

# Teignbridge District Conservation Area Character Appraisals

*Stokeinteignhead*



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

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

## Acknowledgements

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

## Consultations

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## 1:0 INTRODUCTION

The Conservation Area Character Statement for Stokeinteighhead was endorsed by the Planning Committee on 18 December 2000. Since that time it has been the subject of public consultation, with copies being distributed to the Parish Council and many individuals. It has also been available for download from the Teignbridge website - a facility that has proved very popular. The document was discussed at a public meeting in the village in March 2002.

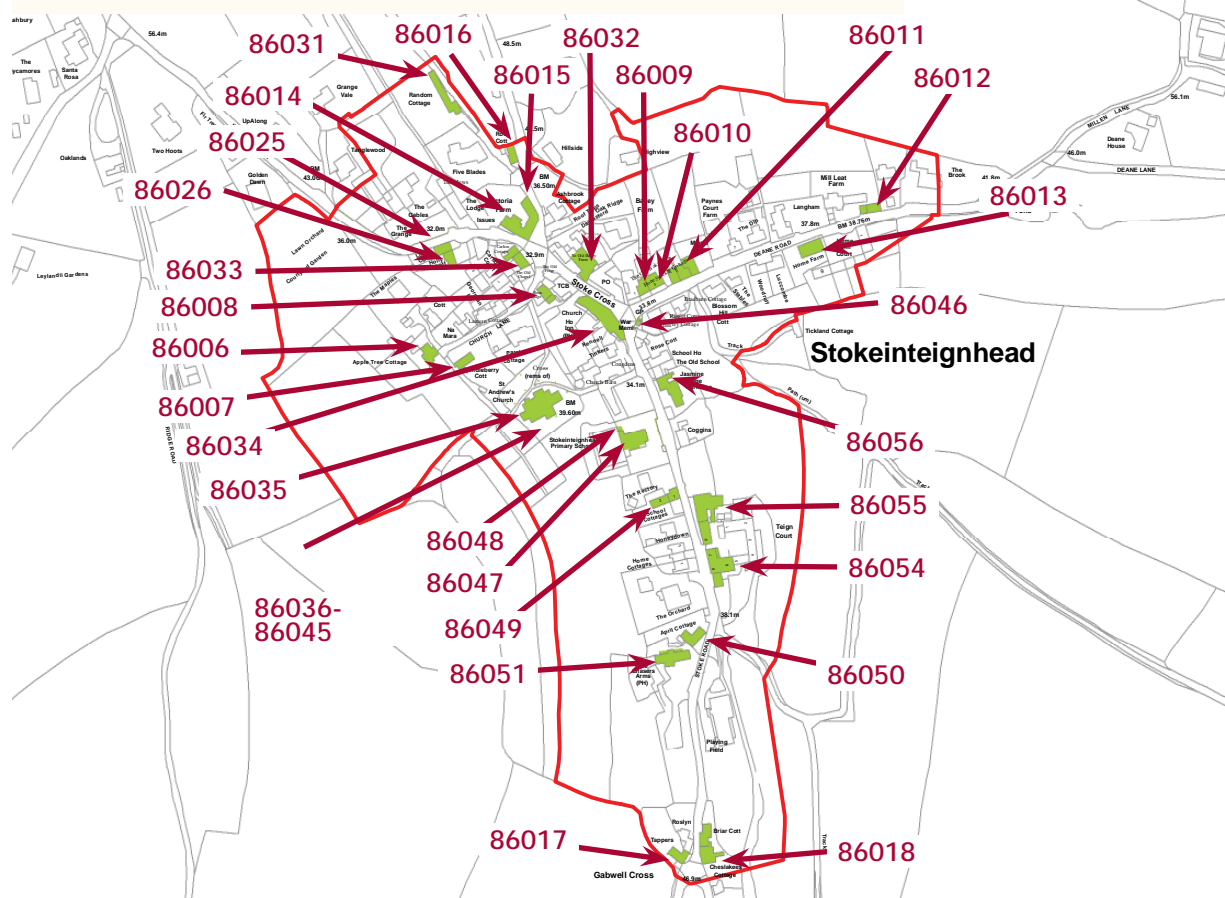
The feedback from the public and other interested bodies has been fully considered and a number of amendments have been made as a result - notably further amendments to the proposed Conservation Area boundary.

