# Ringmore
## Conservation Area

# Character Appraisal

Teignbridge
DISTRICT COUNCIL
South Devon

## Acknowledgements

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TEIGNBRIDGE DISTRICT COUNCIL

# **Ringmore** Conservation Area
# Character Appraisal

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### Conservation Area Appraisal

## 1:0    Introduction

The purpose of this Character Appraisal is to provide a basic summary of the elements that together contribute to the special character and appearance of the conservation area.

It is intended also to be supporting information for conservation area extension and new conservation area

The intention is that the completed document will be adopted by Teignbridge District Council as a Technical Guidance Document.

It is hoped that local residents, the Town Council, Devon County Council and others (such as utility companies) will also find the document useful.

The Conservation Area Appraisal has been complied to analyse the Conservation Area. The Management Plan is to be read in conjunction with the Appraisal and puts forward proposals for its future which may be extensions and revisions to boundaries and how it will be managed.

## 1.1 Community involvement

Prior to commencing preparation of the draft documents Shaldon and Ringmore Parish Council, Teignmouth and Shaldon Museum and ward members were consulted.

Displays have been made available at the local library, documents are available to view at the local Council offices and consultation was available online. The consultation was advertised through the local media and Council channels. Views were invited from Teignmouth and Shaldon Museum, Shaldon Parish Council, Ward Members, English Heritage and Devon County Council and site notices were posted locally.

A public meeting was held on 28th March 2008. The Conservation Area Appraisal, Management Plan and alterations to the Conservation Area boundary were approved by Executive Committee on 19th May 2008.

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Higher Ringmore Road
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461016
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461087
461023
Long Lane
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461015
461013
461021

**Map 1 Listed buildings the Ringmore Conservation Area**

Listed buildings*

Conservation area

Proposed Boundary

*A summary of listed buildings may be found in Appendix A

*Alterations to the Conservation Area boundary were adopted on 19th May 2008.*

**Facts and Figures**

**2.0**

## 2:0    Facts and figures

*Date of designation:*          10/12/1974
*Number of listed buildings:*   Grade I = 0, Grade II* = 0, Grade II = 11.
*Size of conservation area:*    2.25 hectares

### 3.0    Location and Geology

Ringmore is a village situated on the southern shore of the Teign estuary, not far from the Estuary's most easterly, seaward end, about a quarter of a mile upstream of the bridge linking Teignmouth and Shaldon. Ringmore which is older, had always been a settlement that was distinct from Shaldon, and while Shaldon's expansion during the 19th century brought the two villages a good deal closer together, it was in the late 20th century that low-density residential development across their hillside backdrops effectively merged the two.

Alongside the estuary, however, a considerable length of green remains open to preserve the distinction between the two – which is made all the more apparent by Ringmore's occupation of a small promontory that juts out and defines its edge in a very conspicuous manner.
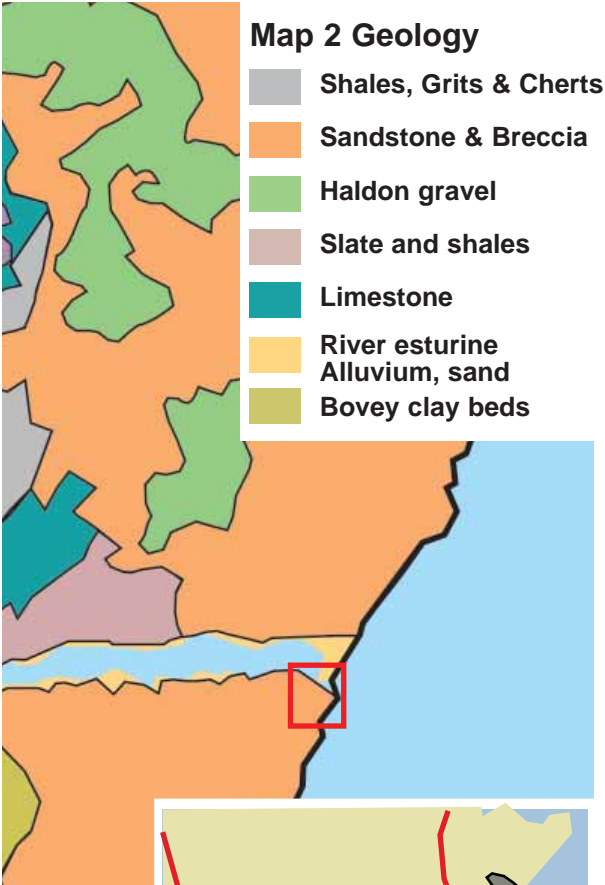

*Fig 1 Historic local red sandstone*


*Fig 2 Historic local random rubble*

**Map 2 Geology**

| | |
|---|---|
| ■ (grey) | **Shales, Grits & Cherts** |
| ■ (orange) | **Sandstone & Breccia** |
| ■ (green) | **Haldon gravel** |
| ■ (pink) | **Slate and shales** |
| ■ (teal) | **Limestone** |
| ■ (pale yellow) | **River esturine Alluvium, sand** |
| ■ (olive) | **Bovey clay beds** |
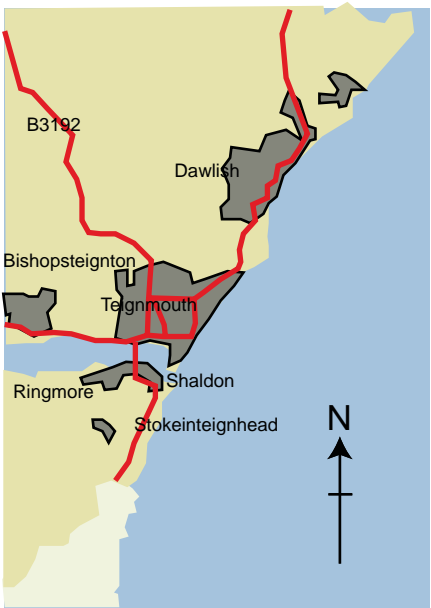


**Map 3  Location**
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## 4.0 Historical Background and Development



*Fig 3 Ringmore conservation area and surroundings*

Ringmore's origins as a permanent settlement are appreciably older than those of neighbouring Shaldon and possibly more ancient than those of its other close neighbour



*Fig 4  Norman font bowl*

Teignmouth. The Saxon or early Norman bowl (fig 4) of a font survives in the church of St Nicholas to suggest an earlier church existed here.  Its dedication to St Nicholas, the patron saint of sailors, has a maritime connection for many of its congregation.

