

St James Teignmouth



Character Appraisal



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Consultations

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

**Policy and Heritage, 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

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

TEIGNBRIDGE DISTRICT COUNCIL

Teignmouth St James Conservation Area Character Appraisal

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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 the supporting information for a Conservation Area extension.

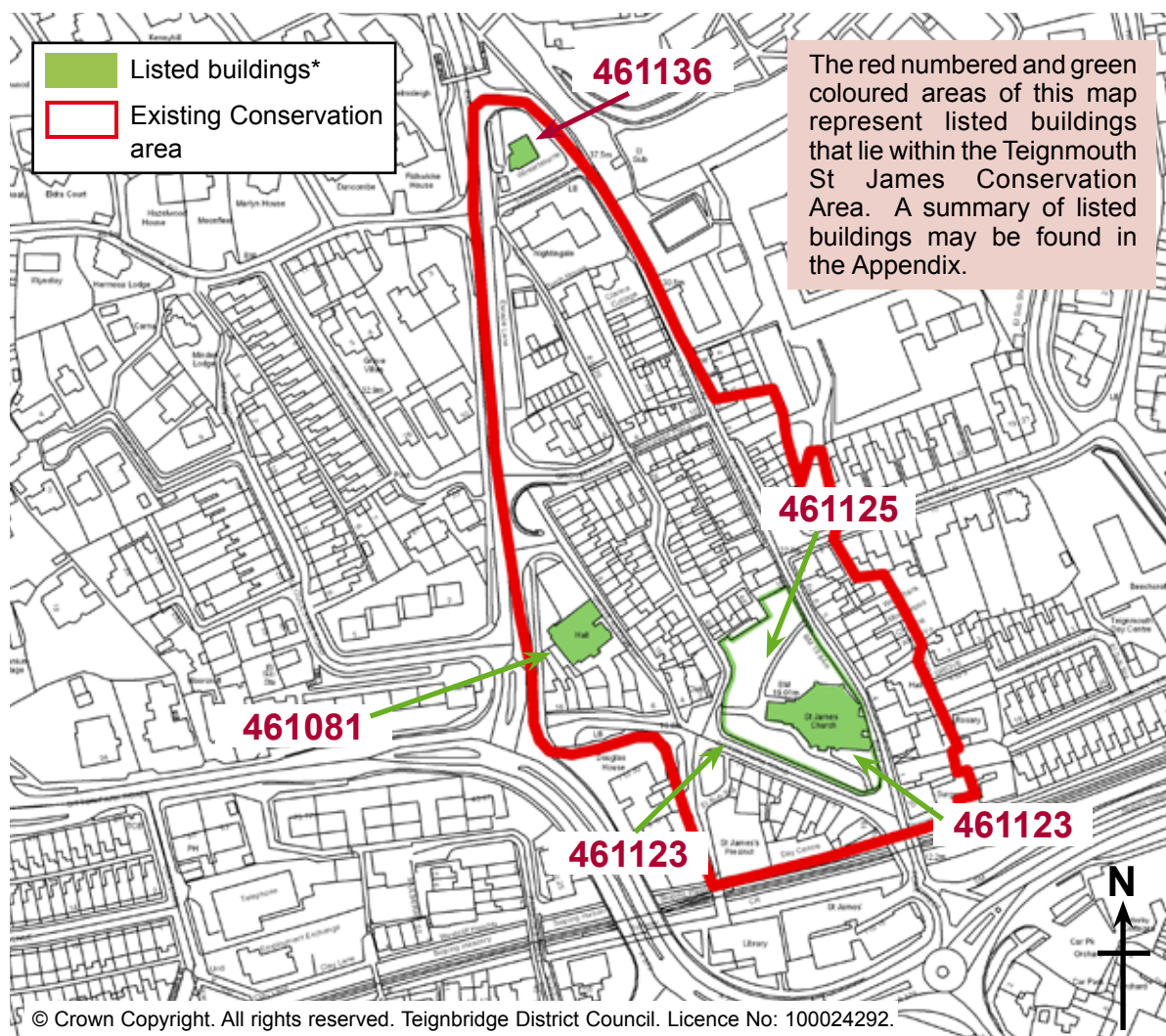
Ideas and suggestions arising from consultations will be incorporated in an extended Conservation Area Appraisal.

The intention is that the completed document will be adopted by Teignbridge District Council as a Planning Guidance Document. Local residents, the Parish Council, Devon County Council and others (such as utility companies)

should also find the document useful. It is the cumulative impact of decisions made independently which can harm the character of historic places. A public meeting was held on 10th November, 2006 at Teignmouth Town Council Offices.

The Conservation Area Appraisal and Management Plan was adopted by Executive Committee on 19th May, 2008.

