



# Ugborough Neighbourhood Development Plan

2017-2032

## Conservation Area Character Appraisal

Giving our community more  
power in planning local  
development...

# Purpose

Conservation areas are places of special architectural or historic interest, which have a particular character or appearance worthy of preservation or enhancement. The area is likely to have a combination of the following:

- buildings of high architectural quality
- an interesting and attractive layout
- an interesting or important social history

The purpose of this appraisal is to describe the key features within the **Ugborough Village Conservation Area** that create its special interest and characterise its most distinctive appearance. The Conservation Area consists of the older central part of the village plus the open area to west and south of the Church.

## Definition of special interest

Special interest may be defined by:

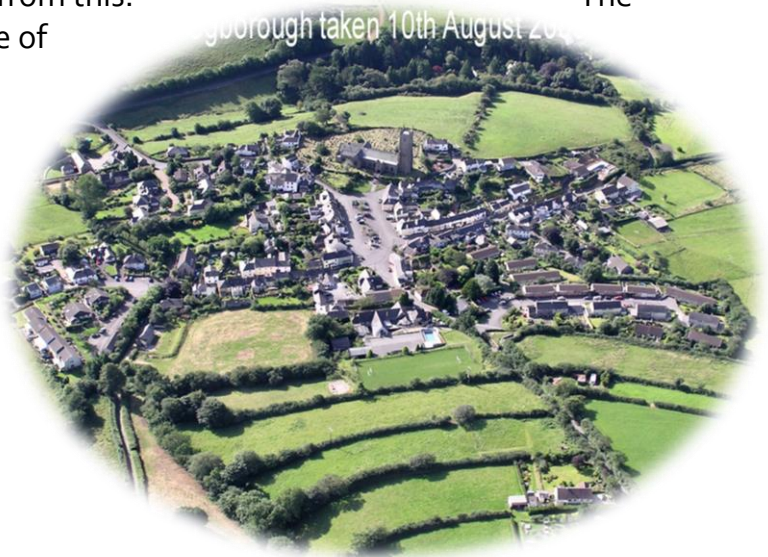
- the relationship of the conservation area to its setting and the effect of that setting on the area
- the still-visible effects/impact of the area's historic development on its plan form, character and architectural style and social/historic associations
- how the places within it are experienced by the people who live and work there and visitors to the area (including both diurnal and seasonal variations if possible)
- architectural quality and built form
- open spaces, green areas, parks and gardens, and trees
- designated and other heritage assets, their intrinsic importance and the contribution they make to the area
- local distinctiveness and the sense of place which make the area unique

## Location and setting

Ugborough is a small rural village on the southern edge of Dartmoor and about 7 miles from the sea to the south. The main arterial road between Exeter and Plymouth, the A38, passes about 1.5 miles north of Ugborough village. The A3121, leading from the A38, has turnings off into Ugborough village centre as it heads south west to join the A379 towards Plymouth. The absence of a main road running

through the Conservation Area is a major factor in the attractiveness of the environment.

Ugborough village sits in the Erme valley that runs south to the sea. It sits on raised ground in a natural bowl. This may explain the historic shape of the village with the central Square and roads radiating out from this. The Church of St Peter sits on the south side of the Square on a mound and dominates views of the village from all directions. There are significant views from the village to the south down the Erme valley towards the sea, and to the north towards Dartmoor. There are prominent landscape features immediately surrounding the village such as an ancient strip field system and narrow lanes between Devon high banks and hedges.



Ugborough village originally depended on water from the three branches of the Lutterburn, augmented by local wells in the village. The Lutterburn runs through the village from north to south before joining with another stream coming in from the east and then with the Lud Brook further down the valley, that runs to the south west, before joining the Erme. The number of springs and streams is a significant feature of the landscape surrounding the Conservation Area.

Historically development within the village has been centred on the Square with housing built along the roads radiating out from the Square.



The complex geology around Ugborough is clearly reflected in its stone walls which display





a range of colour and type. The centre of Ugborough village, including the Conservation Area, sits on a dividing line of slate (fine-grained metamorphosed mudstone or shale in which sub-microscopic mica flakes have been strongly orientated by pressure producing typical 'slatey' cleavage and "tuff" (consolidated sediment of volcanic ash).