Close to Ringmore is an enclosure and rubbish pits full of shells that date from pre-Saxon, Iron Age, times (500BC – 50AD) have been found at the top of Forches Hill, just above the village to its south.  One of the direct routes down from the enclosure to the estuary foreshore leads to Ringmore where, in peaceful times, the hill-top residents may have decided to relocate.

Possession of the manor of Ringmore, with the part that became Shaldon included within it, has been traced to a Saxon thane called Britric Meau of Gloucester, and, after the

Norman Conquest, to Baldwin the Sheriff of Devon. Twenty years later the Domesday Book described it as being held by Stephen, Lord of Haccombe.   Later the Carews of Haccombe took ownership until, in 1671, when it was sold to Lord Clifford of Chudleigh whose principal residence was at Ugbrooke House about four miles north of Newton Abbot.

A significant legacy of Lord Clifford's ownership is a map (map 4) prepared in 1741 showing not only the buildings existing in Shaldon and Ringmore but also the pattern of the surrounding fields and highways, as well as the estuary shoreline.

In former times, indeed up until around the middle of the 20th century Ringmore's settlement pattern had a distinctly linear form, with a large proportion of its buildings strung out along the lane leading directly south from the church (Higher Ringmore Road). Such a dispersed pattern was typical of many South Devon settlements, with orchards dominating the scene.  Having since been infilled and surrounded by modern housing, however, the significance of the road as the settlement's principal highway, and the linear pattern created by the buildings alongside it, have now largely been lost.

*Fig 5 The church of St Nicholas*

The Church of St Nicholas, (fig 5) with its origins in the 13th century, is the oldest building in the village and it is known to be connected to Belle Vue (fig 31) and Hill View cottage by tunnels possibly used for smuggling. Of the secular buildings that survive, the earliest date from around the



*Fig 6 Old Stoke House*

16th century, including Old Stoke House (fig 6) (in the Conservation Area), Home Farm, Pear Tree Cottage and Ringmore Farm. All are substantial farmhouses and, typical of their age, possess long, three or four room plans with a cross passage. The lack of burgage plots suggests the settlement did not develop in a formal or organised way, but rather evolved in something of an ad-hoc fashion fitting into the field system that existed in medieval times – and which is still largely preserved in the surrounding landscape. Ringmore, therefore, is essentially an agricultural village which, on account of its estuary-side location, enjoyed fishing and other maritime interest besides. Not least, it seems, and probably on account of its proximity to Shaldon and Teignmouth, it became quite a popular place to reside, with



*Fig 7 Foreshore walls*

several houses built throughout the village in the 18th and 19th centuries – particularly so near the Church, but especially so along the Strand in its superb, estuarine setting.

It wasn't until around the beginning of the 19th century, however, that the highway linking Ringmore to Shaldon along the foreshore



*Fig 8 Glenside*

edge was constructed. Previously the 'dry' route between the two was via Platway Lane and the 'cliff-top' lane that descended into Shaldon along the lower end of Commons Old Road. At Ringmore, therefore, the sweeping



*Fig 9 Strand House*

curve of the village road past the entry to the church (formerly known as Church Hill) continued no further than the property now called Glenside (fig 8). Beyond it, in front of Glenside and across the site since occupied

**4.0    Historical Background and Development**

by Strand House (fig 9), was an area of beach that extended only as far as the entry to Brook Lane when the tide was high. It is said that a mooring post was discovered when excavations were carried out in the front garden area of either Glenside or Rose Bank. The beach, and the Strand with its east-side garden plots similar to those along the Strand in Shaldon, were mostly reclaimed when the new estuary-side road to Shaldon was constructed – probably by the Newton



*Fig 10 Milestone next to Church Walk*

Bushel Turnpike Trust who erected the milestone next to the church entry which reads 'From Newton 5 miles'. This was also around the time the new bridge across the estuary to Teignmouth was opened (in 1827) so that Ringmore's accessibility was effectively transformed. Unlike Shaldon, however, Ringmore didn't rapidly develop into a residential resort – indeed, as many as five farms are said to have been working in Ringmore well beyond the middle of the 20th century. Rather, its expansion came late in the 20th century when the network of lanes around it succumbed to development in a ribbon fashion along them.



*Fig 12  Ringmore promantory*

## 5.0 Archaeology

This archaeological background relating to Ringmore is based on information that is currently held in Devon County Council's Historic Environment Record. The knowledge it embodies is likely to evolve and be revised over time.

### 5.1 Prehistoric

Although there are no recorded prehistoric sites in Ringmore, there is evidence of activity in the general area which is demonstrated by the presence of an Iron Age enclosure and shell middens at Forches Hill some 1.3km to the south west.

### 5.2 Roman

There are no Roman sites recorded in Ringmore

### 5.3 Saxon

There are no Saxon sites recorded in Ringmore, although the bowl of the font in St Nicholas' Church is believed to be Saxon.

### 5.4 Medieval

The Church of St Nicholas Grade II Listed is of 13th century date. Originally a small rectangular building, it was rebuilt in 1622 and thoroughly restored in 1896. The church probably served a dispersed rural population rather than a centralised medieval village. St Nicholas is the patron saint of sailors. He is meant to have appeared to storm-tossed mariners who invoked his aid off the coast of Lycia, and he brought them safely to port. As such, it is possible the dedication of the church reflects the maritime connection of the early settlement.