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](http://www.teignbridge.gov.uk) as well.

A review of this Character Appraisal was undertaken in September 2009, when its effectiveness was considered and necessary amendments made. Fieldwork undertaken 21st September 2009. The revised Appraisal was approved on 22nd March 2010.

## 2:0 FACTS AND FIGURES

Date of designation: 05/02/90  
 Number of listed buildings: Grade I =0, Grade II\* = 1, Grade II =38.  
 Size of conservation area: 8 hectares



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



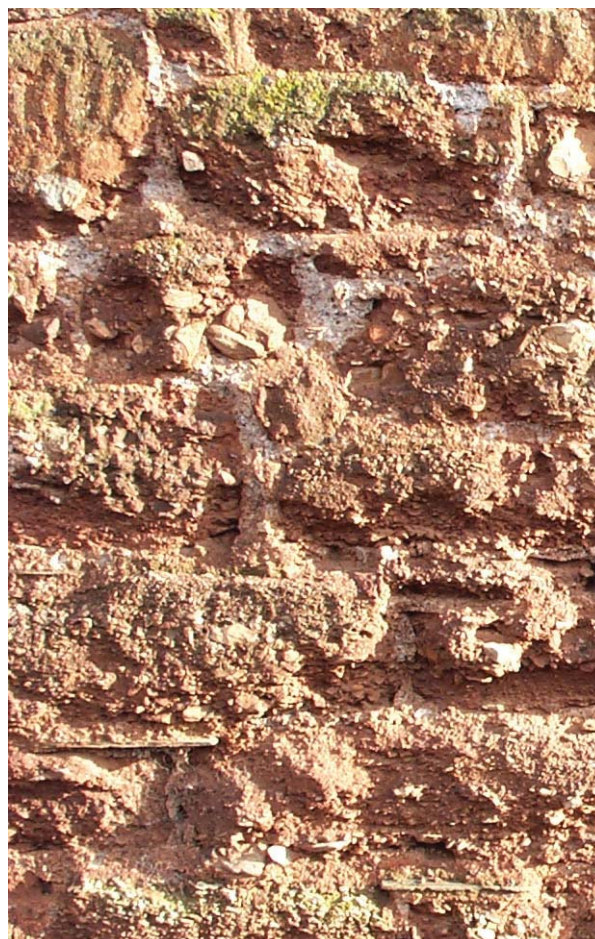
## 3.0 LOCATION & GEOLOGY

The name Stokeinteignhead originates as 'Stoke in ten hide'. A hide was a unit of land covering about 40 acres in the Saxon period. The village occupies a valley-bottom site at the confluence of two streams. The valley sides slope steeply up with mature trees and overgrown hedges hemming the settlement in.

The surrounding farmland is mainly pastoral, but remains of extensive orchards fringe the village. The village is approached by narrow winding roads in all directions, with the three main streets converging at the Church House Inn.