Building stone used includes:

- **Granite:** Clitter, used continuously from prehistoric times, is found below all rocky outcrops but especially below Western Beacon. There are about seven former quarries in granite, the most important being Rutt, Western Beacon and Blackadon.
- **Slates:** In the Lowland Zone the slates have provided most of the local building stone, having been worked in numerous small quarries although only those at Bowcombe and Wood seem to have provided roofing slates in quantity.
- **Volcanic rocks:** The tuffs and lavas have been worked in a number of small Lowland quarries. When fresh the rocks provide rough building stone but they are always more deeply weathered and thus harder to exploit than the slates.

*Reference – Robert Perrin, The Ugborough Heritage Appraisal*

## Historic development

### The Prehistoric Period

The Moorland area is very rich in archaeological remains of prehistoric date, and contains a large number of Scheduled Monuments. The Lowland area was probably also as densely occupied in prehistoric period, but subsequent agricultural activity and settlement has erased the evidence. Also, buildings off the moor may have been constructed of timber rather than stone, which will have affected their survival.

The Parish Church and churchyard are said to lie within an oval enclosure marked by a bank. As the Church is located on a hill, it has been suggested that this enclosure could be prehistoric in date. The theory has not been tested by detailed survey or excavation. If the earthwork does exist, it could also be an early church enclosure.

### The Roman Period

No sites from the Roman period have been recorded in the Conservation Area.

## The Medieval Period

A series of strip fields extends north of Ugborough village to the Ridge Road. These are the remains of a medieval open field system attached to the village. More strips are present on the 1843 Tithe Map and the 1889 OS 1:10560 map than survive today.

The most important building to survive from the medieval period is the Parish Church of St Peter.

The present church dates from the 14<sup>th</sup> century and was dedicated in 1311 and 1323. It was extended in the 15<sup>th</sup> century. It contains a 12<sup>th</sup> century red sandstone font from an earlier church on the site. It also contains a medieval rood screen with early 16<sup>th</sup> century painted figures and some fine large 14<sup>th</sup> century carved ceiling bosses in the north aisle.

There is a medieval cross, reused as a gatepost at Haredon, and a reused socket stone from another cross at Hill House in Ugborough village.

The earliest manors in the parish recorded in the Domesday Survey of 1086 include the manor of Ulgeberge, which became Ugborough village.

There are a number of late medieval farmhouses surviving in the parish and include Ware Farm on the edge of the Conservation Area.

## The Post-Medieval Period

There are several Listed Buildings in Ugborough village of 17<sup>th</sup> and 18<sup>th</sup> century date. A 1789 map of the village is the earliest illustration of the elegant stone conduit house that once provided the public water supply. It also shows the Poor House, which had been established in Modbury Lane in 1739. A Workhouse, probably the same building, was marked on Donn's map of 1765. The building, which does not survive, was sold off in 1842 when the Totnes Union took over the administration of poor relief in the parish.

Other buildings, still standing in the village, are described on the 1889 Ordnance Survey map, including the Anchor Inn and the Ship Inn, the School and the Congregational Church which was built in 1851 and shown as the Independent Chapel.

There are known to have been four or five farm buildings within the Conservation Area in the past. The Square, which is such a distinctive feature of the village, was the site of large cattle fairs in the 19<sup>th</sup> century. It must have fulfilled a similar function in earlier times although no record has been found of a medieval fair.

# Buildings

There are some older buildings constructed, or partly constructed, of cob. However most of the older buildings are constructed of stone and their elevations colour washed either directly onto the stone or over a render coat.

There are a number of houses on the Square and also in Lutterburn Street that are slate hung.

Natural slate is the traditional roofing material, which is locally grey or grey/blue in colour rather than dark. A number of these roofs have been replaced with newer or imitation slate from other sources. Roofs are mostly gabled with a few houses having

hipped roofs. Typically the verges of end gables are plain although a significant number still survive with slates to protect them in the traditional manner. Although dormer windows are not typical of houses in the Conservation Area there are a few houses in the Square where they are evident. These are the only three storey houses in the village.



The majority of roof ridges follow the line of the street so that the eaves of the houses, rather than their gables, face forward.

This tends to bring visual order to the street scene particularly where neighbouring building heights are similar as can be seen on the east side of the Square and on the north side of Lutterburn Street.



