

# South Pool Conservation Area Appraisal



**Conservation Areas are usually located in the older parts of our towns and villages. They are places whose surviving historic, architectural and locally distinctive features make them special. Conservation area designation highlights the need to preserve and reinforce these qualities.**

The policies followed by the District Council when assessing proposals affecting conservation areas are set out in the South Hams Local Development Framework, while the Supplementary Planning Document '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 conservation area.

The purpose of this appraisal is to set out what makes the South Pool Conservation Area special, and to detail the geographic, historic and architectural features of this ancient parish, identifying what needs to be conserved and what needs to be improved.

Two extensions to the conservation area were adopted with this appraisal.

## Introduction

South Pool parish occupies an isolated and beautiful position at the head of an unspoilt creek on the eastern shore of the Kingsbridge Estuary. It is bounded on the south by Waterhead Creek, on the east by Chivelstone parish, and on the north by Stokenham parish as well as the parish of Frogmore and Sherford.

The Conservation Area was one of the earliest to be created in the County of Devon, with the exact date of designation not known, but believed to be in the 1960s. The new boundary loosely follows the outline of the centre of the village. A number of the properties within the Conservation Area are second homes and the permanent population of around 145 people increases considerably during school holiday periods, in common with other settlements in this tourist area

## Summary of Special Interest

The Grade 1 Listed 13th Century church, which is dedicated to St Nicholas and St Cyriac, dominates this beautiful settlement, which historically comprised a part of the Coleridge Hundred. The centre of the village of South Pool forms the focal point of this rural parish with its satellite hamlets of North Pool, Combe, Scoble, Halwell, Wilton and Gullet scattered across the steep sided valleys of the Area of Outstanding Natural Beauty. Tumbling down the hillsides, its many listed buildings come to rest at the head of South Pool Creek, a Site of Special Scientific Interest, as well as a Local Nature Reserve, and which has been described as “the loveliest piece of waterway in the whole district” (p261 Salcombe and Neighbourhood James Fairweather, October, 1884).

As South Pool was one of the earliest Conservation Areas to be designated in the South Hams, it has been spared the extensive and unsympathetic development experienced in many other Devonshire villages. The heart of the village, which is commonly referred to as The Square, is a formal space with architecturally uniform

18th century, two storey, cottages with rendered and plastered stone rubble walls which may contain some cob. Several of the cottages are thatched and echo the style of the earlier Glebe Farmhouse and the cottages of Herring Street.

There is no inappropriate or tasteless signage, with even The Millbrook Inn signs and the Village Notice Boards adding to the visual quality of this historic and pretty community

South Pool's valued community buildings sit comfortably alongside its traditional and characterful cottages. It is a village which evidently sustains a modern community, at the same time as valuing and treasuring its links with the past.

## Setting and Context

South Pool has also been fortunate in being located in a valley that is remote from busy main roads, and is only accessed by the winding creek or single track lanes which are hidden from view by high banks, and which provide a comfortable habitat for multitudes of wild flowers. It is part of the South Devon Area of Outstanding Natural Beauty.

Although most of the cider orchards which clothed the steep hillsides, have now been lost, there do not appear to have been any significant changes to the parish field structure since the 1840 Tithe Map. Although the old leat is now difficult to trace, trees do still make a significant contribution to the character of the area, with the Mill Brook, which runs through the centre of the village to the Creek, being bordered by a mixture of native species.

The Conservation Area, with its extensions, occupies the head of the South Pool Creek and the banks which border the approach to it. This quiet retreat provides a peaceful and timeless anchorage in an unspoilt and beautiful setting and the scene has changed little since perfectly described nearly 130 years ago by Jas. Fairweather in his Guide to Salcombe and Neighbourhood:



*“The Creek is navigable at high tides by barges and boats and during the summer season hundreds of excursionists enjoy the trip up to Cliff End.....The abundant vegetation and beautiful foliage lining the foreshore on either side, literally run down and bury themselves in the water; one enthusiastic traveller has described it as the Rhine in miniature.....Down deep in the wooded recesses of a romantic vale, and at the head of the creek, nestles the village of South Pool.”*

The unequalled views of the estuary from the Conservation Area alter with the changing state of the tides; low water exposes the shingle foreshore and shiny mudflats beloved by a multitude of waders such as redshank, greenshank, oystercatchers and sandpipers, snipe, curlews, herons and Little Egrets; whereas diving and surface feeding ducks and swans join the sailing boats when high water reaches up to the bridge and sometimes beyond. Thus the village and creek merge seamlessly, creating unique and lovely views which generations of artists have portrayed. Other much-loved views are the landscape that emerges as you approach the village on the road from the north where it is possible to survey the whole of the magnificent valley below. Views of the church from this direction are important as well as those looking up towards it from The Square. The views back into the village from the creek and creekside walks are also delightful.



## Historic Development and Townscape

Research published in South Pool Parish Heritage Appraisal by Exeter Archaeology in conjunction with South Pool History Society in 2006/7, does not show any firm documentary evidence of South Pool during the Saxon period, however it does state that “it is likely that many of the farms in the parish originated in Saxon times”, with the first mention of the name Pool being in the Domesday Survey of 1086.

