

## Stockland Interim Conservation Area Review

### Purpose of the Review

There is a requirement under Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 of all local authorities to review their conservation areas and publish proposals for their preservation and enhancement. Reviews must be carried out every five years as the character and appearance of a conservation area can change over even small periods of time. The purpose of this interim review is to identify the principal changes since the publication of the Conservation Area Appraisal and to outline potential changes to the conservation area boundary which will form part of a full consultation exercise when the draft Management Plan is produced.

### Key recent changes in Stockland Conservation Area.

- Stockland remains remarkably unspoiled and there have been very few changes to the character of the conservation area over the last ten years.
- There has been a very minor increase in PVCu replacement windows in the conservation area although this has been far less widespread than in other conservation areas. This is due to a higher than usual proportion of listed buildings where replacement windows can be controlled through the planning system.
- There have been a few re-thatches in the village and the majority of these have used water reed as opposed to more traditional combed wheat reed. However, due to the recent wet summers the quality of wheat reed grown for thatching has been very poor with low predicted longevity. Therefore until the quality of the supply of wheat reed increases property owners have been given consent for the change in material. Local thatchers have continued to adopt the Devon tradition of using simple wrap-over ridge details as opposed to decorative ridges found more commonly in the east of England.



*The King's Arms in the village centre has recently been re-thatched.*

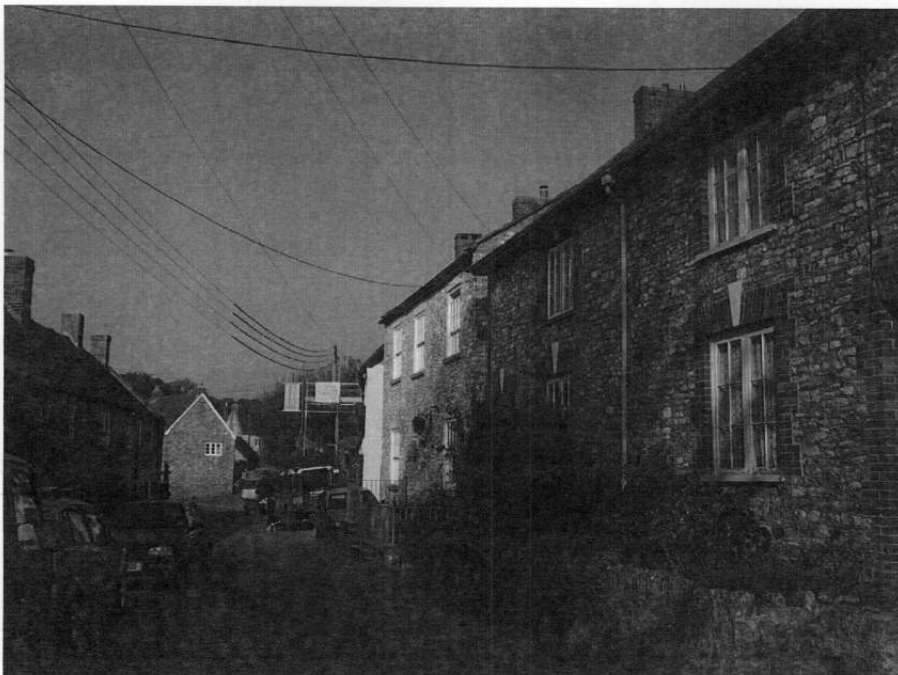
### Potential review of conservation area boundary.

The existing CA boundary covers most of the historic core area of the village. Development outside the boundary is mainly modern and does not meet criteria for inclusion. There are very few undeveloped areas within Built up Area Boundary and none which would benefit from

Conservation area designation and therefore there appears to be no reason to extend the conservation area. The loss of character of the core conservation area is very superficial and therefore there is no reason to omit existing areas due to eroded character. These aspects of conservation area review will be fully considered during the consultation process.

**Principle reasons for erosion or changes to conservation area character.**

- The red K6 telephone kiosk is now under threat by being removed. This is apart of a wider spread review of telephone kiosks by BT. While BT have offered local communities the opportunity to sponsor or adopt their local kiosk an application has been made to English Heritage to list the kiosk in Stockland. The outcome of this application made in November 2008 is still unknown. The loss of the kiosk would clearly be harmful to the local street scene.
- There are one or two unfortunate examples of PVCu windows being installed in historic buildings. While this is currently permitted development home owners need to fully aware of the implications of installing inappropriate windows.
- The upgrading of over-head power and telephone lines with safety wrapping makes them ever more conspicuous. If this approach continues the impact will be even more detrimental to the character of the conservation area.



*Over-head cables are becoming more obtrusive in the street scene.*

# STOCKLAND

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with contributions from Town and Parish Councils and Amenity Societies in East Devon

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# STOCKLAND



*Park Farm outbuildings(right) are to be converted to residential use. Chert stone walls and slate or corrugated iron roofs predominate.*

## 1 HISTORIC AND TOPOGRAPHIC BACKGROUND

1.1 Stockland is a remote village in an elevated situation in the Blackdown Hills. Like Chardstock it was formerly a detached Dorset parish.

1.2 The buildings exhibit an interesting variety of detail and there are some good vernacular houses. Close to the church is Churchstyle Farm with a particularly fine farmhouse dated 1602 in a setting that has never been compromised. It is a typical example and one of several similar farmsteads (see 7.3) scattered throughout the parish where land was originally cleared directly from the forest. As such some sites can be expected to have Saxon origins.

## 2 SETTING OF THE CONSERVATION AREA

2.1 Stockland Conservation Area which was designated in November 1973, includes the entire historic core of the village and some adjoining paddocks and agricultural land. This village is one of the best examples of a typical layout and distribution of earlier buildings that has changed relatively little for several centuries. Levels of post 1945 development within the conservation area, although significant, have not yet had an overwhelming effect upon its intrinsic character which is best appreciated by traversing the village on foot from north to south via the churchyard.

2.2 Within the conservation area are 21 individually listed buildings, giving 18 separate list entries. These are shown on Map 1.

