Massive chimney stacks are indeed a characteristic of the Area, adorning the roofs and gables of large and small dwellings alike. As well as creating visual interest on the skyline they contribute historical interest too, not least in evidencing that many of the 19th century-looking cottages like this one were probably built around two centuries before. The tall terracotta pots on the left stack are a particularly attractive feature.

But for one or two modern examples like the ones shown below left, dormer windows are conspicuous by their absence from the street scene and generally not a common characteristic of the Area. ‘Half dormers’ like those below are uncommon too, and in this case were probably created only a few decades ago following changes inside to original floor-to-ceiling heights. Whether in ‘full’ or ‘half’ form, however, dormers tend to have a disruptive impact on the unbroken lines and surfaces that characterise most historic roofs.

Although not a dominant characteristic, several cottages have projecting canopies that shelter their entrance doors. The design of this one (left) is unusually attractive with carefully mitred slates forming the hips. Its repeat elsewhere tends to suggest ‘estately’ influence and ownership.

While its coursed stonework, continuous pentice-come-porch roof and the proportions and regularity of its window and door openings mean this 1908 terrace of almshouses isn’t exactly in keeping with local traditions, it is nevertheless a very well preserved example of social housing provision and design. Therefore, although not listed, it contributes much towards the historic interest and character of the Area.

Therefore, although not listed, it contributes much towards the historic interest and character of the scene.

Conservation Areas are special places. In the South Hams they cover the older parts of our towns and villages which actually look their age, and it’s the survival of their authentic architectural and historic qualities that makes them so special.

A sense of history as well as identity prevails and by designating Conservation Areas the District Council is sharing its belief that these ought to be preserved and reinforced.

The policies the District Council follows when assessing the suitability of proposals affecting Conservation Areas are set out in the South Hams Local Plan, while a guidance note called ‘New Work in Conservation Areas’ explains how to achieve compliance with them. This is essential because the Council has a statutory duty to approve proposals only if they “preserve or enhance the character or appearance” of the Area’s features of “special architectural or historic interest”.

The purpose of this Appraisal, therefore, is to describe the key features within the Conservation Area at Yealmpton that create its special interest and characterise its most distinctive appearance.
Yealmpton is a large village about 3 miles east of Plymouth’s boundary at Elburton on the old road linking the heads of the Yealm, Erme, Avon and Kingsbridge estuaries. Just off the coastal plateau which the estuaries dissect, the village is but 3 miles from the sea and within a mile of the Yealm’s tidal reaches. At Yealmpton the river Yealm meanders east-west in its valley; the line also taken by the old road and the historic part of the village which extends in linear fashion along it. The road itself runs hill-like along the contours, with the land rising to higher ground along its north side but falling away on its south to the banks of the Yealm. The older parts of the village, therefore, not only enjoy a southerly aspect but a fine rural outlook too across the river plain to the slopes of the coastal plateau on the other side, a fact that didn’t go unnoticed by the ‘villa-builders’ of the 19th century.

When viewed from the coastal plateau to the south, Yealmpton still displays its east-west linear form.

Towards the end of the 19th century, elevations of exposed stonework were probably fewer in number than today. The Manor is amongst a number of houses that appear to have had their render removed leaving only ‘tell-tale’ remnants around windows or along the eaves.

Quarried locally, grey limestone with blushes of pink or brown is the dominant material for wall construction, although more often than not it has been purposefully hidden beneath render to create a more ‘polite’, less rustic, appearance, particularly on principle elevations.

The quality and appearance of the local limestone was such that brick was rarely favoured except for the construction of chimneys and the reveals of windows and doors. In this ‘one-off’ example, however, the quoins (at the corners) were also built of brick, using a buff variety instead of the usual terracotta red.

Probably the most picturesque building in the Conservation Area, ‘Old Mother Hubber’s’ is one of the few to display a genuine vernacular style and character with its irregular form and appearance. The painting of some of its stonework is unusual in the Area, while its thatched roof is one of only three that survive to impart an ‘ancient settlement’ feel to the village scene. Its simple flush ridge is entirely in keeping with local traditions.

The opening of Laira Bridge in 1825 and the Railway in 1895 doubtless enhanced Yealmpton’s popularity as a place to set up residence. Even before then, however, a significant number of large villas had been built during the late 18th and early 19th centuries which now complement the village scene. Yealmpton Manor (left) is one of them that still retains its original, rather elegant, stuccoed finish.
The Conservation Area

A Conservation Area was designated in Yealmpton by the District Council on the 3rd October 1985. It was later extended on the 24th February 1994 to include the former Primary School, buildings on Torr Hill. The Map identifies the boundary with the help of the District Council on the 15th March 1993 based on the up-dated version of the Ordnance Survey Plan and taking into account the Findings of the Appraisal. It superseded all previous boundary designations.