In some areas the cohesive quality is somewhat lessened by variations in building lines, building heights and siting of building sideways onto the street so that the gables face forward. This tends to punctuate the flow.

A number of houses in the village have stone built lincays behind the main building. These were originally used to keep livestock, usually pigs. A number have now been converted for use as ancillary accommodation to the main building.



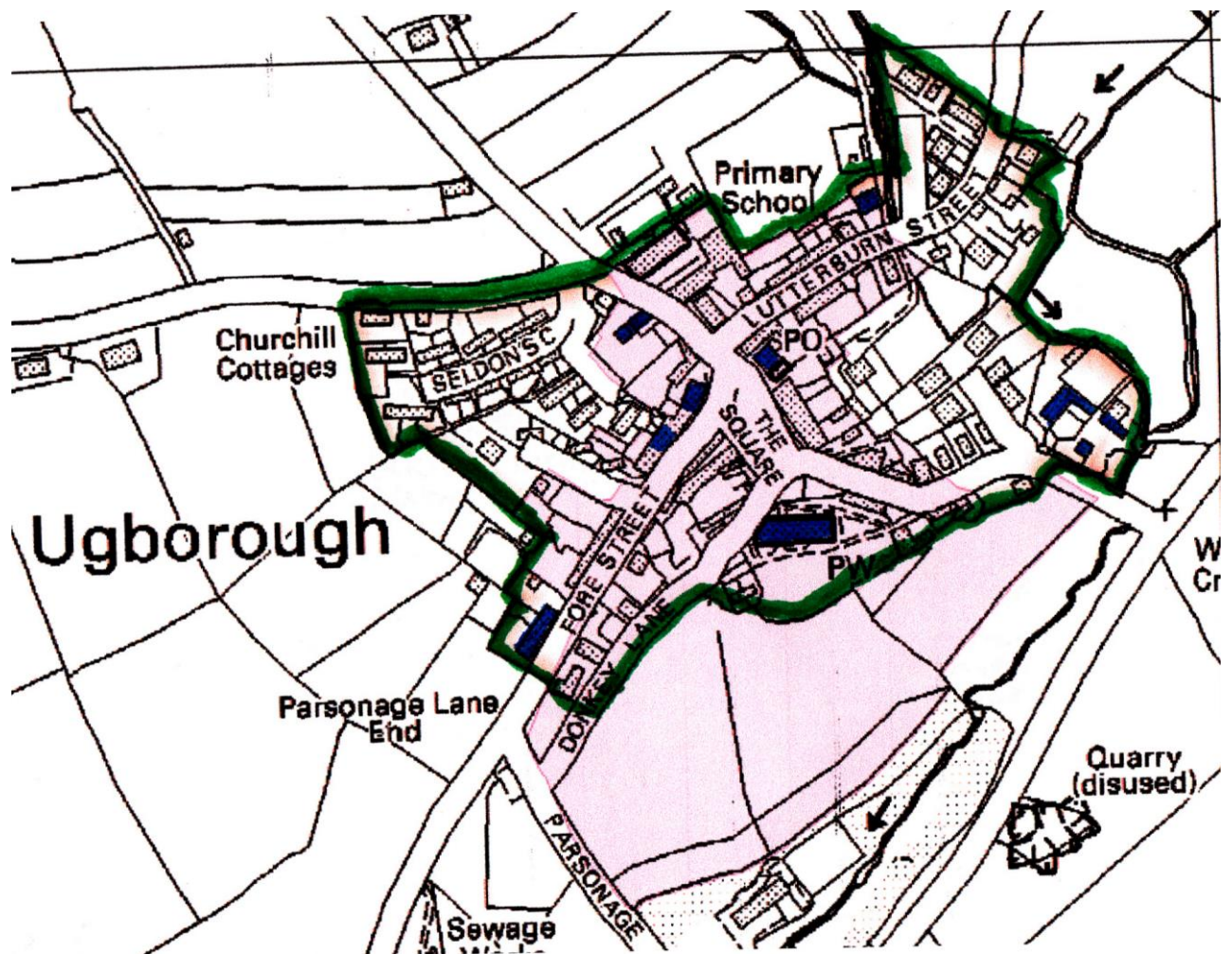
There are a few buildings within the Conservation Area built within the last 50 years. The majority of these reflect the style of the time, although one, on the Square, has been built in a similar style to the older buildings surrounding it.