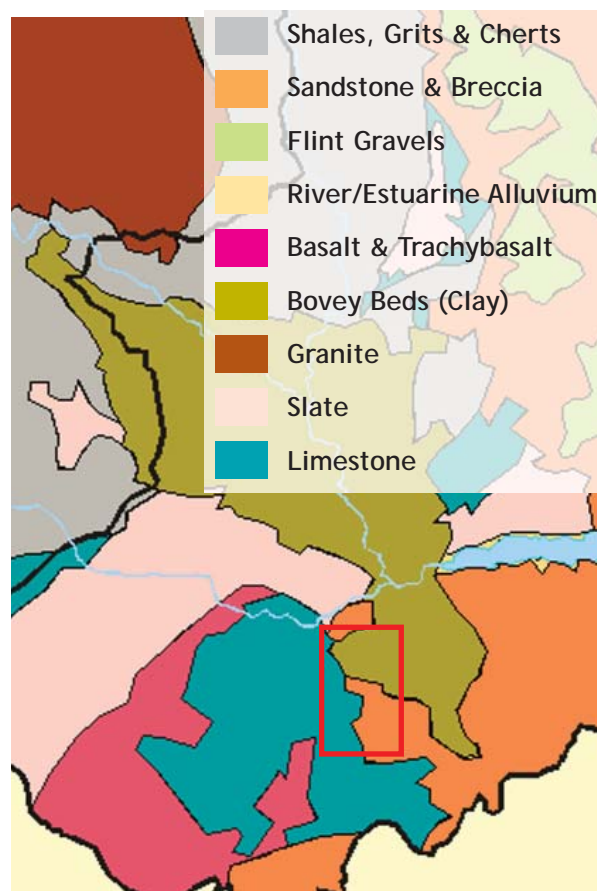
The underlying geology is entirely Permian breccia, although the valley floor has a fill of alluvium. Most old buildings and boundary walls use the breccia extensively, although its poor strength means that cob walls are extremely common.

The local red breccia has a warm colour and distinctive texture



### Location

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### Geology

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## 4:0 VILLAGE MORPHOLOGY & ARCHAEOLOGY

The vicinity of St Andrew's Church was probably the site of the earliest settlement of Stokeinteignhead. The random positions of older buildings in this area suggests an early agricultural community. It is probably significant that the Church House Inn was converted to a church house dating from the late 16th century.

On the valley sides above these settlement areas, extensive terraced medieval fields survive, created by ploughing. Archaeological research elsewhere in England suggests that fields on such steep slopes are the result of severe pressure on land, due to a high population with low crop yields. This pressure was reduced in the mid-14th century by a combination of disastrous harvests during the 1330s, followed by massive depopulation due to the plague of 1348-9. These fields may have been created to serve the extensive settlement areas in the village.

The valley to the south has remains of two large ponds. These were used in the 19th century to supply watermeadows and Higher Home Farm, but may have originated as medieval fish ponds. A similar one lay east of Home Farm on Deane Road.

Further areas of ancient settlement survive at Gabwell Cross and Lower Gabwell. These small groups of medieval and 16th-17th century houses were probably farm groups; their random positions suggest an earlier medieval date.

By the 18th-19th century, apart from a few farms, the village houses all clustered around the road junction by the Church House Inn. Later 19th century development was limited to the Combeinteignhead Road, The Gables being a large mid-late 19th century house, subsequently subdivided.

Evidence for a large 19th century cider industry takes the form of extensive cider orchards, now mostly



*The village developed around a number of farmsteads established along the valley bottom. Subsequent infill development has generally complemented the character of Stokeinteignhead.*

derelict, planted on the former medieval terraced fields. The large farms shown on the 1890 OS map have now been converted to housing and farming activity is no longer a part of the daily village scene.

- The historic plan of Stokeinteignhead is an intrinsic part of the charm of the village. This character should not be eroded further by backland or infill development. Opportunities for development are thus strictly limited, within the conservation area.
- A village mapping or history project would increase understanding and may identify new information on Stokeinteignhead's past. This could be pursued through partnership with the Historical Society, Parish Council, TDC and Devon County Council's Archaeology Service.
- Archaeological remains in Stokeinteignhead 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

### 5:0 ARCHITECTURE

Stokeinteignhead's architecture is largely vernacular, although occasional Georgian features have crept in during the 19th century. Unfortunately, 20th century alterations have caused the loss of many original features and the introduction of non-local architectural styles in places.

Particularly fine buildings include the thatched Church House Inn, despite extensive reconstruction after a fire in 1991. The medieval church of St Andrew, whose red breccia tower has recently been rendered and limewashed in authentic medieval style and No. 1 Deane Road, with its eclectic rustic timber porch. Tappers Cottage at Gabwell Cross has rare 18th century leaded windows on wooden brackets.



The Church House Inn.

The historic character of buildings in the village is exemplified by 2 + 3 Deane Road, April Cottage, Myrtle Cottages and others like them.

