



Cockington

Conservation Area

Character Appraisal



COCKINGTON

CONSERVATION AREA

CHARACTER APPRAISAL

Revised

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TORBAY COUNCIL

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CONTENTS

| | PAGE |
|---|------|
| 1. Location and Essential Characteristics | 2 |
| 2. Origins and Development | 2 |
| 3. Archaeology and Historic Environment | 4 |
| 4. Character Areas | 7 |
| 4.2 (1) <i>Cockington Court and the Landscaped Park</i> | |
| 4.3 (2) <i>Cockington Village</i> | |
| 4.4 (3) <i>Seaway Lane, Vicarage Hill and Meadow Road</i> | |
| 5. Architectural and Historic Qualities | 8 |
| 5.1 Listed & Other Key Buildings | |
| 5.2 Building Form & Ornament | |
| 5.3 Use of Materials | |
| 5.4 Condition of Buildings | |
| 5.5 Local Details | |
| 6. Character and Relationship of Spaces | 14 |
| 7. Green Landscape and Trees | 15 |
| 8. The Setting and Features of Special Importance | 15 |
| 9. Extent of Loss, Damage and Intrusion | 16 |
| 10. Summary | 17 |
| 11. Conservation Area Policies | 18 |
| Bibliography | 19 |

PHOTOGRAPHS

EARLY EDITION ORDNANCE SURVEY 1: 2500 MAPS (not to scale)

- Ordnance Survey County Series First Edition surveyed 1862
- Ordnance Survey County Series Third Edition surveyed 1933

APPRAISAL MAPS

- Map One: Historic Buildings
- Map Two: Age of Buildings
- Map Three: Building Materials - Roofs
- Map Four: Building Materials - Walls
- Map Five: Important Features

1 LOCATION AND ESSENTIAL CHARACTERISTICS

- 1.1 Cockington village lies about 1 km west of the railway line which links Torre and Torquay stations; yet because of its confined situation in a narrow valley (with its own stream which reaches the sea at Livemead) it retains a sense of isolation and rural tranquility, largely as a result of being by-passed by any through traffic routes. The village also adjoins the extensive parkland (290 acres) which surrounds Cockington Court and the Parish Church, both of which lie some 350 metres to the west of the present village centre.
- 1.2 On the hill slopes immediately to the east of the village centre the built-up edge of Chelston encroaches to within 200 metres. This forms a prominent and unwelcome skyline feature from the higher parts of the village. The late nineteenth-century and twentieth-century estate owners ensured that the village, although close to a major centre of population, was protected as much as possible from development earlier in its history. It is a paradox that the sense of isolation Cockington previously enjoyed should be compromised by houses built after the implementation of development control measures established by the *Town and Country Planning Act 1947*.

2 ORIGINS AND DEVELOPMENT

- 2.1 There has been human activity, if not settlement, in the Chelston-Cockington area since prehistoric times. Three neolithic (4000-2200BC) stone axes were found in Chelston in the 19th century; while a scatter of flint scrapers has been located in a field south of Nut Bush Lane. Bronze age (2200-800BC) artefacts: spearheads from the north near Kingsland; and a socketed axe-head from the south near Scadson have also been reported.
- 2.2 The village today has its origins in the Saxon settlement of Devon from the 8th century onwards; the pre-Conquest manorial structure was probably established here in the 10th century. Cockington is first mentioned in Domesday as *Cochintone* (the Exon variant has *Chocintona*); a more familiar form *Kokintone*, is recorded by 1113-15 with variants continuing into the 17th century. The accepted etymology is the *tun* (i.e., estate) of a man, or possibly a people, called *Cocca*. Cockington Lane, Vicarage Hill, Seaway Lane, Old Paignton Road, and Totnes Road all have their roots in antiquity as access roads to Shiphay, Chelston, Livermead, Paignton and Marldon; of similar antiquity is the track linking Cockington with Stantor.
- 2.3 In Domesday book the manorial overlord William of Falaise, who had replaced the Saxon lord Alaric, is recorded as having 18 villeins, 6 bordars and 14 serfs; these 38 men probably represent a total population of around 100 souls. They may not all have been confined to Cockington village itself but spread across the manor's other settlements, whose names we only hear of through later documentary evidence. By contrast the total population of Cockington Village was recorded in the 1871 census as 188, having fallen from 294 in 1801.

