



■ Slate hanging is a pleasing but very infrequent wall cladding, but its use on roofs now dominates

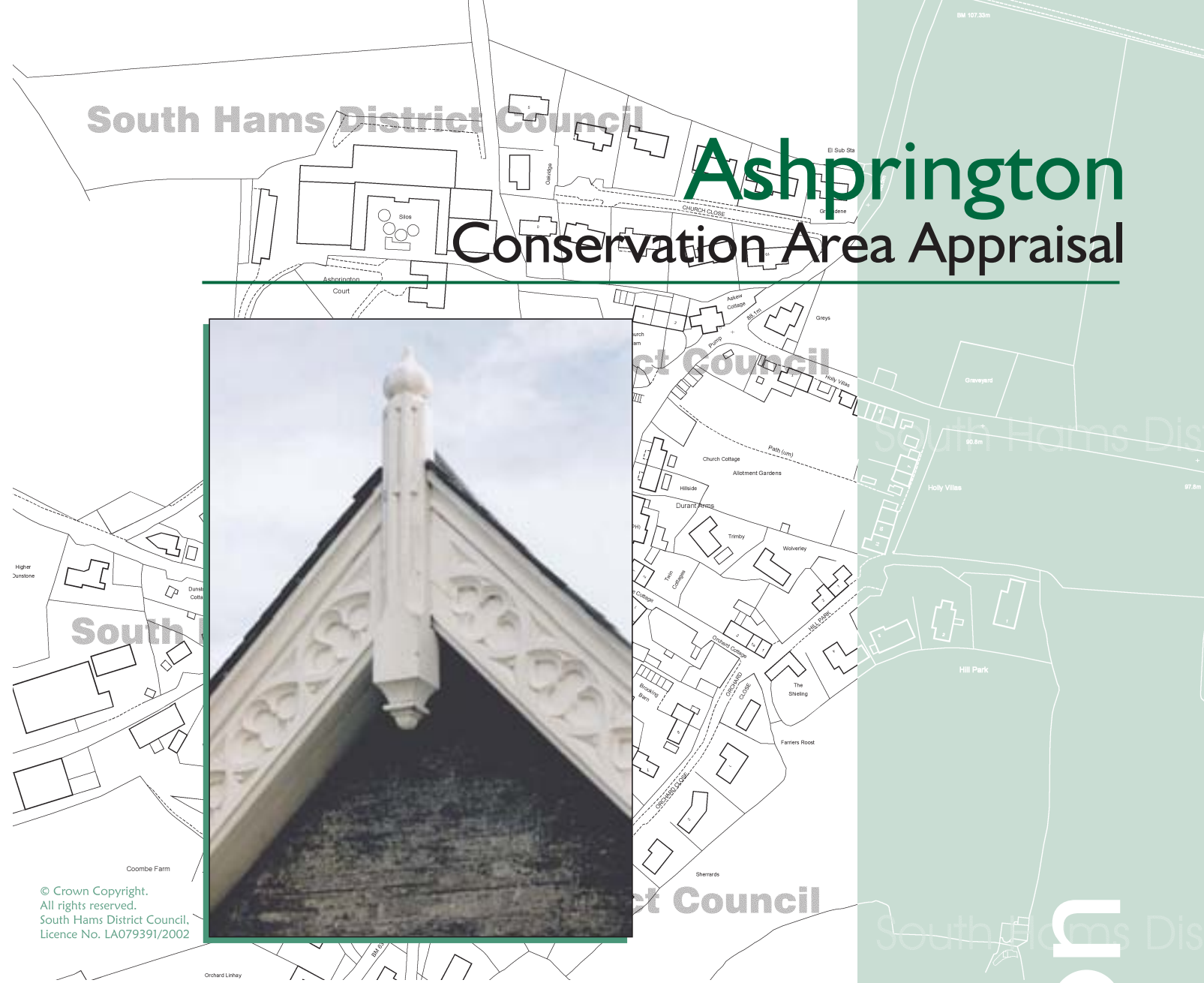


■ Although the architectural stamp of estate construction or conversion is dominant and pervasive throughout the village, a few buildings 'escaped' its influence. The sash windows, polite 'classical' styling and plain rendered walls of Brookling House (top left) and Myrtle Cottage (left) are typical of these and are in complete contrast. Shepherd's Purse on the Totnes approach (above), however, preserves the village's last thatched roof as well as a vernacular form that probably originates in the 16th or 17th century. It is another of the 'non-listed' buildings in the Area that contribute towards its special interest and character.