In addition on page 37, under the reference for Site No SP104, the Heritage Appraisal states that the “Parish Church of St Nicholas and St Cyriacus (SP014) and Court Barton house (SP 053) are located inside an ovoid enclosure”. The South Pool Ovoid Enclosure resembles a number of others in the South Devon Area. For example the description in the Teignbridge District Conservation Area Character Appraisal – Kingsteignton could equally apply to South Pool:

*“The centre of Kingsteignton contains a large ovoid enclosure, which remains in the street pattern. Such enclosures are a feature of some settlements in south Devon. They commonly enclosed small settlements and fields of Dark Age date (circa 400-800 AD). The parish church is commonly found inside, but near the boundary, as here. Some may have been pre-conquest minsters, (ecclesiastical administrative centres).”*

It is probable therefore, given the good defensive position of the ovoid enclosure, together with its continuing good springs, that this space housed the earliest dwellings in the village as well as being the site of a very early Christian settlement.



The population of the parish was far larger over the centuries than it is today, with a number of the properties which now house a single family, previously being tenements and providing accommodation for several families; many cottages have also been lost. At Combe for example, there remain many platforms each of which formed the base for at least one home, and in 1801 the census recorded a population of 412, most of whom worked on the land or in the fishing industry. There is a fishery called ‘la haukyna’ recorded in 1450, indeed in 1341-2, the household consumption of Thomas Courtenay comprised conger, hake, herring, ling, salmon and whiting, evidence of the exploitation of the marine environment. In the 1750s the land was largely arable with 30 acres of orchards; wool was processed in the village and blue slate was quarried locally. In 1851 the census reveals the extent of the self-sufficiency of a small rural parish, with a stone mason, carpenter, tailor, baker, saddler, ropemaker, innkeeper, a laundress and a dressmaker. Three grocers’ shops are also recorded.

Sadly there are no shops currently in the village, although a number of people are employed at the thriving gastro pub. The South Pool Parish Plan, 2005, reveals that there are a variety of professional businesses and crafts thriving, with at least 18 businesses operating in South Pool. 22.5% of the population were self-employed at that time, with 39.1% being retired.

## Geology and Local Building Materials

The Geological Survey of Great Britain, 1975, shows the 'grain of the parish lying east-west.

Most of the parish consists of the Meadfoot Group of slates which were laid down in the Lower Devonian period, with a discontinuous band of Beeson Grits north of Halwell Farm. The southern extremity of the parish is composed of metamorphic rock, with a band designated as Hornblende and Chloritic Schists extending south of Scoble, and the remainder consisting of Mica-schist and Quartz-schist.

The slates and schists provide the building materials for most of the buildings in the Conservation Area; sometimes this is left exposed in its natural state, and on other occasions the stone 'rubble' is rendered. Some of the village houses are built from cob.

The only remaining historic street surface is outside Carpenter's Coplett's, The Mole Hole and Court Barton Cottages, and is comprised of old, well rounded cobbles.

South Pool Creek is a dendritic ria.

## Archaeology

The South Pool Heritage Appraisal maintains that "Very little archaeology has been recorded in South Pool parish." Matters of interest from the Prehistoric Period are outside the Conservation Area, with details from the Medieval Period recorded later under Listed Buildings. Many houses were built in the 17th and 18th centuries and are likewise recorded later.

There are a number of limekilns, which produced lime for agricultural use in the 18th, 19th and early 20th centuries, in the parish, with the remains of one, opposite the pontoon, being in the Conservation Area extension. None of the 6 quarries which are shown on the 1905 Ordnance Survey map are within the Conservation Area.

## The Listed Buildings

### Grade I

#### Church of St Nicholas and St Cyriac - *Medieval*

Parish Church, mainly 15th century, core of church may be that of building consecrated by Bishop Stapleton in 1318. East end of chancel, ends of transepts and porch probably late 13th century. Built entirely of local slate, the tower being a notable example of building in this stone. Features include Norman font, cross in south porch, rood screen circa 1490, tomb of Rector Thomas Bryant (known to be living 1536), early 17th century monuments, bosses.



### Grade II\*

#### Barn approximately 30 metres to the North East of Court Barton - *Post-Medieval XVI/XVII*

Threshing Barn circa late 16th or early 17th century. Slatestone rubble walls with a little cob at the top in places. Corrugated iron roof hipped at lower end and half-hipped at higher end. Plan: large rectangular plan, fourteen bays long, apparently with two threshing floors, one at centre of barn and one at lower end. Single-storey. 18th or 19th century lean-to built in front of both long walls. Interior: original roof survives over higher, left hand end of barn and consists of very substantial principal rafters. At the lower end of the barn, the roof timbers were replaced probably in the 18th century. This is an important barn, of very large dimensions for Devon and obviously of an early date. It is set in one of the few unspoilt farmsteads in the area.

### Grade II

#### Barn immediately to West of Pounds Farmhouse - *Post-Medieval XVIII, XIX*

Barn, stables and cattle shed. Mid 18th century with 19th century additions. Slatestone rubble walls. Gable ended slate roof with stone coping to central barn range. Corrugated asbestos roof to lower wing. Plan: the different ranges are formed in a U-shape, the original barn being at the centre and consisting of a threshing barn on the 1st floor with shippens and root store below. Projecting from its right-hand end is a two-storey, 19th century bullock shed. Forming a wing at the left-hand end of the barn is a 19th





century stable. The interiors do not contain many features although the stable retains some evidence of the stalls.