The Listed Buildings

Of the 75 Listed Buildings in Yealmpton Parish, which include the two Grade I country houses at Lynnehmen and Kitty, 42 are in the village or very close by and of these 30 within the Conservation Area. The Church and the ‘Goreus Stone’ beside it are both Grade I and the other 8 Grade II, and while all of these have qualities which contribute immensely towards the Area’s interest and prestige, the Map identifies each of the last few items situated within the Conservation Area.

1. The Manor Listed as Gloyns Manor Hotel. Late C18 house. Five main-floor rooms, five bedrooms, each with C19 and C20 windows and porch. The frontage is 60m wide and the roof 24m in length. The major extension is to the rear comprising a two-storey wing and its garden is on the north side. The late Victorian letter-box near the entrance to Stray Park, (above) the close-knit pattern of former times are still managed to survive. The Ordnance Survey mapping included within this publication is provided by South Hams District Council. LA 079391/2003

The Scheduled Ancient Monument

The principal scheduled monument in the Area is a natural stone. On the majority of historic buildings the low grey-blue in colour blending particularly well with the limestone wall.

Other Buildings and Structures of Special Interest

In addition to the historic buildings and structures that are listed, several others are considered to contribute positively towards meeting the special interest and character of the Conservation Area. The Map identifies the buildings that have this impact, although some amongst them could have their positive qualities in blending with the historic buildings, their quality of design or their siting. The other feature is a list of features (like aluminium or plastic windows and doors), the restoration of old features and old window frames (wood and outer door) or the repair of characteristic features before they fall into historic windows and doors.

The structure with a positive impact are so numerous, however, it is practical only to describe what the most significant of them are, including stone boundary and existing wall, ironwork railings and gates, gate pinnacles and entrance steps, and a Victorian metallettered boundary.

The Ancient Fishpond and the Long Walk

It is perhaps unfortunate that the Lodge in this Area above isn’t visibly more prominent in the village area as it displays a very fine combination of the ‘polite’ elements that characterised a high status building of the period. The house, the small-paned ‘tripartite’ sash windows, and the yellow-stone, its position and its open position ..... as well as the porch door with its light above ..... are a joy to behold.

The Stag Cottage

An open space where social interest is characterised by the general absence of development within it, namely the former glebelands of the Church at Stray Park. An area where social interest is characterised by the general absence of development within it, namely the former glebelands of the Church at Stray Park. An area where social interest is characterised by the general absence of development within it, namely the former glebelands of the Church at Stray Park. An area where social interest is characterised by the general absence of development within it, namely the former glebelands of the Church at Stray Park.

The Yealm Valley

The Yealm valley, while closer to hand the more important, therefore, is this view across the open ground alongside the Yealm at Stray Park.

The Yealm at Stray Park

Have another view from the church tower itself. Within the Conservation Area old photographs show that one or two individual ‘town’ trees grow to such a car that they dominated the same, particularly the so-called ‘town tree’ that exists in front of the Fish House. Its canopy spread right across the highway. Today, however, there play a more general role in contributing towards visual amenity, by providing an occasional backdrop or soft edge to the built scene. Noteworthy, however, are those in the gardens and grounds of The Manor and Westmanor Manor that help to supply a setting that is appropriate to their age and function. The ‘Map’ shows that most of these are arranged around the rear of the fish house.

Other Important Individual or groups of trees

Arms with Archaeological Potential

The antiquity and continuity of Yealmpton’s occupation as a place of settlement is an aspect of its special interest. This proudly represented in its standing buildings and structure, partly through the deleterious features they possess but more, perhaps through their alignment and arrangement and the plan of the site they occupy. The Map identifies the line of the village where these features are particularly noteworthy and where also the below-ground archaeology has the greatest potential for recording the important phases of Yealmpton’s development. Although almost entirely iron-age and Romano-British development, the linear form of Yealmpton can only be discerned due to the survival of garden areas to its immediate vicinity. It may be reasonably transversal, that the line of Iron Age enclosure or fort that we have identified here probably between 800 and 1000 BC. The iron-age enclosure and its boundary properties balance at the high end of Broadlands will suggest in location here, clearly about the former linear estate of Easthay that has a prominent position in the Yealm valley. In addition, of course, are the several others, but subsequently this appear to have drifted around the same, with fish ponds and Market from plummed to medieval times to include a broad market place of the estate.

Areas with Archaeological Potential

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