■ In a village of such antiquity the preponderance of walled garden areas fronting the highway is an unusual and distinctive characteristic, probably resulting from its transformation into an estate village in the 19th century



Ashprington Conservation Area Appraisal



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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 Ashprington that create its special interest and characterise its most distinctive appearance.



Setting the Scene

Ashprington is a small rural village just under three miles south east of Totnes and approached for much of this distance along narrow lanes that form part of the network serving the west bank of the Dart. Slightly off the most beaten track, it is sited on the higher, south facing slopes of a ridge that is confined, peninsula-like, by the Dart and its main tributary, Bow Creek.



Looking south from the church tower, the linear form of the village can be seen descending its ridge-side setting along the gradient and line of an enclosing combe

What makes **Ashprington** distinctive is the transformation it underwent during the 19th Century. Starting as a small and typically dispersed group of rural buildings straddling a country lane, by the close it had gathered and gained all the characteristics of a thriving estate village in enterprising and philanthropic ownership



The setting of the village in a 'sheltered' combe is strengthened visually by the generosity of tree planting

The green wedge of open space behind the buildings and plots that front the main village street preserves Ashprington's linear form and its relationship with the open countryside. Other undeveloped spaces around the village are similarly important, and although mostly outside the Conservation Area their special value is identified in the Key Conservation Components Map (over) as occupying views from within it.



Much building work in the 19th century turned the main highway junction in the village into a spacious visual focus. Seen here from the church tower, the monument at its centre reinforces its dignity and focal importance

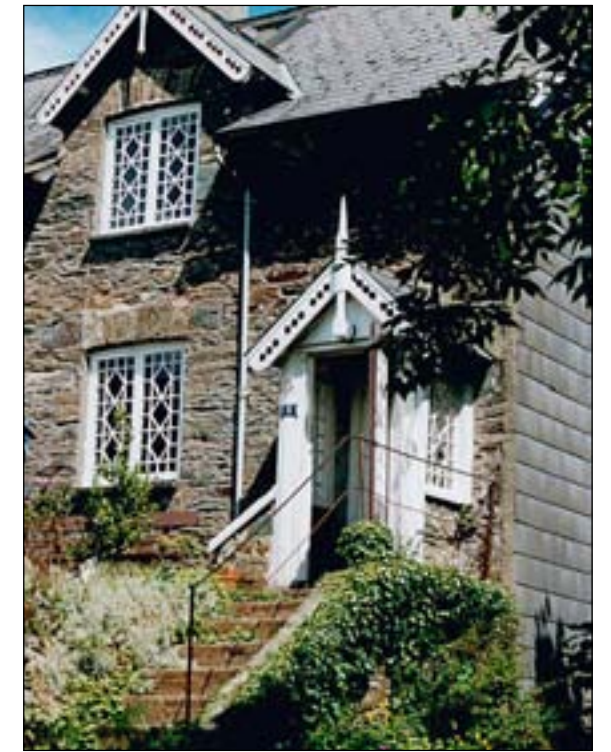


Overlooking the junction and contributing much towards its character and significance is the church tower, itself a landmark that lends at least 6 centuries of antiquity to an essentially 19th century scene



East from the church some of the new cottages were arranged in an unusual quadrangular plan enclosing an open area of allotment gardens

The largest of the 'allotment' blocks combines 4 cottages in a striking and ingenious symmetrical design. It displays all the picturesque characteristics of 'estate' construction which came to dominate the village. Most distinguishing are the 'trademark' gables with their elaborate painted bargeboards and finials. (see also the cover illustration of an example at Langham House)



One of the many cottages built by the Durants of Sharpham in the 19th century that helped to double the size of the village and transform its appearance to one 'belonging' to an estate. Although most are not listed, they all contribute positively towards the Area's interest and character.