Map 1 Listed buildings in Teignmouth St James Conservation Areas



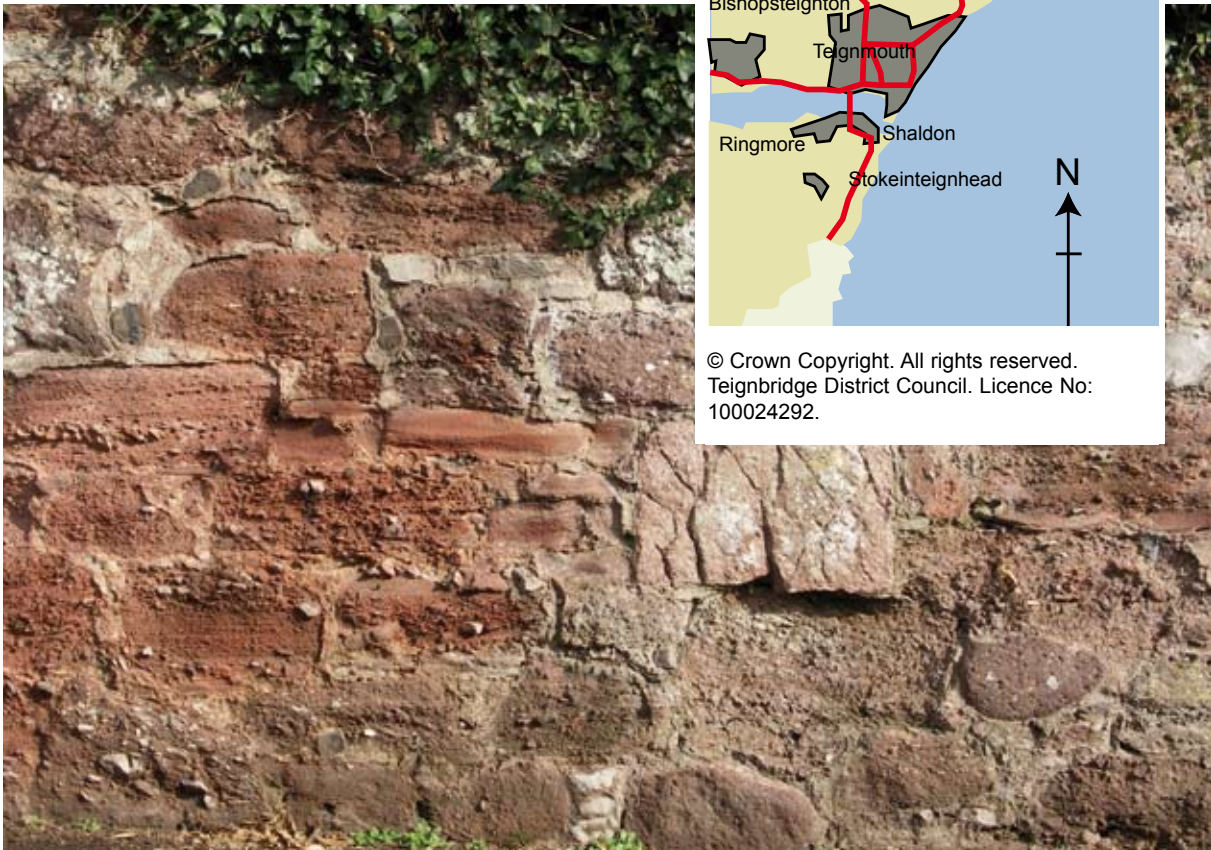
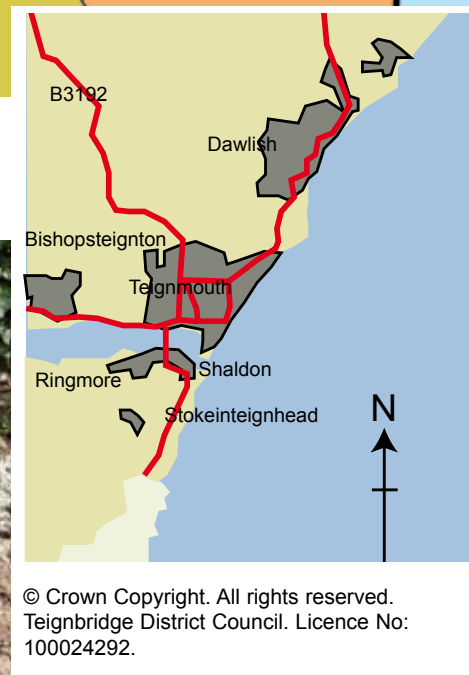
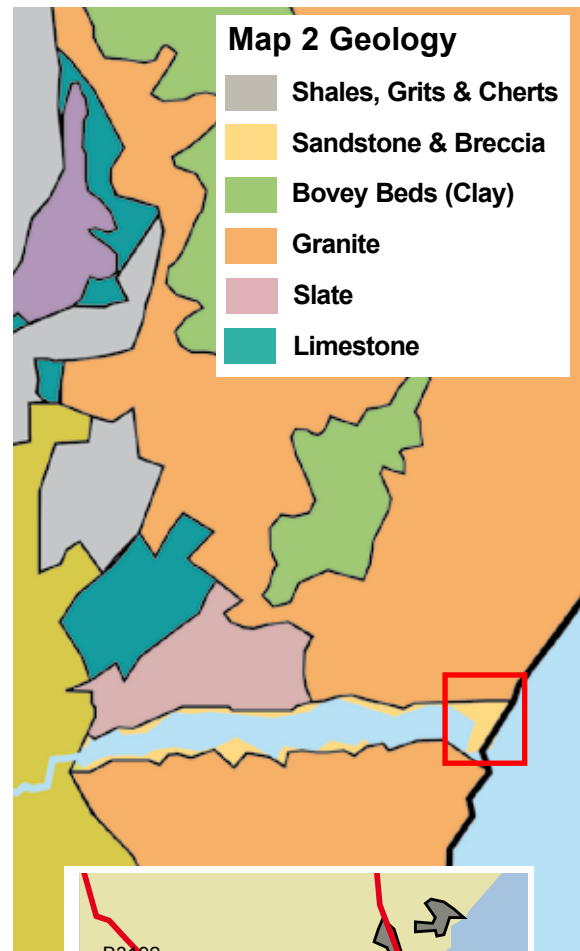
2:0 Facts and figures

Date of designation:	15/11/1994
Number of listed buildings:	Grade I =0, Grade II* = 1, Grade II = 4.
Size of conservation area:	2.73 hectares

3.0 Location and Geology

The St James area of Teignmouth is on the estuary side of the town, north of the railway and the A379 dual carriageway and facing more towards the River Teign than the open sea. The area known as Landscore is to its north-west, with the new Exeter Road that was constructed in the early 1970's running north-south between them.

The modern town actually originated as two distinct settlements, East and West Teignmouth, on either side of the River Tame; a small stream known also as Brimley Brook that flowed south from Holcombe Down and passed between the two before turning west to the River Teign across an expanse of tidal marsh. East Teignmouth was on the seaward side of the Tame and West Teignmouth on the estuary side, set on the rising ground north of its tidal marshes. St James' church has long been the settlements focus – at the point where the old routes to Exeter and Newton Abbot used to diverge – while Landscore is higher on the hillside, and comprises a residential suburb of substantial villas that were mostly built late in the 19th century or very early in the 20th.