The village has little in the way of signage and no yellow lines. There is also minimal street lighting maintaining, as far as possible, dark skies.

Alterations to the Square were made in the 1970s to accommodate car parking.



# Key conservation components map





# The listed buildings

Ware farmhouse and buildings have been included although just outside the Conservation Area.

**1. MONUMENT TO HARRIET MITCHELL SOUTH OF CHURCH OF St. PETER.**

*Grade II*

Tomb chest. Circa early C19. Inscription on lid not legible. Stone. Fielded panel sides and oval panels on the ends. Pilastered corners recessed.

**2. HILL HOUSE INCLUDING CROSS BASE IMMEDIATELY SOUTH.      *Grade II***

House, formerly a village farmhouse. C17 or possibly earlier, remodelled in circa early C19 and restored in circa 1970. Cob refaced in early C19 in stone rubble now whitewashed. Concrete tile roof with gabled and hipped ends. 3 rooms and cross- passage plan. Stack at left hand lower gable end and large lateral stack at centre rear with 2-stair turrets left and right. 2 storeys. 4-window range. Circa early C19 casements with glazing bars, ground floor of 3-lights, first floor 2-lights, all with slate cills, ground floor with flat stone arches. To left of centre cross- passage doorway with C20 glazed door. Right-hand plank door to inner room a later insertion. Interior: Roof largely replaced. Principals at lower end are visible in first floor room. 2 stone newel stairs at rear. Screen at lower side of passage missing, the other screen if it survives is covered in later partition. The 2 rear stair turrets suggests original house had an open hall and therefore probably of early C16 or earlier origin. Including socket stone of large medieval cross in garden which is not the original site. Circa late C14 to C15, granite, square to octagonal, with large cushion-stops slightly keeled.



**3. No 4 FORE STREET INCLUDING STABLES IMMEDIATELY WEST.      *Grade II***

House in a row, formerly a cillage farmhouse, and stables. Circa C17 or earlier. Stuccoed stone rubble. Slate roof with gabled end and raised eaves. Originally



probably a 3-room and through or cross passage plan with lateral stack at rear of hall and axial stack to inner room, and with later cartway broken through lower end and later extension at rear. 2 storeys. Irregular 4-window range. Late C19 and C20 2 and 3-light casements with glazing bars. Flush panel door to left of centre. Large cartway to left with boarded double doors and wooden lintel. Interior: chamfered ceiling beams with straight cut steps. Hall fireplace with granite jambs and reset timber lintel with straight cut steps. First floor has 3 C18 fielded panel doors. Roof has principals with halved and side pegged apices and dovetail lap-jointed collars. Trenched purlins, one possibly reused, has smoke-blackening as possibly charring. Including small stable at rear: circa C18, stone rubble and cob with half-hipped scantle slate roof, stable door in end wall with hay loft door above. Linked to house by slate roofed walk supported on large granite posts.

**4. SHIPPON AND CARTSHED IMMEDIATELY SOUTH OF WARE FARMHOUSE.**

*Grade II*

Shippen with loft above and attached cartshed. C18. Slate rubble. Corrugated iron with gabled ends. 2 storeys. Back to road. Front facing yard has shippon doors to ground floor and extern stone stairs to loft door. Row of pigeon holes below eaves. 2 loading doors on road side. Cart shed attached to south end. Included for group value.

**5. PIGGERY IMMEDIATELY SOUTH-SOUTHEAST OF WARE FARMHOUSE.**

*Grade II*

Range of 6 pigsties. Circa early C19. Slate rubble. Corrugated iron sheet roof with half-hipped ends. Almost square on plan. Single storey plus pigeon loft. Central through passageway for feeding. 3 sties either side with small openings on outside walls for access to the runs which are now enclosed. Over passageway door, flight opening to pigeon loft.

**6. CONDUIT HEAD, THE SQUARE. *Grade II***

Conduit commemorating the Silver Jubilee of Queen Victoria. Dated 1887. Roughcast and with rusticated quoins. Square on plan. Cornice and ogee-shaped roof with bell-finial supporting small fluted iron lamp-standard. Pinnacles of the corners with ogee caps and ball-finials. Small opening on south side. West side has shield bearing VR 1887 with crown over.