- 2.4 In 1089, shortly after Domesday, William's Barony of Dartington passed to Robert Fitzmartin and with it the manor of Cockington. Robert in turn gave the manor to his younger son Roger in 1125 who adopted the surname *de Cockington* or *Kokinton*. The church, which Robert had granted to St Dogmael's Abbey, Pembrokeshire in 1113-15 was referred to then as the *Capella de Kokintone*. In 1203 the chapel of *Kokynton* was ceded to the Abbey of Torre; its ownership was disputed by St Dogmael's for well over 200 years until the matter was finally settled in 1469 by payment. Torre Abbey retained the chapel until the dissolution; it remained a chapel of ease within the parish of Torre until it became a parish in its own right in 1881. The *de Cokynton* line came to an end around 1349 when the manor passed to in-laws; in 1374 it was bought by a Lord Baron of the Exchequer, John Cary, thus beginning the 600-year link with Torbay. The Carys held Cockington until 1654, with brief exceptions for periods of forfeiture in 1386-1418 and again 1471-85; on each occasion the Carys had been supporters of the losing royal contenders, Richard II and Henry VI.
- 2.5 During the seventeenth-century civil wars the last Cary of Cockington backed the losing side for the third time; Henry Cary was knighted by Charles I in 1644 but his estates were sequestered by Parliament in 1646. Pardoned in 1647 and fined £1,985 (about 10% of the estate's value) Cary's financial problems forced him to mortgage the manor to two Londoners. They granted him back an interest in a 99-year lease in 1652. In 1654 Henry Cary abandoned any attempt to recover his estates from mortgage and sold the *manors of Cockington, Chilston and Stauntor alias Stantor with all rights and appurtenances* to the Exeter goldsmith Roger Mallock for £10,300.
- 2.6 The Mallocks held the estate into modern times, alternately resisting development and then capitalising upon it; they concentrated building in Livermead and Chelston, especially after 1882, but fought to preserve Cockington Village and more especially the Court itself. The nineteenth century saw the the creation a private landscape: by the removal of the earlier almshouses and all other buildings from in front of the court, remodelling the house itself, and the creation of plantations as landscape screens.
- 2.7 By 1881 the population was 381, double what it had been in 1871 – the increase was almost entirely in Chelston – and the civil parish had become an ecclesiastical parish with St George and St Mary's no longer subject to Torre. The Cockington Urban District Council, which had replaced a local board by 1881, was wound up by the Torquay Borough Extension Act in 1900, when the Chelston district was (as were St Marychurch and Babbacombe also) incorporated into the growing town of Torquay, as a distinct ward – a transfer from the Newton Abbot Rural District Council. Cockington Village was specifically excluded, in order to preserve its independence from the new town and had had Shiphay and Edginswell parishes (formerly part of St Marychurch) added to it. Cockington Village was eventually amalgamated with Torquay in 1928.
- 2.8 The Mallocks attempt to preserve the privacy of their rural home was given up in 1932 when the entire estate was sold, most of it, including much of the land on the heights to the west of the village, to a development company, the Cockington Trust. The Corporation of Torquay leased, then bought the freehold, of the Court, its Park

and some of the meadows, in all 223 acres from the Trust. The trust's laudable aim was *to preserve entire and unchanged ... the character of the place and in developing its surroundings to do nothing which may not rather enhance than diminish its attractiveness.*

- 2.9 The Trust's intention had been to create a model village and Edwin Lutyens was commissioned to remodel it; a brochure to this effect was produced in 1935 but of 20 thatched and limewashed buildings envisaged only the Drum Inn was built. During the Second World War the Prudential Assurance Company evacuated its staff to Torquay, and in 1946 bought Cockington Village from the Trust, at a time when the council was being lambasted in the press for its inertia and lack of imagination in managing their Cockington holdings.
- 2.10 In 1991 Cockington Court was opened to the public and became a base for the Devon Rural Skills Trust. In 2000 the Torbay Coast and Countryside Trust (TCCT) was established; the TCCT manages the Cockington estate of court and village, and superintends some farms tenancies; it has also been granted the remaining landlord's rights over the village, long leases having been disposed of by Prudential Assurance.

3. **ARCHAEOLOGY AND HISTORIC ENVIRONMENT**

- 3.1 Medieval Court Leet records indicate a fully developed manorial management of the mixed agrarian estate, both of the demesne and of the leasehold land. In 1437 the accounts include payments to 34 men employed to make a hedge and ditch around a wood; other activities include quarrying, cidermaking and fishing. In 1439 the accounts reveal something of the layout of the Court: a great hall open to the rafters, with a chamber block under the same roof; a detached kitchen; a gatehouse; and a stable. Fishing from Livermead with seine nets seems to have been a joint enterprise between the lord and tenants. Other items in the accounts include the letting of the newly built watermill on a full repairing-lease to the appropriately named John fflour, as well as many various references to haymeadows, pasturing, cidermaking and thatching.

- 3.2 In 1567 the manor of *Cokynton and Shylston alias Chylston* comprised:

50 messuages, 20 tofts, 1 windmill, 2 watermills, 1 dovehouse, 50 gardens, 1,500 acres of land, 80 acres meadow, 300 acres pasture, 160 acres wood, and 40 acres furze and heath.

Additionally George Cary – an eminent Elizabethan statesman who had been Lord Deputy of Ireland – extended the Cockington lands to include the adjacent estate of Stantor, $\frac{3}{4}$ mile to the west but outside the conservation area. Cockington was shown on Robert Saxton's 1575 map of Devonshire, denoting it had achieved sufficient prominence as the seat of a successful gentelman.

- 3.3 In 1609 the original seven almshouses were founded, each with its *distinct little herb garden enclosed with a wall*, their exact location is unknown but they were somewhat

to the north of the present court and within sight of it; somewhere in the vicinity of the present cricket pavilion. Davey the [black] smith was recorded working at the forge in 1615; the Daveys were still the village blacksmiths in the late nineteenth century and lived at Rose Cottage.

- 3.4 In 1654 a description of the estate connected with Henry Cary's abortive recovery, or in preparation of the sale to Roger Mallock, records that the manors of Cockington, Chilston and Stantor comprised:

60 messuages, 10 tofts, 4 mills, 1 dovehouse, 110 gardens, 1,660 acres of land, 160 acres meadow, 340 acres pasture, 36 acres wood, and 330 acres furze and heath.