Not all the estate cottages were newly built. These look to be 19th century but some earlier features confirm they were converted from a former farmhouse and shippen range

The Conservation Area

A Conservation Area was first designated in Ashprington by Devon County Council on the 6th of February 1973. It was later reduced in size by the District Council on the 3rd of October 1985 to focus on the historic parts of the village, where its character and appearance is most distinctive. The Map identifies the boundary adopted by the District Council on the 20th of December 2001 based on up-dated versions of the Ordnance Survey Plans and taking account of the findings of this Appraisal.

The Listed Buildings

Of the 77 Listed Buildings in Ashprington Parish, which include Sharpham House to the north of the village and Bow Bridge to its south, 32 lie in the village and all are included within the Conservation Area. The Church is Grade I and the others Grade II, and while all of them special in their own right, their architectural and historic qualities contribute immensely towards the Area's interest and character. The Map identifies each of the list items which often include more than one building or property.

- 1 Church of St David** Tower C13 or C14, the rest rebuilt C15 but extensively restored during the C19
- 2 Cross 9m south of Chancel** Medieval. Granite. Said to have been removed from the village centre where base remains beneath War Memorial
- 3 Lychgate, Steps, Mounting Block, Stile and Retaining Wall ESE of Church** Probably late C19. Slate Coffin Rest between gates. Cobble apron linking with pavement
- 4 Langham House inc. Gateway adjoining on north** The former Parish School and Schoolmaster's House now one house. Probably built 1847 by Sir Richard Durant of Sharpham
- 5 Corner Cottage** Circa mid C19. Pair of Estate cottages since converted into one
- 6 Windward and Leeward Cottages** Listed as Cherry Trees, Rosalee and Rosalee Cottage. Circa C17 house converted to 3 Estate cottages mid C19 and to 2 cottages late C20
- 7 Ashprington House** Circa 1780. The roof dormers not original but inserted mid C20 when house reduced from 3 to 2 storeys



Here in its private setting, Ashprington House occupies spacious grounds characteristic of its age and status. The dormers aren't original but were added to the roof shortly after the house was reduced from 3 to 2 storey in the mid 20C

- 8 Rectory Nursing Home** Listed as Ashprington Nursing Home. Formerly the Rectory. Late C18 or early C19 with typical multi-paned sash windows
- 9 War Memorial and Cross Base west of Durant Arms** Granite. Erected after 1914-18 World War
- 10 K6 Telephone Kiosk** Adjacent to War Memorial. To 1935 design of Sir Giles Gilbert Scott
- 11 Church Cottage and Hillside inc. Front Garden Wall** Circa mid C19 terrace of 4 Estate cottages since converted to 2
- 12 Durant Arms Public House** Formerly the 'Ashprington Arms'. Mid C19 remodelling or rebuilding of an earlier building dating from 1725
- 13 The Wheelhouse and 2 Twin Cottages** Pair of Estate cottages Circa mid C19 (Some windows replaced prior to listing)
- 14 1 and 2 Rose Cottages and Rosemarie** Originally one house. Circa C16, extended in C17 and converted to 3 cottages in C19



This small-paned window pattern is typical of the estate cottages created through conversion