**7. CHURCH OF St. PETER. Grade I**

Parish church, standing on a smaller earlier, earthwork. Early C14 (dedicated in 1311 and 1323). Nave chancel and north and south transepts. C15 north and south aisles, the arcades are C14 though. C15 north and south chancel chapels, north vestry and 2-storeyed north porch.



West tower completed in early C16. Tower rebuilt after lightning struck in 1872 when church was restored by Ashworth. Granite ashlar and coursed rubble and rendered chancel. Slate roofs. The north aisle coursed rubble with corbelled parapet. Perpendicular 4-light windows some replaced with

Y-tracery. embattled parapet with gargoyles and depressed arch perpendicular windows some replaced with Y-tracery. North and south aisles have shallow buttresses with set-offs. Ashlar north and south chapels with embattled parapets, shallow buttresses with set-offs and 4-light perpendicular windows. Priest doorway in buttress on south side of south chapel with gable over. North vestry in chancel chapel angle, ashlar with embattled parapet and canted bay window with 4-centred arch lights. C19 5-light perpendicular sash chancel window. North and south transepts have 4-light perpendicular windows. 2-storeyed north porch with corbelled battlements and stair turret in angle with aisle. Inner doorway has fleurons in the arch and hood mould with head steps. C18 panelled inner and outer doors, the latter with date 1731. Small south porch with chamfered 2-centred arch with sundial above. Very tall west tower (94 ft) in 3 stages, ashlar with setback buttresses with set-offs, battlements, octagonal pinnacles rising from the bottom of the bell style on corbels with carved angels. 3-light bell-openings, 4-light perpendicular west window without hood mould and moulded west doorway. Interior: 6-bay north and south arcades have unusual plain octagonal piers with heeled corbel capitals under the chamfers of the 2-centred arches. The crossing arches and 2 arches of the chapels are C15, 4-centred with monolithic moulded granite piers with carved capitals. Double chamfered tower arch on polygonal piers. Plastered vaulted nave roof. The north aisle roof is flat with moulded ribs, diagonals and large carved bosses - possibly made up front parts of a wagon roof. The transept roofs are late C19 arch-braced collar trusses. The south aisle roof is C20. Piscina in south chapel with unmoulded



2-centred arch. Early C16 screen much rebuilt (and reduced in height across chancel) the traceried wainscot with 32 painted panels across width of church. The aisle sections have coving missing and the carving from the cornice has been applied to the spandrels. The parclose screen are less restored. The screen under the tower arch appears to be C18. C17 octagonal carved stone font. C12 font with hemispherical bowl, most of the carving has been cut off but a short section remains with sort of palmettes and zigzag frieze below. Painted C20 wooden front cover. Another font of late C19 date. Late C19 reredos. C19 pews. Wall monuments in chancel - Richard Fownes 1680, Honar Edgcombe 1706, George Legassicke 1789. In north transepts. Thomas and John King 1792 and 1795, Richard King 1811. On north arcade of nave Thomas Williams 1630. Medieval Tomb slab on floor of chancel. In north transept a small brass depicting a woman, found in 1862 and reset in frame on wall.

**8. MONUMENT TO JAMES MITCHELL SOUTH OF CHURCH OF St. PETER.**

*Grade II*

Tomb chest. Dated 1818. Inscription on lid. Stone with fielded panel sides, ovolo panels on the ends and recessed balusters on the corners.

**9. BARN IMMEDIATELY SOUTH-EAST OF WARE FARMHOUSE. *Grade II***

Barn over a shippon. Circa late C18. Slate rubble with granite quoins. Slate half-hipped roof. 2 storeys. Shippon doors and cart entrance on ground floor. External stone stairs to loading doorway at centre with double doors and slated hood. Left hand external stone stairs to loft door. Ventilation slits and row of pigeon holes below eaves.

**10. VINE COTTAGE, 21 LUTTERBURN STREET. *Grade II***

Cottage. Circa early C19. Stone rubble slate-hung first floor. Asbestos slate roof with hipped and gabled ends. 2 storeys. 2-window range. Sashes with glazing bars. Central doorway with C20 porch. 2 storey stone rubble one bay part set back to right-hand with lower half-hipped roof, probably originally stables with loft over. External stone steps at rear to loft door. Rendered chimney stacks, one at left-hand end, the other at east gable end of left-hand part.