The changes from 1567 indicate greater land (i.e., arable), meadow, and pasture; this may simply be the absorption of Stantor. However the decrease in woodland is typical of early modern Britain, the increase of furze and heath reflects both de-forestation and Stantor's rougher ground.

- 3.5 A survey undertaken by the Mallocks themselves in 1659 of the whole manor records that 713 acres were in the hands of tenants; the number of houses in Cockington itself being 37 (there were 23 in Chelston, and 12 in Livermead with 9 fish houses).
- 3.5 In 1673 extensive remodelling of the old Cary house was undertaken by Rawlin Mallock: the centre block was rebuilt and the medieval Kitchen wing was encased to form a north wing to match the 1577 south wing; the whole three-storey building fronted onto a walled courtyard with a large gateway. The enclosure of the park and warren, and of the walled gardens may be attributed to this period also.
- 3.6 Throughout the eighteenth century the Mallocks appear to have taken a close interest in agricultural practices and the produce grown on both their demesne and that of their tenants; cabbage plant, onion, carrot and lick (*sic*) seed are recorded; hemp, flax, peas, bean and rape are planted as is much else; both 'well rotted' dung and lime are applied as fertiliser; barley or oat crops are to be followed by clover or left fallow.
- 3.7 However the demand for money was everpressing and in 1757 the *manor and Lordship of Cockington and the Great Meadow* there was mortgaged for £6,000. In 1765 Cockington Court appears on Benjamin Donn's map of Devon as the seat of *Mallock Esq*. The series of leases, bonds and mortgages in the latter third of the century increasingly use field- and housenames which are recognisable today: Tanpit Meadow, Ladypark, Millpark Orchard, Scaddons etc. In 1775 what may be the first barn conversion is recorded ... *a barn, now converted to a dwelling house, a herb garden and an orchard.*
- 3.8 The Devon antiquary and dilettante the Rev John Swete visited Cockington in 1793 and 1794, just after another Roger Mallock attained his majority; he described the ruins of the former high courtyard walls and outlying buildings, and noted that some of the estate, at least 100 acres, had been disparked in order to be broken up and let

as farm land. The first large scale map of Cockington was surveyed in 1801 *A Plan of the Parish of Cockington with part of the parish of Marldon in the County of Devon the property of Roger Mallock Esq^r surveyed in the year 1801*. This shows Cockington Village in large measure what it is today, with houses and farm buildings set amongst orchards either side of Cockington Lane. Clearly visible are both medieval stripfields (some fossilised by hedging) mainly to the south and east, and later post-medieval enclosures, including the former deerpark and warren, on the north and west.

- 3.9 With the rise in agricultural land prices the reversion of deerpark to farmland enabled the Mallocks to discharge many debts, and even embark upon limited development themselves. In 1806 Livermead House and Livermead Cottage were built, the first occupied by Lord St Vincent after he retired as first Lord of the Admiralty – both lie on the sea front outside the conservation area. In 1809 the old almshouses, were swept away from in front of the court and were rebuilt where they are today the following year. By 1820 the Court was extensively remodelled: the top storey removed and replaced with a dwarf parapet; the remnants of the former courtyard walls, forecourt and other outbuildings were removed to leave the clear frontage of today.
- 3.10 Despite road closures obtained in 1823 and 1838, designed to keep traffic to the village away from the park grounds, the construction of Torbay Road in 1840 begins the end of Cockington's isolated tranquility. The tithe map and apportionments of 1846 record many of the tenants' land parcels and shows the house plots of Cockington, Chelston and Livermead. The railway which had reached Torre, north of the Mallock estates, took 11 years to make progress; denied access by the Carys eastwards into central Torquay, the line was extended to Torquay Station in July 1859 and on to Paignton the following month; all on Mallock Land between Chelston and Hollicombe. Although of more immediate consequence to Chelston, Torquay Station was only $\frac{3}{4}$ mile from the heart of Cockington and now of easy access by cart.
- 3.11 The First Edition Ordnance Survey County Series 1:2500 surveyed in 1861 and published in 1864 shows the Court, the new drives and gate lodges; the large walled kitchen garden is much reduced from 1801 having been replaced by orchards. With the removal of the old almshouses and other buildings on the lawn, the Court and its landscape can clearly now be seen to be separate from the village and the through routes to the south, by the new plantations. The new sawmill and mill pond are screened from the lawn; Court and church sit isolated in a private space.
- 3.12 In 1878, after a long campaign of resisting development, The Corbyn became the first villa to be built in Cockington. The population of Cockington and Chelston in 1871 had been 188, not greatly increased over the near 800 years since Domesday, but in 1881 the census recorded 381. Almost all of the growth was in Chelston, encouraged by the proximity of the railway. In 1882 the Mallocks further exploited their Chelston holdings when 22 acres of lands next to Torquay Station were opened up for the Devon County Agricultural Show and then for development such that the 1891 census recorded a population of 1717. At the same time the Mallocks had preserved Cockington village limiting growth to replacement – Lanscombe House was built on the site of the tannery after it was destroyed by fire in 1881.