Ringmore itself appears to have developed as a linear settlement aligned along the road leading southward from St Nicholas' church, Higher Ringmore Road. Within the village there are no structures surviving of such an early date as the church. However, several buildings are recorded as containing early post-medieval fabric – Pear Tree Cottage, Ringmore Farm and Old Stoke House while the other older properties date largely from the 17th or 18th century. There is no cartographical evidence for the presence of burgage plots associated with the early settlement in Ringmore; rather the settlement has developed in a pre-existing medieval field system that is preserved in the surrounding landscape.

### 5.5 Post Medieval and Modern

There are over twenty listed post-medieval buildings within the village and these date from the 17th to 19th centuries that possibly reflect the growth of the nearby settlements of Shaldon and Teignmouth.

A milestone survives outside St Nicholas church; erected by the Newton Bushell Turnpike Trust in the early 19th century. The inscription read 'From Newton 5 miles' but was defaced in 1940 in response to the threat of a German invasion.
A jetty and a landing stage are marked on the foreshore to the north-east and east of the church on the early 20th century OS map.

### 5.6 Archaeological Sites with Statutory Protection

There are no Scheduled Ancient Monuments within Ringmore, but over twenty listed structures ranging from boundary stones to 16th – 19th century dwellings.

### 5.7 Archaeological Potential

The highest potential for the survival of archaeological remains is in the vicinity of the older dwellings in the village, along Higher Ringmore Road and in proximity to the parish church. However, the exposure of unrecorded prehistoric and Saxon occupation elsewhere cannot be discounted.

**Map 4 Shaldon, Ringmore and Teignmouth 1741**
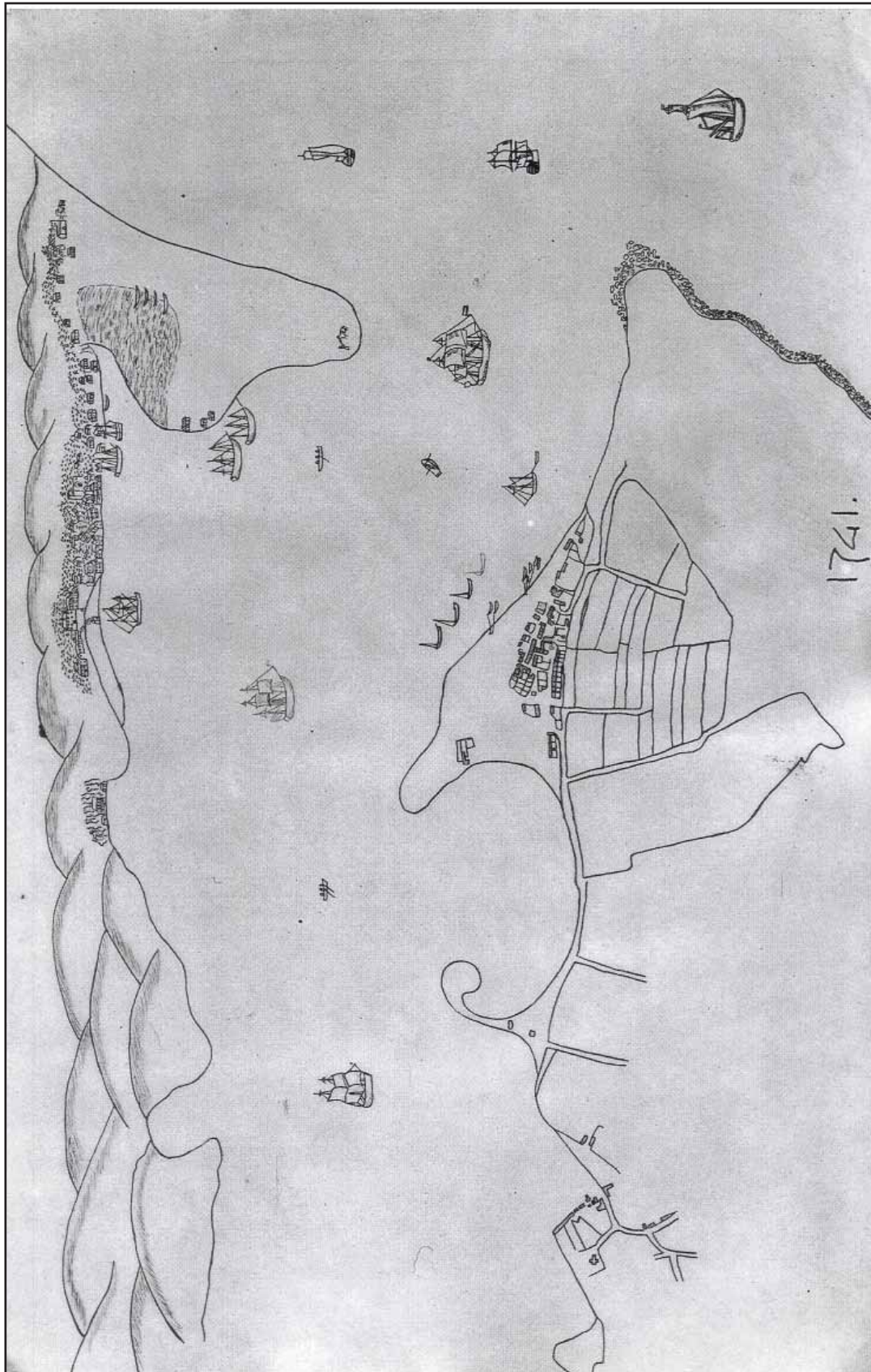
**Map 5 HER Appraisal: 1880-90**