**Coplett's Cottage and The Mole Hole -  
Post Medieval XVII/XVIII, XIX/XX**

Pair of cottages. Probably late 17th or early 18th century with 19th century additions. Plastered rubble walls incorporating some cob. Gable ended slate roof. Rendered rubble chimney with brick shaft at left end, brick chimney on rubble base at right gable end. Plan: may have originated as one two-room plan house with a fireplace at each end. Divided into two cottages in the late 19th or early 20th century when rear outshuts were added.



**Court Barton - Medieval, Post-Medieval, XVII,XIX/XX**

Next to parish church of St Nicholas and St Cyriac, possible location of medieval manor house of 'Pola'. Present buildings mostly 17th century farmhouse with 19th or 20th century additions, modernised in later 20th century. Slatestone rubble walls. Asbestos slate roof, hipped to left-hand end, half-hipped to right end, and gabled to rear wing. Brick chimney at right-hand end and rubble lateral chimney with brick shaft at rear. Plan: two-room-and-through-passage plan with two-storey porch and possibly integral unheated wing behind right-hand end. Probable hall to left, heated by fireplace on rear wall and kitchen to the right. 19th or 20th century single-storey addition behind left-hand end. Thoroughly modernised in late 20th century obscuring any early features.



**West Court and attached barn -  
Post Medieval XV1, XV11, XV111, X1X, XX**



House, formerly farmhouse, 16th century origins, remodelled in early – mid 17th, extended in 18th and 19th and altered in 20th century. Slatestone rubble walls, rendered at the front, incorporating some cob in the barn. Gable ended slate roof, hipped roof to barn. Rendered rubble axial chimney with tapering cap and brick shaft, similar chimney at rear gable end. Brick lateral chimney at rear.

**Gibbs Cottage - Post Medieval, XVII/XVIII,XX**

Circa late 17th or early 18th century, extended in later 20th century. Rendered rubble walls incorporating some cob. Thatch roof, gabled to right end and hipped to left. Rendered axial chimney, probably brick on a rubble base, and rubble lateral chimney at rear of left-hand end. Plan: originally a two-room plan, with larger room to right with fireplace in end wall and doorway on front wall.

Left-hand room has fireplace and doorway on rear wall. In later 20th century a one-room addition was built at the right-hand end and a conservatory on the rear wall. Two storeys.

### **Glebe Farmhouse -**

#### ***Medieval, Post Medieval, XVI, XVII, XVIII, XX***

Circa early 16th century, altered in the 17th and extended in the 18th and 20th century. Plastered rubble walls, which may incorporate some cob. Thatched roof, gable to right end, hipped to left end and wing. Large rendered rubble lateral chimney with 20th century brick shaft at front and rear, similar smaller chimney at right-hand end, brick chimney between main range and wing. Plan: originally probably 3-room-and-through passage plan, with lower end to the right although the passage has gone. Lower end and hall were originally open to the roof, heated by a central hearth fire. The inner room appears always to have been floored and heated by a fireplace on its rear wall. In the 18th century a barn was added at the left-hand end. This was converted in the 20th century and extended by a wing at the front. Two storeys.

### **Herrings - *Post-Medieval, XVII, XVIII, XIX***



**Herons - *Post Medieval, XVII***  
Circa mid – later 17th century. Rendered stone rubble walls. Asbestos slate roof, gabled at left-hand end, hipped to right. Rendered rubble chimney with drip moulds and brick shaft at left gable end, similar chimney at right-hand end and inserted brick shaft at the front. Plan: two-room plan with larger room to the right. Some subdivision may have taken place to the right-hand room in late 19th or early 20th century when a further chimney was inserted on its front wall. Two storeys.

### **The Old Rectory -**

#### ***Post Medieval, XIX, Formerly rectory.***



Dates to 1828. Stucco joint-lined stone walls. Shallow pitched hipped roof with overhanging eaves. Brick axial chimney and rendered brick chimney at left-hand end.

17th Century, heavily remodelled in circa late 18th and extended in 18th and 19th century. Rendered rubble and cob walls. Hipped tiled roof. Rendered brick axial chimney and similar one at left-hand end. Rendered rubble lateral chimney with brick shaft at rear. Plan: 3-room plan which may have originated as 3 room-and-through-passage plan although there is now a stairhall between the central and left-hand rooms. Rear outshut probably dates from 18th century when there was a general remodelling of the house. Set back from the left-hand end of the house is a one-room 19th century addition which was reputedly a cottage. Two storeys. Interior: the only surviving 17th century feature is the fireplace in the central room.

### **K6 Telephone Kiosk - *Modern, XX***

Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof.

### **Lych Gate to south of St Nicholas and St Cyriac - *Post Medieval, XIX***

19th Century. Slatestone rubble side walls. Gable ended slate roof. Simple square opening approached by flight of steps.

### **Pinhays - *Post Medieval, XVII, XIX, XX***

Circa early mid 17th century with 19th century additions, altered and extended in 20th century. Rendered stone rubble walls. Gable ended natural slate roof. Rendered rubble axial chimney and rendered brick chimney at each gable end, the right-hand one is a 20th century insertion.

### **Post Cottage and Two Adjoining Cottages to the North - *Post Medieval, XVIII, XX***

Row of three cottages, formerly four. 18th century, altered in the 20th. Rendered and plastered stone rubble walls, which may incorporate some cob. Thatched roofs to central and right-hand cottages with gable end, asbestos slate roof to left-hand cottage hipped at end. This cottage has a brick chimney on a rubble base at its left end, brick axial chimney and one at right-hand end of row. Plan: the left-hand and central cottages are of two-room plan. Post Cottage to right was formerly two cottages but now has three rooms. Two storeys.