**11. VIRGINIA COTTAGE AND OUT BUILDINGS, ADJOINING NORTH THE SQUARE. Grade II**



House and adjoining cartshed with loft over. Circa C17.

Roughcast stone rubble with slate-hung west end.

Asbestos slate roof with half-hipped ends. Much altered 2-room plan possibly part of larger 3-room house now reduced. Each room heated by large rendered internal lateral stack, one on each side. Rectangular stair projection on north side. 2 storeys. West half hipped gable end slate hung, some of the slates with recessed diamond and heart shapes in diamond and heart shape

patterns respectively. This end has one 2-light casement with glazing bars and C20 boarded shutters. South side facing road has lean-to slate roof porch to right of stack. Interior much altered on ground floor and later stairs inserted in original stair tower. Roof and first floor rooms not inspected. Including cart shed with hay loft above adjoining at lower ground level to north. Slate rubble. Tarred slate hipped roof. Cart entrance on north side with slight brick arch and loft door above. Lean-to to right (west) with door at end.

**12. K6 TELEPHONE KIOSK, THE SQUARE. Grade II**

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

**13. WARE FARMHOUSE AND ADJOINING OUT BUILDINGS TO SOUTH EAST. Grade II**

Farmhouse and adjoining dairy and outbuilding. Circa C16 remodelled in circa late C18. Stone rubble. Slate roof with gabled and hipped ends. Extended 3-room and through-passage plan with rear lateral hall and lower end stacks and with later rear outshuts. Restored chimney stack at higher left hand gable end. 2 storeys. Long 5-window range. Sashes glazing bars. C18 or early C19. Hall window ground floor centre with wooden mullions and 6 narrow lights with leaded panes in cambered arch opening. Through-passage doorway to right with hipped roof porch. Inserted late C18-early C19 left hand flush panel door with wooden lattice porch. Probable smoking chamber at rear of lower end beside lateral stack, gabled and with tall narrow opening and carbelled roof with flue. Interior: round-arched granite doorway in through-passage, rebated to the door, to lower service room, now leading to loft stairs which has splat balusters. Hall has roughly-hewn ceiling beams and blocked fireplace on rear wall. C18 stair hall inserted into inner room with staircase and cupboard to side with Chinese Chippendale openwork panel. C18 roof structure with principals crossed and halved at apex and with side-pegged collars. Remains of one early truss survives

over lower end with principals morticed for collar and for threaded purlins and with curved feet exposed in room below. Circa C18 dairy wing at lower end projecting at front right with loft over, stone rubble with asbestos slate hipped roof, external stairs to loft door. Lean-to on end wall with pigeon holes.

**14. THE MANOR HOUSE, THE SQUARE. Grade II**

House. Early C19 with circa C18 core or earlier. Rendered rubble. Slate roof with gabled hipped ends. 2 storeys. 4-window range. First floor sashes with glazing bars. Ground floor French windows with glazing bars with margin panes. Bay to left of centre recessed with first floor balcony with iron balustrade and French window. Later glazed porch to entrance below. Rendered chimney-stack in front of ridge to right and truncated right-hand end stack. On rear wall now within outshut, 2 C18 2-light windows with leaded panes. Rear wing forming L-shaped plan. Interior: early C19 staircase.



**15. 22 FORE STREET. Grade II**

House, in a row, in village. Circa late C17 with C18, C19 and C20 alterations. Roughcast stone rubble with cob above. Asbestos slate roof with gabled and hipped ends. 3-room and through passage plan with external stack at lower left end. Gabled rear lateral hall stack with set-offs and with gable-ended wing extension with external stairs to loft door. Rear lean-to outshut and C20 wing at rear of lower end. 2 storeys. 4-window range. C19 2-light casements with



horizontal glazing bars. Through passage doorway to left of centre with fielded panel door. Heavy doorframe to rear of through-passage with bead moulding. Interior: hall has 3 moulded ceiling beams with ogee hollow and fillet with run out bar steps. Similar section joists with carved leaf steps. Ceiling beam in lower room moulded on lower side and chamfered other side and with morticed soffit far screen. Former passage has chamfered joists with bar stops and some, probably reused, moulded ceiling joists. Many C18 fielded panel internal doors. Roof has principals halved and side-pegged for the collars and trenched through purlins.