The school, although of a standard design used throughout Devon, blends into the village thanks to the use of local red breccia.

There are some good examples of contextual modern design in the village and a few buildings which could be improved considerably by sensitive alterations.

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



The Chasers Arms and April Cottage are typical of local vernacular.



A new dwelling that reflects the local vernacular character, but with a slate roof rather than thatch.



## 6:0 BUILDING MATERIALS

The older buildings of Stokeinteignhead are built of rubble stone and cob with a protective coating of render and limewash. A few buildings, including the church and some outbuildings are of unprotected breccia and breccia rubble is a common material in boundary walls. Red brick from Exeter is found in small quantities, for smaller outhouses and the tops of some chimneys.

Stokeinteignhead is a village where thatch was used extensively in the past. Many houses were originally thatched, but now have asbestos slates, such as the small group west of the Church House Inn and those in Stoke Road centred on the Old School. Reinstatement of lost thatch here would greatly enhance the appearance of the village. An 18th century cob barn with horse-engine house immediately east of the church was thatched, but its present covering of rusty corrugated iron is still an attractive feature.

Other materials used include imported Welsh slate from the mid-19th century, with red-brown roman tiles probably from Somerset occasionally being found on farm buildings.

Natural slate has been the commonest roofing material for the last 150 years. Impetus for its use probably came with the arrival of the railway at Newton Abbot in the 1840s, when Welsh slate became an affordable alternative to thatch.

Timber windows of various ages are found within the village. The use of modern materials or finishes strikes a discordant note and must be avoided. Where windows have been replaced in the past, it is most desirable that suitably designed units are reinstated.

For the most part, the buildings themselves provide enclosure to the streets and this is a strong characteristic of the village. Elsewhere, breccia rubble laid in lime mortar with a coarse textured aggregate is a common feature. Older stone and cob walls, such as those fronting The Grange are rendered with lime mortar and capped with clay tiles or slate. Boundaries to the rear of properties are mostly breccia walls or hedges.

- The characteristic architectural features and building materials of Stokeinteignhead are summarized in Appendix one.



Stone, render, thatch, slate and timber windows are the basic palette of materials



## 7:0 POSITIVE CHARACTER FEATURES

The special character of Stokeinteignhead 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. Extensive waterworn (mostly limestone) cobbles survive in front of 1-6 Deane Road, the Church House Inn and beside Carlton Court. It is likely that other parts of the village were treated in a similar way in the past.



An historic cobbled gully

**7:2 TREES:** Specimen trees add considerably to the appearance of certain parts of the village, notably the churchyard. The many abandoned orchards on the valley sides have much scrub and bramble among the remaining apple trees. This gives the conservation area the appearance of being unaffected by urban influence but clearly illustrates local agricultural decline.

**7:3 WOODS & HEDGES:** Many of the mediaeval terraced fields are bounded by later hedges, which are extensively overgrown, making this area particularly sensitive to change. Mature trees are particularly evident higher up, with a little wood on the spur, east of the village centre.



Gardens, trees and hedges add character

**7:4 ORCHARDS:** The old maps show the extent of orchards in the past. A good number of trees have survived in Stokeinteignhead; their relevance to the cultural history of the village cannot be overstated, nor can their vulnerability to modern decline. The remaining 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.

**7:5 GARDENS:** Of the multitude of gardens shown on the 1880s OS map, many in the conservation area still survive, with a number still retaining their mediaeval plot boundaries. These must be jealously preserved as a link with the past. No new developments or subdivision should take place.

**7:6 WATER:** The streams through the valleys are partly culverted, but much of their courses are still visible, between breccia walls. The sounds and glimpses of running water contribute much to the valley. South of Gabwell Cross, the stream flows through a green field for some distance, complementing the rural scene.

**7:7 VIEWS:** The deep valley sides create important rural backdrops when viewed from within the conservation area, while the roads out of the village afford panoramic views of the whole community. The footpath through the wood on the east side of the valley possesses a very attractive view of the church and down the valley to the north-west. The impact of developments such as farm buildings or new houses must be considered with relation to views into and out of the conservation area.