**Map 6 Historic Core**



Teignmouth conservation area

Post medieval ship yard, coal stages and slips
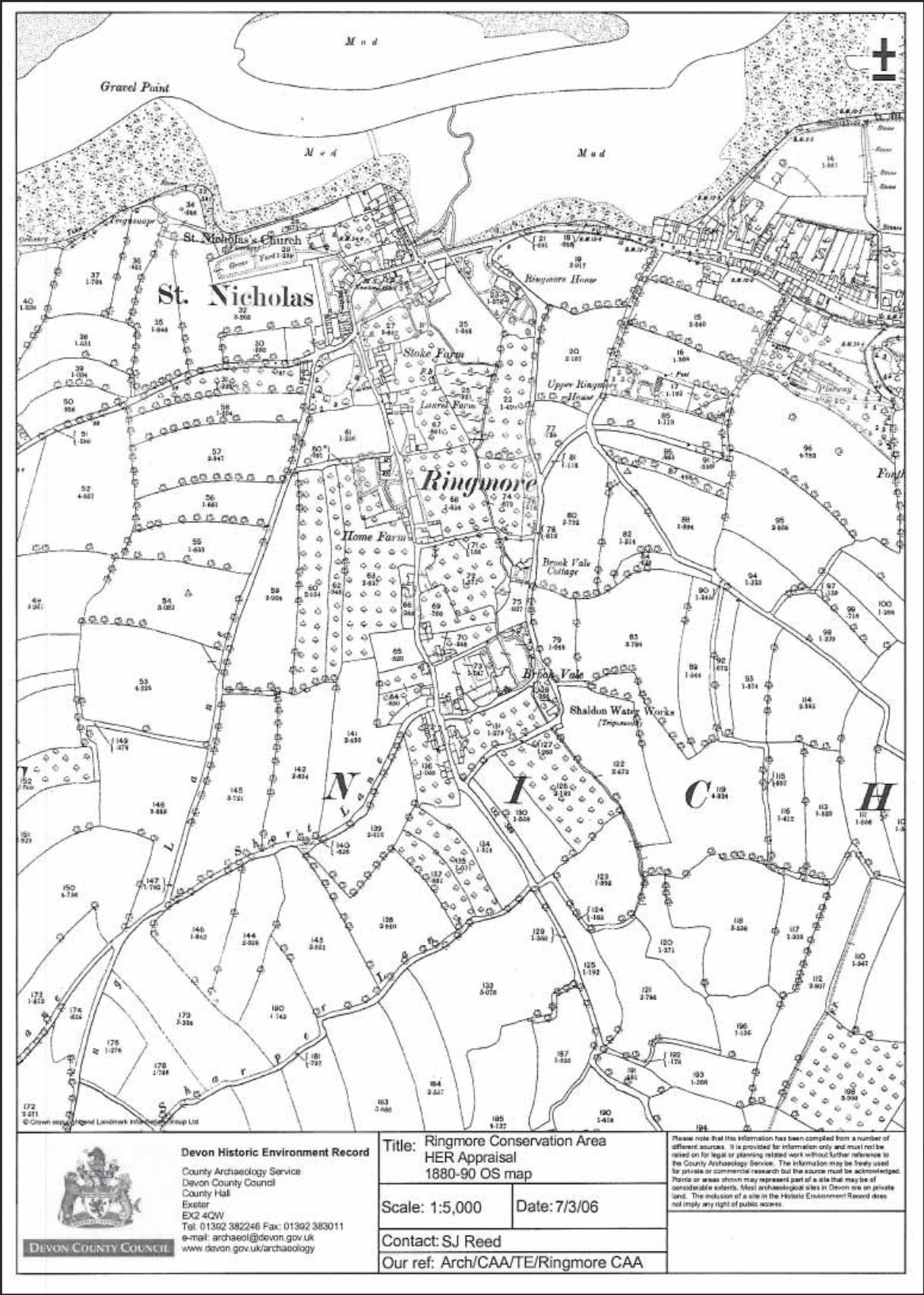
Anti aircraft emplacement

Site of WWII emergency coastal battery

Extent of medieval strip fields

**Devon Historic Environment Record**

County Archaeology Service
Devon County Council
County Hall
Exeter
EX2 4QW
Tel: 01392 382246 Fax: 01392 383011
e-mail: archaeol@devon.gov.uk
www.devon.gov.uk/archaeology

Title: Ringmore Conservation Area
Historic Core outlined in red, with selected sites shown.
Listed buildings are shown as dots.

Scale: 1:8,534

Date: 14/9/05

Contact: S.J. Reed

Our ref:

DEVON COUNTY COUNCIL

## 6.0    Activities and Uses

Earlier generations would have witnessed considerable farming activity in the village with as many as five farms still operating well into the 20th century.  Additionally there were  various maritime activities on or near the former jetty, slipway and landing stage off the Strand and on the beach, in the foreground of Glenside and Rose Bank (fig 12).  Boat repairs are said



*Fig 12 Rose Bank*

to have been carried out in adjacent buildings and lobster pots made from withies grown in the meadows alongside the stream that flowed out across the beach.  Cider, too, was made locally, being supplied by the abundant apple orchards that flourished in the village environs. Today, however, such activities are very much a thing of the past, as Ringmore has become an essentially residential village.

## 7.0    Landscape and Streetscape

### 7.1  Landscape
Although the sites in the immediate setting of Ringmore's historic buildings have largely been built on in modern times, the fields beyond remain typically narrow and slightly curved, suggesting that they represent an earlier field system 'fossilised' by the planting of hedgebanks on the line of medieval strip fields.  As such, these well-preserved medieval fields are an important feature of the landscape in which Ringmore (fig 13) is set.

Notwithstanding Ringmore's expansion along most of the adjacent lanes, the abundance of tree cover in gardens and field boundaries assimilates the settlement into its rural setting, essentially from the lay-by on the opposite side of the estuary it appears compact and confined to its estuary-side location and doesn't have the appearance of sprawling across the hillside behind.  Also, as at Shaldon, the encircling tree cover tends to divorce the settlement from the farmland around, reinforcing it's essentially residential character.

Perhaps the most outstanding views of the village, however, are those gained from the estuary-side approach from Shaldon where the waters are effectively drawn to the heart of the village by the projecting promontory (fig 14)  on which it stands.



