



Dunchideock Conservation Area

Character Appraisal

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 be viewed via the My Neighbourhood feature on www.teignbridge.gov.uk.

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

All contemporary maps in this document have been produced from Ordnance Survey base maps. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Teignbridge District Council. License No. 100024292.

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

Consultations

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

Development Management, Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX.

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

**If you need this information in another format please phone
01626 361101 or e-mail info@teignbridge.gov.uk**

Dunchideock Conservation Area

Character Appraisal

CONTENTS

Page 4	1:0 Introduction
Page 5	2:0 Facts & Figures
Page 6	3:0 Location & Geology
Page 7	4:0 Historical Background and Development
Page 9	5:0 Architecture
Page 11	6:0 Building Materials
Page 12	7:0 Positive Character Features
Page 14	8:0 Negative Character Features
Page 15	9:0 Proposals for the Preservation & Enhancement of The Conservation Area
Page 16	Appendix One: Characteristic Features of Buildings
Page 18	Appendix Two: Architectural Character Survey
Page 20	Appendix Three: Historical Maps
Page 22	Appendix Four: Listed Buildings
Page 22	Glossary of Terms

1:0 INTRODUCTION

The Conservation Area Character Statement for Dunchideock 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.

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

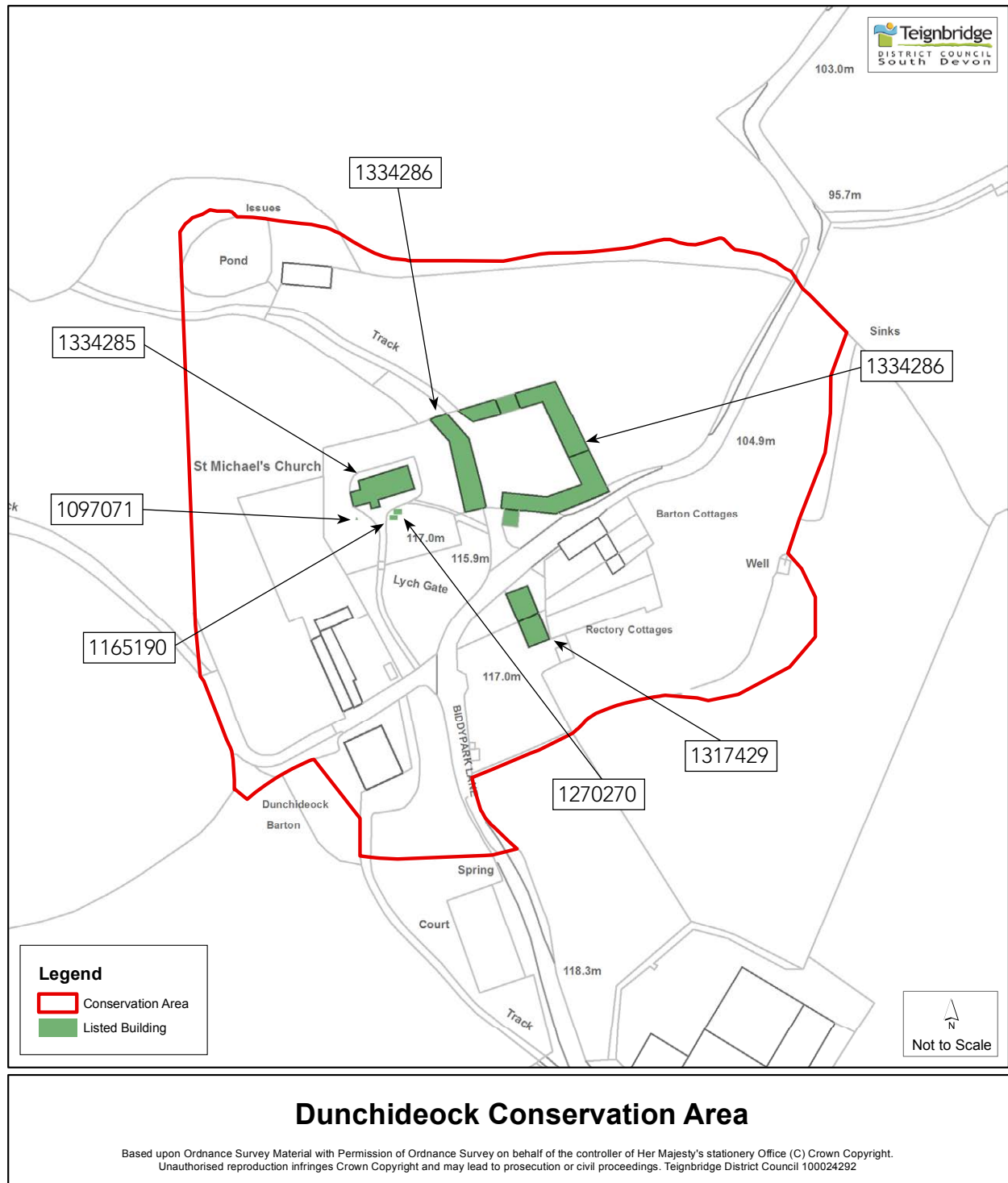
This completed Character Appraisal has been adopted via the Development Plan Steering Group as a document to support current and future development plans. Consequently its contents are now a material consideration for any planning application which affects the conservation area or its setting. It will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