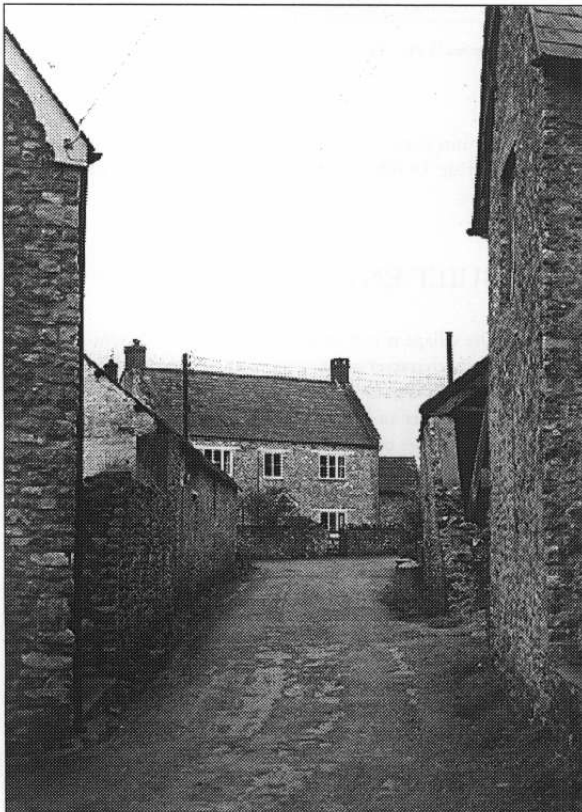
## 3 BUILT ENVIRONMENT

3.1 The village is not considered to be of sufficient size to specify distinct character areas. It nevertheless possesses a well-defined natural break along the stream. To the north several lanes or short streets and their adjoining cottages and farmhouses converge on two main streets with several short terraces or individual houses of different dates, but mainly 17th to 19th century. This forms the heart and focal point of the village.

3.2 South of the stream above the opposite bank, is the quite separate and prominent group, with access most directly gained on foot, of Parish Church, Churchstyle Farm and the former Church Ale House, now converted to cottages. There are also extensive sections of chert rubblestone boundary walls forming a virtual enclosure around and to the south of the church, whilst also extending north across the stream into the village centre.



*Views towards Park Farm (above) and Pondslake (below left)*



*The main village street (Honiton Road) contains 18th and 19th century terraces with chert and slate predominating but with brick dressings and stacks. Casement windows (2,4 or 6 light) are almost universal.*

## 4 LANDSCAPE AND TREES

4.1 Stockland is set in both pastoral and partly wooded countryside that slopes gradually upwards towards the steep west-facing ridge of Stockland Hill, over 250 metres in height, just over a mile to the west. There are hedgerow deciduous trees and plantations that also consist of conifers.

4.2 Within the village itself, especially the southern half consisting of churchyard and the grounds of The Old Vicarage, are a good number of mature specimen trees, including characteristic churchyard yews and several particularly large conifers. There is a particularly fine example of a blue cedar (*cedrus atlantica glauca*) 50 metres southeast of The Old Vicarage.

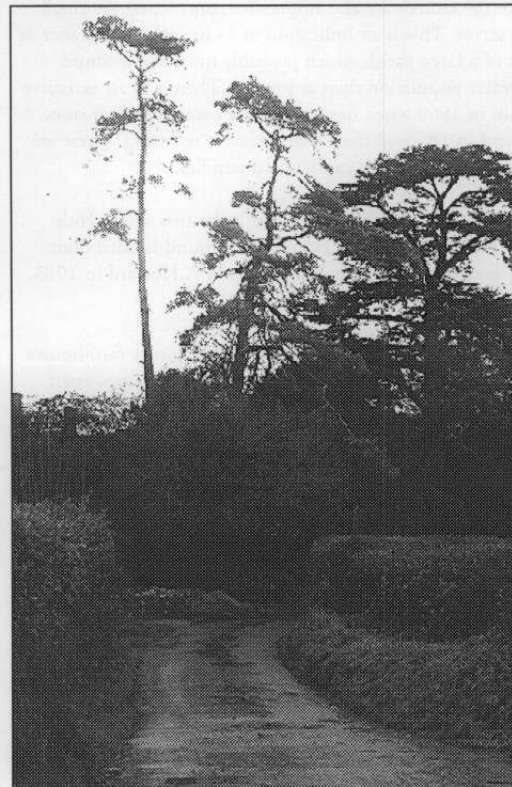
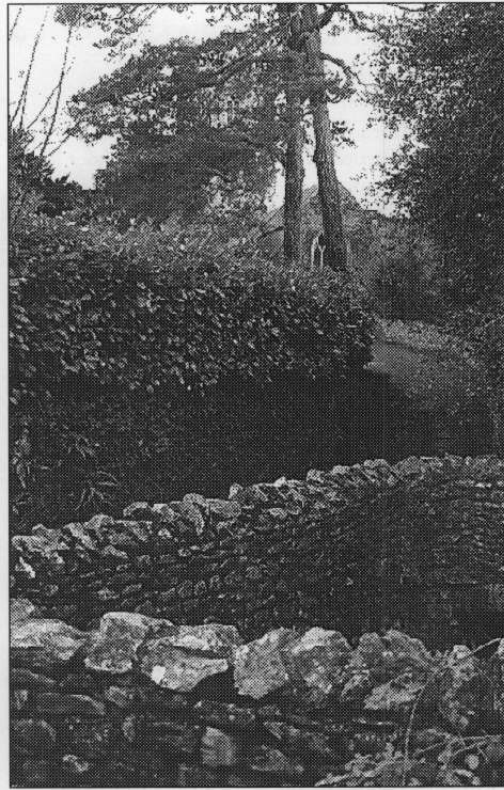
## 5 BUILDING MATERIALS AND ORNAMENT

5.1 As with most Blackdown Hills villages, chert rubblestone, sometimes painted over or rendered, is the predominant building material. There are also a few instances of render, probably of cob. Roofs are predominantly slate, although there are some seven thatched buildings; four cottages two farmhouses and The Kings Arms Inn. Bridgwater tiles, corrugated iron or asbestos sheets have also been used for roofing, mostly on a number of outbuildings and there are one or two instances of artificial slate or concrete tiles.

5.2 A particular feature of the village are the chert rubblestone walls seen in buildings and boundary walls, with some lengthy continuous sections sometimes topped by hedgerows.

5.3 External ornament is not strongly represented in Stockland although the church tower has modest refinements typical of the locality. On the footway approach to the church are two attractive stone piers with moulding and elliptical finials acting as stops to this section of wall. At the entrance to the churchyard is an attractive wrought iron gate and turnstile. There is also an attractive walled and gated entrance to the Old Vicarage.