*Fig 13 Ringmore*

As well as the landscape setting and the buildings located within it, the character of the Conservation Area derives also from the features that occupy and comprise the buildings' setting, including open spaces, boundaries, surfaces, trees and street furniture.  Other than the highways that serve it and the tidal beaches alongside, open spaces in the Conservation Area are privately owned and mainly comprise front or rear gardens.  The most conspicuous amongst them are undoubtedly those that are detached from the properties they belong to, occupying the land reclaimed from the estuary on the east side of the Strand.  Being so prominent in views from the Shaldon approach, in the foreground



*Fig 14 Ringmore promonatory*

*Fig 15 Ringmore walls*

of what is perhaps the most significant row of historic buildings in the village, development on them is almost bound to harm the continuity of the row and the primary nature of its visual relationship with the waterfront – that creates such an imposing water-front picture.


*Fig 16 Sea Walls*

## 7.2 Open Space

Although currently outside the boundary of the Conservation Area, the open space adjoining the estuary along the south side of Ringmore Road plays a very significant role in maintaining a degree of visual separation between Ringmore and Shaldon. The trees that line the roadside edge of the space are especially important in this regard, helping to mask the development overlooking the space on its opposite side that would otherwise be seen as merging the two settlements.

## 7.3 Walls and Railings

Walls are a significant feature throughout the Conservation Area contributing a great deal towards its interest and character. These are not only freestanding structures defining front and rear garden boundaries but also retaining structures built to reclaim land from the estuary or otherwise accommodate changes in level. The most extensive are those built to reclaim land for the creation of open plots along the Strand and for the construction of the estuary-side road that provided direct access to Shaldon. All have freestanding sections on top as a defence against flooding, and confirming the intention was not to provide quays. Extensive also are the walls on the south side of Ringmore

Road (fig 15 and 16), not only along the length beside the estuary that was built to retain the land cut into when the road was built in the 19th century, but also in the village itself where the S-bend was widened in the 20th century to improve visibility and provide for parking.


*Fig 18 Gate pier, Barn End*


*Fig 17 Local red sandstone*

Tall rear-garden walls are an impressive feature along the lanes leading away from Ringmore Road. The most distinctive are those built of local red sandstone (fig 17), including the considerable length on Brook Lane belonging to Ringmore House that has piers incorporated in it, there is the shorter length on Higher Ringmore Road (at Barn End, fig 18) which has a pair of massive, rounded gate piers at one end supporting a traditional 'farm-yard style' five-bar gate. Other walls of a scale that cannot fail to impress are those belonging to the Hermitage on its Church Walk and churchyard boundaries that is built of grey limestone, those to Glenthorne built of red brick along the churchyard boundary, and the roadside wall enclosing the side garden to Enfield built of rendered rubblestone, with a domestic four-panelled door inserted. Although most front-garden walls are constructed of rubblestone, the red sandstone examples being probably the oldest, many have had render or colour washes applied to create a more refined, less rustic, appearance. Indeed, those fronting the larger houses (including Brook House, Strand House (fig 19), Farthings and Enfield with its attached neighbours, have their gateways flanked by piers with pyramidal caps to create a more dignified entry.


*Fig 19 Strand House*

**7.0 Landscape and Streetscape**

Those to Enfield (fig 20) have contrasting panels, while those to Strand House are unusually rounded, presumably to blend agreeably with the curved returns of the wall (fig 21).


*Fig 20 Gate piers to Enfield*


*Fig 21 Strand House wall/piers*

Ironwork gates and railings also add a touch of refinement to the Area's character and appearance, none more so than the gate to Rose Bank (fig 22) with its integral posts, and the short lengths of railing at the Hermitage (fig 23) and to one side of the plot now used for parking opposite Glenside.

### 7.4  Paving, Surfaces and Street Furniture

Historic surfaces, on the other hand, have largely been replaced or covered with tarmac. Off Church Walk, however, an area laid mainly with beach pebbles survives at the side entry to Farthings, while the garden path to Strand House has patterned, fawn-coloured pavers typical of the 19th century.

Other artefacts and structures that contribute towards the area's character include the early 19th century milestone set in the pavement next to the entry to the Church (which was apparently rendered illegible for security reasons during WWII), and the early 20th century letter box set into the high stone boundary wall of 97 Ringmore Road. Just outside the current boundary of the Conservation Area, but included in the proposed extension along Ringmore Road, is a traditional telephone call box in a prominent location at the west of the open space in front of Palk Close. One of the most impressive structures, however, is the lychgate (fig 25) that shelters the churchyard entrance. Built in the early years of the 20th century, it seems almost too impressive in relation to the very modest scale of the Church itself.


*Fig 25 Lychgate*


*Fig 22 Gate at Rose Bank*


*Fig 24 Paving along Church Walk*


*Fig 23 Railings at the Hermitage*

**7.0  Landscape Streetscape**

## 8.0    Architecture

The Conservation Area is comprised almost entirely of 2-storey houses that are either detached or linked in pairs or threes and, for the most part, set back from the highway that serves them behind front garden areas that vary in size.  The only significant non-domestic building is St Nicholas' Church; a simple structure in an early english gothic style characterised by narrow, pointed, 'lancet' windows.  Reached via a narrow lane that has buildings and high walls tight against it, and without a tall tower to proclaim its existence, the building does not figure prominently in the village scene.



*Fig 26 Doone Cottage*

The historic houses in the Conservation Area range in date from the 16th century through to the 19th, and although many, particularly the earlier ones have had their appearance altered since they were originally built, they nevertheless tend to fall into one of two architectural styles. The most locally distinctive is the vernacular style, associated with those built before the middle of the 18th century and characterised mainly by low ceiling heights, thatched roofs and long, low forms that have a horizontal emphasis. Perhaps the most true to this style is Old Stoke House, built in the 16th century and retaining two other vernacular characteristics, namely a massive chimney stack and casement windows arranged in a relatively informal way.  The metal windows it has now, however, were inserted early in the 20th century. Attractive as they undoubtedly are, the casements they replaced would have been made of timber; would not have been pointed in a Gothic style; would not have broken the eaves line, and overall, their sizes and proportions would not have been quite so regular and standardised.