A full review of this Character Appraisal was undertaken in September 2009, when its effectiveness was considered and necessary amendments made. Minor changes may be made with the agreement of the Parish meeting and the Ward member. The most up to date version will always be available on the website. Fieldwork was undertaken 15th September 2009. The revised Appraisal was approved on 22nd March 2010. The Character Appraisal and the Conservation Area was reviewed in November 2017 and minor changes were made. The revised Conservation Area Appraisal was confirmed by Portfolio holder decision on 10th August 2018.



2:0 FACTS AND FIGURES

Date of designation: 22 July 1996
Number of listed buildings: Grade I = 0, Grade II* = 1, Grade II = 5.
Size of conservation area: 3.59 hectares



The green coloured areas of this map represent listed buildings that lie within the Dunchideock Conservation Area. A summary of these listings may be found in Appendix Four.

3.0 LOCATION & GEOLOGY

Dunchideock lies near the head of a deep valley on the north-eastern flank of the Haldon ridge. The conservation area is a surviving remnant of a once larger settlement, which has become dispersed to the south and east.

The hamlet is on a narrow spur with steep slopes down to the north and east. A shallow valley terminates on the south of this ridge.

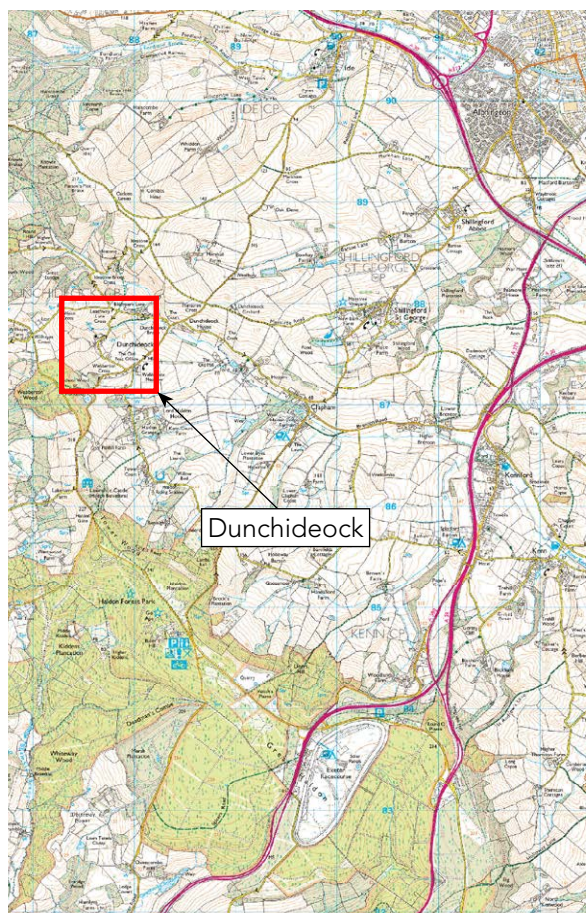
Pastoral agriculture predominates on these steep slopes with sheep and some pigs grazing in fields to the west. Arable fields are found further down the valley to the east. The hamlet retains a very rural feeling, with a large modern farm to the south and the former manor farm buildings east of the church.

The underlying geology is complex, with purple volcanic trap (trachybasalt) and brown basalt, Permian breccia, and the Carboniferous shales of the Culm Measures.