5.4 There appears to be a fairly progressive erosion of original carpentry from frontages which originally had traditional casement windows with few glazing bars and plain planked doors, some with a single fixed light. Several frontage modifications have been somewhat drastic, for example to the prominent elevations of the Old Post Office with inevitable loss of character. The several short terraces in the villages are most vulnerable to uncoordinated changes to frontages, but this has largely been avoided to date.



*Another quiet corner is adjoining the southeast boundary of the conservation area where small chert stone bridges, walls and hedgerows predominate (top). There are also some fine mature conifers (above).*

## 6 STREET FURNITURE AND HARD SURFACES

6.1 Two important street furniture features are the remarkable Shell hand petrol pump and a K6 red telephone kiosk at opposite ends of the terrace situated southeast of the Kings Arms. A further item of historic importance is the cast iron "Dorset" sign attached to the road bridge over the stream threatening any would be offenders with deportation.

6.2 There are also some excellent examples of the use of chert as cobbled surfaces; one section of path within the churchyard close to the north entrance, and two separate sections fringing the large hard surfaced courtyard to the front of The Old Vicarage. These are likely to have been laid in the 19th century.

6.3 As in many of the East Devon conservation areas, overhead power lines are prominent in certain parts, most notably in Yarcombe Road where they are quite unsightly.

## 7 SYNOPSIS OF HISTORIC BUILDINGS

7.1 St. Michael's Church is largely 15th century, although there is a 14th century lancet in the south aisle. The tall, slim tower is a particular feature and the proportions and spacious interior of the church are also impressive considering the small village it serves. This is an indication of its historic importance at the heart of a large parish which probably once had a considerably greater population than at present. There was an extensive restoration in 1860 when new roofs were constructed on stone corbels, and in 1866-68 there was extensive re-fitting. There are monuments to the Keates and Collard families.

7.2 Backing onto the churchyard is the two storey 16th century former Church Ale House, with round-headed door, probably re-used. A sensitive restoration, by A.Howard in 1983, included reconstruction of the roof.

7.3 There are a wealth of 15th to 17th century farmhouses in and around the village. Within the conservation area, apart from Churchstyle Farm (1.1) unusual in being partly timber-framed, is Townsend more typical of this period with chert walls under thatch. There were originally three rooms and a cross-passage; a 17th century rear kitchen and store; two storey front and rear porches, and four jointed cruck trusses with smoke-blackening indicating a former open hall. The moulded beams and windows were inserted later, during the 17th century.

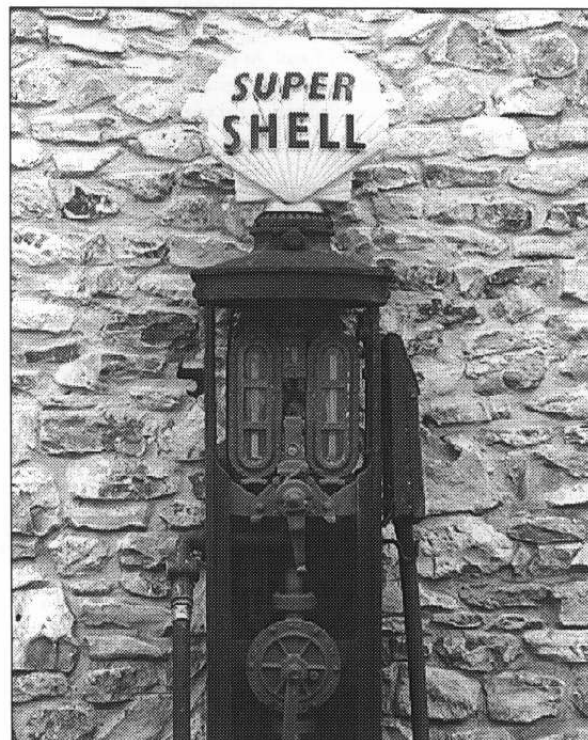
### Important Buildings outside the Conservation Area

7.4 As with other Blackdown Hills parishes there are a number of good vernacular cottages and farmhouses beyond the village. Kites is a very late medieval house containing an original internal jetty to carry the upper chamber. The roof is three bay, with one jointed and one true cruck. A kitchen/bakehouse was later added to the rear. Pennyhill, with datestone 1704, has a symmetrical plan with front parlours and rear service rooms. There is also a good range of farm buildings around a yard facing



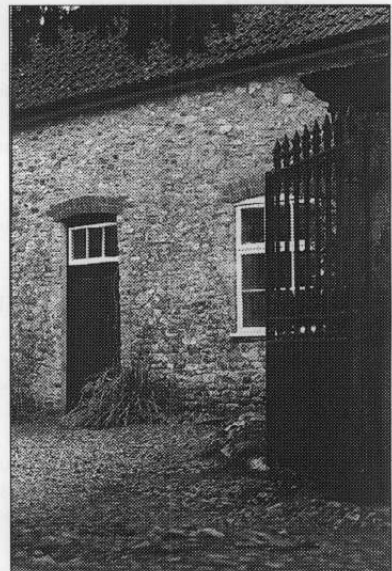
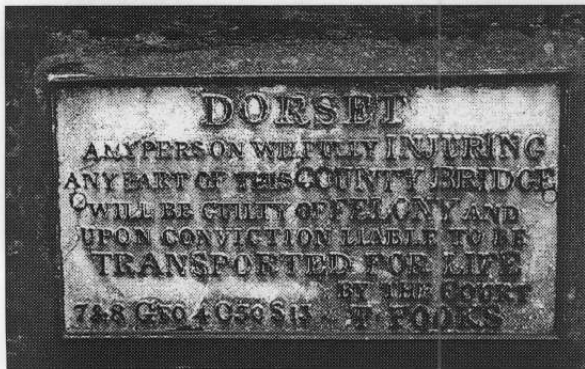
*Kings Arms Inn dates from the 16th century with original interior features including plank and muntin screen; open fireplace etc.*

*The preserved hand operated petrol pump. (below)*





*Western approach to village with Park Farm in the background (left) and sign on bridge parapet (below left).*



*The fine entrance to the Old Vicarage with chert stone cobbles, ashlared hamstone gate piers and heavy iron gates. (above and left)*