4.0 Historical Background and Development

The earliest record of Teignmouth's existence is in a charter of 1044, issued by Edward the Confessor when granting a parcel of land to Leofric - a chaplain of the Saxon King who later became Bishop of Exeter. The land was at Dawlish, but it stretched as far as the River Teign where the sites of St Michael's church and the salt pans on the River Tame were used to define its boundary. These were located in the area that was later to become

worker's huts.

It is clear, though, that they both grew in stature during Norman times – probably on account of the demand for salt and the increasing importance of the harbour – as by the middle of the 13th century both had been granted charters to hold weekly markets and an annual fair. West Teignmouth had become a separate parish with a church of its own (albeit a daughter church, St James, to the mother church at Bishopsteignton), and was now the larger of the two settlements



Aerial photo of St James and surrounding area

East Teignmouth whereas what became West Teignmouth formed part of another parcel of land that the King granted to Leofric in the year 1050. This was at Bishopsteignton, but it stretched as far west as Chudleigh and to the boundary of East Teignmouth that followed the course of the River Tame.

Neither East nor West Teignmouth were mentioned specifically in the Domesday Book (1086), both being included as part of the Manors they occupied. It seems the nearest settlements then were at Dawlish and Bishopsteignton, while at the sites of East and West Teignmouth there was probably little more than a rudimentary church (St Michael's) and a few fishermen's and salt

with the harbour within its bounds. As a port it ranked equally with the likes of Dartmouth, Plymouth and Lyme Regis, and by the early 14th century was thriving in the trade of fish and salt.

Little is known of West Teignmouth's fortunes during the 14th and 15th centuries, although it was raided by French 'pyrates' in 1340, who 'set fire to the town and burnt it up'.

During the 16th century both East and West Teignmouths passed from the Church into private hands. Around this time, and possibly resulting from the change, West Teignmouth's increase in population lead it to develop a more independent existence separate

from Bishopsteignton. This was founded on the growth of the fishing industry and the increasing demand for salt – particularly following the discovery of Newfoundland and the abundance of cod off its shores. Many personal fortunes began to be amassed as the trade in fish, and with Newfoundland itself, continued right through the 17th and 18th centuries. There were setbacks, however, which seeded Teignmouth's future as an important seaside resort. The production of salt ceased in 1692 when it became cheaper and easier to import the commodity from Cheshire, while the effects of the Civil War had earlier caused a decline in prosperity. Most devastating of all, however, was the raid by the French fleet on the 26th July 1690. It was claimed that out of the 300 houses in the settlements (including Shaldon), 288 were damaged, with 116 actually burnt to the ground. 240 of the population were made homeless, and many livelihoods lost, since ten ships in the harbour and many fishing boats and nets were also destroyed.

The rebuilding that followed set both the settlements on course for more prosperous times; first as a port on the West Teignmouth side of the Tame and then as a resort on the East. There was a considerable fishing industry supplied by local catches as well as those brought from Newfoundland. Clay from the Teign Valley began to be exported in 1700, reaching 500 tons by 1740 and nearly 10,000 tons by 1785. Granite, manganese, timber, bark, wool and cider were amongst other exports, while imports included coal and iron as well as groceries from London that formed part of its developing coastal trade. Clay in particular was dispatched to Bristol and Liverpool, with much finding its way to the Staffordshire potteries.

The idea of reclaiming the estuary of the Tame was first put forward in about 1750, while in 1798 a wall between the Den and Fore Street was proposed as an interim measure, and by 1800 had been constructed. This was probably in the form of a causeway on the line of Somerset Place, although no visible remains are known. West Teignmouth grew fast, reaching three times the population of East Teignmouth by 1801 (1,528 against 484). By 1805 it had developed along streets leading down from the church to the edge of the Tame – which was on the line of Teign Street; then called Market Street as West

Teignmouth's market was held on the site of No.36.

Not long after, it seems, the estuary had been completely reclaimed since a map of 1828 shows it mostly developed. A summer visitor in that year actually described the town as "excellent, with good shops, good libraries and very handsome public rooms". It was much earlier, however, around the middle of the 18th century, that Teignmouth's reputation as a favoured seaside resort began to build, being described in the *Grand Gazetteer* in 1759 as "beautified with handsome and delightful buildings" and having "very wholesome air, especially in the summer season wherefore 'tis frequented and visited both for health and recreation". Even then it could boast two bathing machines that were amongst the earliest to be used in Devon.

Particularly in its favour was the fact that many of Teignmouth's leading citizens were sea captains, and at the end of the Napoleonic Wars (1815) the town became a haven for admirals and retired captains who were living on their prize monies. One such dignitary was Admiral Sir Edward Pellew, who retired to Westbrook (later Bitton) House, and whose life and times were the inspiration for the 'Hornblower' stories. Other 'welloff' professionals followed, including retired servants of the Crown, the City and the East India Company, all seeking fashionable residences by the sea. The two 'village' churches had to be rebuilt (between 1819 and 1823) so as to accommodate the increasing number of well-to-do residents and visitors, while a whole range of public buildings, shops, hotels and lodging houses were built with visitors foremost in mind. At first it was near the sea, in East Teignmouth, that most of this development took place, but later the hillside to the north, in West Teignmouth, became a chosen site for a number of elegant villas – as well as houses in terraces for the town's increasing workforce. This gathered pace after the arrival of the Railway in 1846; an event that didn't greatly affect the town's prosperity but rather helped to sustain its growth, not only as a resort but as a port as well. Two new quays were built in the 1820's and 1880's. the first by George Templer for the export of Haytor granite, and the second to take schooners which brought in cod and took away ball clay.