## Other buildings and structures of special interest

In addition to the Listed Buildings there are other buildings considered to contribute positively towards creating the special interest and character of the Conservation Area. The structures with a positive impact are so numerous it is only practical to describe the more significant of them.

- *Congregational Church, South side of Lutterburn Street, Ugborough. Built in 1851. Date plaque on front wall. Indicated as 'Independent Chapel' on 1906 OS 1:10560 map (CXXV NE) and as 'Congregational Chapel' on 1969 OS 1:10560 map (SX65 NE). 'Independent Chapel Sunday School' indicated on OS 1:2500 map of 1889 (CXXV. 4). Now converted into two dwellings.*



- *Ugborough village school, probably standing on the site of an earlier school building. The present school was opened in 1876. The 1842 Tithe Survey lists as 'near the Anchor Inn' (which is close to the present school), 'a malthouse, school & stable'. 'School' indicated on OS 1:10560 map of 1889*



- *'The Old Bakery', located at the NorthWest corner of the square. Square stone building with hipped roof at front. Almost certainly C18th. The old oven still survives fronted by a cast-iron door marked 'Cornelius'.*
- *'Palk House' and cottage, adjoining churchyard. L-shaped with additions. Local knowledge says there was an inn on the site in C19th. Site of 'church house & inn', recorded in land registry of 1846. 1919 sale particulars include an ash house.*
- *Old slaughterhouse and butcher's shop on South side of Lutterburn Street.*
- *'The Forge' in Lutterburn Street which was a blacksmith until the 1950s.*

- *'The Anchor Inn', Ugborough village. Two-storey stone building. Probably dates from C17th but has been considerably modernised. Central doorway and passage leading through to rear of building and yard. Central stack with later end stacks. In mid C19th the occupier was described as 'victualler and blacksmith'. There was possibly a smithy behind the house and more certainly a wheelwright's shop in second half C19th. 1919 sale particulars include an ash house and also a blacksmith's shop on the NW corner of the yard, and a disused malt house to the N. Indicated as 'Anchor Inn' on 1887 OS 1:2500 map (CXXV.4). Major renovations made in 2012/13*
- *'The Ship Inn', Ugborough village. Dates back at least to C18th. Two-storey, square-shaped building adjoined on south side by buildings that have probably been a farriers or blacksmith shop (one used to be known as 'The Forge'). N side of the inn is slate-hung, rear is stone rubble, front is rendered. Inn was extensively altered in 1972/1973, when adjoining premises incorporated. Indicated as 'Ship Inn' on 1887 OS 1:2500 map.*
- *Old Dairy' in Ugborough Square, known as a former wellington boot factory. Identified in Survey. Once the village dairy farm. Part of property has C16th origins, extended in C19th.*
- *On North side of Ugborough Churchyard, facing the Square. Erected 1921. Granite cross with octagonal cross-section stem resting on two octagonal plinths. Plaques for WWI, giving 24 names and ranks, and for WWII with 7 names, ranks and branches of Service.*
- *Disused public water tap, probably originally brass but now plastic, mounted on a rectangular slate tank, width 75cm, mostly buried in the wall outside 'Church View' in Donkey Lane. The tap has an old wrought iron protective grille. Source of water is unknown, perhaps a branch pipe from that to the conduit (UG 166). Indicated 'WT' on OS 1:2500 map of 1906 (CXXV.4). A dot on the map of 1887 at the same point may imply a C19th origin.*



- *Stone walls around village and on edge of conservation area behind Lutterburn Street.*
- *Cobbled pedestrian areas in square and along Lutterburn Street.*

## ***Other features of special interest***

While buildings and other manmade structures are dominant in creating the special interest and character of the Conservation Area other features are important too, not least the undeveloped spaces and trees that comprise and share their setting. These include the cobbled areas to be found in the Square and Lutterburn Street and the lawned area in front of the Church.

## **Areas of archaeological potential**

The antiquity and continuity of Ugborough's occupation as a settlement is an aspect of special interest. This is particularly represented in the standing buildings and structures but also through their alignment and arrangement and the pattern of the sites they occupy. The below ground archaeology has the potential for recording the earlier phases of Ugborough's development. *The Church and churchyard of St. Peter's are entirely contained within a small prehistoric earthwork about 90 metres x 60 metres.*

***Reference*** - Robert Perrin, *The Ugborough Heritage Appraisal*