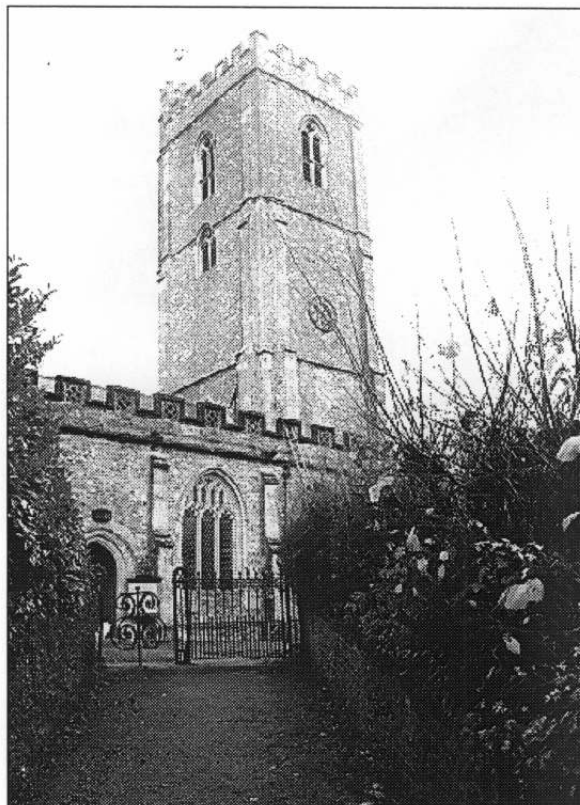
the house. **Owls Castle**, is a late medieval house with an early plank and muntin screen. There is a two-centre arched door frame to a small inner room, and an inserted jettied chamber with late 16th century fireplace and ceiling.

7.5 **Lower Lye** (half a mile north) is an archetypal medieval farmhouse built on a three room cross-passage plan with later cross-wing at the lower end. Built of rendered rubble stone under a hipped thatched roof. There is a smoke-blackened roof on jointed crucks with broad flat rafters, widely spaced, carrying the thatching battens. There are two plank and muntin screens and an inserted axial stack in the hall. Two staircases have been added in characteristic bulges beyond the line of the original walls.

## 8 FEATURES OF SPECIAL IMPORTANCE

8.1 Among the elements which contribute to the essential character of the conservation area are the following:

- a typical rural village in a valley setting in the heart of the Blackdown Hills
- a wide range of buildings of different dates with most walls of local Chert stone
- the separate group of buildings with the Parish Church and its fine tower forming a prominent landmark
- the important walled footpath link between the village centre and the Parish Church
- the significant open landscape setting south of the stream and also including the churchyard and grounds of The Old Vicarage with their fine tree groups and associated boundary walls
- several unusual individual features of interest
- a strong sense of enclosure derived from the several converging lanes, most having a gently curving alignment, and with many dwellings closely fronting the carriageway
- significant changes of level creating a strong relationship between landscape and buildings, particularly near the stream.



*One of the most striking features of the village is the footpath only access between the village centre and Parish Church (above and below) through a wrought iron turnstile. This path extends south of the church to an attractive outlier of cottages (above right), farm and former church ale house (far right, foreground). The splendid setting of the church, massive for a small village, can best be appreciated just before crossing the stream (below right).*





## 10 SUMMARY

The summary section contains a list of key points and a brief overview of the chapter's content. It is located on the right side of the page, below the second photograph.



## 9 LOSS OF CHARACTER AND INTRUSION

9.1 The following elements are tending to lead to intrusion, damage or a loss of character within the conservation area:

- overhead power lines which are unduly prominent within Yarcombe Road towards the village centre
- incongruous post 1945 bungalows within and adjoining the conservation area
- loss of traditional window and door detail
- significant changes to elevational detail including inappropriate renders and ribbon pointing

## 10 SUMMARY

10.1 Stockland is a very good example of a Blackdown Hills village, remote and with deep historic roots in a still strongly agricultural community. The buildings mostly reflect the ready availability and traditional use of local building materials.

10.2 The conservation area consists of some sites where additional development may be acceptable, although access would be difficult without disrupting existing frontages and the extensive boundary walls. Some redundant agricultural buildings are likely to become subject to proposals for conversion to residential use which unless sensitively handled could adversely affect their inherent character.

10.3 Existing trees and hedgerows are important to the character of the conservation area, especially to the south of the line prescribed in the Local Plan as the limit to development. They should be afforded maximum protection, and where losses unavoidably occur, replaced with broadly similar species.





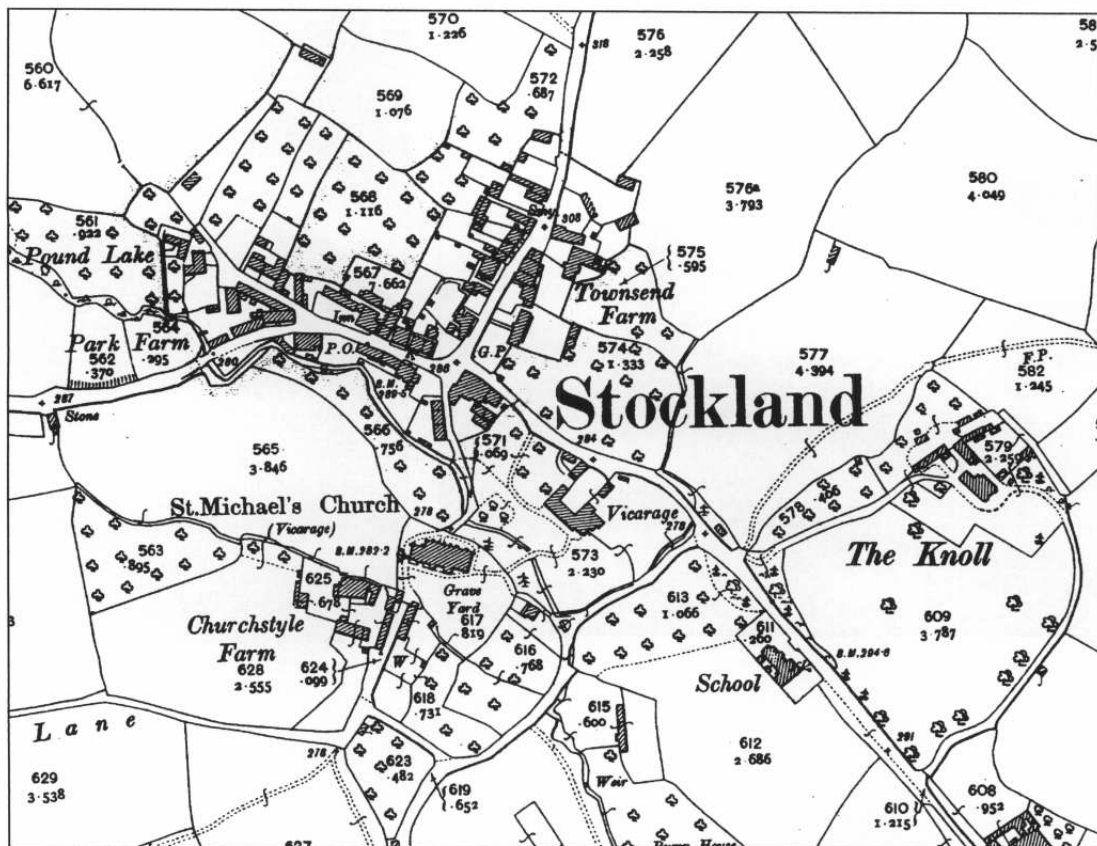
*Views in and approaching Yarcombe Road, towards King's Thatch (below left); view south (above); close to the junction with Honiton Road (below); 19th century porch (right); porch at Townsend Farm; probably 17th century and of dressed Beer stone (below right).*