## 8.1 Windows

The other vernacular-styled buildings in the Area have also had their appearances modified, mainly, again, through the replacement of their original casement windows. These would have been more 'cottagey' in scale, and, similar to the two left-side casements surviving at Ingleside, would have been multi-paned and fitted flush in their frames.  These changes,  which involved the introduction of



*Fig 27 Sparrows Nest*



*Fig 28 Brook House*

vertically proportioned sash windows as at The Hermitage (fig 33) and Doone Cottage (fig 26), as well as larger casements as at Sparrows Nest (fig 27), were made in the late 18th or 19th century when polite, classical styling was favoured and buildings like Enfield, Farthings, Brook House (fig 28) and Strand House (fig 19) entered the scene.  Indeed, a few of the older village buildings were so 'refashioned' in the 19th century with slate roofs in place of thatch, sashes in place of casements and projecting bay and bow windows added that their vernacular characteristics were effectively swept away (as at Glenside and Rosebank). Today, therefore, classical features tend to dominate the village scene and contribute most towards its architectural interest.

8.0    Architecture

17

*Fig 29 Hill View, hood with sides added*

Sash windows are perhaps the most common feature, bringing much cohesion to the village scene. A few have a '2 over 2' glazing pattern, but the majority have '6 over 6' and look their most elegant when arranged symmetrically across front elevations (as at Farthings, Brook House, Strand House and others). Many original six-panelled doors also survive, and while the open porches to Strand House and Brook House are in their original state, the one to Enfield has been subsequently enclosed. Examples of door hoods and trellised porches are also in evidence, as are a number of intricate cornices at the eaves (as at Strand House). Other architectural embellishments are relatively few, with just two examples of rusticated quoins (at Belle Vue and Hill View Cottage), one of pilasters (at Enfield) and two of horizontal banding (at Brook House and Strand House (fig 30), the



*Fig 30 Cornice, Strand House*

latter in the form of a moulded cornice). The majority of elevations, therefore, have a restrained, dignified appearance, none more so than Brook House which has the only eaves in the Area that is finished with a



*Fig 31 Bay of Belle View*

parapet (the eaves to other slated roofs are either close-boarded or projecting, with neither the more dominant form). Canted bay windows are a particular feature of several houses though usually as later additions, while the only bow window in the area is impressive indeed, being two-storeys in height and occupying more than a third of the building's front elevation (this is at Belle Vue).

Of all the classically styled houses in the area, however, Strand House is perhaps the most noteworthy, not only for its architectural quality (which has an uplifting impact on the area as a whole) but also for its significance in visual terms, being located in a key position at the entry to the Strand and therefore the focus of attention along the estuary-side approach to Ringmore from neighbouring Shaldon. Its 3-storey height sets it aloof of its neighbours and serves to heighten its importance – a characteristic shared only by Enfield, which itself assumes prominence on the opposite approach to the village's historic core.

**8.2 Roofs**

The roofs of most buildings run parallel with the street with their eaves facing front. This helps create a flowing and harmonious street picture which is undoubtedly aided by the almost total absence of dormers. These normally tend to clutter the roofscape and punctuate the flow, but in Ringmore they are not characteristic, with only two 'front-elevation' examples existing at Belle Vue (which old photographs confirm are not original). The hipped ends of Enfield and Glenside also aid this visual continuity, while the only gables facing towards the street are on Ringmore Road and act as visual markers at the entry to the Strand and the Church Path. Chimney stacks, on the other hand, are an important element of the roofscape and positively enhance the area's historic character particularly so when overlooked from the higher parts of Ringmore Road.

**8.3 Walls**

Buildings constructed since the 1950's are few and tend not to reflect the character of their setting in a positive way - with the notable exception of Barn Cottage that combines timber casement windows, a thatched roof whose ridge is laid flush to reflect the

## 9.0    Building Materials

### 9.1 Walls

Dominant throughout the area and bringing much visual unity to the village scene, are rendered or colour-washed facades that mask and protect cob or rubble-sandstone



*Fig 32 Exposed cob of outbuilding*

structures beneath. The majority are smooth in texture, while a few of the more elegant examples still have traces of incised lining that was intended to create the appearance of finely-jointed stonework (as at Strand House (fig 19), Brook House and Farthings). It seems likely that of the few houses with a 'rustic-looking' roughcast finish, most would have originally been smooth – Enfield in particular, on the evidence of its age, its classical style and the fact that the pilasters at the corners and its front garden wall and gateposts are so finished.



*Fig 33  The Hermitage,2007*



*Fig 34 Historic view of the Hermitage*

But for one or two outbuildings, such as those to the south of the Hermitage (fig 33), the render is painted; most commonly in white or pastel shades that have the advantage of preserving the dignified character most buildings possess and bringing visual harmony to the village scene..



*Fig 35 Glenthorne*

Although brick appears to have had a long history of use in Ringmore for the construction of chimney stacks, it was not until the very late in Victorian times, around 1900, that it found favour as a material for constructing whole buildings.  Within the Conservation Area only one significant example exists, and this is an outbuilding at the north end of the Hermitage.  But as if to aid its assimilation into the composition of rendered and painted buildings, it too has been painted. Just beyond the area's boundary, to the west of Enfield, is a more significant, unpainted example; a late Victorian villa known as Glenthorne (fig 35) which, although looking somewhat incongruous, is nevertheless a good example of its age and type, employing red bricks with fawn brick dressings in a manner typical of this part of Devon.  Its rear elevation, in fact, looks less out of keeping since it is rendered  and painted.

Buildings with a natural stone face are as uncommon as those of brick, and again, only one example exists within the Conservation Area.  This is perhaps not surprising as the locally sourced red sandstone is a friable and porous breccia which is a mix of stone fragments in a sandy matrix, so that a protective coating is normally required to make it serviceable.  Nevertheless, it adorns

*Fig 36 St Nicholas' church*

St Nicholas' Church (fig 36) and makes it one of the most locally distinctive buildings in the village. It also tends to distinguish the building as not being in domestic use. The stonework exposed in the farm building (fig 37) just outside the Conservation Area opposite Ringmore House does likewise, but as is often the case, it has been heavily mortared to maintain its integrity. This building is, however, a rare survivor in the village, being unconverted and with much of its 'industrial' character still intact.