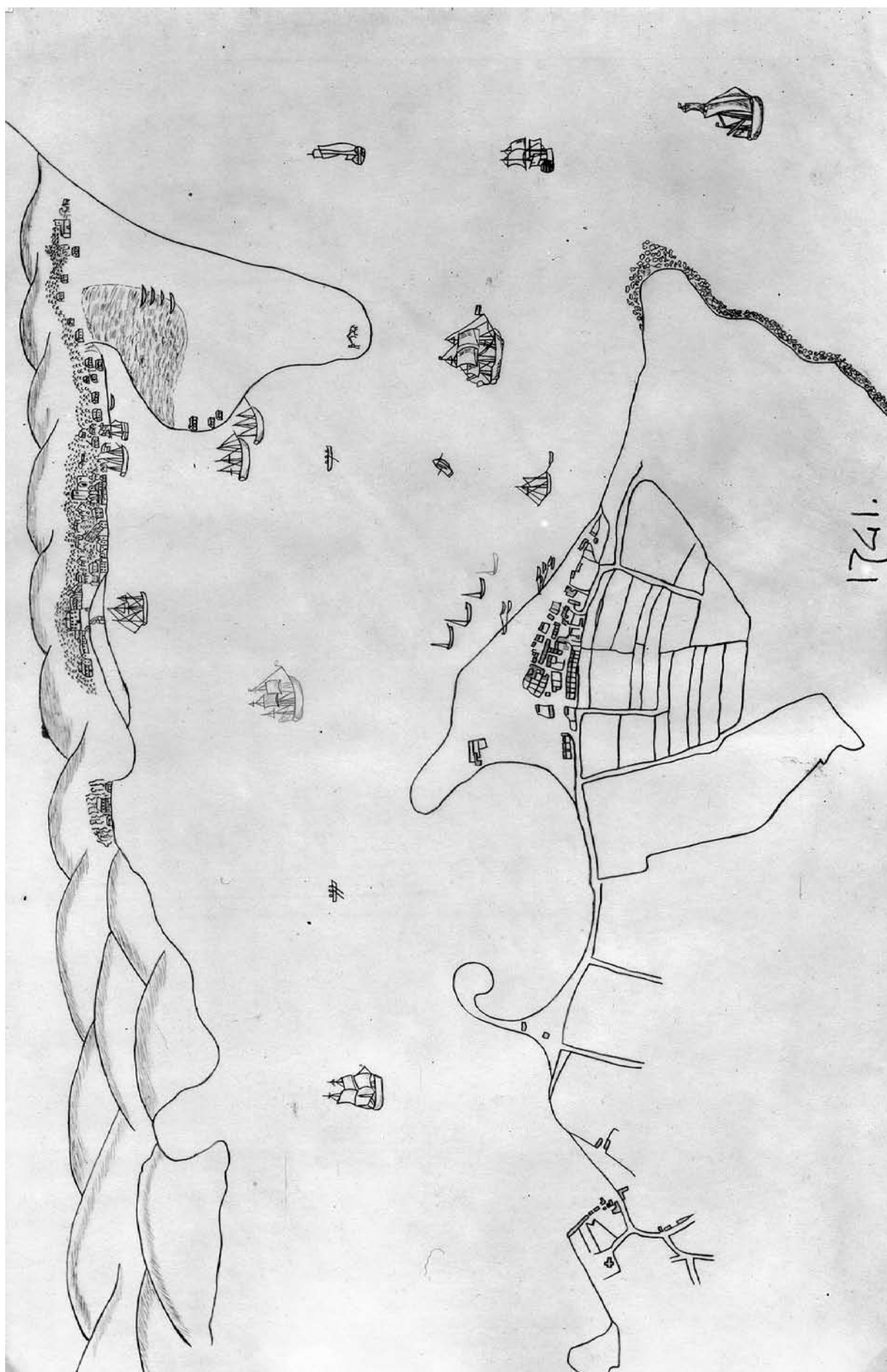
The use of local granite may be seen in houses and streets around the town

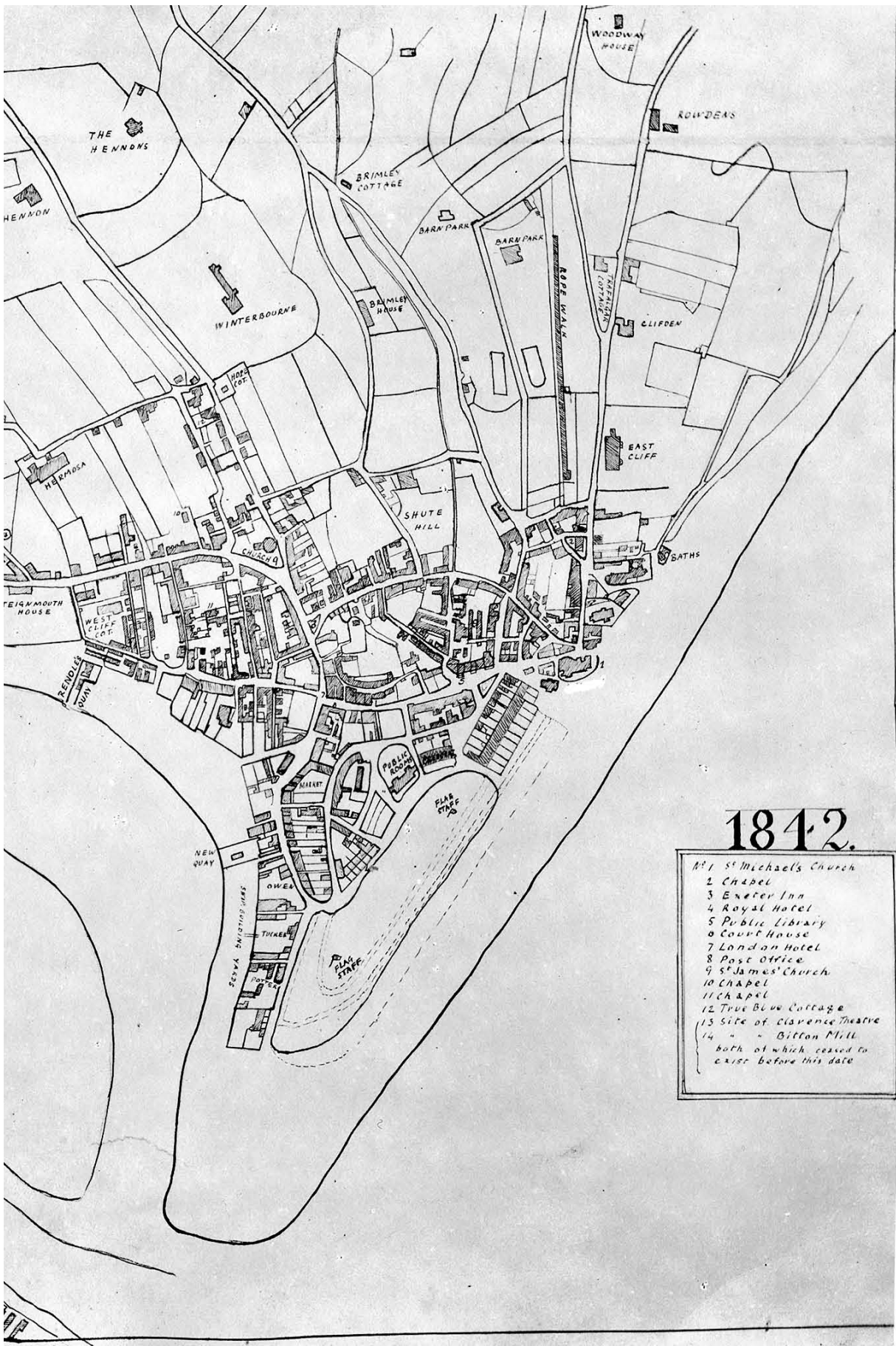
There were also three ship-building yards, and by 1897 the port handled 122,100 tons and was home to 44 fishing boats (employing 275 men and boys) 21 merchant vessels and 2 tugs. It was at this time, in the short span of years between 1889 and 1904, that the last 'boom' occurred in the building of substantial villas set in large garden plots – at Landscore, on the rising slopes north-west of West Teignmouth's old centre.