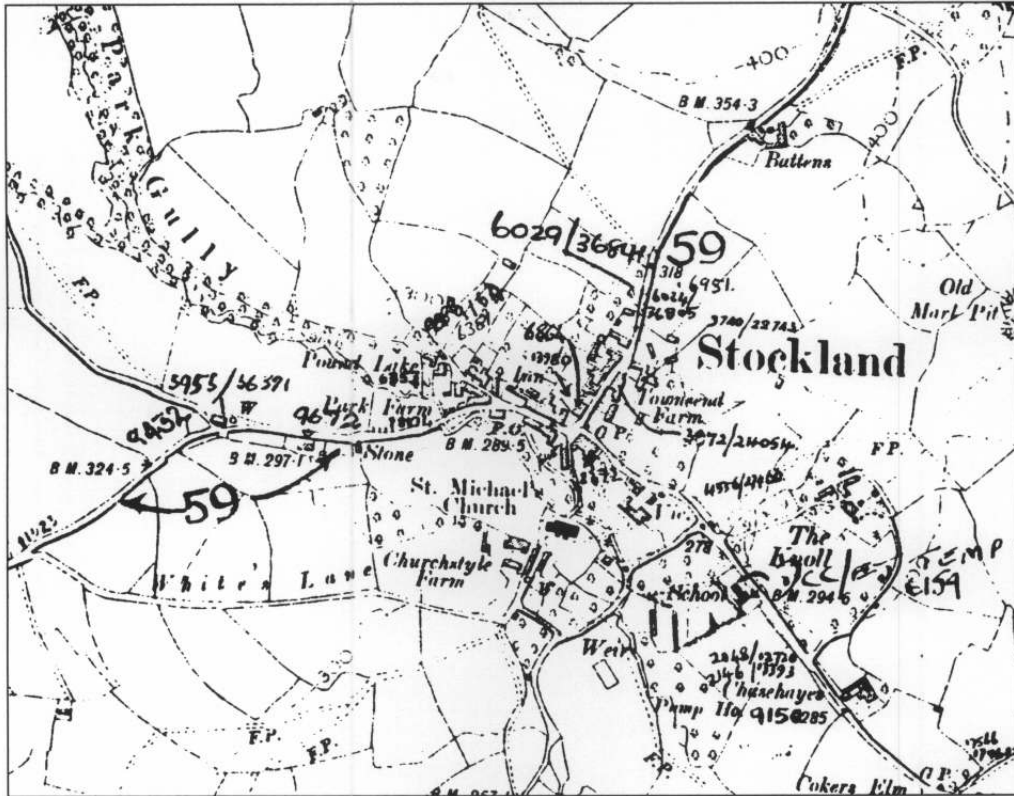
# HISTORIC MAPS



1805 Devon County Survey: Scale: originally 3 inches to the mile (scale may be altered for the purpose of the report)








c.1905 Ordnance Survey Second Edition. Scale originally 25 inches to the mile (scale may be altered for the purpose of fitting the report)

