

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.

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.

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.

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.

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.

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.

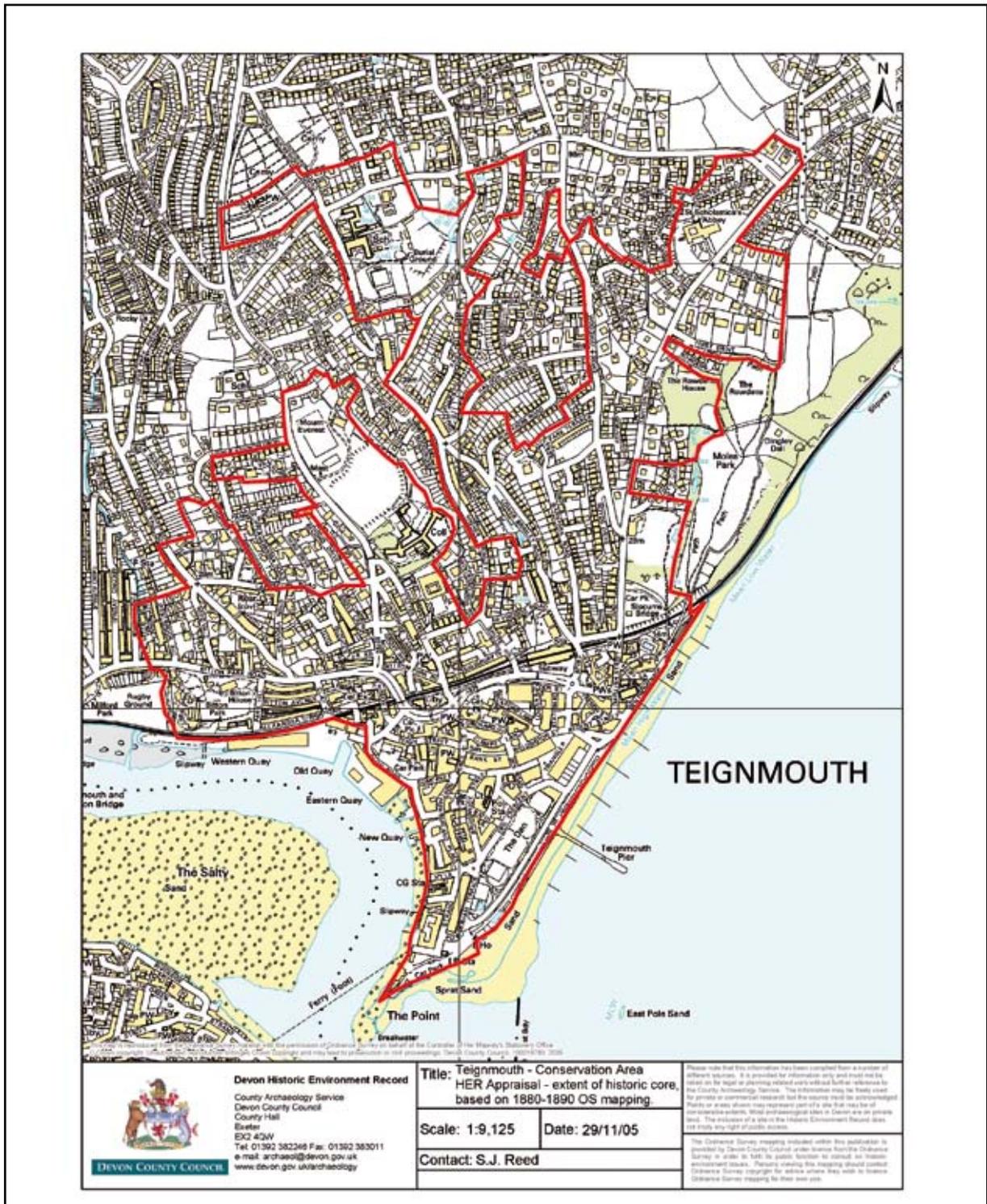
Sites with Statutory Protection

There are no scheduled Ancient Monuments within the town

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 area 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.





 <p>Devon Historic Environment Record County Archaeology Service Devon County Council County Hall Exeter EX2 4QW Tel: 01392 382246 Fax: 01392 383011 e-mail: archaeol@devon.gov.uk www.devon.gov.uk/archaeology</p>	<p>Title: Teignmouth Conservation Area HER Appraisal: Selected archaeological sites mentioned in text</p>		<p><small>Please note that this information has been compiled from a number of different sources. It is provided for information only and must not be relied on for legal or planning related work without further reference to the County Archaeology Service. The information may be freely used for private or commercial research but the source must be acknowledged. Points or areas shown may represent part of a site that may be of considerable interest. Most archaeological sites in Devon are on private land. The inclusion of a site in the Historic Environment Record does not imply any right of public access.</small></p> <p><small>The Ordnance Survey mapping included within this publication is provided by Devon County Council under license from the Ordnance Survey in order to fulfil its public function to consult on historic environment issues. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey mapping for their own use.</small></p>
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7.0 Landscape and Streetscape

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 Landscore 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 Landscore 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.