- 15 Brooking House** Circa mid to late C18, enlarged C19 and altered C20
- 16 Delamore and Orchardleigh** Circa C17 House divided into 2 cottages early C19
- 17 Coombe House** Farmhouse Circa 1830 with uncommon slate hung front. Interior remarkably well preserved
- 18 Garden Wall and Gateway with Mounting Block** Circa 1830. Part retaining front garden to Coombe Farmhouse
- 19 Lime Tree Cottage** Small house probably C18 or earlier. Converted to 2 cottages C19, reunited into one house C20. Formerly thatched
- 20 1 and 2 Frogmore Farm** Listed as Frogmore Farmhouse. Circa early C17 but remodelled and later converted to 2 cottages late C20. With possible smoking chamber and a chimney stack added in late C17 using Dutch bricks
- 21 4,5,6 and 7 Frogmore Farm** Listed as Barn, Granary, Shippen, Linhay and Horse Engine House Range at Frogmore. Circa mid C19 converted late C20 to 4 dwellings
- 22 3 Frogmore Farm** Listed as Shippen, Stables and Cartshed Range at Frogmore. Circa mid C19 converted to single dwelling late C20

One of the many painted timber 'lattice' casement windows that signal estate construction



Locally sourced stone is the dominant walling material. It comes in a wide range of colours and types which not only create visual interest they promote other interests too, here giving clues about the age and development of a building



Other Buildings and Structures of Special Interest

In addition to the historic buildings and structures that are listed, many others are considered to contribute positively towards creating the special interest and character of the Conservation Area including, in particular, those that possess features characterising estate construction or conversion. The Map identifies the buildings that have this impact, although some amongst them could have their positive contributions enhanced by the replacement of incongruous features (like aluminium or plastic windows and doors), the reinstatement of lost features (like ornamental bargeboards and their finials), or the repair of characterful features before they fail.

The structures with a positive impact are so numerous, however, it is practical only to describe what the more significant of them are, including stone boundary and retaining walls, gate piers, gates and railings, cobbled pavements, steps and mounting blocks, drinking troughs, a butter well and stonework roadside channelling which is bridged at a number of entrance gates.



Part of the cobbled pavement between Windward and Leeward Cottages and the Lychgate



A section of the rather ingenious drainage channelling



One of the bridges over the channelling giving access to Hillside



The combined water supply and mounting block against the wall of the Durant's coach house

Other Features of Special Interest

While buildings and other man-made 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 the trees that comprise and share their setting. On the Map the more significant spaces are identified in such a way as to explain their particular importance.