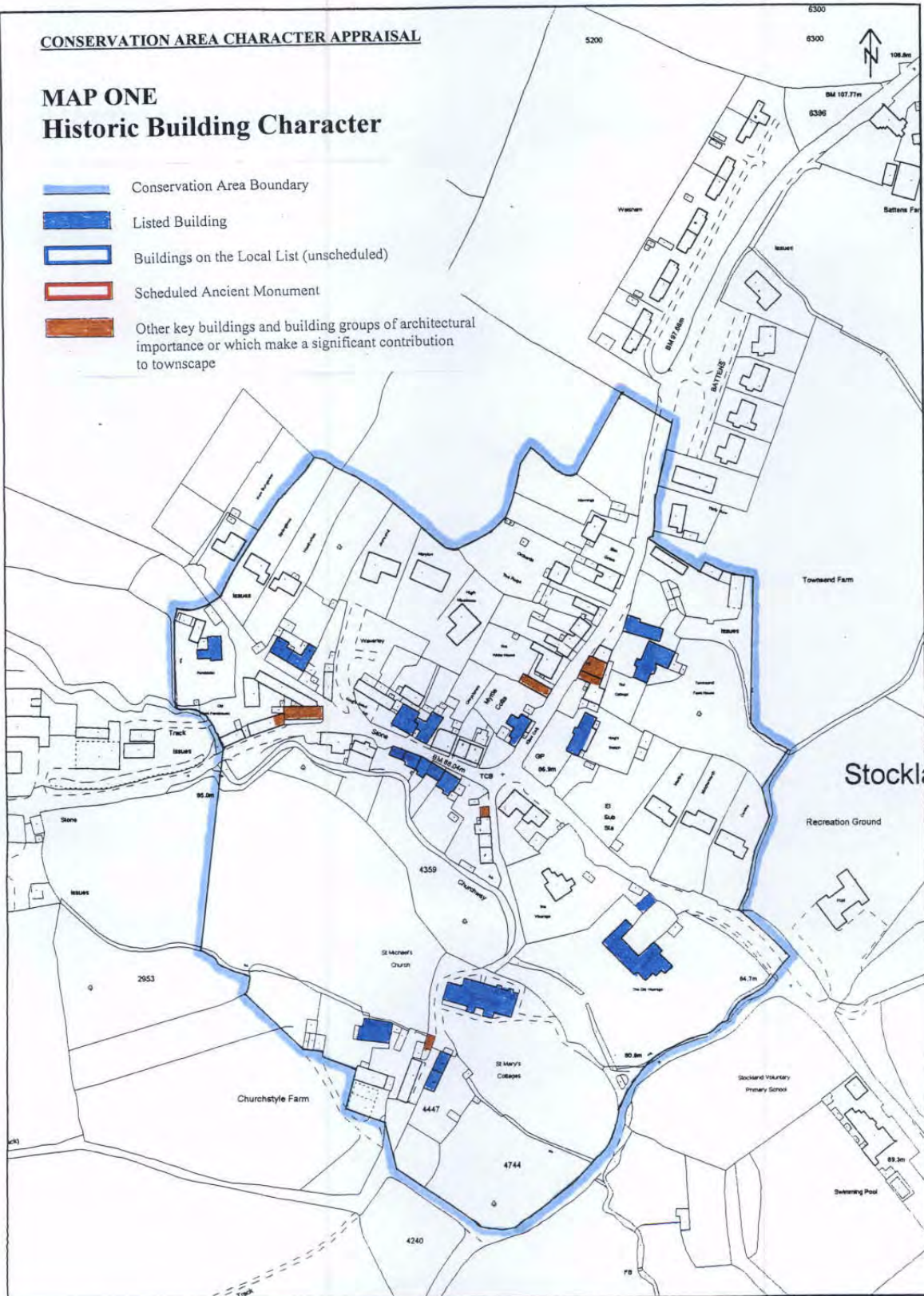


Early 20th Century Ordnance Survey Second Edition or Provisional Edition.  
 Scale originally 6 inches to the mile (scale may be altered for the purpose of fitting the report)

**CONSERVATION AREA CHARACTER APPRAISAL**

**MAP ONE  
Historic Building Character**

-  Conservation Area Boundary
-  Listed Building
-  Buildings on the Local List (unscheduled)
-  Scheduled Ancient Monument
-  Other key buildings and building groups of architectural importance or which make a significant contribution to townscape

















**Stockland Conservation Area**  
East Devon District Council

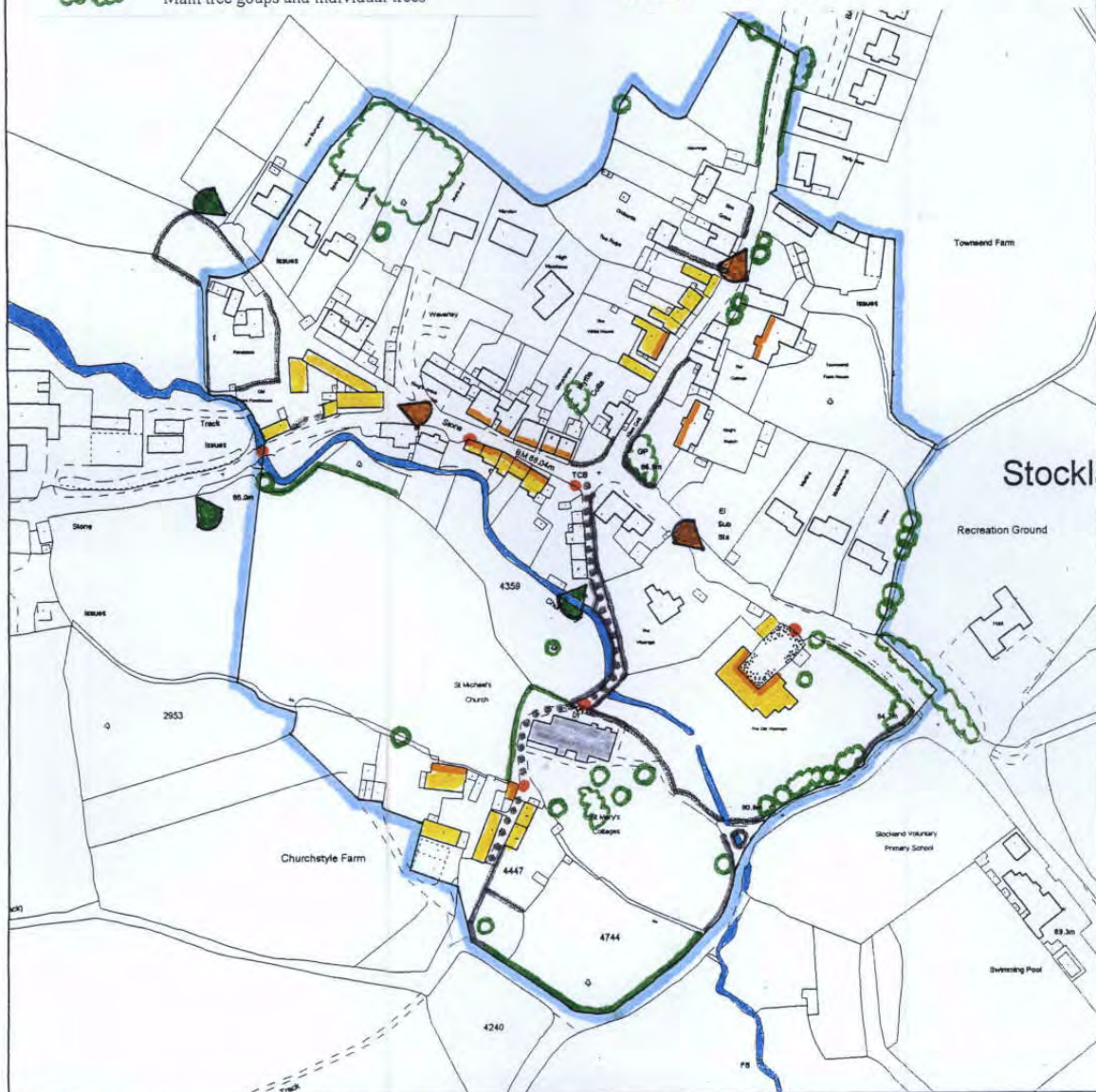
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**CONSERVATION AREA CHARACTER APPRAISAL**

**MAP TWO  
Important Features**

-  Significant Landmark
-  Feature of Special Interest
-  Largely unspoilt frontages retaining significant period detail (including original shopfronts)
-  Important building groups, normally of similar date, character or frontage detail
-  Main tree groups and individual trees

-  Open space with unrestricted public access
-  Open space with limited or restricted public access
-  Useful pedestrian links
-  Prominent walls
-  Main hedgerows
-  Surfaces in traditional/natural materials
-  Viewpoints - open / long distance
-  Viewpoints - enclosed or partially enclosed
-  Water features