### **Pounds Farmhouse - *Post Medieval***



Circa mid 18th century extended in 19th and altered in 20th century. Slate stone rubble walls. Hipped asbestos slate roof. Rendered brick axial chimney. Projecting rubble lateral chimney at side of rear wing. Plan: L-shaped plan. Front range is the original one and was formerly of four-room plan with baffle entrance in front of central axial chimney, which heats rooms to either side. Beyond was a narrow outer service room at either end; partitions have now been removed. Behind the right-hand end is a 19th century wing added probably as a kitchen. Two storeys.

### **Road Bridge at Head of South Pool Creek - *Post Medieval, XIX, XX***

Circa early 19th century but partially rebuilt in 20th century. Slate stone rubble. Low semi-circular arch of roughly dressed voussoir stones. Rebuilt low rough parapet with swept-out abutments.

### **Swan Cottage and Duck Cottage - *Post Medieval, XVIII, XIX***

Pair of cottages. Probably 18th century, remodelled in circa early 19th century. Rendered stone rubble walls. Gable ended asbestos slate roof. Rendered brick chimney at left gable end, rendered rubble chimney with brick shaft at right-hand end. Plan: each cottage has a two-room plan with central entrance. Outer room of each is heated. Two storeys.



## Unlisted Buildings and Structures of Townscape Importance

### Sundial - *Post Medieval*

Sundial at parish church of St Nicholas and St Cyriacus with inscription 'Tempus Fugit', dated 1808.

### Settlement - *Medieval X1*

GSI SX 776 403 At South Pool, site of Domesday manor estate of 'Pola'. Mentioned in 'Testa de Nevil' (Manor House at North Pool, SX 7750 4126).

### Enclosure - *Medieval*

GSI SX 7760 4040 Parish church of St Nicholas & St Cyriacus and Court Barton house are located inside an ovoid enclosure and perhaps represent the manor house and accompanying church of one of the Domesday manors of 'Pola'. Enclosure is defined and completely encircled by a road, and is shown on the 1840 Tithe Map and all subsequent maps.

### Church House - *Unknown*

GSI SX 7747 4015 Building named as 'Church House' shown on 1840 Tithe Map, (no. 750), 50m SW of 'Church House Field', SX 7745 4020, Tithe Map depicts large almost L-shaped structure. C. 1890 OS 1:2500 map also shows the building but now divided.

### Mill House/Mill - *Post Medieval*

Mill shown on 1840 Tithe Map, (no. 702), 'Corn Mill' marked on the c. 1890 OS 1:2500 map and OS 1:10560 map (sheet 136SE). 'Mill' marked on 1905 OS 6" map, not shown on the 1963 OS 1:10560 map.

### Mill Cottage - *Post Medieval*



Building named 'Mill Cottage' on the 1840 Tithe Map. Tithe Map depicts fairly large structure, rectangular in plan with what looks like another structure adjoining it. Possible associated with mill. C.1890 OS 1:2500 map also shows buildings in this area but look slightly different in plan.

*NB: South Pool Land Tax Assessments record 'the Mills' from 1747 to 1832 and it is possible that these entries refer to The Mill and Mill Cottage detailed above.*

### Mill Pond - *Post Medieval*

GSI SX 7752 4010 'Mill Pond' shown on 1840 Tithe Map, (no. 704). Tithe Map and c.1890 OS 1:2500 map show long narrow pond to the south of field no. 703. C.1890 OS 1:2500 map marks the feature as 'Mill Pond'. 'Mill Pond' shown on the c.1890 OS 1:10560 map (sheet 136SE). Not shown on the 1963 OS 1:10560 map. This pond, via a leat, served the corn mill located roughly 60 metres to the west.

### Old Cyder House - *Post Medieval*

Building named 'The George Inn' shown on 1840 Tithe Map (no.280). Marked on the c.1840 OS 1:2500 map and the c.1890 OS 1:10560 map (sheet 136SE). No longer named as an inn on the c. 1905 OS 1:2500 or later maps.

### The Old Smithy - *Post Medieval*

'House, Garden and Smiths Shop', shown on 1840 Tithe Map. Large rectangular structure shown on Tithe Map with L-shaped structure immediately to the west. Buildings may have been joined at a later date as the c.1890 OS 1:2500 map shows one L-shaped building marked as 'Smithy'. The extent of the building is most clearly visible on the c.1905 OS 1:2500 map. 'Smithy' is also marked on the c.1890 OS 1:10560 map (sheet 136SE)). Not named on the 1963 OS 1:10560 map.

### Malt House - *Post Medieval*

Building named 'Malt House and Courtlage', on the 1840 Tithe map. A large rectangular structure is shown. Building is also shown on c.1890 OS 1:2500 map but appears to be marked as 'Cliffs End Cottages'.

### Cliff's End Cottages *Post Medieval*

### Limekiln - *Post Medieval*

### Slipway - *Post Medieval*

### New Quay Cottage - *Post Medieval*



## Tree Preservation Orders

**TPO Reference 137** Confirmed on 19 October 1977  
Class A1, GSI SX 7722 4005 On southern boundary of  
the Creek. Trees of whatever species.