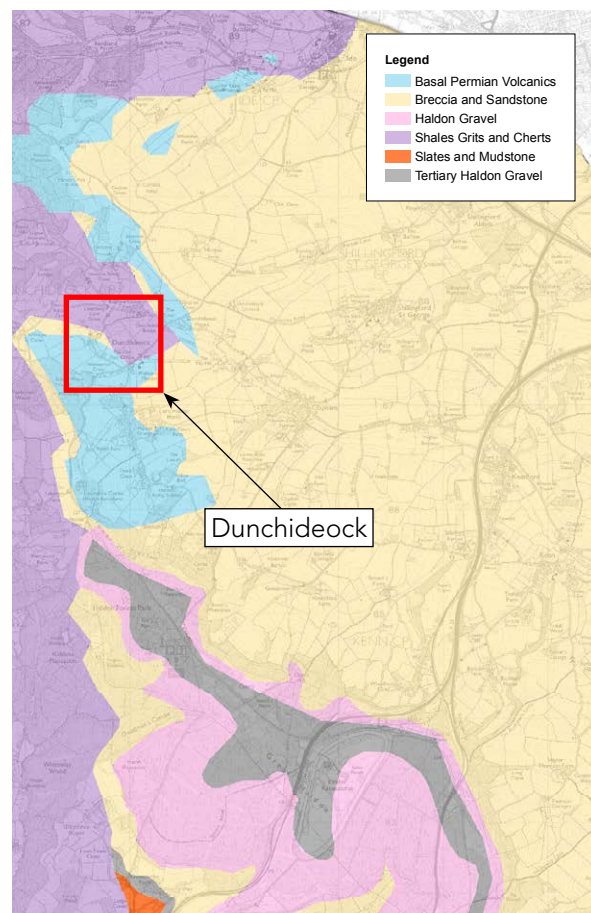
The local basalt is a very durable material which is good for cobbling.

Location



© Crown Copyright. All rights reserved. Teignbridge District Council. Licence No: 100024292.

Geology



© Crown Copyright. All rights reserved. Teignbridge District Council. Licence No: 100024292.

4:0 HISTORICAL BACKGROUND AND DEVELOPMENT

Dunchideock is very fortunate in that an estate map of 1652 survives in the Devon Record Office, Exeter. This is a pictorial map, with the field boundaries, roads and streams in plan form. Buildings and trees are shown in two dimensions. The map is reproduced in Appendix 3 and shows that the buildings had changed little between then and the tithe map of 1843. The important early 15th century parsonage house has a wing to the south east and the present farmhouse, isolated to the east, may have been part of it, making a typical medieval courtyard plan. Earthworks to its south may be partly destroyed hedgebanks, enclosing former settlement areas.

The manor house to the west of the church was probably also partly of courtyard plan within a walled enclosure, shown on the 1652 and 1843 maps. Later in the 19th century however, this was destroyed and a new courtyard of barns developed to the east. These were probably the farm buildings belonging to the large house at Dunchideock Barton, also of this period. Remaining farm buildings from the nearby manor house were reused as a stable yard for this grand house. The destroyed outline is on the 1888 OS map (Appendix 3).

A watermill was built to the north of the church during the later 19th century. This is probably also part of the development of Dunchideock Barton and survives, albeit derelict.

The historic plan of Dunchideock, as evidenced by the historic maps, is an intrinsic part of the charm of the village.

- Most of Dunchideock may have considerable archaeological remains relating to its origins and medieval growth. In view of the unusual level of understanding of the historic plan of the hamlet and the undisturbed sites of several medieval buildings, an Area of Archaeological Potential (on the map on the next page) has been identified to take account of these and the areas of ancient settlement.
- Archaeological remains in Dunchideock are particularly important. An Area of Archaeological Potential has been identified, taking account of its origins and development. Adequate consideration should be made of the potential impact upon the historic environment of any new development proposals within the Area of Archaeological Potential that involve significant ground disturbance, or affect a historic building, to allow the appropriate mitigation to be implemented. This consideration may result in the need for a planning application to be supported by the results of a programme of archaeological investigation.



The settlement is so compact it appears a slight punctuation mark amongst farmland.

Area of Archaeological Potential



© Crown Copyright. All rights reserved. Teignbridge District Council. Licence No: 100024292.