- 3.13 The Mallocks intention to preserve has resulted in a village that has retained much of its special character, with cottage groups rich in vernacular detail. Yet the conscious decision was to exclude the village from vision rather than exploit its inclusion for the picturesque: more neglect than enlightened self-interest. Westley's Tourist Guide for 1884 describes Cockington in less than flattering terms:

the ancient and thatched-covered cottages wear a very rustic appearance and the rich clusters of luxuriant roses and myrtles that partially cover them, fail to conceal the ruinous condition of many, which appear to be beyond repair.

- 3.14 The Second Edition County Series 1:2500 surveyed in 1904 and published in 1906 shows a considerable diminution in the numbers of orchards and the establishment of a fruit farm where Rosery Grange and Rosery Grange Cottage are today. While there are few changes in Cockington village, Chelston which had been part of Torquay since 1900 has greatly expanded.
- 3.15 The sale to the Cockington Trust in 1932 had little effect on the village only the Drum Inn being built. But in 1939 Torquay Corporation acquired a further 680 acres, selling on over 600 for development *in a high class manner not but in conformity and complete harmony with its natural beauties*. Housing was then built in Chelston, Livermead, Broadpark and Preston. It is certainly some of these that mar the village's setting
- 3.16 The latter half of the twentieth century has witnessed both overt and subliminal changes; incremental shifts have succeeded in suburbanising some of the village landscape: the modernisation of cottage gardens, farm-building conversions and the use of non-vernacular modern materials. Similarly the rural landscape beyond the village, but still within the conservation area, has seen change: the loss of working mixed farms and their replacement by stables, which require extensive grazing for horses, and abandonment to scrub.
- 3.17 The establishment of Conservation Area status in 1970 and its extensions in 1981 and 1988; and the formation of the TCCT in 2000 are the twin arms of a conservation regime which aims to protect the estate and the surviving historic landscape from the insidious pressures of disposal and development, to ensure its sustainability, and to encourage its appreciation by locals and tourists alike.

4 CHARACTER AREAS

- 4.1 The conservation area extends well beyond the village; it contains three distinct areas separated spatially though all adjacent. Despite the extensive replanning of the estate in the early 19th century, both the village and the court areas exhibit buildings whose fabric stretches back into the late medieval/early post-medieval period. Cockington remains an excellent example of a well-preserved estate village which today still retains a sense of tranquility, though it is becoming increasingly

commercialised because of its close proximity to the centre of Torquay and its tourist base.

4.2 (1) *Cockington Court and the Landscaped Park*

Both the Church and Court are set in parkland well apart from the village; they are normally approached from the north and east via the village, then along a separate, formerly private, tree-lined avenue. There is additionally a separate southern access which avoids much of the village altogether. The planned early 19th century landscape extends across most of the conservation area, embracing its northern, western and southern limits. This extensive rural setting includes the main narrow sheltered valley which extends from northwest to southeast as well as the smaller Manscombe valley south of the Totnes Road.

4.3 (2) *Cockington Village*

The village contains a wide range of buildings of historic and architectural interest in especially attractive surroundings: a combination that attracts visitors. The thatched cottages of red sandstone, or colour-washed render, randomly grouped, and some with consciously imposed rustic features, typify the special quality often found in long established estate villages where a local vernacular style has developed fairly homogeneously over a long period of time. Within the village itself, the most immediately memorable buildings are the ancient forge, the former schoolroom, and especially the Drum Inn, a fairly late work of Sir Edwin Lutyens. The layout consists of randomly placed building groups and appears to have developed to permit privacy whilst allowing a favourable aspect in a relatively narrow valley.

4.4 (3) *Seaway Lane, Vicarage Hill and Meadow Road*

This eastern fringe of the conservation area adjoins the Chelston Conservation Area and perhaps should more properly belong to it. It has nothing in common with the other two areas: detached dwellings of brick, concrete tiles and render – the last normally at first-floor level – built mainly in the 1950s. There is almost no deference to the local vernacular style. These dwellings are an unpleasing and prominent skyline feature, although not on the same scale or so strongly detrimental to the conservation area as those built in the 1960s further to the north. Fortunately Seaway Lane, and even more so Vicarage Hill, still retain the character of typical Devon holloways, relicts of the medieval road and field pattern, and preserve some important tree groups, especially within the enclave north of Vicarage Hill.

5 ARCHITECTURAL AND HISTORIC QUALITIES

5.1 LISTED & OTHER KEY BUILDINGS

5.1.1 The conservation area has some 40 separate listed buildings and other structures, all grade II, except where indicated, and are here denoted in bold.

5.1.2 (1) *Cockington Court and the Landscaped Park*

Cockington Court (grade II*) is the major building within the conservation area, situated 200 metres west of the main village; the earliest fabric is almost certainly

medieval but concealed by subsequent changes and alterations. Parts of the Tudor house do survive – the southwest wing is dated 1577; but the house was extensively remodelled by the Mallocks c.1673 within twenty years of their takeover of the Cary estate, and again around 1820 when the entire top floor was removed and the interior remodelled. The house has two projecting end-bays either side of the ashlar main front, otherwise it is built of roughly-coursed local stone rubble with dressings of Beer stone from the earlier period, and later ones of 19th century brick. The chimney shafts are in red sandstone. The seven-bay front has replacement 20th century transom-and-mullion windows, whilst the northeast wing still contains the original late 16th century windows, one with leaded glass. The interior retains many features from each period, such as stairs, fireplaces, panelling and moulded plaster ceilings.

