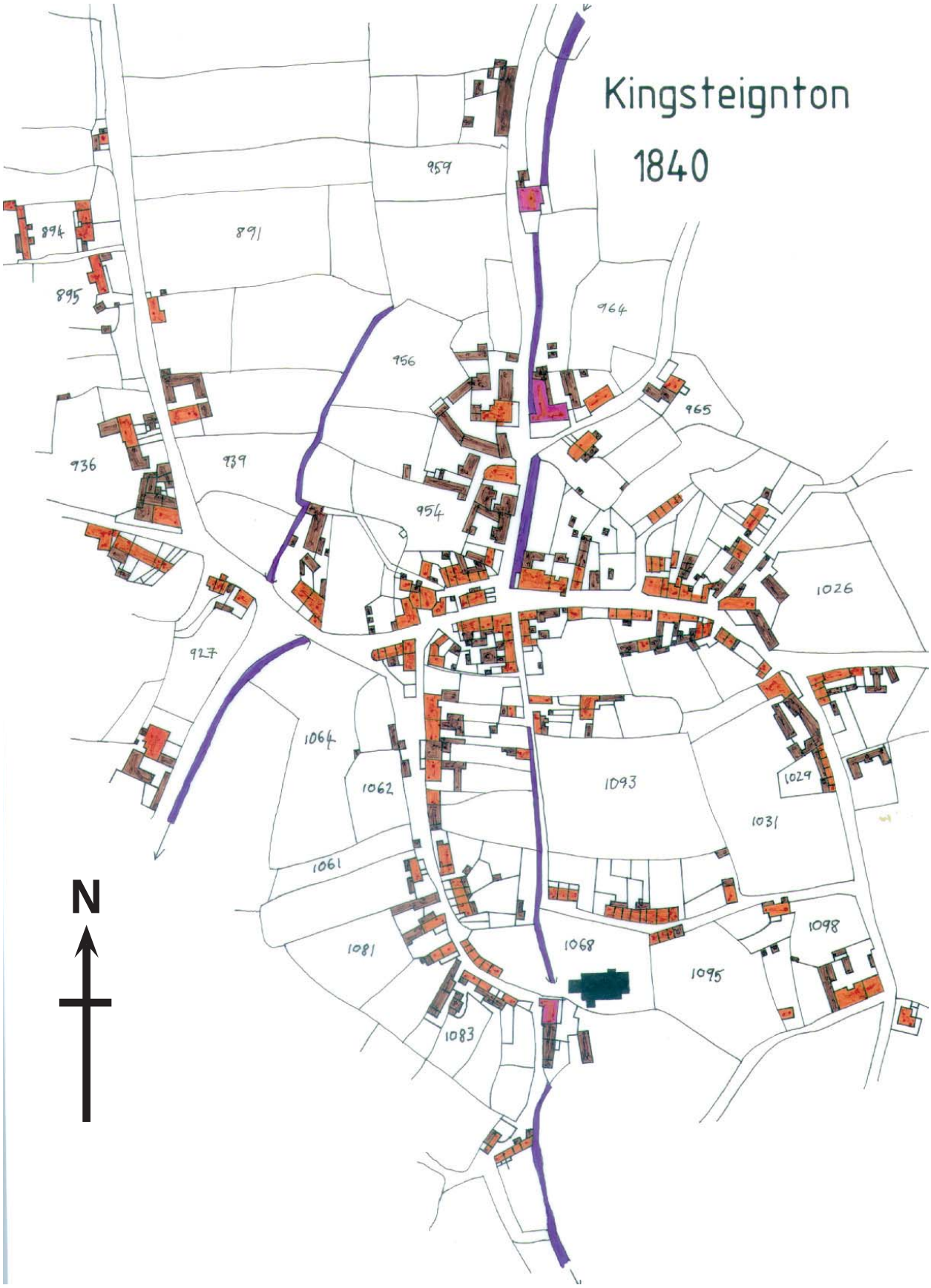


Key to Character Survey Map

Category 1: Outstanding

Category 2: Positive

Category 3: Neutral/Negative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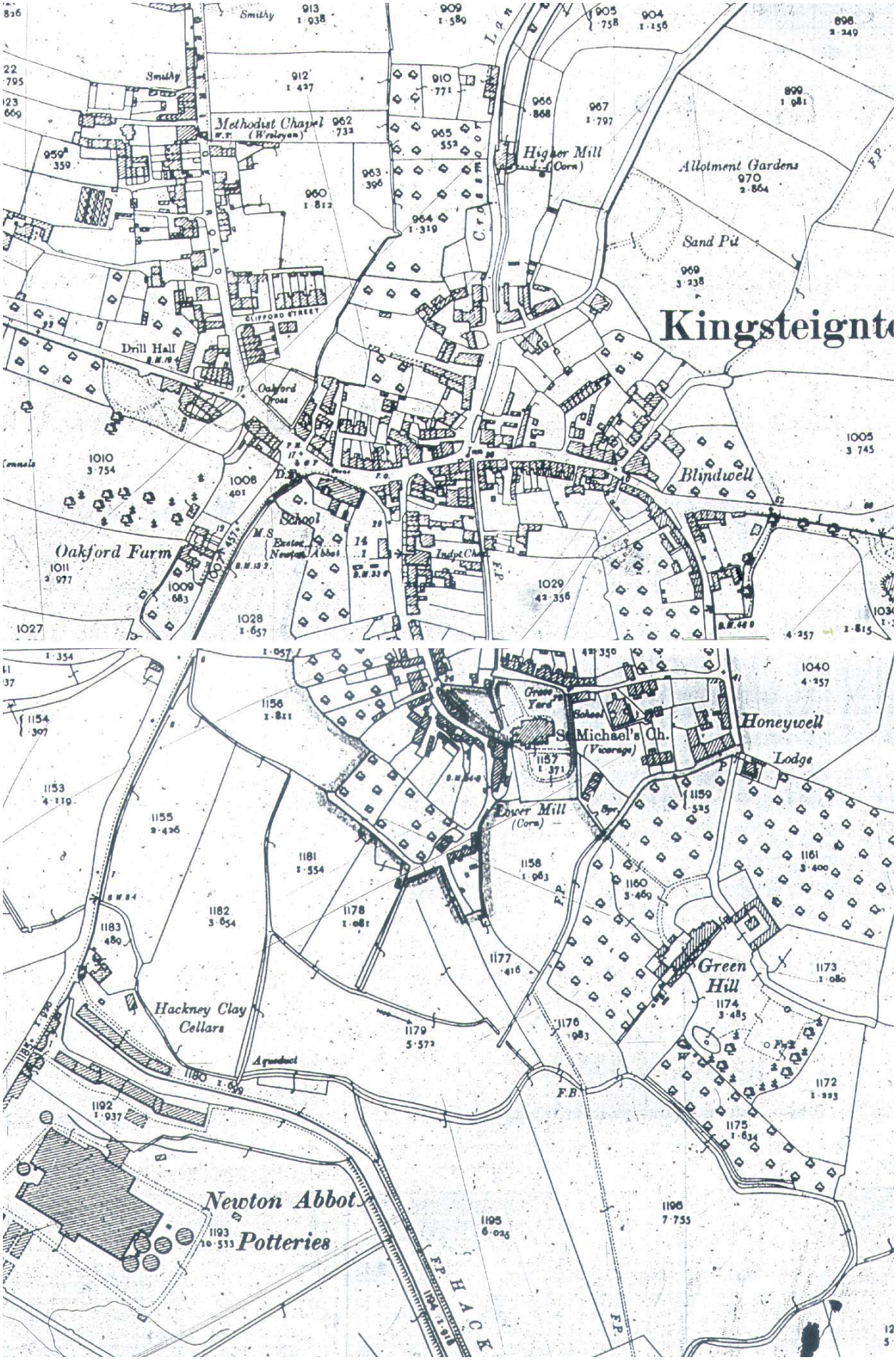
Smithy
Methodist Chapel
(Wesleyan)
Higher Mill
(Corn)
Allotment Gardens
Sand Pit
Kingsteignto
Drill Hall
Oakford Cross
Blindwell
School
Oakford Farm
Indpt. Ch.
Honeywell
Lodge
St. Michael's Ch.
(Vicarage)
Lower Mill
(Corn)
Green Hill
Hackney Clay Cellars
Aqueduct
Newton Abbot Potteries
F.P. HACK

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

Ref. No.	Grade	Date of Listing	Item
85419	II	1990	Nos. 49 & 51, Fore St
85369	II	1987	Walls to the Fairwater
85371	II*	1955	Church of St Michael
85372	II	1987	Headstone adjacent to south wall of the Church below first window from the east
85373	II	1987	Wayne chest tomb 3m south east of a chancel of the Chuch
85374	II	1987	Langley ledger stone 4m north of the north doorway of the church
85375	II	1987	Chest tomb 10m north of the north door of the Church
85376	II	1987	Whiteway chest tomb 11m north of the west wall of the tower of the Church
85377	II	1987	Smale chest tomb 11m north of the east wall of the north aisle of the Church
85378	II	1987	Whiteway chest tomb 19m
85379	II	1987	Walls to the Fairwater in the Churchyard to the west of the Church
85380	II	1987	Lychgate to the Church
85381	II	1986	Mill buildings at Lower Mill, Church St
85382	II	1987	Lower Mill House including wall and railings in front, Church St
85384	II	1987	Tubs Cottage and Cottage adjoining, Church St