5:0 ARCHITECTURE

The best buildings are the early 15th century parsonage, (Rectory Cottages), with its gothic stone doorframes and cusped windows and the church, mainly of late 15th century form, heavily restored in the 20th century. Dunchideock Barton's restrained design is typical of its period, a theme carried on by the austere courtyard barns east of the church. Barton Cottages clearly incorporate fabric from the 16th or 17th centuries.

- 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.



Rectory Cottages

The Church of St Michael and All Angels Parish Church is of 13th century origins, 15th century tower and aisle and a remodelling of north chancel chapel in 1669; restorations were circa 1850s and circa 1870s. The screen was described as "remains" in 1843 and was largely reconstructed by Herbert Read in 1892, with additional work by the firm in 1962. Herbert Reed was a well known local firm specialising in historic carpentry restoration. The rood screen and pulpit are fine examples of their craftsmanship. A memorial plaque has been erected in the church to Herbert Read and his wife. The church also has a memorial plaque to those lost in World War I.



Church of St Michael



Dunchideock Barton



Church of St Michael, Dunchideock



WW1 Memorial, Dunchideock Church

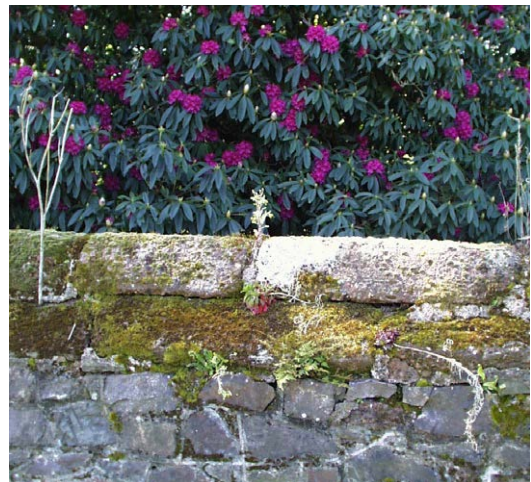


Pulpit, Church of St Michael

6.0 BUILDING MATERIALS

Local breccia and basalt are most commonly used, with purple trachybasalt for dressings, especially on the parsonage and church. Cob is uncommon, due to the 19th century reconstructions, although it survives in the stable buildings north of Dunchideock Barton. Most buildings are bare rubble stone. Limewash is likely to have been used extensively historically.

Although thatch was probably used as a roof covering in the past, Welsh slate is most common in Dunchideock. This is likely to have been introduced in the later 19th century.



Trachybasalt has an attractive purple hue

Timber windows of various ages are found within the hamlet and contribute positively to its character.

For the most part Devon banks and mixed deciduous hedgerows form enclosure. This gives the impression that the countryside is essentially uninterrupted by the settlement and reinforces its dominant character over any evidence of urbanity. Some laurel and privet are found but their use ought not be extended. Where stone walls are found, as around the churchyard, they are constructed of local stone laid in lime mortar with a coarse aggregate.

New hedges and walls must follow this lead. Introduced stone, brick or render would harm the existing character.

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



Stone Wall



Windows

7:0 POSITIVE CHARACTER FEATURES

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

7:1 Surfacing: Some surviving remnants of historic surfacing illustrate the type of treatments which were used in times past. The cobbling along the church paths incorporate stones probably gathered from fields and/or streams in the immediate vicinity. Laid in earth and tightly packed they produce hardwearing surfaces full of character and locally distinctive. Other parts of the area are likely have been treated in a similar way in the past.



Trees are integral to the character of the area

7:2 Trees: Specimen trees add considerably to focal points within the village, notably the former village green south of the church. At a distance the mature trees help to identify these sites of cultural importance and close up they offer shade, shelter and ambience. Hedgerows provide visual and ecological links through the settlement, where they are becoming overgrown, active management is needed if their character value is to be preserved. The 1652 map however shows a wood, now gone, in the valley to the north west. Replanting of trees on steep slopes could soften the somewhat stark appearance of Dunchideock's present setting.

The approaching green lanes to Dunchideock add to the character of the village as a green corridor. Significant removal should be avoided in order to protect the character of the approach to the conservation area.



The Green

The green is an important open space within the conservation area that adds to the setting of the church, chest tombs, Rectory Cottages and range of farm buildings. The mature trees are a dramatic feature within the settlement. The open space currently has a traditional metal fence enclosing it which is appropriate for the character of this important area.