Positive management is needed to preserve the character of orchards



**7:8 THE SCHOOL:** Stokeinteignhead village school is thriving and is an important part of the community. The new extension promises to be complimentary despite its scale.

**7:9 POST OFFICE:** This vital part of the rural community is in a prominent position at the centre of the village.

**7:10 THE PUBS:** The Church House Inn has been an integral part of the community since the late 16th century. Both pubs contribute to the thriving community but also encourage more cars to enter the village.

**7:11 WAR MEMORIAL:** This simple granite cross in the centre of the village is a traditional part of the village scene and is particularly prominent opposite the Church House Inn.

**7:12 DARKNESS:** The absence of street lighting ensures that Stokeinteignhead enjoys clear night skies. This is a positive feature. Residents should exercise discretion in the installation of garden and/or security lighting.



The School



Post Office



Chasers Arms



## 8:0 NEGATIVE CHARACTER FEATURES

### 8:1 OVERHEAD CABLES:

Stokeinteignhead has many overhead telephone and power cables on obtrusive tall poles. Removal of these would improve the appearance of the area considerably.

**8:2 CARS:** There is no provision for off-street car parking, especially along the road towards Combeinteignhead and Church Lane. This results in extensive parking at the roadside, which is not only unsightly, but also dangerous. These issues and congestion problems can only be tackled by the community with the help of the County Council. Solutions should not involve the introduction of more signage, yellow lines etc



Cables detract from many views



Ad hoc parking and occasional congestion are problems.

## APPENDIX ONE

### CHARACTERISTIC FEATURES OF BUILDINGS IN STOKEINTEIGNHEAD

#### BASICS

- Steeply pitched thatch. Some slate and tiled 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, subdued orange-brown or glazed black with mitred hips. Tiled roofs: dark red/brown fired clay 'roman' tiles.
- Traditional eaves details - open with large overhang or tight to walls with small fascia and cast iron guttering.
- Limewashed walls in coursed breccia rubble and/or cob. The latter construction is often tapered from base to eaves, with corners rounded off. Limewashed breccia has an unusual pink tinge, but it would not be necessary or characteristic to use pink paint.
- Chimneys with tapered tops and limestone or rough slate drips, usually rendered.
- 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. Dormers are generally absent, especially on prominent roof slopes.



#### PALETTE OF MATERIALS

**ROOFING:** Thatch, some natural slate and plain (or black/dark green painted) corrugated iron. Double Roman clay tiles may have limited uses.

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

**WALLS:** Render, often roughcast, but sometimes smooth (normally lime mortar on old stone/cob buildings) and natural stone, either of which may be limewashed. Red or yellow brick can occasionally be used for chimneys but not for whole buildings. Natural, painted or black tarred timber weatherboarding may have limited uses on outbuildings.

**WINDOWS & DOORS:** Painted softwood, (opaque stains are occasionally suitable for new build). Natural timber may occasionally be used on outbuildings, but only if it is oak.

**ENCLOSURE:** Breccia rubble and some cob walls, rendered and limewashed, occasionally bare.

**SURFACING:** Waterworn limestone cobbles, angular limestone and breccia, hoggins or blacktop (if used judiciously). Rustic concrete setts may be acceptable in non-prominent locations.







Impressive  
cob wall at  
The Grange

## 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 stone or 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 or block walls, even if rendered are not acceptable, although hand-made yellow brick may have occasional uses in non-prominent areas. Larch-lap or close-boarded fencing and evergreen hedges, especially conifers.

**SURFACING:** Large areas of blacktop, concrete or chippings should be avoided. Brick pavements are generally unsuitable in a conservation area with the character of Stokeinteignhead.

## APPENDIX TWO

## ARCHITECTURAL CHARACTER SURVEY

The purpose of this survey is to identify which buildings within the conservation area contribute positively or negatively to townscape character. Three characters bands are used (see map 1) and the criteria for each are summarised below.