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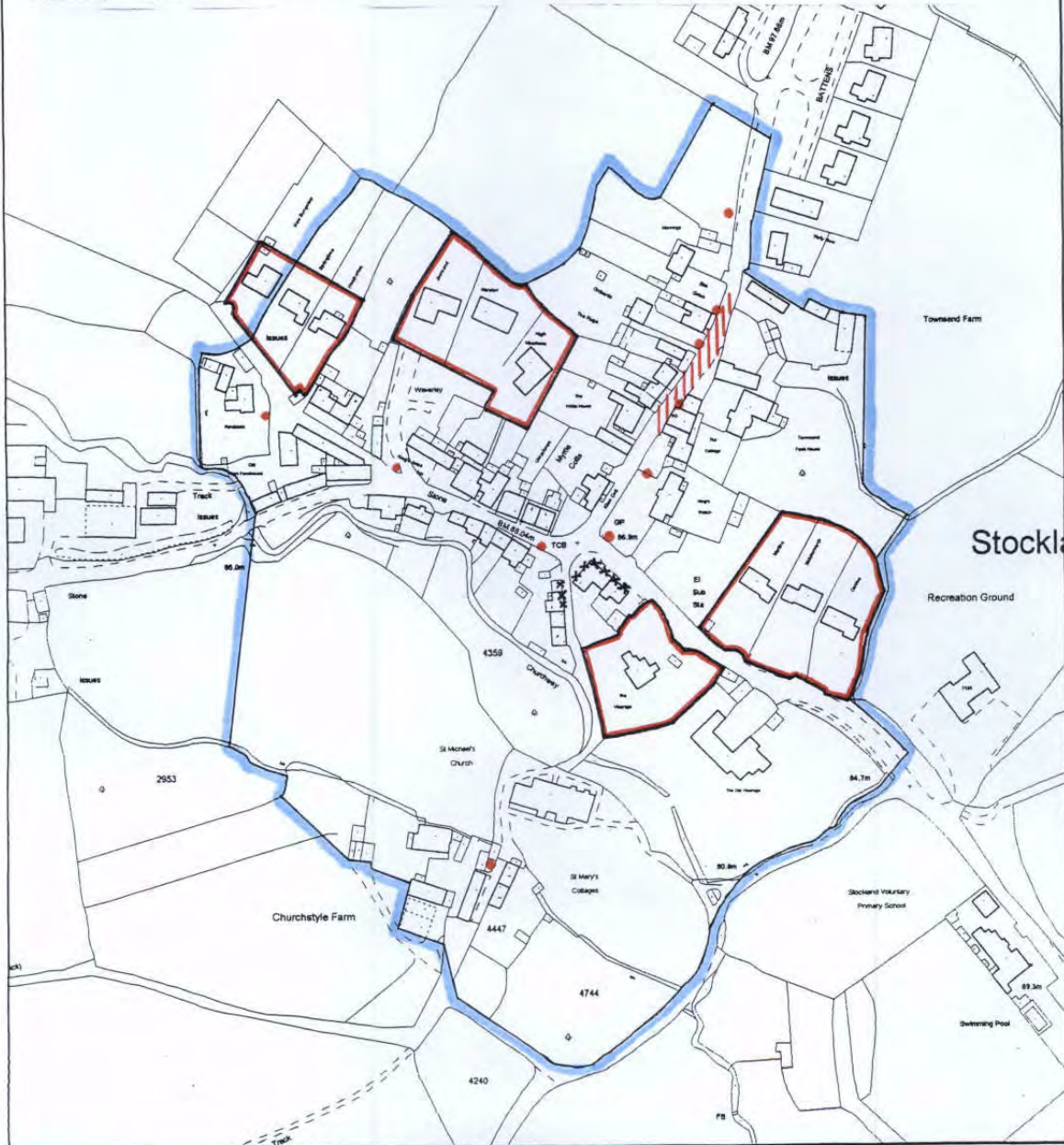
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**CONSERVATION AREA CHARACTER APPRAISAL**

**MAP THREE  
Detracting Features**

- Unsatisfactory or poorly integrated frontages
- Unsightly features or areas requiring enhancement
- ▭ Vacant or poorly maintained buildings

-  Development which is poorly related to or particularly detracts from the character of the conservation area
-  Areas where pedestrian surfaces are in need of significant improvement or restoration, preferably using traditional paving materials
- Location of overhead power lines
-  Locations where overhead power lines are especially unsightly
-  Mainly post-1945 development often of unsympathetic character










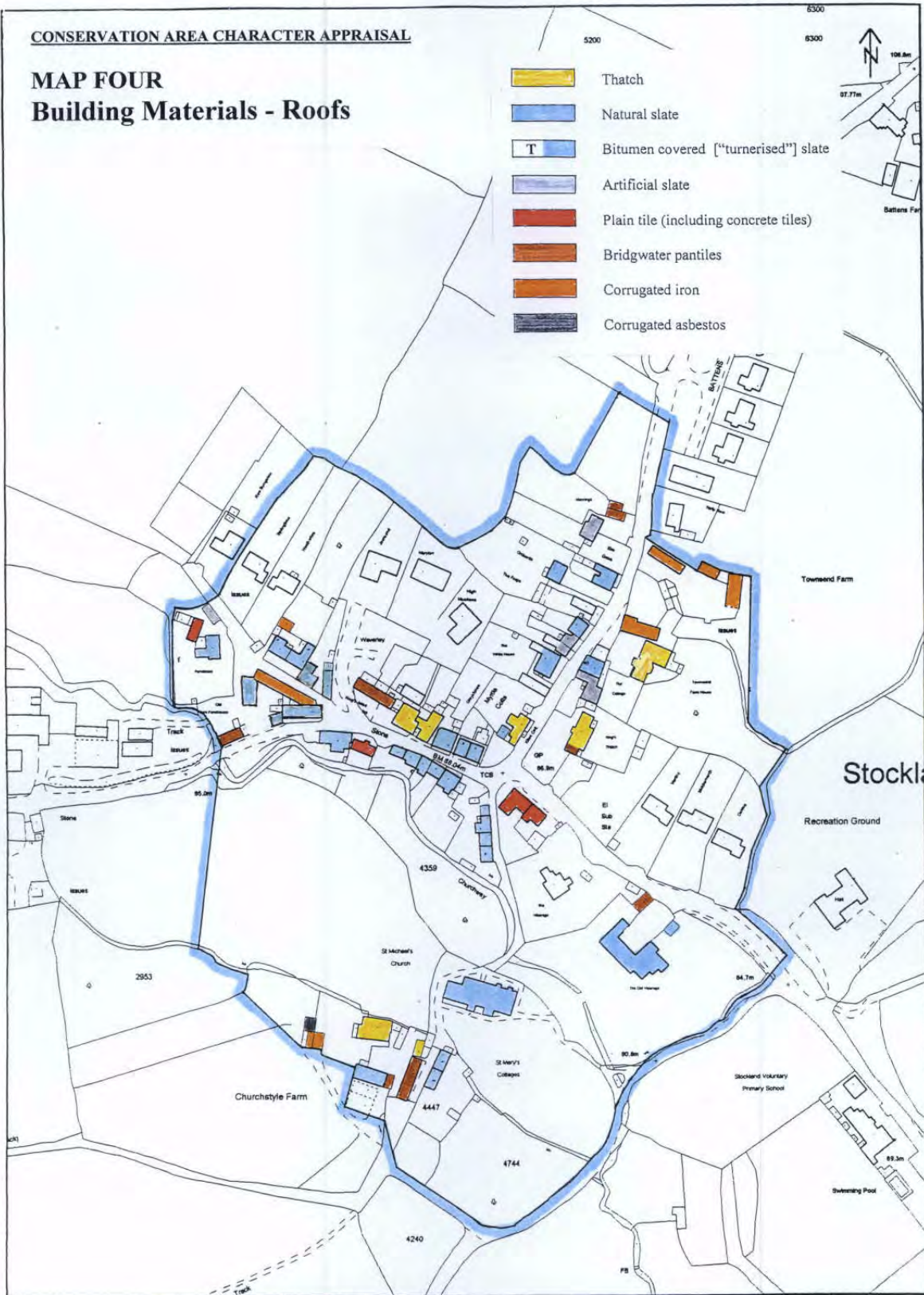
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CONSERVATION AREA CHARACTER APPRAISAL