- 5.1.2 Adjoining the main house are the early 19th century **Stables and Coach House** which have a roughly central carriage entrance. They are built of local stone rubble with brick dressings, some rendered. Between them and the tall **Garden Walls** lies a narrow cobbled courtyard. The walls enclose three sides of the garden, with both English garden wall bond brickwork (southwest and northwest ends), and local stone rubble (northeast side).
- 5.1.3 The **Parish Church of St. George and St. Mary** (grade II*) is sited immediately to the south of the court, but on a small eminence above the level of the court. Built of red sandstone the church's nave is flanked by two aisles of almost equal height and length and is entered through the low west tower; all window openings are perpendicular. The earliest documented date for the church is the 1113-15 grant (2.4). The earliest fabric, like that of the court itself, has been subsumed into the later work; the interior is 13th and 14th century in the main, with a much restored 14th century screen. In 1490 Sir Robert Cary, having returned from a pilgrimage to Santiago de Compostela remodelled the church and installed the 15th/16th century font. The fine carved misericords and bench-ends may date from this time. The remarkable pulpit was originally in the parish church of St Saviour, Torre; it exhibits a developed renaissance iconography, wholly replacing a medieval one. There have been major two restorations in 1882-83, and in 1916-20 by Sir Charles Nicholson and Herbert Read. The Church with the Court and its outbuildings represent an exceptional group in a fine landscaped setting.
- 5.1.4 The extensive landscaping by the Mallocks have swept away all visual traces of the service buildings, courtyards and other structures at the front of the court such that today only the church and house remain. Much will remain as archaeological features below the front lawns. The earlier almshouses which existed from around 1609-1810 were located somewhere in the vicinity of the one modern building added to the front of the court. The Cricket Pavilion set among trees on the northside of the park, and in an unusually elevated position above the pitch, is an attractive timber example of its type, painted black and white with a covered front verandah.
- 5.1.5 Linking the Court and its park to the village is **Higher Lodge** at the entrance to the southern carriage drive; picturesque in the cottage ornée style, the thatched roof oversails a rustic verandah and is supported on tree trunks from ground to eaves

level. Built before Totnes Road was altered in 1838 it sits almost 50m back from it, a space now taken up by a car park.

5.1.6 All other listed and key buildings lie within, or closely adjoin the village proper, apart from a **bridge**, part of the early 19th century landscaping of Cockington Park, about 250 metres to the southwest of the village centre where Cockington Lane, Totnes Road and Vicarage Hill meet; here the Totnes Road crosses the sunken drive between Lower Lodge and Cockington Court. Additionally the isolated **Gamekeeper's Cottage** at the western extent of Hellinghay Plantation lies some 375 metres southwest of the village centre; while **Warren Barn** is situated 600 metres southwest of the centre at the western edge of the Manscombe plantations. This complex dates from the mid 19th century; more than just a barn it is a stone-built group arranged around a walled yard, known as an out-farm, and consisting of a threshing barn, a linhay and the remains of a shippon. It is being converted for use as a youth hostel.

5.1.7 (2) *Cockington Village*

To the north of the village centre is a series of unlisted buildings, cottages and farm building groups. Rosery Grange is a late 19th/early 20th century double-fronted house of local red sandstone with a slate roof, original casement windows, and tall brick stacks springing from the end gables - an attractive northern limit of development. Meadow Farm, on the site of earlier buildings, and its former farmyard are now in use as a riding stables. These with Meadow Cottage are predominantly 19th century, stone built with brick dressings, and slate or clay pantile roofs. For the most part they have been remarkably little modified. This part of the village retains an unspoilt and genuinely rural character, and the buildings themselves display a wide range of modest features.

5.1.8 The later **Almshouses** of 1810 (which replaced the original seven built in 1609 within sight of the court) are a row of 7 dwellings built entirely in roughly coursed stone rubble with slate roofs, laid out facing a courtyard to the north and at right angles to the road. Nearby on a slight rise against a backdrop of trees is the **Drum Inn** of 1934 designed by Sir Edwin Lutyens; it was subject to a partial internal modernisation around 1983, and restored in 2000. Built in a vernacular revival style, it exhibits typical Lutyens features such as tall, slightly tapering red-brick chimney shafts, a thatched roof with low eaves, and distinctive windows – sliding sashes – mostly of 12 or 16 panes. Outside there are two sections of **garden steps and patterned brick paving**. The inn sign is also listed: a chamfered oak post with a copper sign designed by Dame Laura Knight RA which carries the image of a drummer boy which has become the trademark of the inn. Some 50 metres towards the village centre is a K6 type red **telephone kiosk**, designed in 1935 by Sir Giles Gilbert Scott.

5.1.9 The Lutyens garden forms a link to a large group of historic buildings at the heart of the village. The stone-and-thatch **Mill** with its wide loading-doorway dates from the late 19th century. It was severely damaged by fire in the 1970s when much of the mill machinery was destroyed, or subsequently removed. Only the overshot wheel to the rear remains reasonably intact with the founder's mark: *H.Beare & Sons Newton Abbot 1878*. About 20 metres to the north are the restored remains of some **outhouses**

with double Roman tiled roofs supported on circular stone piers. They were last used as part of the timber yard which operated up to the second World War; the cutting machinery powered by the mill. A 1934 account records that:

the old water wheel at the Home Farm, Cockington provided power for the wooden threshing machine, a combined bruiser, grinder and saw bench, and a wooden reed-combing machine [the reed being for thatching]. The belts connecting this water wheel with the various machines passed through slits in the walls of the wheel house to the apparatus in the barns.