## Other Trees of Importance

GSI SX 7748 4005, Monterey Cypress, The Old  
Rectory

GSI SX 7763 4035, Red Oak Commemorates Coronation  
of Edward VII

GSI SX 7759 4029, Royal Oak from Windsor Great Park  
Commemorates Diamond Jubilee Queen Elizabeth II

GSI SX 7765 4041, Yew Tree planted in Churchyard,  
Millenium Year 2000

## Walls of Historic or Townscape Importance

**Boundary of Rivendell Cottage Garden** - *Period not  
known*

**Possibly earliest cob wall in village** – *source  
Highways Historian, Valerie Belsey*

**Southern Boundary wall to Creek between Bridge  
and Stepping Stones** - *Period not known*

**Northern Boundary wall to Creek between Stepping  
Stones and New Quay Cottage** - *Not known*

**Southern Boundary wall to Cliff End & Northerly  
Boundary of Creek** - *Period not known*

**Northern Boundary wall to Prouses Field &  
Southerly Boundary Wall to Creek** - *Not known*

**Southern Boundary wall to Merlins** -  
*Period not known*

**Southern Boundary wall to Lower Clay Park** -  
*Period not known*

**Southern Boundary  
wall to Ovoid  
Enclosure** -  
*Period not known*

**Westerly Boundary  
wall to Ovoid  
Enclosure above  
Church Lane** -  
*Period not known*

**Eastern Boundary  
wall to Sidworthy's  
Orchard below  
Westcourt** -  
*Period not known*

**Western Boundary  
wall to Old School  
House** *Period -  
Not known*

**Northern Boundary  
wall to Rosemary  
Cottage** - *Period not known*

**Northern Boundary wall to Church & Village Hall  
Car Park**



## Green Spaces of Importance

- GSI SX 7761 4033 - Green east of Court Barton & South of Church
- GSI SX 7759 4042 - Great Orchard & Church Park (Ovoid Enclosure)
- GSI SX 7762 4028 - Western Meadow, south of Court Barton Drive
- GSI SX 7750 4028 - Sidworthy's Orchard, south of West Court
- GSI SX 7751 4015 - Mill Orchard, east of Mill House & Mill Cottage
- GSI SX 7743 4012 - Area adjacent to bridge at head of creek
- GSI SX 7742 4013 - Front garden to Rivendell
- GSI SX 7730 4003 - Prowses Field, west of Albert Cottage
- GSI SX 7735 4008 - Strip of land adjacent to creek below Albert Cottage
- GSI SX 7735 4012 - Green below houses at Creek End
- GSI SX 7726 4018 - Lower Clay Park, between Creek End and Merlins
- GSI SX 7712 4020 - Little Hollands allotment, between Merlins & Higher Creek
- GSI SX 7705 4035 - Lower part of Stroll, between Higher Creek & The Malt
- GXI SX 7758 4006 - Pigeon Stones, green at junction of Herring St & lane to Cousins Cross

## Ecology

South Pool Creek - one creek of the Salcombe-Kingsbridge 'estuary', a geography text book 'dendritic ria' - high and steep sided, it is particularly sheltered, and its meandering nature giving it a feeling of being secretive and secluded. The creek is marine dominated being quickly diluted by tidal waters - it is fed only by a small stream from the small but relatively steep water catchment area.

The creek supports three main habitats, saltmarsh at the upper fringes of the foreshore, tidal mudflats and tidal open waters - all supporting highly productive wildlife communities. With their ever changing salinity and exposure, saltmarshes and mudflats are challenging habitats to survive so are dominated by fewer specialist or tolerant species that are able to thrive in astronomical numbers - their being able to take advantage of these rich habitats and relative lack of competition. The tides bring open coast waters far into South Pool Creek, allowing the tidal migrations of marine fish and their predators.

The catchment and tidal waters transport significant quantities of natural organic debris into the creek where it settles, supporting a massive biomass of micro-organisms that most of the estuarine wildlife and much of its catchment wildlife food web ultimately depends. This activity locks away significant quantities of carbon, it does also release some hydrogen sulphide (that eau-de-estuary mud aroma) but micro-algae on the surface of the mudflats do release significant amounts of oxygen. South Pool Creek is not exceptional in this respect but forms one of the most globally important habitats for locking away carbon! Just 3 teaspoons of estuarine mud supports as many naturally occurring bacteria as there are humans on our planet, and m2 for m2 - the mudflats are just as productive as a tropical rain forest!



## Features of Townscape Importance

- War Memorial, Churchyard
- Air Raid Shelter, East of Court Barton green
- Mounting Block, adjacent to Court Barton below Church steps & at West Court.
- Flight of Steps at Court Barton, leading to granary. At West Court, steps to platform used either as mounting block or as Milk Stand.
- Cobbled Area in front of Carpenter's, Coplett's, Mole Hole and Court Barton Cottages
- Village Taps, Court Barton drive, opposite Coplett's Cottage, opposite slipway on corner of Stroll
- Drinking Troughs, Court Barton, West Court, Farthingfield & Pounds
- Telephone Kiosk c/f Listed Buildings
- Lamp Post, adjacent to Bridge
- Milk Stand on westerly boundary of Old Rectory garden, opposite head of creek
- Stepping Stones from below Albert Cottage across creek
- Mangold Hole, Pounds
- Pigeon Lofts, Court Barton, Pounds
- Historic Slipway cobbled surface, opposite easterly boundary to Stroll and near to Malt House, Village Tap, Limekiln and Pontoon
- Pontoon wooden T shaped near to slipway above
- Limekiln opposite slipway, restored