Other traditional walling materials are scarce indeed, so their absence rather than presence contributes towards Ringmore's individual character. This includes slate-hanging, which, although commonly used in many South Devon settlements, appears not to have been favoured in Ringmore. Just surviving, however, is an example of the way gable verges were traditionally protected through the hanging of a line of slates (This is on the end of the left-side wing to the Hermitage).

Other materials are present, but fortunately these are few as they tend to look incongruous and erode rather reinforce Ringmore's distinctive characteristics. Introduced in the 20th century, they include horizontal tongue and groove boarding and imitation (reconstituted) stone.



*Fig 37 Exposed stonework in a farm building*

## 9.2 Roofs

Up until around the end of the 18th century the majority of Ringmore's buildings would still have been roofed in thatch, so the significance of those surviving is considerable, especially as all are finished with a flush not block-cut ridge to truly reflect local Devon traditions. As new buildings were introduced, and older ones remodelled, slate replaced thatch as the dominant roof cladding (old photographs show that Ingleside was thatched in 1907 and 104 Ringmore Road in 1929, while in a 19th century painting, Glenside is also shown thatched). The slate would have originally been supplied from South Devon quarries but was later brought from Cornwall and Wales - with the former a much closer match to the grey-blue local varieties (in comparison with the normally dark blue colour of the Welsh. Cast iron rainwater goods with ogee or half-round profiled guttering (not square or angular) were the norm, while windows, doors and fixtures such as bargeboards and fascias would have always been made of timber and given a painted finish, not stained. Modern replacements, such as concrete tiles and substitute slates on roofs, plastic for rainwater goods and aluminium, upvc or stained hardwood for windows and doors, whatever their design, are wholly incongruous, and their use even in small numbers harms the authentic architectural and historic qualities of the Area as a whole.

## 10.0   Architectural Character Survey

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

In assessing individual buildings, it is the combination of their form, design and architectural potential which is most important. Ephemeral considerations like plastic windows or slight disrepair will not usually result in buildings being categorised lower.  This does not imply, however, that plastic windows in a building which makes a positive contribution to the area are in themselves a positive feature.  They may, however, have prevented it from being classed as 'outstanding'.  Where extensions to existing buildings are large in scale, they have been considered separately and may be in a different category to that of the original building.

### 10.1 Category 1 :  Outstanding

These buildings may be of any age, but are most likely to be either ancient and unspoiled vernacular buildings or distinctive examples of a particular architectural style.

Buildings identified as outstanding are the highlights of any conservation area. Planning applications and other proposals which may affect their character, or that of their setting, should only be considered if they offer an enhancement.  Harmful proposals must be rejected and demolition is very unlikely to be accepted under any circumstances.

### 10.2 Category 2 :  Positive

Buildings in this category are the backbone of every conservation area.  They will usually be unpretentious but attractive buildings of their type that do not necessarily demand individual attention, but possess considerable group value.  Some may have been altered or extended in uncomplimentary ways, but the true character of these buildings could be restored.

The majority of structures in most conservation areas are likely to fall into this category. Alterations should only be made to positive items if they result in an enhancement of the building and the contribution it makes to the character and appearance of the conservation area.  Demolition must only be considered in exceptional circumstances where significant aesthetic enhancement and/or community benefits would be realised.

- Proposals which would detract from the special character of these buildings will be resisted
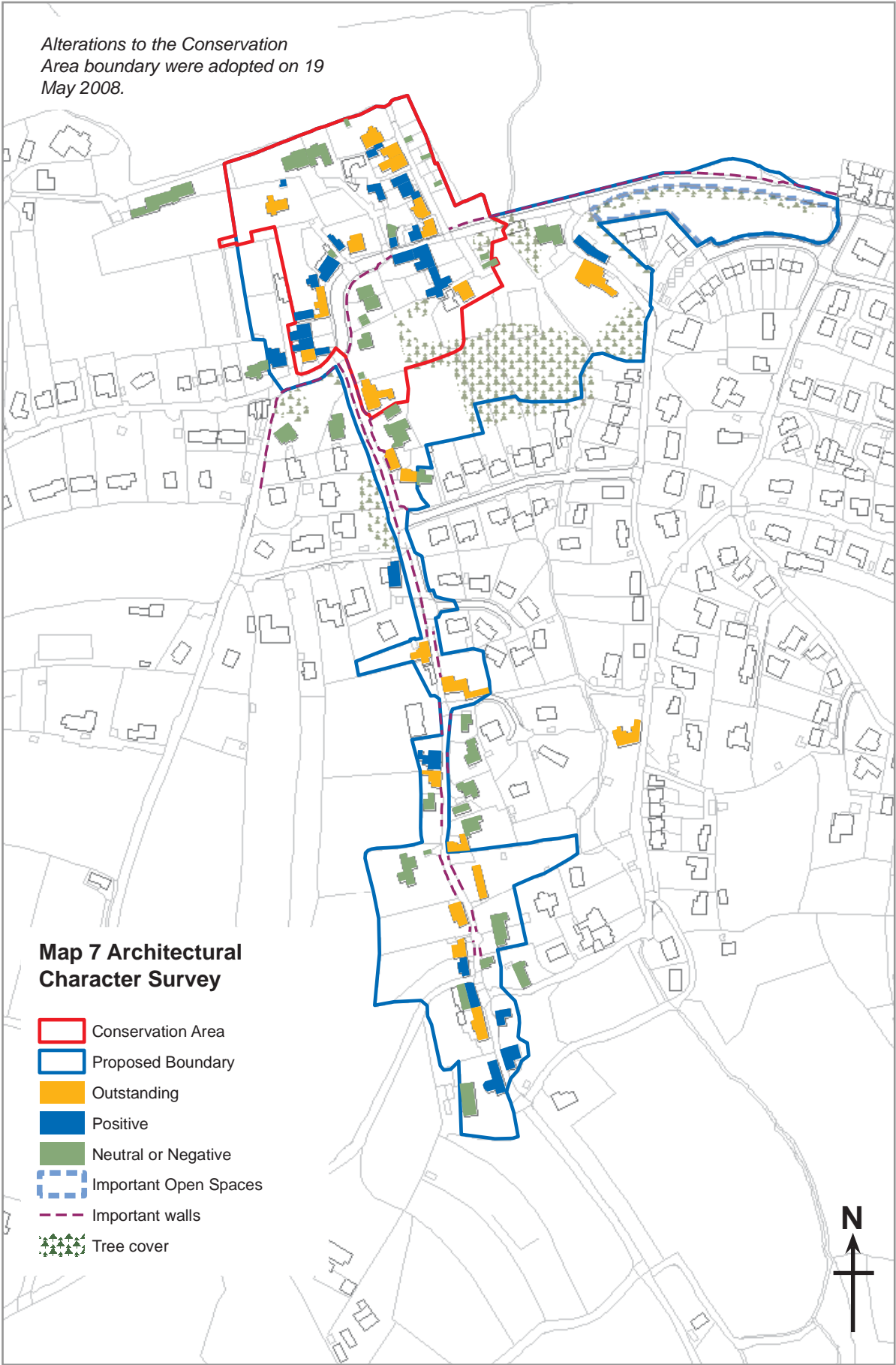
### 10.3 Category 3 :  Neutral or Negative