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



Tomb of Thomas Luny, Church of St James

sit as well as a convenient space to pass through, cutting the corner between Exeter Street and Bitton Park 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 Landscore 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



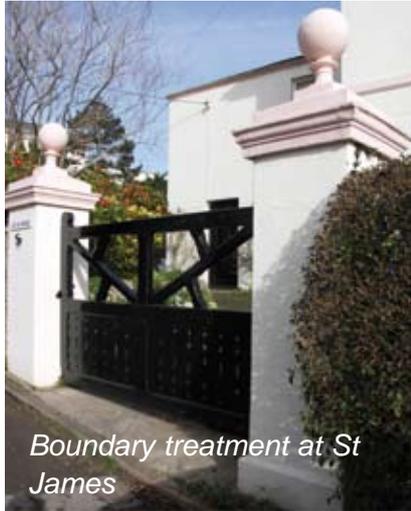
a rear service road.

Front garden boundary walls 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



Boundary treatment at St James

former gateways and the benefit of being crowned by an attractive backdrop of trees and shrubs that enclose, 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. At Lanscore, however, the tree, hedge and



Typical boundary treatment

shrub growth is essential to preserving its authentic character – as an area of low-density villas set in substantial, landscaped grounds.

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 Lanscore 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 Lanscore. 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.



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.



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



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 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

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 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.



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 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-wood for windows and doors (whatever their design) are wholly incongruous, and their use in high numbers significantly harms the authenticity of the areas' architectural and historic qualities.

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.

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 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

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.

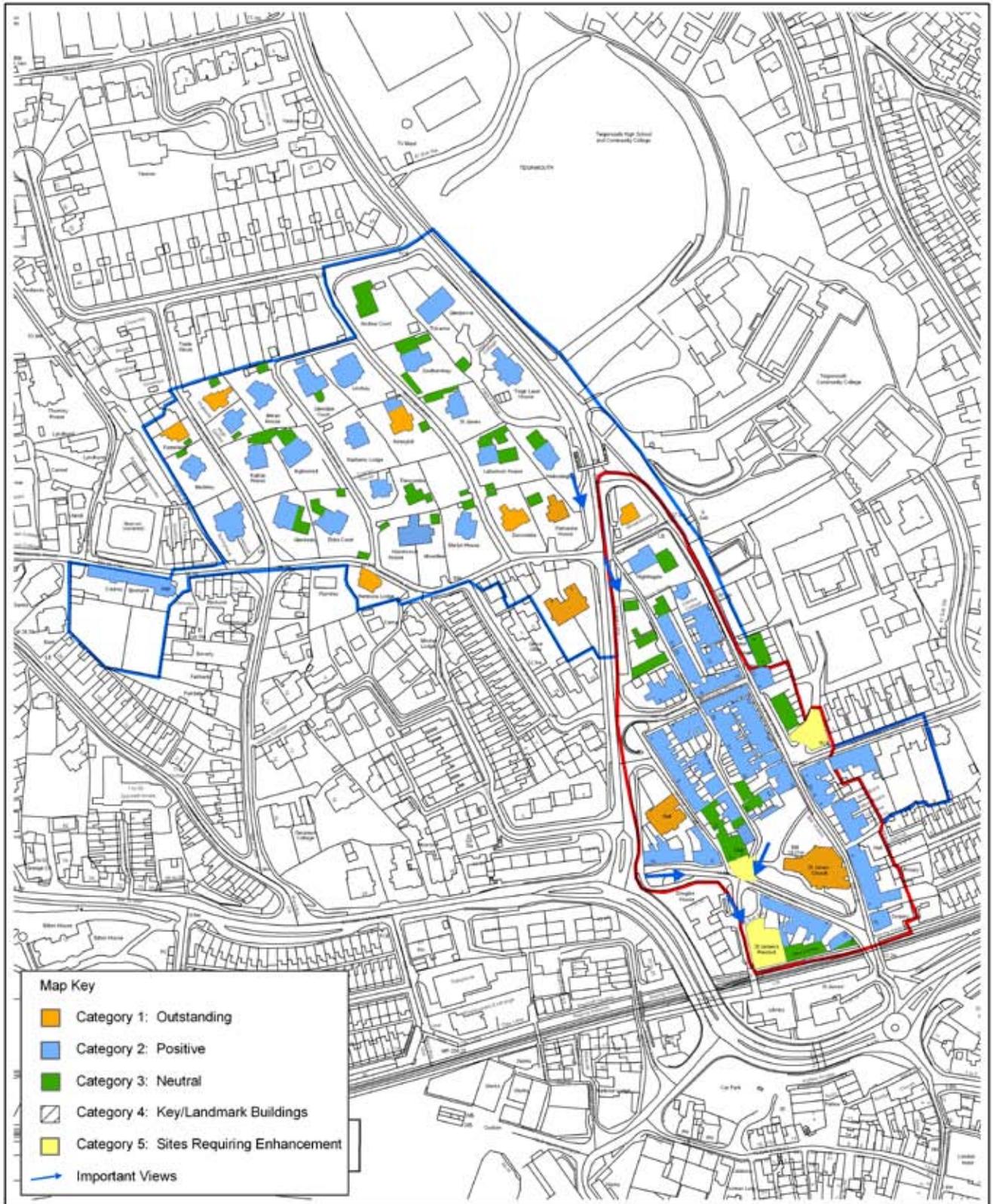
Judgements on these matters will always be open to criticism that they are subjective so the 'neutral' and 'negative' categories have been combined.

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



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	Risk Cat.
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

Glossary of Terms

Cob: Walls built of earth.

Crinoid: Marine fossil indicative of warm shallow seas.

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

Devonian: Geological period around 400 million years before present.

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

Lime: Binding agent in traditional mortars.

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

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

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

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

Spilitic lavas: Extrusive igneous rock similar to basalt.

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