## Public Rights of Way

- From top of Ovoid Enclosure at Broken Pound, forming easterly boundary of Enclosure, across Western Meadow over footbridge, across Gibb's Cottage Orchard to Herring Street.
- From Stepping Stones below Albert Cottage, along southerly shore of creek to stile at end of Prowses field, back along southern edge of Prowses field to exit onto lane to Wilton above Albert Cottage.
- Access to Mill Brook between Ripplebrook and Millbrook Cottage
- Access to Mill Brook between Millbrook Inn and Magnolia Cottage
- Access to Mill Brook adjacent to Post Cottage
- Raised footpath around westerly boundary of Glebe Farm
- Access to South Pool Creek between New Quay Cottage & Water's Edge

## Areas with Scope for Improvement

**Walls:** Boundary of Rivendell Cottage side Garden - *overgrown with damaging ivy*

**Southern Boundary wall to Creek between Bridge and Stepping Stones** - *collapsing*

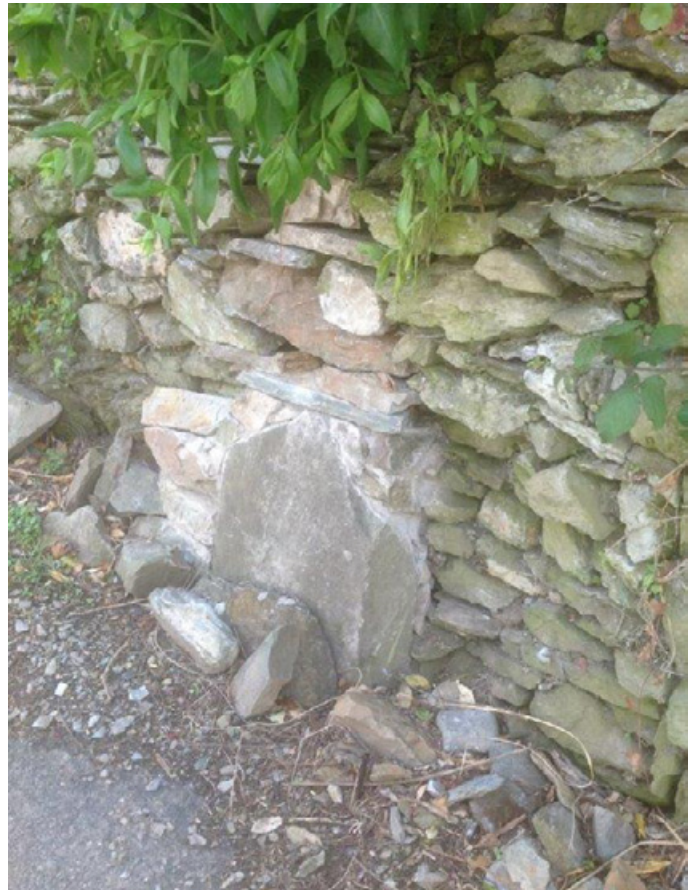
**Northern Boundary wall to Creek between Stepping Stones & New Quay Cottage** - *unstable and partly collapsed*

**Northern Boundary wall to Prowses Field/Southerly boundary of Creek** - *collapsing*

**Western Boundary wall to Ovoid Enclosure** - *large cracks*

**Eastern Boundary wall to Sidworthy's Orchard** - *cracks and bulging*

**Eastern Boundary wall to Meadowside Cottage** - *badly overgrown*



**Northerly Boundary wall to Rosemary Cottage** - *cracks and bulging*

**Paths:** Cobbles outside Court Barton Cottage & Mole Hole – *overgrown*

**Slipway:** Recent unsympathetic repairs causing damage to old cobbled surface



## Boundary Changes

- In its responses to the 2012 Questionnaire the South Pool community made it clear it attaches great importance to its CA and wishes to preserve it.
- There was also strong support for preserving areas rather than just buildings and for maintaining the cohesiveness of the village as a whole. Thus the overwhelming view was that the current CA boundary is drawn too tightly and should be drawn loosely around the overall village bounds, incorporating the north-western area flanking the creek that has always been regarded locally as integral to the village. This area, with its buildings and spaces, is seen to be of such visual, historic and geographical importance that it requires the certainty of preservation beyond that provided by simply being in an AONB and which can only be afforded by inclusion in a CA. In short, a place where 'special care will be taken to maintain, and wherever possible improve, the attractive visual character' (SHDC pamphlet 'Conservation Areas in the South Hams').
- The extensions thus include: the line of the Stepping Stones at the head of the creek; the Nest and Estuary House; the houses and green at Creek End; the cluster of houses at Cliff End including Higher Creek House, the Old Malt House, Egret Cottage, Tory Cottage and Cliff End Cottages; and then across the creek to follow a line along the bank until it follows the west, north, and east boundaries of Prowses Field. In addition, it now extends beyond the current boundary at Gibbs Cottage on Herring Street, to include Pinhays Farm. Please see map.
- In addition to the wider desire to incorporate these areas there are important items of historic interest and associations:

### Area 1

The area which borders the northerly side of South Pool Creek comprises the north-westerly corner of the village of South Pool. The charm of the cluster of buildings at Cliff's End lies in their traditional Devon cottage style and the attractive character of their layout and spacing as a group. Equally, if not more importantly the extension provides the focal point of the view from the rest of the village down the Creek which is one of great natural beauty

- The cob wall which provides part of the boundary to Rivendell has been identified by the historian and author, Valerie Belsey, as being one of the oldest pieces of cob in the village
- The Nest was originally the village Chapel
- The houses at Creek's End were originally omitted from the proposed extension. However a considerable number of responders to the Questionnaire queried this policy, pointing out that as a group these six ex Council Houses, are an excellent example of this type of 1950s

development of Council Houses. The Parish Council agreed, and felt that with the green in front of them, they form an attractive and special addition to the Conservation Area.