To the south and west of the centre, however, more radical changes have taken place during the 20th century, mainly due to the bombing raids Teignmouth suffered during the Second World War. Many of the older, tightly-knit streets located here were badly damaged, bringing a need to rebuild and rehouse. Indeed, they gradually disappeared, the last being pulled down in the 1970's to make way for the new dual carriageway and the widening and straightening of Bitton Park Road. However essential the dual carriageway was, and the new Exeter Road along with it, its character, and that of the flats and maisonettes alongside, is in marked contrast with the streets and houses



displaced – being rather more open in terms in the scale of the spaces and the layout of the buildings set within them. Remaining mostly true to their respective ages, however, are the areas of West Teignmouth near to the church and at Landscore; the former mostly tight-knit with houses in terraces fronting the pavements, and the latter low in density with houses set within quite secluded gardens and grounds.





5.0 Activities and Uses

Although today the St James' area comprises one of Teignmouth's older, 'inner' suburbs, being close to the central area of the modern town, it's character and layout attest to the separate nature of its historic development; associated more with the industrial life of the town and serving the needs of its local population, rather than the needs of 'temporary' visitors, here to enjoy the town's facilities as a holiday resort.

The majority of the buildings are small-to-modest sized houses, mostly in terraces with small yards to the rear – although near the northern end a few sizeable houses survive that were formerly associated with the Landscore area until the new Exeter Road set them apart.

It is hard to imagine that the main routes from Newton Abbot and Exeter entered the town through St James', meeting at Fore Street next to the south-east corner of the churchyard.



The surviving shopfronts on the short section of Bitton Park Road just opposite the churchyard suggest that commercial activities were once more prevalent than today – as do the pair of fronts remaining opposite Douglas House. Also serving local, 'West Teignmouth' needs was an Infants School in Exeter Street, built early in the early 19th century, and a Parish Hall nearby, but these became redundant and were replaced by houses late in the 20th century. Nearby too, and still surviving, is the only industrial building in the area; built early in the 20th century opposite 14 – 18 Exeter Street and long occupied by a building firm. Of more recent origin, and occupying a site that was mostly gardens beforehand, is an area in use as a parking and garaging court – adjacent to the escape lane on the Exeter Road and therefore prominent in views along it.

Maintaining the continuity of the area's occupation since medieval times, however, is St James' Church – in particular its tower which was built in the 13th century, originally, it is believed, as part of the town's defences. Indeed,



the crenellations that top the octagonal church walls create much the appearance of a castle keep when viewed from a distance.

Landscore, by contrast, was developed with the single purpose of supplying homes for single-family occupation, and comprises moderately large detached and semi-detached houses set in spacious private gardens – and with roads to serve them that did not have pavements and were no wider than typical country lanes.



During the latter half of the 20th century the character of Landscore's original usage has been somewhat eroded, mainly through the construction of large extensions accompanying changes of use to multi-occupation, but most recently also through the demolition of one of the houses and its replacement with a substantially larger block of apartments whose construction has involved the loss of a significant area of garden.



6.0 Archaeology

The archaeological background set out below relates to the town as a whole and is based on information that is currently held in Devon County Council's Historic Environment Record. This knowledge is likely to evolve and be revised over time.

6.1 Prehistoric

There are no known prehistoric sites within Teignmouth, although prehistoric is known from the area by the finds of a Bronze Age axe in a garden in West Teignmouth, flint scatters and a possible Bronze Age funerary monument to the north-east of the modern town. In addition, late prehistoric and Romano-British settlement and enclosures have been identified on slopes overlooking the estuary, including a particularly complex site west of Higher Coombe Farm to the north-west of the modern town.

6.2 Roman

While no Roman sites are recorded within the town, several finds of coins from this period have been made. It is not clear, however, whether these represent Roman activity or are chance finds of coins collected by antiquarians and subsequently lost or discarded.

6.3 Saxon

Although a church was recorded at East Teignmouth in 1044 to suggest a possible settlement here, no Saxon remains have been exposed within the town.