In assessing individual buildings, it is their form, design and architectural potential which is most important. Ephemeral considerations like plastic windows or slight disrepair will not usually result in buildings being categorised lower. This does not imply that, for example, plastic windows in a building making a positive contribution to the area are in themselves a positive feature. They may, however, have prevented it from being classed as 'outstanding'. In addition, a quite modest but attractive building in a very prominent location may be rated as 'outstanding', even though it might only be judged as 'positive' if it were tucked away among other buildings.

### Category 1 : Outstanding

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

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

### Category 2 : Positive

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

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

- **Proposals which would detract from the special character of these buildings will be resisted.**

### Category 3 : Neutral or Negative

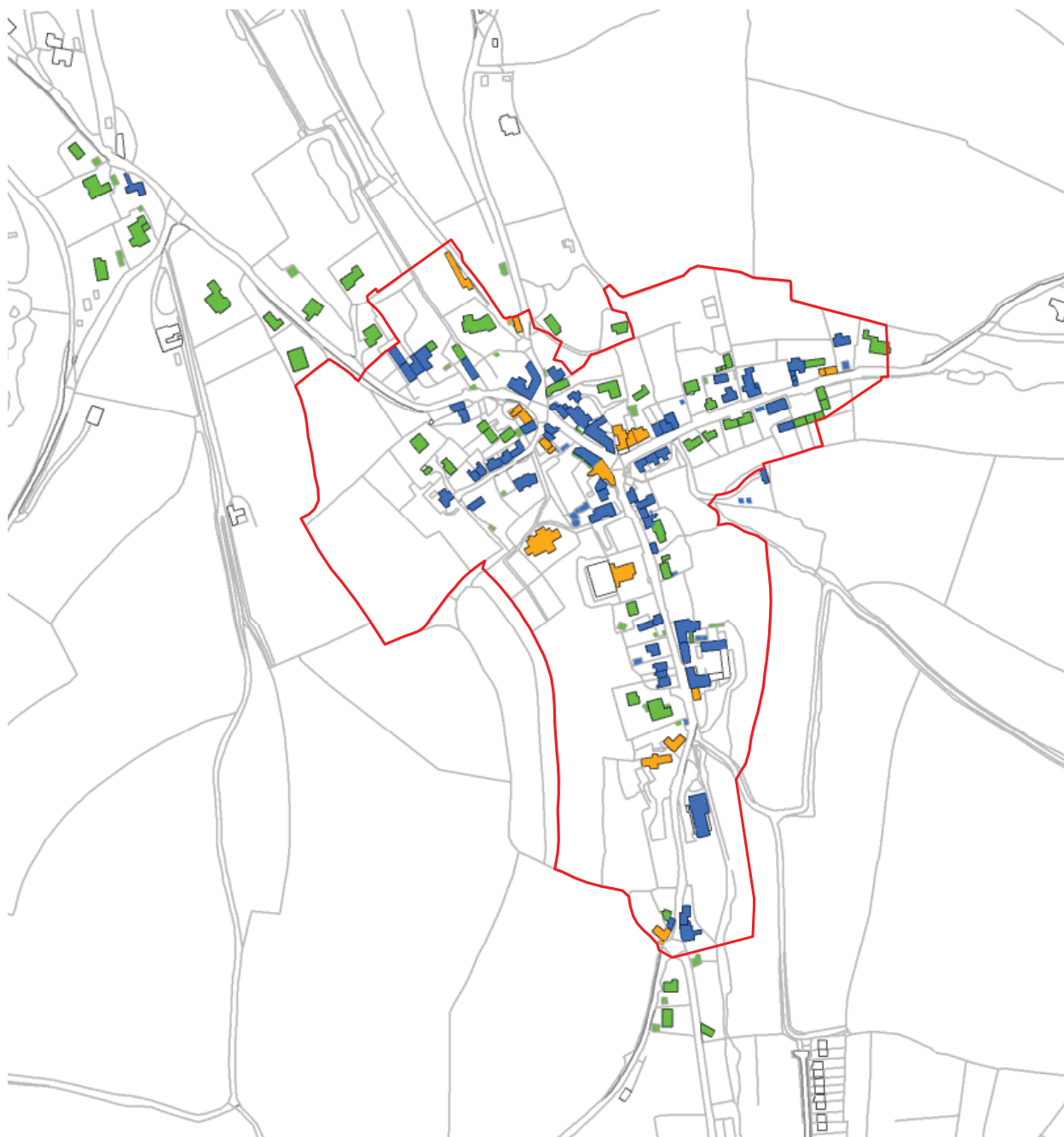
Most conservation areas have buildings that are neither positive nor negative in their contribution to overall character. These will often be twentieth century buildings which may be inoffensive in scale and location, but which lack quality in terms of detailing, materials and design. It must also be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