- New Quay Cottage and its slipway were vital to the village's economy subsequent to the loss of the old quay which was originally opposite Cliff End cottages.
- The slipway just east of Cliff End cottages has been there for hundreds of years; it is formed of the original cobbles and provided the main site for the delivery of limestone to the community. The beautifully restored lime-kiln opposite the slipway testifies to this and an old landing point which is below the gangway which leads to the pontoon, also demonstrates what a busy area this was.
- The area includes the Old Malt House that served the village for many years. It is shown on the 1840 and 1849 Tithe maps as 'Malt House and Courtlage' and is detailed in the South Pool Estate Auction Documents of June 1911.
- Tory Cottage was originally the village carpenter's workshop and the site is where coffins were made for parishioners.
- The village tap, now fully restored, is situated opposite the slipway close to the lime kiln. The recording of the South Pool History Society Oral History Project interview (16 October 2011) with Miss Pam Hutchings who was born and grew up in New Quay Cottage, shows that the tap served not just the adjacent cottages but the whole village community west of the Square prior to the installation of mains water. This evidence demonstrates that the

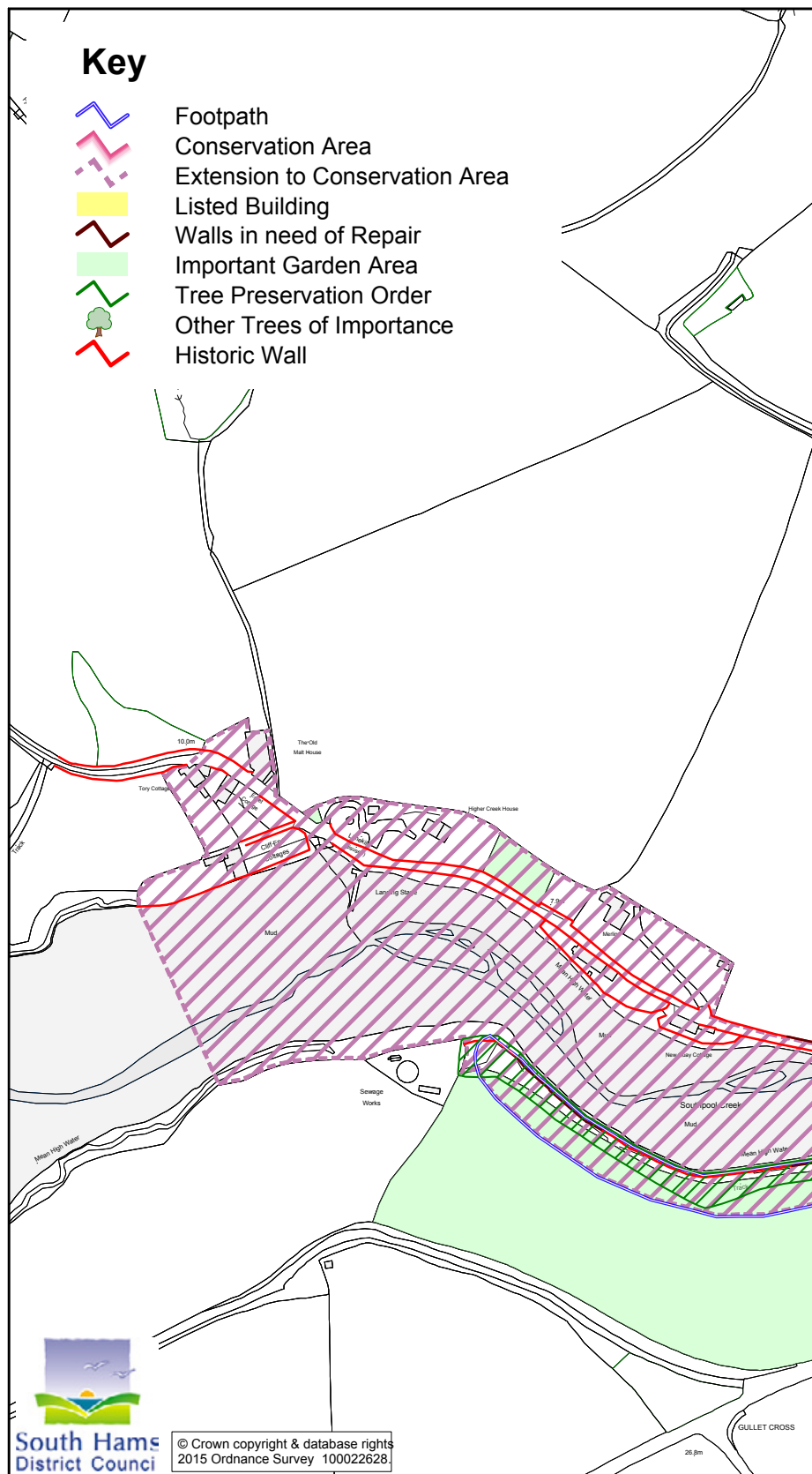


area covered by the proposed extension was historically an integral part of South Pool village.