7:3 Orchards: The old maps show the extent of orchards in the past, the 1652 map in particular shows an orchard, now gone, north of the church.. Their relevance to the cultural history of the village cannot be overstated, nor can their vulnerability to 20th century decline. Re-planting could be achieved as part of a community project.

7:4 Water: The stream flowing out of the little valley south and east of the conservation area is an important landscape feature visible from the village.

7:5 Views: The panoramic views out of Dunchideock Conservation Area to the east are a positive feature. The impact of developments such as farm buildings must be considered, even though the site may be quite a distance from the village.



Views out are important



.... so are views in.

8.0 NEGATIVE CHARACTER FEATURES

8:1 Farm Buildings: The modern farm buildings to the south are rather unattractive. Perhaps a copse of deciduous trees could be planted to screen these?



Modern farm buildings

8:2 Overhead Cables: Power and telecom poles and wires detract from many views within and around the conservation area



Poles and wires detract from many views

9.0 PROPOSALS FOR THE PRESERVATION & ENHANCEMENT OF THE CONSERVATION AREA

Under section 71(1) Listed Buildings and Conservation Area Act it is the duty of the Local Authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

The Conservation Area is overall well kept and the following are recommendations where the community may enhance the area.

- The chest tomb within the graveyard of St Michael and All Angels requires some repair/attention. It has deteriorated with a large crack to one side.
- Rectory Cottage is a key building in the conservation area particularly as the area is so small. When the fenestration to Rectory Cottages is due for renewal it would benefit from a more sympathetic design more appropriate to its 15th century origins.
- The walled garden to the south of the church is not listed and is constructed of cob and natural stone. It is a strong and interesting feature of the conservation area; being cob it is important to maintain with cement free renders.



Chest tomb

APPENDIX ONE CHARACTERISTIC FEATURES OF BUILDINGS IN DUNCHIDEOCK

Basics

- Steeply pitched slate roofs. Corrugated iron may also be considered traditional for sheds, stables etc, depending on location and design.
- Slate roofs with mitred hips and wooden bargeboards.
- Limewashed or bare walls in stone and cob, angled from base to eaves on older buildings.
- Massive chimneys with slate drips.
- Small windows often set in deep reveals with a dominance of solid over void.
- Traditional side-hung casements and vertical sliding sashes in painted timber.



Blue-grey natural slate roof

Palette of Materials

Roofing: Blue-grey natural slate, with black or naturally patinated corrugated iron on outbuildings.

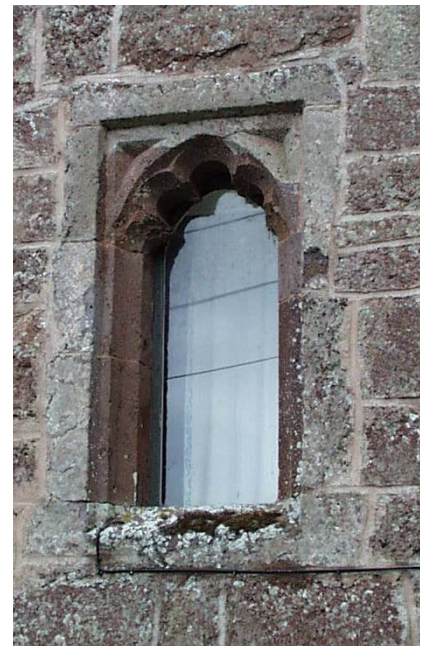
Rainwater Goods: Half round in cast iron.

Walls: Render (often roughcast, sometimes smooth) and natural stone, either of which may be limewashed. Natural or black/grey stained timber weatherboarding may have limited uses.

Windows and Doors: Painted softwood. Natural timber may be suitable for doors and maybe windows in some instances, but only if it is oak.

Enclosure: Natural local rubblestone walls, Devon banks and/or hedgerows. Hazel hurdles can provide a quick solution for temporary or short-term enclosure.

Surfacing: Cobbles of basalt Haldon flint/chert, or granite setts, hoggin or blacktop (if used judiciously).



Cusped window

Materials to be Avoided

Roofing: Artificial slate, tiles (especially concrete) and man-made ridge/hip tiles. Industrial type corrugated sheeting.

Rainwater Goods: Plastic, in particular box profile guttering in grey, white or brown.

Walls: Brick, re-constituted 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: Brick or block walls, even if rendered are not acceptable. Larch-lap, post and rail or close-boarded fencing and conifer hedges ought to be avoided.