Most conservation areas have buildings that are neither positive nor negative in their contribution to overall character.  These will often be 20th century buildings which may be inoffensive in scale and location, but which lack quality in terms of detailing, materials and design.   It must also be accepted that there are usually some buildings in conservation areas which cause actual harm to the appearance and character of that area.  These will most commonly be 20th century buildings which, by a combination of scale, form, location, materials or design, are harmful to the character of the area.

Judgements on these matters will always be open to criticism that they are subjective so the 'neutral' and 'negative' categories have been combined.

Planning applications for the alteration, extension or replacement of buildings in this combined category will be expected to offer a significant enhancement of the conservation area. Where a building is clearly detrimental due to design, scale or location, its replacement will be encouraged. The use of planting, or other landscaping, to reduce the visual impact of less attractive buildings, may achieve considerable aesthetic benefits at relatively low cost.

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

*Alterations to the Conservation Area boundary were adopted on 19 May 2008.*

**Map 7 Architectural Character Survey**

- ⬜ Conservation Area
- ⬜ Proposed Boundary
- 🟧 Outstanding
- 🟦 Positive
- 🟩 Neutral or Negative
- Important Open Spaces
- Important walls
- Tree cover

**N**

## 11.0 Recommendations for Statutory Listing

Although the external features of both Glenside and Rose Bank suggest a building date in the latter half of the 19th century, these were mostly introduced when the buildings were refashioned. Both, in fact, are shown as existing at the time Lord Clifford's plan was produced in 1741, while the possibility is their original building dates were both in the 17th century. In such circumstances, their formal consideration for statutory listing would be considered desirable, particularly as they possess considerable group value on account of their location at the entry to the village and with buildings already listed on either side.

### Appendix A
### Summary of Buildings Listed as being of Special Architectural or Historic Interest in the Ringmore Conservation area

| Ref No. | Grade | Date of Listing | Item | LB Number |
|---|---|---|---|---|
| | | | **Brook Lane** | |
| 6/1 | II | 1983 | Ringmore House*** | 460986 |
| | | | **Coombe Road** | |
| 6/3 | II | 1983 | Enfield including attached walls and gate piers | 460989 |
| | | | **Higher Ringmore Road** | |
| 6/10 | II | 1949 | Old Stoke House | 461019 |
| 6/5 | II | 1983 | Highover Cottage*** | 461014 |
| 6/6 | II | 1977 | Laurel Farmhouse*** | 461017 |
| 6/9 | II | 1983 | Little Thatch | 461018 |
| 8/7 | II | 1977 | Home Farmhouse, Rooster Hall & attached walls & gate | 461016 |
| 8/13 | II | 1977 | The Old Cottage | 461022 |
| 8/14 | II | 1983 | Vine Cottage | 461023 |
| 8/11 | II | 1977 | Pear Tree Cottage | 461020 |
| 8/6 | II | 1983 | Hill Haye Cottage | 461015 |
| 8/4 | II | 1977 | Cape Cottage | 461013 |
| 8/12 | II | 1977 | Ringmore Farm House | 461021 |
| | | | **Ringmore Road** | |
| 6/22 | II | 1977 | No 102, Farthings including walls and gate piers | 461040 |
| 6/23 | II | 1949 | No 106 The Hermitage | 461041 |
| 6/25 | II | 1983 | Brook House | 461042 |
| 6/24 | II | 1949 | Church of St Nicholas | 461043 |
| | | | **The Strand** | |
| 6/28 | II | 1949 | Belle Vue | 461055 |
| 6/29 | II | 1949 | Doone Cottage | 461056 |
| 6/30 | II | 1949 | Hill View Cottage | 461057 |
| 6/31 | II | 1983 | Sparrows' Nest | 461058 |
| 6/32 | II | 1949 | Strand House including attached walls and gate piers | 461059 |

## Appendix B Glossary of Terms

**Cob:** Walls built of mud, straw and sometimes dung and horse hair.

**Crinoid:** Marine fossil indicative of warm shallow seas.

**Cruck:** Early (medieval) roof structure which rises from a basal point within the wall. May be a single piece of timber or two or more jointed together.

**Devonian:** Geological period around 400 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.

**Mitred hips:** Traditional roofing detail. Slate is cut so that two roofslopes meet almost seamlessly.

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

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

**Spilitic lavas:** Extrusive igneous rock similar to basalt.

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

## List of Illustrations

### List of maps