- 5.1.10 The most picturesque buildings are in the centre of the village, all of thatch and mainly colour-washed cob and stone. These include **The Forge**, a much photographed building dating from the late 18th/early 19th century; like the **Mill** its origins are much earlier. Opposite, on the north side of Totnes Road is **The Studio**, probably a former granary attached to the Mill and much altered in the 19th/20th century from its earlier form. A tall stone rubble **boundary wall** runs in an arc northwards, enclosing the former timber yard. Between the **Mill** and **The Studio** the hill lies **Weaver's Cottage** which in its present form dates mainly from the 18th century. From 1939 until recently, traditional Scottish hand-loom weaving was produced there. To the south but higher up the hill are, appropriately, **Higher Cottage** and **Hill Cottage**; the former originally a farmhouse, dates from the 17th century with possible earlier origins; the latter is a small cottage of the late 18th/early 19th century built across the slope and terraced into it at the rear.
- 5.1.11 Also forming part of the village centre are **Court Cottages** (formerly known The Old Schoolroom), these date from c.1700 and became the Cockington Estate Office after going out of use as a school in 1892. There is even earlier evidence that it was once an agricultural building, or cider-house, as a cobbled floor and drain were uncovered during renovations. Currently a house and shop, its other features include original mullioned windows with square leaded-panes and a projecting lateral stack with bread oven. **Rose Cottage** dates from the 18th century, although the rear projecting lateral stack suggests possible earlier origins. There is a 6-panel front door with a gabled thatched porch on rustic posts. The windows are mostly 19th/20th century casements.
- 5.1.12 **Lanscombe Farm**, now split into two with **Orchard View** forming the northern half, is constructed of stone rubble with thatch, and some chimneys raised in brick, originally dates from the mid-late 17th century with a possible antecedent in a three-room and cross-passage plan. It retains good period timber features, including a plank-and-muntin screen with a contemporary panel door, lintels to fireplaces and a late 17th/early 18th century mullioned casement-window. There is also a large bread oven and the stone housing of a butterwell. Immediately to the south are a group of mainly stone-built farm outbuildings: **Lanscombe Cottages** grouped around a yard and including two 19th century **threshing barns** of cob with stone rubble footings. One was later converted to stables with a hayloft over; the other is set back into the hillside, originally with central opposing doors to a central threshing floor and with four king-post roof trusses. Completing this group is a mid/late 19th century **Linhay** and **boundary wall** adjoining the lane, and set back a late 19th century **Shippon**. Most

of this group has recently been converted to residential use with some inevitable loss of authenticity.

- 5.1.13 At the southern end of the village is another significant grouping: **Lanscombe House** is a mid-19th century stone-and-slate house; its long enclosing **garden walls** (130m) link it on the north to **Lanscombe Lodge Cottage**, of similar date, its former coach house and stable block. The unlisted late 19th century Cary Cottage, which contains elements of earlier buildings, mirrors it to the west; together they form an attractive enclosure of the area north of **Lanscombe House**.
- 5.1.14 On the opposite, north, side of Cockington Lane, **Home Farmhouse**, formerly known as Manor Farm dates from the early 17th century with later additions. Recently re-roofed in red pantiles, it has an L-shaped plan with a lower service cross-wing. This contained the former dairy, and retains an early 17th century mullioned window and moulded oak doorframe with a studded plank door; the interior also contains original joinery. Adjoining is an informally grouped range of **farm buildings** including a **stable**. This was probably a former 19th century linhay, built in stone with a weather-boarded front and thatch roof. Also within this group is a late 19th century **shippon**, originally open-fronted; and a former **threshing barn**, probably 18th century, and constructed mainly of cob on stone footings with later additions.
- 5.1.15 Beyond **Lanscombe House** at the south end of the village is **Lower Lodge**, a Tudor Gothick building of the early-mid 19th century; this incorporates a series of **steps, stone walls, and a bridge** which carries a section of the Old Paignton Road, the historic route, as it rises steeply from the valley floor, over the drive to Cockington Court.
- 5.1.16 Almost all buildings within or adjoining the village centre are listed. An exception, but a key building nonetheless, is Ridgefield which was built in the 1930s in an Arts and Crafts style for the Cockington Estate's Land Agent. It has rough-cast walls, slate roof, and originally metal windows with square leaded-lights. Recent alterations, all permitted development, have unfortunately led to the removal of some original architectural features.

5.2 BUILDING FORM & ORNAMENT

- 5.2.1 The Parish Church, the Court and its associated walled gardens and outbuildings are typical of an English Country House group; they are surrounded by a later landscape whose design is mainly of the late-18th to early-19th centuries – a time when it was fashionable to provide an uncluttered setting from the principal façade, as well as planting some of the newly imported tree species in the form of an arboretum which extends eastwards from the flanks of the main house.
- 5.2.2 Within the village, while the range of building materials is varied, the overriding impression, especially near the centre, is one of colour-washed cob with thatched roofs of wheat reed having mostly plain ridges in the Devon style. However, a considerable number of buildings, and especially boundary walls are built of the local Cockington red sandstone. Most of the stone buildings, including former farm

buildings, have roofs of Welsh slate or of large clay pantiles, including double-Roman tiles, which probably originate from the Bridgwater area of Somerset where the industry flourished from the mid-18th to early-20th centuries. Several of the stone buildings have decorative features such as segmental arched openings; timber barge-boards, some of which are finely ornamented; and crested clay ridge tiles.