Surfacing: Large areas of blacktop, concrete or chippings should be avoided. Brick pavements have no place in a conservation area with the character of Dunchideock.



The Church path has a lot of character



Church of St Michael and farm buildings, Biddy Park Lane



Cobbling adjacent to the Barton farm buildings

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 character 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 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.

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.

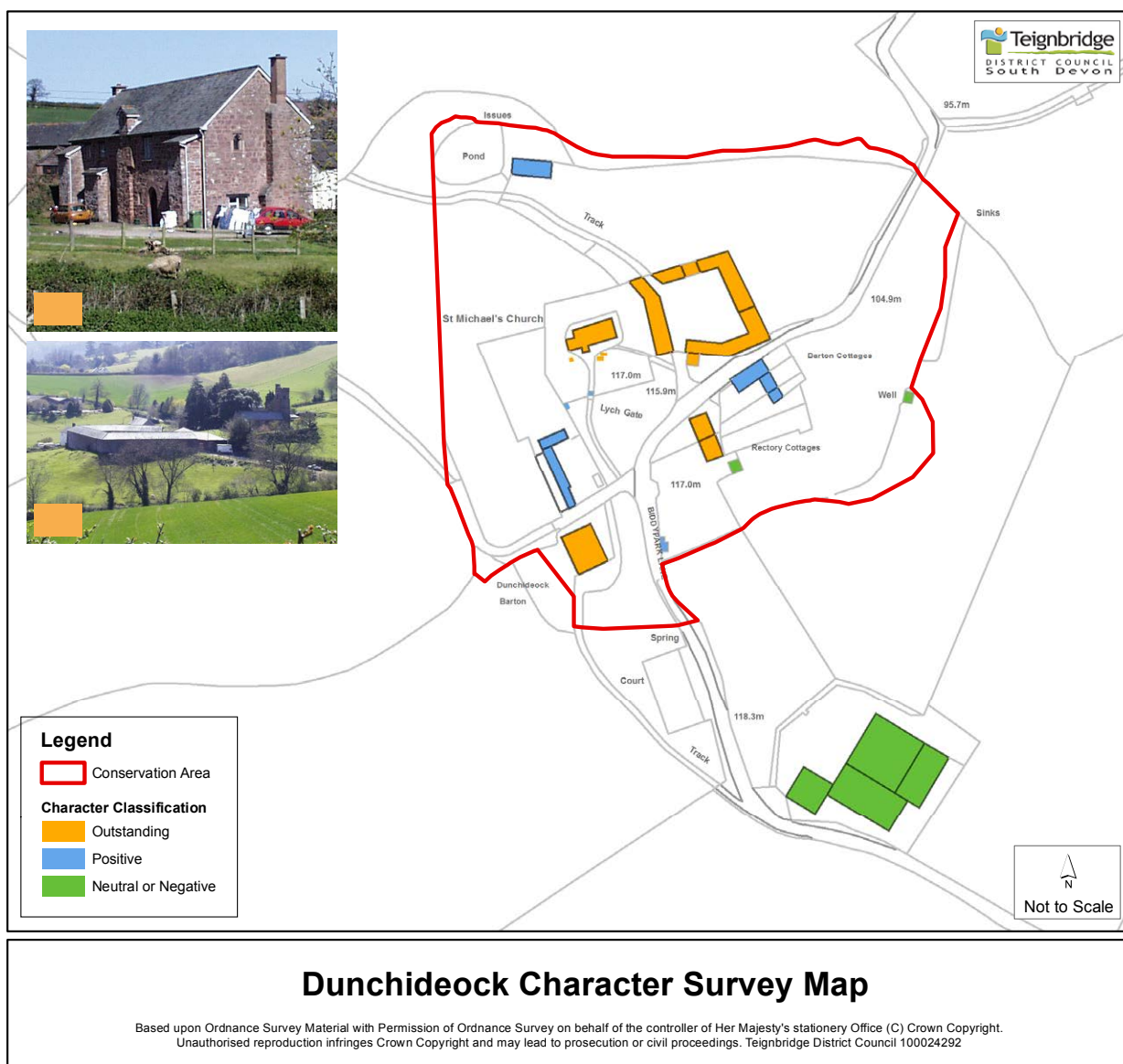
Category 3: Neutral or Negative

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.