- The area along the northerly side of Cliff Road used to be allotments for the village. Hollands Allotment remains between Higher Creek House and Merlins.
- Parish records show clearly that the dwellings in the proposed area and their inhabitants were always regarded as integral to the village. For example, the 1841 Census lists them clearly and Cliffs End ('Clefs End and Coles Tenement') are also shown in the 1747 and subsequent Land Tax records for the 'Coleridge Hundred'.
- Evidence from the South Pool oral History Project with Miss Pam Hutchings, quoted above, reveals that there was a line of stepping stones which ran from the end of the Creeks End slipway to the site of the Old Quay and allotment opposite. It is hoped that these stepping stones can be revealed in the future and this site is now included in the Conservation Area.

## Area 2

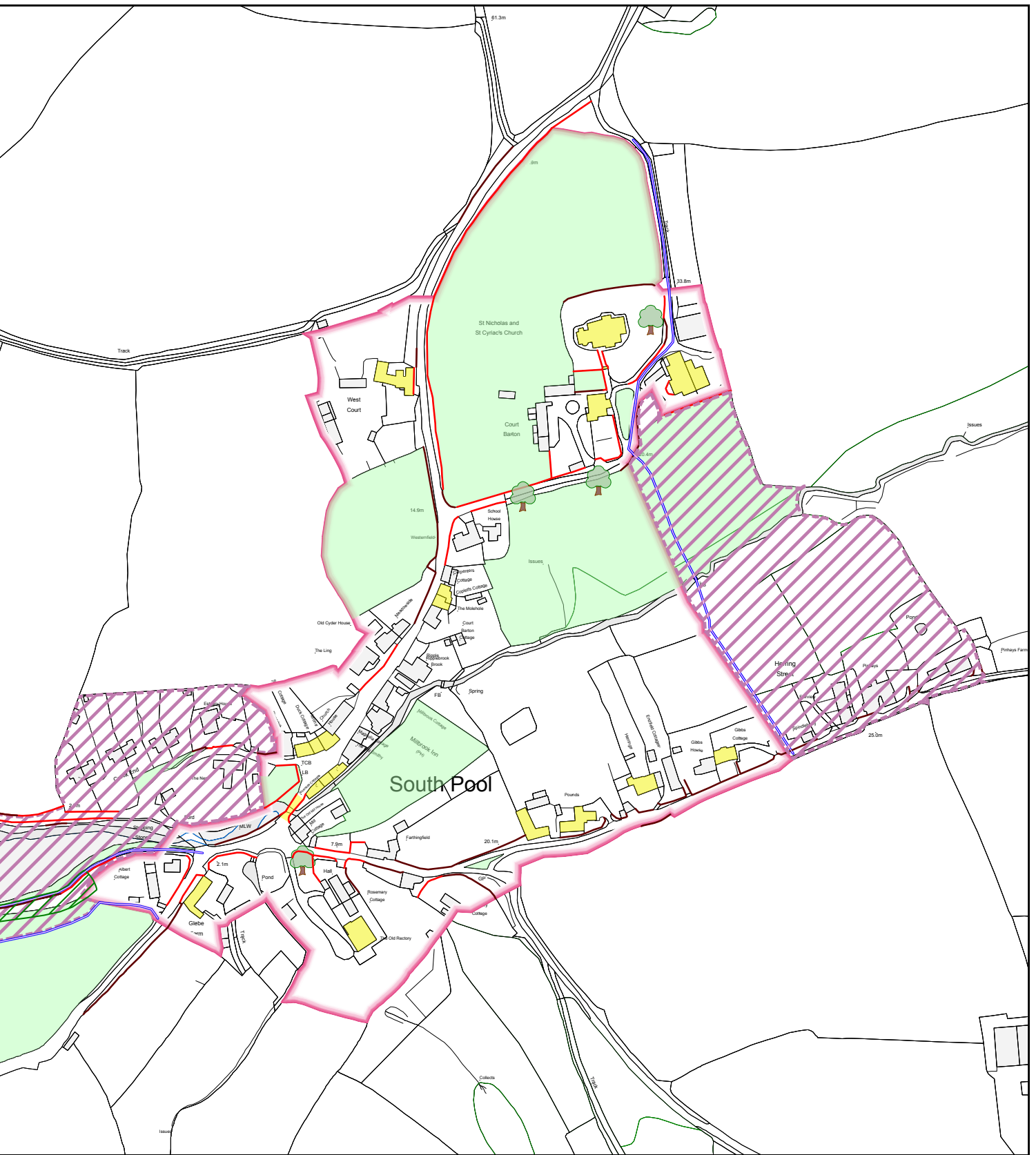
The boundary of the current Conservation Area currently terminates at Gibb's Cottage. Many residents felt that the boundary should be extended along Herring Street to include Pinhays, one of the original, mid 17th century village farms, and its old barns which have now been converted into cottages. The views across the valley to the Church and the Ovoid Enclosure are very special, and it was agreed that it makes sense to draw the boundary of the Conservation Area around this area, thus enabling the whole village to be treated as one entity for management purposes.



## Statement of Community Involvement

In accordance with the English Heritage Guidance the local community has been consulted throughout the process of preparing this draft CA Appraisal and has, we believe, added 'depth and a new perspective' as predicted. Specifically, a graphic presentation was made at the Village Fete in 2012 for parishioners to study the proposals, and

this was followed by a questionnaire sent to all inhabitants from which just under 80% stated a clear wish to both retain the CA and extend it as proposed above. Since then the draft appraisal was placed on the Council website with an opportunity for the public to comment.



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