5.2.3 Such ornament as does occur, tends to be rustic in character, for example, the lattice timber-porches and timber support posts at the Forge and Higher Lodge. The mid-19th century style of Lower Lodge in Tudor Gothick with its ashlar stone dressings, and position over a drive running direct to the Court was intended to be a reflection of its historic and social status.

5.2.4 Some of the older cottage doors are of broad vertical oak planks with horizontal battens, whilst those from the later 19th century onwards are more likely to be ledged and braced. Windows are predominantly casements, normally in pairs, but sometimes in threes. Earlier examples have iron frames with leaded lights, otherwise they are of timber and with six or eight panes divided by narrow glazing bars. Horizontal timber cladding can be found in some farm outbuildings, and has been successfully retained when converted to residential use.

5.3 USE OF MATERIALS & LOCAL DETAILS

5.3.1 While the majority of buildings are constructed of either cob or stone, or of both, it is sometimes difficult to determine which has been used once render has been applied. Cob can be presumed where the walls are obviously thicker at their base. The local sandstone – a relatively fine, even-grained, and durable red-to-dark purple sandstone known geologically as Staddon Grit, from the Permian strata – is much in evidence in most other buildings and in boundary features. The majority of stone used for building in the village was obtained from nearby quarries in the valley and elsewhere in the vicinity. The quarry at Stantor Barton, 1 km to the northwest is known to have been in use in 1659 – it is marked as disused in 1861 on the OS, its lime kiln denoted as ‘old’. Both have now vanished, being buried by the debris from the making of Hamelin Way in the 1980s. The local sandstone is now in short supply, however the TCCT have established a stone store at Cockington Court where it can be bought or sold. Some dry-stone walls bordering footpaths have recently been restored. The Devon Rural Skills Trust also hold practical demonstrations of cob-wall building techniques at the Court.

5.3.2 All too often, unsuitable renders are applied to stone or cob, especially the latter; fortunately there are few such examples in Cockington. The widespread application of colour-wash to cob is a typically Devon feature, although the cob would have originally been left in its natural rust-coloured state, similar in hue to the local soils. In conservation terms, leaving the natural colour of local cob exposed on former farm buildings is much to be preferred, as is the use of only porous lime-based renders on domestic buildings.

5.3.3 There are a few remaining examples of the use of cobbles, normally found in courtyards and former farmyards, where hard surfaces have sometimes become

buried under accretions of mud and cattle dung. Other cobbled surfaces may yet still come to light under later tarmac. The most prominent surviving example is at Cockington Forge, with others by the drinking trough near Lanscombe Farm.

- 5.3.4 At Cockington Court, there is a blend of formal and informal layout with good examples of stone walls, stone paving and steps, including a rectangular walled garden and courtyard. Drystone walls are found lining a number of farm tracks leading from the village, most are repaired or renewed when required.
- 5.3.5 The Lutyens garden design at the Drum Inn uses brick, as well as stone, in a series of paths and steps. Two brickwork platforms and steps formed of semi-circular concentric treads – a good late example of his work – are part of the original garden design. The Drum gardens remain the only landscape feature of the planned model village, and quite distinct from the 18th/19th century buildings, but together they contribute to the *exceptionally attractive group of listed buildings in an unspoiled village and the adjoining Cockington Park* as described in the listing.
- 5.3.6 Other local detail tends to be rustic; thatch, traditionally of Devon wheatreed, is by far the predominant roofing material close to the centre of the village. Another vernacular feature and closely associated with thatch, is the rounded timber posts used as roof supports. In addition to the projecting upper floor at Higher Lodge other examples are in evidence at the Forge, and the porch at the Weaver's Cottage. Despite the use of 19th century, and later, clay Bridgwater pantiles, many roofs must have originally been thatched, especially where hipped or half-hipped.

5.4 CONDITION OF BUILDINGS

- 5.4.1 Most buildings in the village are generally very well maintained. The publication of *Caring for Cockington*, a joint venture by Prudential Insurance (the former freeholder) and Torbay Council in 1999, was intended to provide lease-holders with sound information and advice, in order that all appropriate conservation measures could be taken when changes were being considered. The leases also contain conditions controlling the use and development of the properties; these have to be sanctioned by the freeholder when planning, or listed building, consent is sought.

6 CHARACTER AND RELATIONSHIP OF SPACES

- 6.1 Although Cockington is an archetypal example of an English estate village with a long pedigree, the most dramatic re-modelling of the Court, Park and village appears to have occurred between 1800 and 1860. The designed landscape setting evident today was largely established at that time, several of the outlying stone cottages and estate roads being added at that time. Apart from the addition of some stone-built mid-to-late 19th century cottages and farm buildings at the northern end, and some conversions in the southern part, the village consists of a relatively loose-knit group of cob-and-thatch cottages around the convergence of four lanes and a drive. Within much of the village, the composition of walls, hedgerows and buildings often at right angles to, or set back from the carriageway, provides a strong sense of privacy. This

is however lost near the village crossroads where tourism is concentrated around several gift shops, a café, and the large visitor car park.