APPENDIX THREE HISTORICAL MAPS

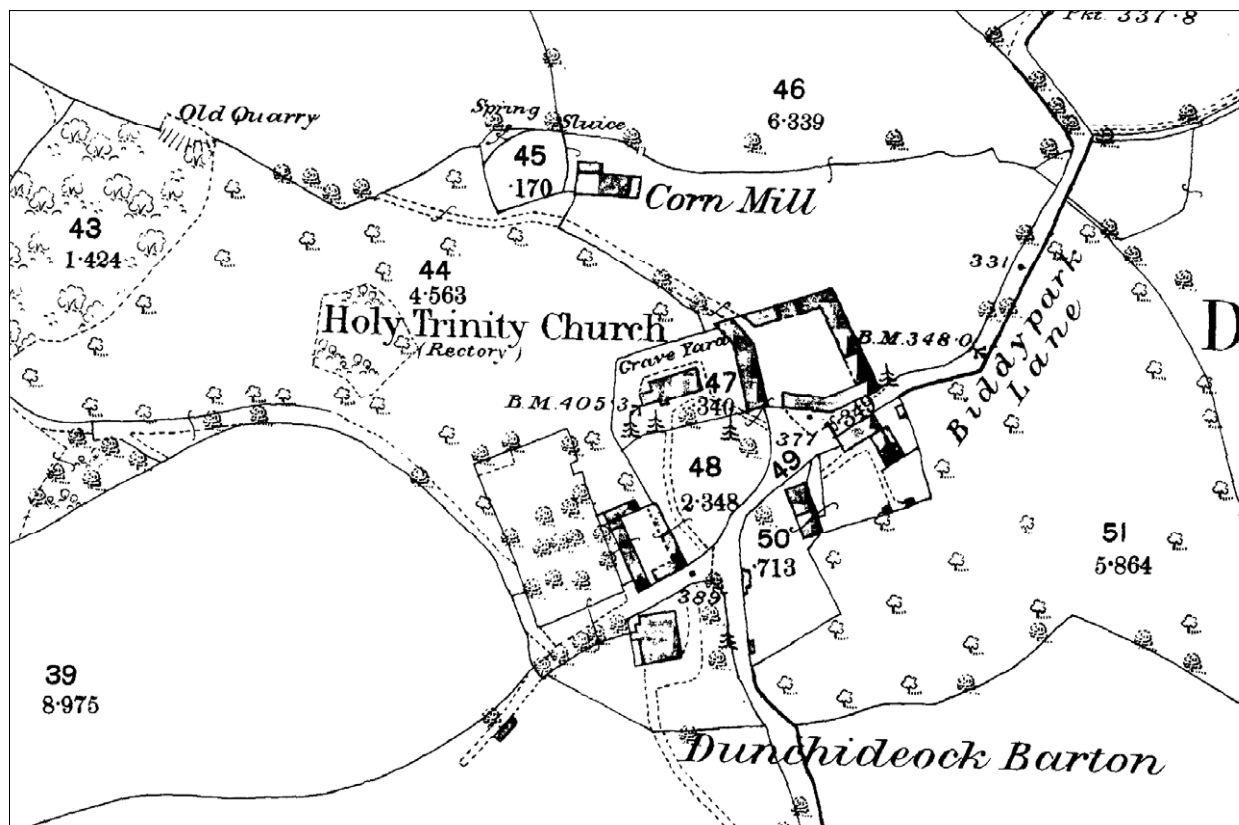
1652 Map Detail of Village. Note 'Parsonage House, at bottom.