6.4 Medieval

Both parish churches have medieval origins and their associated settlements would have been located in their vicinity, including the sites of the markets both were allowed to hold from the middle of the 13th century. A possible site for the market in East Teignmouth is suggested by the irregular layout of properties to the west of St Michael's church – in the vicinity of French Street – which may represent encroachment of an ancient market.

The population of both these settlements would have undoubtedly been involved in the fishing industry, while salt for the curing of fish was made on the strand. The salt works were demolished about 1692 though their remains were visible for many years later. The site of the

salterns formed part of the boundary of land at Dawlish granted to Leofric in a charter of 1044 by Edward the Confessor.

A leper hospital, St Mary Magdalene, was recorded in Teignmouth in 1307 and dissolved in 1547, but its precise location is unknown.

6.5 Post Medieval and Modern

Two forts were constructed in the 18th century on The Den in response to a local fear of attack by the French, and were ruinous by the late 18th or early 19th centuries. The remains of one were still visible in the early 19th century but had entirely disappeared by 1873. A windmill also stood on The Den in the vicinity of the former Royal Hotel but its exact location has been lost to later development, while north of the pier a rocket battery was located during WWII.

On the east side of the town there is evidence of maritime industries, with late 19th and early 20th maps showing the position of ship and timber yards as well as the former Old Quay which was served by a railway siding and turntable. The international importance of Teignmouth as a port is attested, however, by the presence of a designated wreck dating to the 16th or 17th century, which is possibly Venetian in origin and lies off Church Rocks. The remains of another boat were found during the excavation of a site in Somerset Place in the area that was formerly part of the tidal estuary of the Tame.

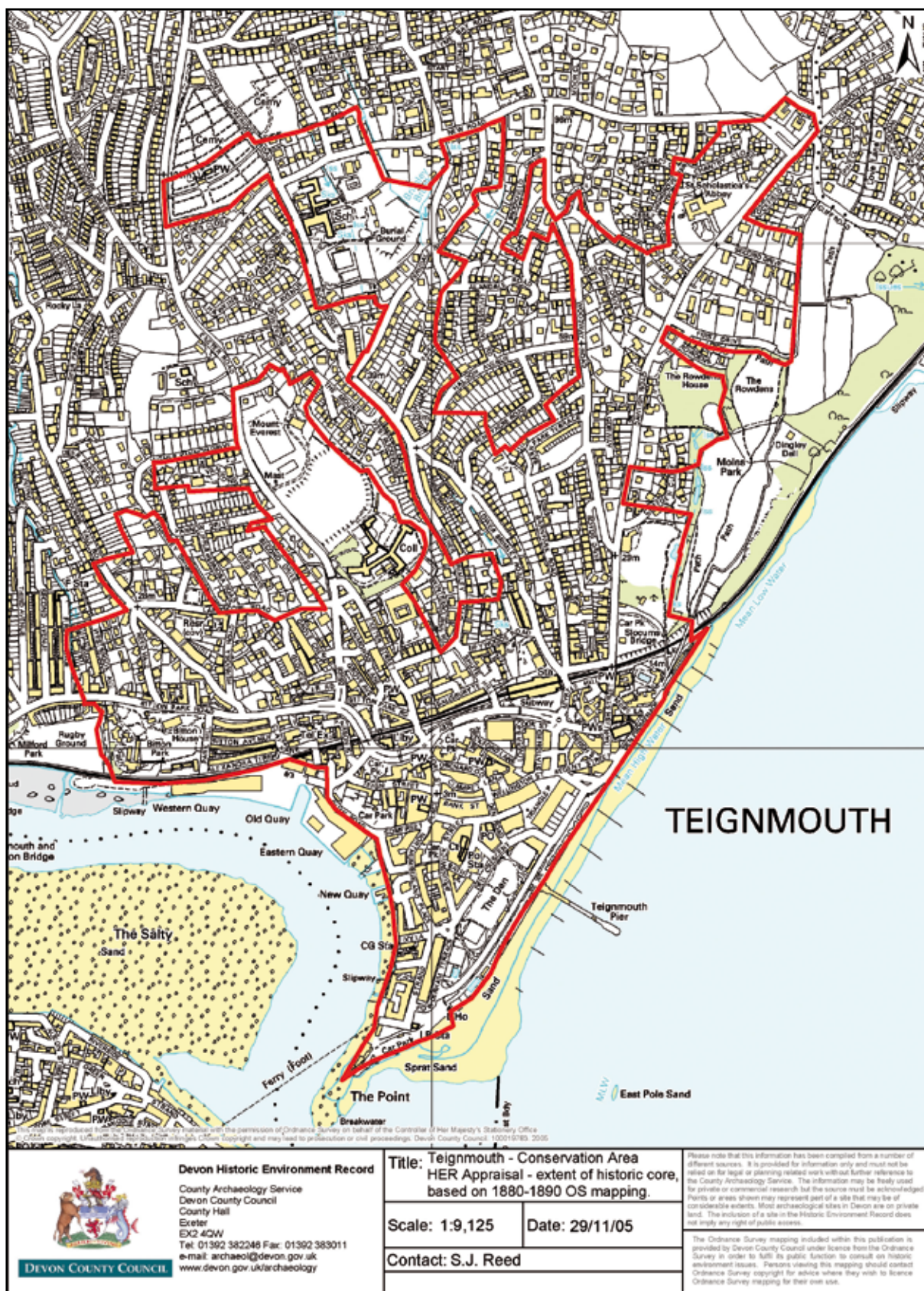
6.6 Sites with Statutory Protection

There are no scheduled Ancient Monuments within the town

6.7 Archaeological Potential

The two separate historic cores of the town, around the parish churches, offer the highest potential for the survival of archaeological deposits that date from the earliest medieval settlement of East and West Teignmouth, while on the outskirts are sites of known prehistoric date indicating a continuity of human occupation in this are over thousands of years. There is also high potential for the survival of water-logged artefacts preserved in silts sealed by later reclamation and building – in particular in the harbour area, in areas of reclamation north and east of the present quays, in low lying areas of the town and beneath The Den.