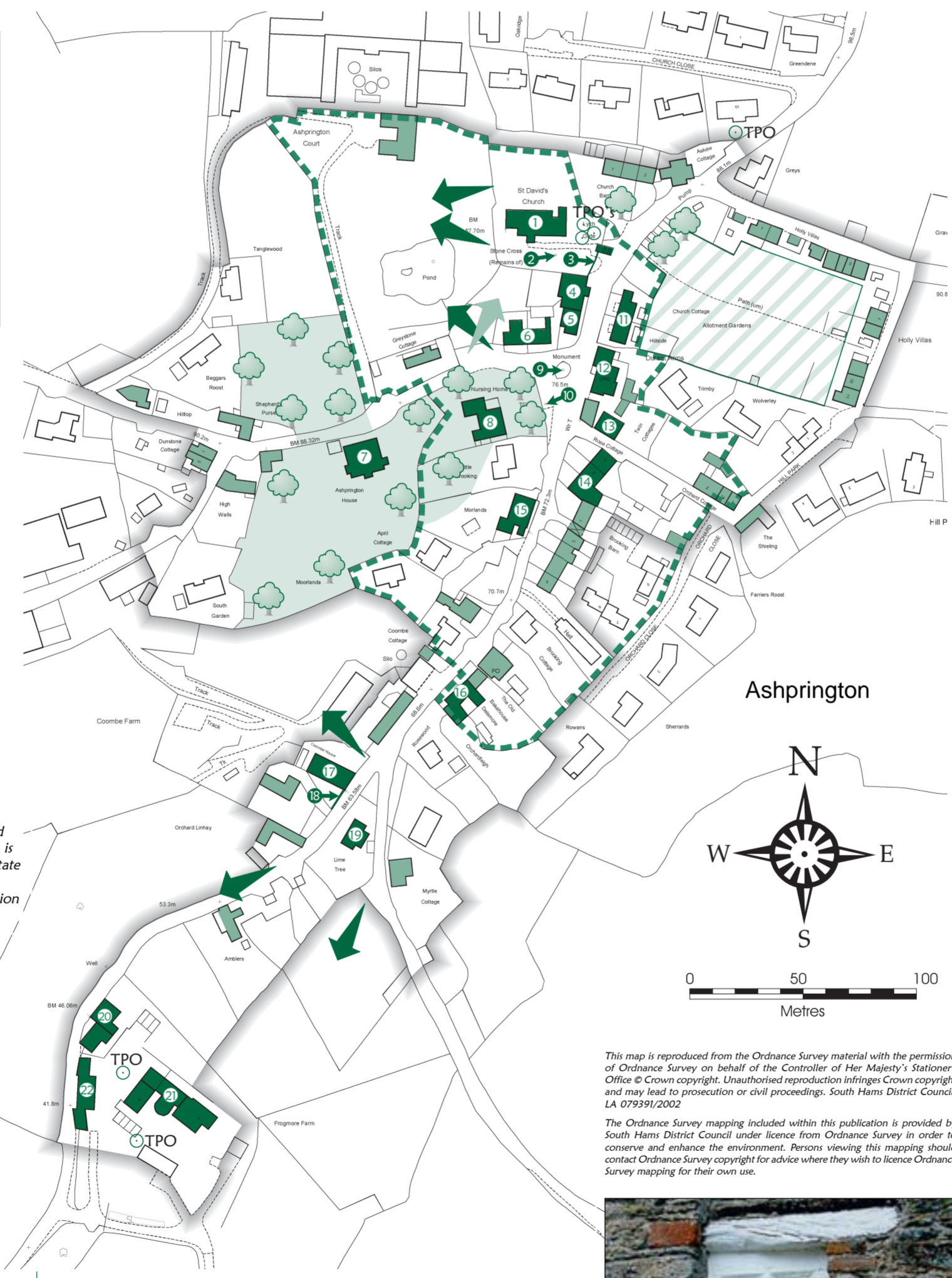


This fine view of the church in all its glory (albeit now marred by overhead wires) is singular in its importance and identified as such on the Map

As far as trees are concerned, these are generously planted throughout the Area and combine with other garden greenery to create a very verdant appearance that contrasts with the open countryside around. Trees in groups or hedges that define boundaries, enclose spaces, or frame and direct views, contribute particularly towards visual amenities. Of special value, however, are those which form an integral feature of the space they occupy and help characterise an important aspect of Ashprington's history and settlement pattern. The Map shows where the more significant of these are, including the group near the church gate that signal entry to the drive leading on to Sharpham House, and the several trees within and around the gardens and grounds that supply an appropriate and characteristic setting for Ashprington House and its 18th and 19th century neighbours.



The trees beyond the cars cast deep shadows that signal entry to the drive to Sharpham House



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Throwing a little light on Ashprington's long occupation as a settlement and its development through the ages, this tiny 17th century window survives in a building which otherwise has a mostly 19th Century appearance

- Key**
- Conservation Area Boundary
 - Listed Buildings
 - Other buildings with a Positive impact
 - An open space whose special interest is characterised by the general absence of development within it, namely the allotment gardens east of the church
 - An area whose special interest is characterised particularly by the low density of development within it, namely the grounds of Ashprington House and a number of properties adjacent
 - views in which the undeveloped spaces characterise an important aspect of Ashprington's historic development pattern and its relationship with its landscape setting
 - views in which the undeveloped spaces permit the prospect of a particularly significant building or building group
 - Important individual or groups of trees (diagrammatic)
 - Area with Archaeological Potential
 - Tree Preservation Order

Cautionary Note

The formal designation of Conservation Areas, Listed Buildings, Tree Preservation Orders and Scheduled Ancient Monuments is a continuous process so if you need to be certain that the designations shown on the Map are still correct, please check with the Environment and Development Services Group at the District Council.