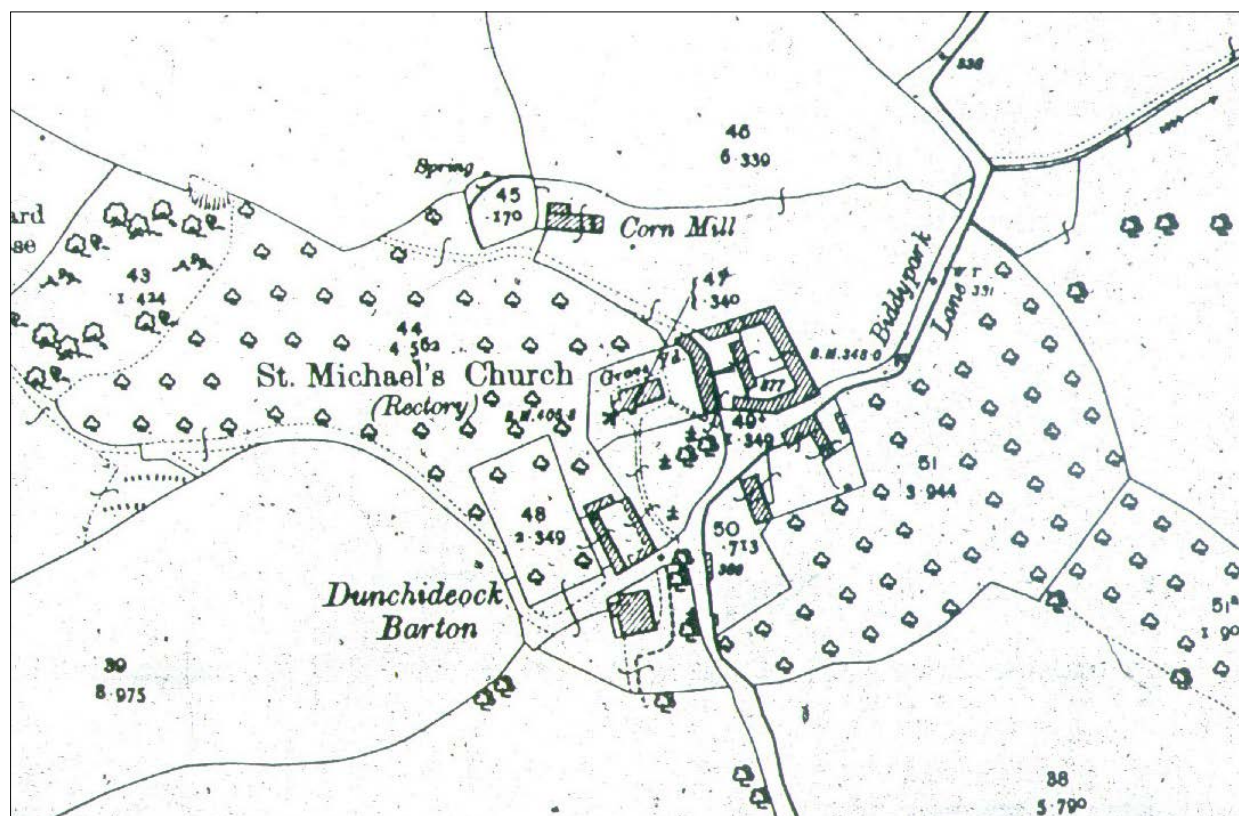
1843 Tithe Map



Victorian Map 1886-1889



Ordnance Survey 2nd Edition 1905



APPENDIX FOUR LISTED BUILDINGS

Listed Building Reference No.	Grade	Date of Listing	Item
1334285	I	1961	Church of St Michael
1165190	II	1987	Chest Tomb 4m south-south-east of the porch of the church
1270270	II	1987	Chest Tomb 4m south east of the porch of the church
1097071	II	1987	Stamp headstone 4m south of the west wall of the church
1317429	II	1952	Rectory Cottage, Biddypark Lane
1334286	II	1987	4 Ranges of farm buildings to the east of the Church

GLOSSARY OF TERMS

- Basalt:** Extrusive igneous rock (brown in Dunchideock), deposited as lava flows.
- Breccia:** A red stone with fragments of limestone and other rocks of varied size in a sandy matrix.
- Chert:** Flint-like stone found in profusion in the Haldon area and in watercourses around the higher ground.
- Cob:** Cob is made up of a mixture of mud, straw, dung, and sometimes horse hair.
- Hoggin:** Compressed aggregate of varied size and composition used as a surfacing material.
- Lime:** Binding agent in traditional mortar.
- Limewash:** Protective/decorative surface coating made using lime putty.
- Ogee:** Traditional decorative moulding profile, commonly used for guttering.
- Permian:** Geological period approximately 250 million years before present.
- Trachybasalt:** Extrusive igneous rock, deposited as lava. Locally purple in colour, with vesicles (air bubbles) and white calcite veins.
- Vernacular:** The traditional architecture of a particular region or locality, which is functional and uses locally available materials.



TEIGNBRIDGE DISTRICT COUNCIL

Dunchideock Conservation Area
Character Appraisal