Map 6 Extent of Historic Core



Map 7 Archaeological Sites



7.0 Landscape and Streetscape

7.1 Landscape

The Landscape around Teignmouth has been categorised as being representative of medieval enclosure, retaining a high proportion of medieval features, particularly boundaries of enclosed former strip fields. Indeed, the area of Landscape may well have been part of a strip field system originating in medieval times, although the north-to-south alignment of the property boundaries that exists today appears to be only superficially representative of the original pattern.

The character of the St James and Landscape areas derives not only from the buildings within them but also the features that occupy and help create their setting, including open spaces, boundaries, surfaces, trees and so on.

7.2 Open spaces

Perhaps the most significant open space is the churchyard, probably the oldest site in the town and providing a suitable, if somewhat cramped, setting for the church. It has more the ambience of an urban park than a graveyard as headstones and tombs are very few. With benches it is a pleasant place to sit as well as a convenient space to pass through, cutting the corner between Exeter Street and Bitton Park



Tomb of Thomas Luny, Church of St James

Road. The entrance gateway off the latter is emphasised by a broadening of the highway at the junction with Daimonds Lane, but its treatment and use tends to detract from the visual significance it has in the foreground of views of the Church. Another open space is at the entrance to the Teignmouth Community College on the corner of Exeter Street and Higher Brimley Street but its use as a car park and the state of its surfaces and boundaries

make it an unattractive element in the street scene.

Other open spaces in St James' are mostly of the kind 'left-over' after highway requirements have been met. These are along the main route into the town from Exeter and present a somewhat confusing and 'unfinished' picture due to their irregular, fragmented and discontinuous nature.

There are no open spaces in Landscape other than the lengths of the 'Drives' that serve it. These, however, are special indeed, having the characteristics of narrow country lanes that do not have pavements and are enclosed by natural stone walls with hedges above – originally with only the occasional gated entrance that was fairly narrow in width and usually flanked by elegant gate piers. The gradual loss and alteration of these features and the erection of fences in place of hedges has begun to erode the special character of the lanes, while the introduction of garages and parking spaces on the lanes themselves creates more the appearance of a rear service road.



Front garden boundary walls

7.3 Walls railings and gates

Front garden boundary walls in St James' are mostly simple affairs of rendered brick or block or grey rubble limestone. Many had railings on top, but surviving examples are few, including one with traditional arrow-head shafts in Daimonds Lane. The ornamental blocks introduced into some appear fussy and out of keeping with the area's historic character, while those that preserve much of their original appearance are a positive asset (eg at either end of the terrace of four between 4 and 5 Exeter Street).

Other boundary walls that play a significant role in creating the areas' distinctive character are those around the churchyard built of a mixture of locally sourced sandstone and limestone. The ironwork gates here add character too, while the walls at the north end of Exeter Street have, on the east side, the added interest of former gateways and the benefit of being crowned by an attractive backdrop of trees and shrubs that enhance and define the edge of the Conservation Area. Elsewhere in St James' trees are largely absent in what is an essentially urban scene, with just a few being planted in the churchyard.



Boundary treatment at St James



Typical boundary treatment

At Landscore, however, the tree, hedge and shrub growth is essential to preserving its authentic character – as an area of low-density villas set in substantial, landscaped grounds.

7.4 Paving surfaces and street furniture

Historic surfaces have largely been replaced or covered with tarmac, but in certain locations, such as at the corner entrance to Teignmouth Community College, original limestone kerbs still survive. These, in fact, were probably laid to match the limestone walls and gate piers of the entrance as it originally served a large residence called West Lawn that occupied the site before the college was created.

Other artefacts that contribute positively towards the areas' character are also few, but not least include two 'GR' letterboxes, one set into a wall in Landscore Close and the other into stone pier on the corner of Upper Hermosa Road. Creating a negative impact, however, are the semi-permanent collections of wheelie bins, particularly those in prominent locations next to the entrance to the churchyard in Daimonds Lane and near the north end of Grove Avenue facing directly onto the main Exeter Road.

While the lamp standards in St James' aren't unduly unattractive in terms of their materials and design, some do appear conspicuously tall and ill-suited to their small-scale, domestic surroundings, probably because they were erected before the highways they're on were 'down-graded' following the construction of the dual carriageway and Exeter Road.

The enclosed highways, and the more intimate courtyards and driveways off them, are a source of many delightful views and glimpses that epitomise St James' tight-knit urban character and the almost rural character of Landscore. Those that also include an open view towards the estuary and sea display the further dimension of the areas' landscape setting. The more important of them have been identified on the Architectural Character Survey Map, including the settlement's 'defining' view of the tower and church of St James' from Bitton Park Road to the west.



Sea and Estuary views

8.0 Architecture

The Conservation Area is comprised mainly of 2-storey houses built in terraced form, many of them with designs that are repeated as part of a row. Most are sited at the back of the pavement if there is one, although a significant number are set back behind small front garden areas. In either case, because the roads and lanes they face are quite narrow, and the buildings themselves laid out in a fairly regulated, orderly manner, the sense of enclosure is generally quite high in streets where both sides are developed.



Terraced Houses

The three most notable buildings in the Conservation Area in terms of their state of preservation as well as their architectural quality are St James' Church, the Gospel Hall and Winterbourne Cottage. Other than the tower of the Church which is 13th century, they are similar in age and style, all being built in the early 1800's and each designed in a picturesque Gothic style that has its roots in medieval and Tudor times. Although features associated with this style are evident elsewhere, including the drip moulds above the window and door openings in the houses in Boscawen Place and above the first floor windows of the short row between 4 and 5 Exeter Street, more in evidence are the features and forms that characterise the more 'polite' classical style which tends to be dominant in most street scenes.