Judgements on these matters will always be open to criticism that they are subjective. Consequently the 'neutral' and 'negative' categories, (which featured in the draft Character Statement), have been combined in this Character Appraisal.

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

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





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### *Key to Character Survey Map*

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



STOKEINTEIGNHEAD 1843









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

Ref. No.	Grade	Date of Listing	Item
86006	II	1988	Apple Tree Cottage, Church Lane
86007	II	1988	Spindleberry Cottage, Church Lane
86008	II	1987	Rose Cottage, Church Lane
86009	II	1986	Honeysuckle Cottage, Deane Road
86010	II	1986	No. 3, Deane Road
86011	II	1988	Mole End, Dean Cottage & Nos. 1 & 2 Myrtle Cottage, Deane Road
86012	II	1988	Cartshed, Deane Road
86013	II	1981	Home Farmhouse, Deane Road
86014	II	1988	Victoria Farmhouse, Forches Hill
86015	II	1988	Barn & cartshed, Forches Hill
86016	II	1988	Rock Cottage, Forches Hill
86017	II	1988	Tappers Cottage, Gabwell Cross
86018	II	1988	Firdale Cottage & Briar Cottage, Gabwell Cross
86025	II	1988	Garden Wall, W. of The Grange
86026	II	1988	Holly Cottage & Cottage adjoining at N., Ivy Tree Hill
86031	II	1988	Random Cottage, Millen Lane
86032	II	1988	Old Bailey Farmhouse
86033	II	1988	Carlton House & Carlton Cottage including garden railings
86034	II	1988	Church House Inn
86035	II*	1955	Church of St. Andrew
86036	II	1988	Ann Battens headstone S. of the S. transept
86037	II	1988	Church yard gates
86038	II	1988	Lamp Standard east of chancel
86041	II	1988	Joan Owens headstone 7m N. of chancel
86039	II	1988	Mary Voysey headstone 5 NE of N transept
86040	II	1988	Socket stone of medieval cross, N of N transept
86042	II	1988	Roll chest tomb 8m NE of porch and Holsworthy headstone 1m S of church
86043	II	1988	2 headstones 10 m N of tower

Ref. No.	Grade	Date of Listing	Item
86044	II	1988	Elizabeth Boden headstone 10m NW of church
86045	II	1988	Row of 3 chest tombs & one to E. 20m N. of the N. transept
86046	II	1988	War memorial including iron railings
86047	II	1988	Stokeinteignhead School
86048	II	1988	Wall to schoolyard including gate piers
86049	II	1988	Pair of cottages 25m N.W. of Higher Fram
86050	II	1988	April Cottage
86051	II	1988	Chasers
86054	II	1988	Farmbuilding immediately S. of Higher Farm Farmhouse
86055	II	1988	Higher Farm including cider cellar to the S. & walls to N. & W.
86056	II	1988	Jasmine Cottage

## 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 sizes in a sandy matrix.

**Cob:** Cob is made up of a mixture of mud, straw, dung and sometimes animal hair.

**Hoggin:** Compressed aggregate of varied size and composition used as a surfacing material.

**Lime:** Binding agent in traditional mortars.

**Limewash:** Protective/decorative surface coating made using lime putty.

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

**Permian:** Geological era approximately 250 million years before present.

**Tofts:** Plot of land occupied by a farmstead.

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