MAP FOUR  
Building Materials - Roofs

-  Thatch
-  Natural slate
-  Bitumen covered ["turnerised"] slate
-  Artificial slate
-  Plain tile (including concrete tiles)
-  Bridgwater pantiles
-  Corrugated iron
-  Corrugated asbestos





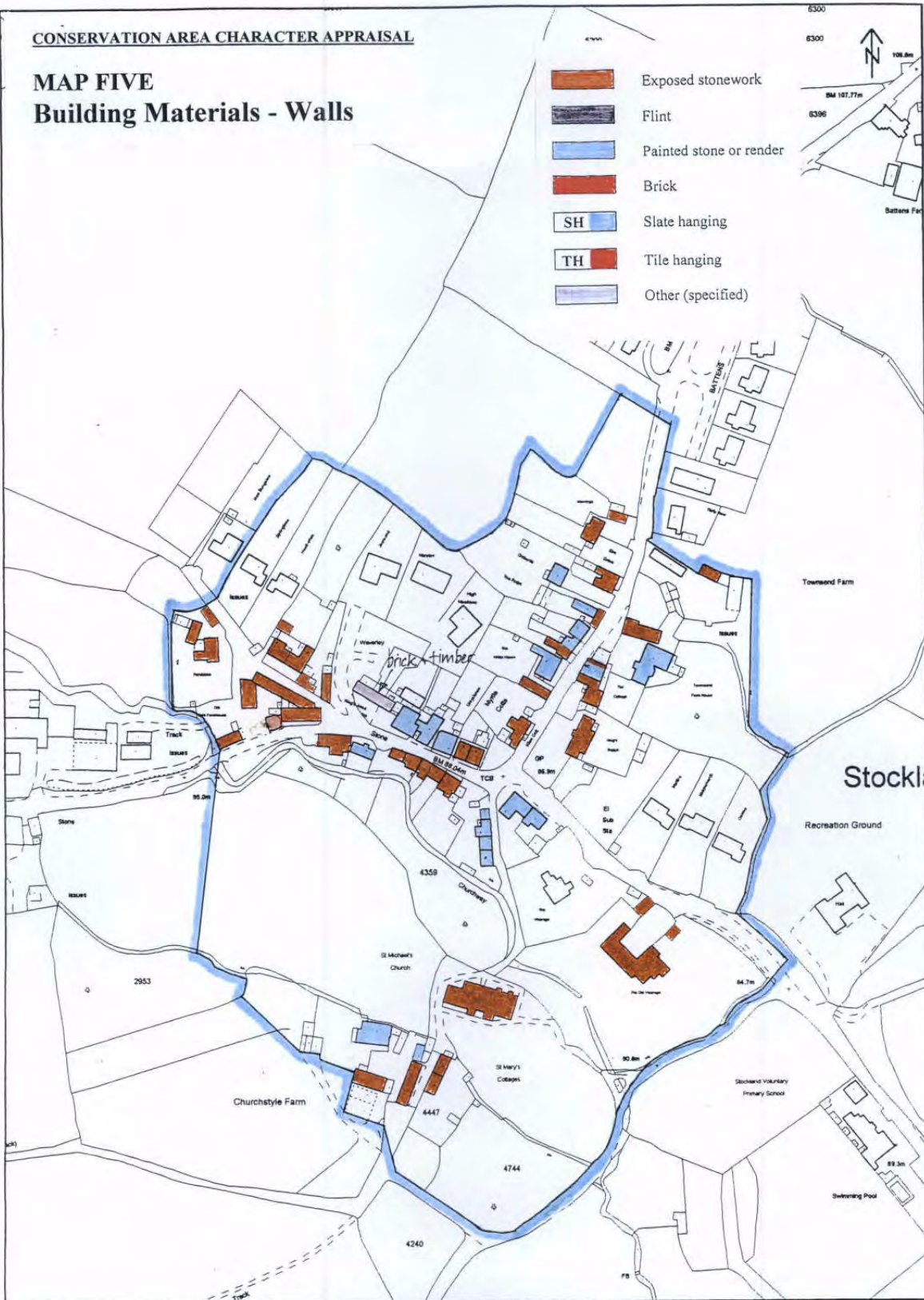
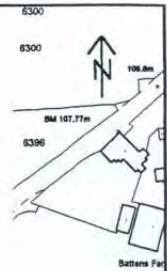
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CONSERVATION AREA CHARACTER APPRAISAL

MAP FIVE  
Building Materials - Walls

-  Exposed stonework
-  Flint
-  Painted stone or render
-  Brick
-  SH Slate hanging
-  TH Tile hanging
-  Other (specified)



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