85386	II	1977	Higher Mill and Mill House, Crossley Moor Road
85387	II	1987	Walls to the Fairwater
85388	II	1977	No19 (Thatchers), Crossley Moor Road
85390	II	1987	No. 68 (Berry Farm), Fore St
85391	II	1987	April Cottage, Fore St
85392	II	1987	No. 37, Fore St
85393	II	1987	St Michaels Church House, Fore St
85396	II	1955	Brookside (No.1), Golvers Hill
85397	II	1955	No2, (Gildons Cottage), Golvers Hill
85398	II	1955	No.4, Golvers Hill
85399	II	1987	Kindle Cottage, Greenhill Lane
85410	II	1987	Nos. 19 & 21, Sandpath Road
85411	II	1987	No.23, Sandpath Road
85412	II	1987	No.25, Sandpath Road
85413	II	1987	No.27 (Cobwebs), Sandpath Road
85416	II	1987	No.9 (Langmead Cottage) and No.11 (Cob Cottage), Tarrs Lane
85417	II	1955	Nos.2, 4 & 6, Vicarage Hill
85383	II	1987	United Reformed Church inc iron railings to front, Church St

GLOSSARY OF TERMS

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

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

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.

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.

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

Oligocene: Geological epoch about 30 million years ago.

Permian: Geological period approximately 250 million years before present.

Quoin stones: Large stones, dressed and squared to form the corners of a building.

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

Teignbridge
DISTRICT COUNCIL
South Devon
www.teignbridge.gov.uk

Teignbridge District Conservation Area Character Appraisal