Gospel Hall



Winterbourne Cottage

The majority that possess it are generally quite plain, and although most retain the vertical emphasis created by the tall proportions of their window openings, the majority have nevertheless lost their principal classical features – namely their vertical-sliding, usually multi-paned, painted-timber sash windows and their 4- or 6-panelled timber doors. A number of buildings have other classical features, such as parapets at the eaves (eg 7 Exeter St) and raised string bands or quoins (eg 1 and 2 Exeter St).



20 Fore Street

A few, however, possess more elaborate detailing; none more so than 20 Fore Street, whose impact on the architectural quality of the area is most uplifting on account of its

prominent siting opposite the end of Bitton Park Road and at the entry to the Area from the direction of the town centre. As well as a parapet, string bands and quoins, it has a fine doorcase and matching details around the windows. Other notable exponents of the style are 14 and 16 Bitton Park Road and Daimond House nearby. Their 3-storey height is uncommon and tends to enhance their visual impact - as well as the historical significance of their location, which is at the heart of West Teignmouth's original centre adjacent to the Church.



Daimond House



14 & 16 Bitton Park Road

Another good example of classical styling is at 30 Exeter Street, also made prominent by its 3-storey height, and forming part of a cohesive composition with the adjacent terrace of 2-storey houses which share its 'Italianate' qualities. Regrettably, however, the dignity and character the group once possessed has been severely eroded in the late 20th century by the replacement of more than half of its original timber sash windows and doors.

Appropriately, perhaps, buildings with a vernacular, 'villagey', style are very few. They are amongst the oldest in the Area and are characterised particularly by lower eaves heights and an informal arrangement of their windows, which are casements instead of sashes – all creating a more horizontal emphasis (eg 31 and 32 Exeter St).

The roofs of buildings run parallel with the street with their eaves facing front, helping to create a continuous and harmonious street



picture. Where gables do face the street they are a visual marker that defines the entry of a 'side road', such as where Boscawen Place enters Exeter Street. Chimney stacks are an important element of the roofscape and positively enhance the Area's historic and architectural character, especially those with moulded caps and an array of clay pots on top. Dormer windows are relatively common on roofs as well, although conspicuous by their general absence from certain groupings, including Grove Terrace, Grove Avenue and the higher end of Exeter Street. The majority are narrow with gable-ended pitched roofs, while the least successful visually are the few that are broad and have more the appearance of an additional storey with a 'non-traditional', and most incongruous-looking, flat roof. Bay windows are a feature of a number of buildings which, specifically, have garden areas in front. They are mostly quite ordinary structures, but one in particular at 15 Exeter Street is both impressive and architecturally pleasing. It is constructed in masonry, is two storeys in height, and has decorative cornices which continue across the full width of the building to integrate the bay with the front. Porches, on the other hand, are almost entirely absent. On the north side of Grove Terrace they are incorporated beneath the single roof that covers the bay windows there, and on the south side one has been added to the house at the end of Grove Avenue, but otherwise the only front-door feature of note is the small, rustic-looking canopy that is repeated along the length of the Grove Avenue terrace.



Buildings constructed since the 1950's are few and tend not to reflect the character of their settings in a positive way. This is especially unfortunate when they form part of the setting – or part of an important view – of the area's key buildings, including the listed Church on Bitton Park Road.

9.0 Building Materials

9.1 Walls

Building materials are similar in both the St James' and Landscore areas, with rendered rubblestone facades dominant in each; mainly with a smooth textured finish (that appears more suited to a town location than a roughcast one) and sometimes incised with



1 Boscawen Place

ashlar lining to give the appearance of finely cut stone. Surviving examples of the latter treatment are nevertheless rare, and include the gable elevation of 1 Boscawen Place that faces Exeter Street.

In all but a very few cases (such as at Hillcroft and Sunnybank in Landscore and the side elevation of 8 Bitton Park Road) the original 'natural' render surface has been painted – mostly in white or pastel colours that help conserve the dignity of the buildings and visual harmony throughout the area as a whole.



Use of brick

Brick is also common to both areas but its use is much more localised and limited, as it wasn't introduced until the early part of the 20th century (although before whole houses were built in the material it was

often used just to construct chimney stacks). The first brick houses in the St James' area, on either side of Grove Terrace, actually had their front elevations rendered when built,

perhaps to harmonise their appearance with existing houses, including those adjacent in Boscawen Place. A number have since had their rear elevations painted as well, while the painting of front elevations has occurred in the terrace of brick-built houses occupying most of the length of Grove Avenue.

Alternative materials are few but include the traditional use of local red sandstone – to construct parts of two very dissimilar buildings, namely the 13th century tower of St James' Church and the front road elevation of the building used as a store at the north end of Exeter Street. The main body of the Church *St James' Church* is also of stone which, according to its list description, is limestone imported from Plymouth.



Other wall-cladding materials exist, but these tend to erode rather than reinforce the areas' distinctive characteristics. All were introduced in the latter part of the 20th century and include horizontal timber boarding, pebble-dash, stonework with a similar appearance to crazy paving and slate-hanging – the last only previously used to clad the cheeks of roof dormers.

The traditional cladding for roofs has long been slate, supplied originally from South Devon quarries and later, after the arrival of the railway, from Wales. 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 in high numbers significantly harms

10.0 Architectural Character Survey

The purpose of this survey is to identify the contributions buildings make to the character of the St James and Landscore areas. 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.



Model Cottages, formerly used as Barracks

Appendix A

Summary of Buildings Listed as being of Special Architectural or Historic Interest in the St James and Landscore Areas

Ref. No.	Grade	Date of Listing	Item	LBS Number.
25-1/4/105	II	1983	Gospel Hall	461181
25-1/4/145	II*	1949	Church of St James (Parish of West Teignmouth)	461123
25-1/4/147	II	1996	Churchyard gates, gate piers and walls to Church of St James	461124
25-1/4/146	II	1996	Altar Tomb to Thomas Luny approx 35m NNW of the Church of St James	461125
25-1/4/158	II	1949	Winterbourne Cottage, Landscore Close	461136

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 roof slopes 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.