- 6.2 Although the somewhat steep and sudden approach to Cockington down Vicarage Hill from neighbouring Chelston (at the junction of the two conservation areas) illustrates the short distance as the crow flies, access to and from the village is otherwise along well-wooded lanes. The contrast between the sylvan Cockinton Lane and busy Torbay Road from the turn off at Livermead is extraordinary. Cockington's principal charm is this sense of isolation from the outside world, *rus in urbe*, even if it is illusory. This is further enhanced by the Park with its paths and tracks to the west of the village, likewise largely enclosed within a spacious hollow.

7 GREEN LANDSCAPE AND TREES

- 7.1 The rural setting of Cockington Court, the parish church, and the landscaped grounds (a grade II Registered Historic Park) provides extensive public access and rural recreation. The grounds adjoining the Court include a walled floral garden, an organic one, and less formal gardens lying between the main house and the Parish Church. Church Wood beyond providing a well-wooded backdrop. A recently developed therapeutic garden, also in a wooded setting, and a restored orchard with new trees planted among earlier specimens are situated in the enclosed valley which extends north west of the house. Within the park there is a large area of mature mixed woodland to the west, a fine avenue of lime trees leading from the village to the Court, an open area of grass containing the cricket ground which in turn extends right up to the hard surfaced area fronting the Court. On the slopes above and to the east are a number of fine specimen trees, with several less common species, dating mainly from the 19th century.
- 7.2 From within the village the outward views are overwhelmingly sylvan. Woodland forms the immediate backdrop to Gamekeeper's Cottage set within Hellinghay Plantation, as it does similarly with the Drum Inn, and with both Lower and Higher Lodges. From some angles the trees also overshadow other cottages and the almshouses; the overwhelming impression is of a very close visual relationship between the buildings and the trees throughout the greater part of the village.
- 7.3 The greater part of the conservation area however lies away from the village and outside the park, it consists of a network of hedged, or walled, fields; enclosed copses; or mixed woodland and scrub. Much of this landscape is essentially pastoral and is served by a number of well maintained footpaths and bridleways, especially on the north and west of the village.

8 SETTING AND FEATURES OF SPECIAL IMPORTANCE

- 8.1 By far the most usual approach to the village is via Cockington Lane off the Torbay Road at Livermead Sands, southwest of Corbyn's Head. The lane is a typical Devon holloway, with high banks covered in wild flowers in spring and summer, and topped

by broad hedges. After 1km at the wooded outskirts of the village a carriage drive branches off Cockington Lane to the west, passing under the archway of Lower Lodge and leading to the front of the Court and Church. The Cockington Lane itself continues for a further 400m in a series of bends, with stone walls on either side, and between cottages and the barns of the former farms to the village centre where four ways converge.

8.2 The village setting, on the western side of the valley, provides largely enclosed vistas. By contrast, there are significant views towards the sea and parts of neighbouring Torquay from above the village, especially from the high ground to the west. The view of the post-war housing built in Chelston, on the south side of Seaway Lane, is most unfortunate; and where it breaks the skyline provides a strongly discordant note, to the otherwise emphatic rural character of the conservation area.

8.3 Although agriculture as the primary industry has long been replaced by tourism, the conservation area retains much that is architecturally unspoilt both in terms of the local vernacular style, and in the survival of features typical of a 19th century estate remodelling of a manorial village in a historic landscape setting. The elements in the conservation area which are considered of most significance in helping to provide its special character can be summarised as follows:

- ❖ a well cared for estate village set in an especially attractive self-contained valley;
- ❖ an informal layout, a mix of conscious planning and organic growth over many centuries;
- ❖ the presence of historic landscape features, from formal and informal gardens, and water features, to carefully designed early 19th century historic park-land, with lodges and a gamekeeper's cottage; and the 1930s work of Sir Edwin Lutyens, albeit uncompleted;
- ❖ the universal use of vernacular elements, such as cob, thatch, local stone, and timber whose detailing includes doors and windows; these where replaced have maintained the local traditional designs;
- ❖ within the village, mainly harmonious new development, or redevelopment, and the generally sensitive adaptation of former agricultural buildings;
- ❖ extensive public access and the provision of a wide range of informal recreational facilities.

8.4 Additionally there are specific features unique to Cockington:

- the local style of street lamps;
- the historic inn sign;
- the retention of the traditional red public telephone box;
- the surviving commemorative stone water trough at Lanscombe Farm;
- the water pump and the historic cobbled surfaces at the Forge;

- the walled, stepped and paved garden features associated with the Court and the Drum Inn;
- the leat pond associated with Cockington Mill, and the fishing lakes in Cockington Park.

9 EXTENT OF LOSS DAMAGE AND INTRUSION

- 9.1 Because of the profound changes in rural life and in farming practices during the later half of the 20th century, there has been some loss of authentic character in the village. Additional pressures include the exponential growth in car-based tourism, and the increasing demand for housing in the countryside. Inevitably the farm outbuildings have become redundant with their loss of function, while their conversion to housing is positive preservation there is usually a concomitant loss of detail. Standard municipal road signs and road markings coupled with commercial signage devoid of any aesthetic, and the usual trappings of tourist advertising, whilst not overwhelming are somewhat intrusive. The distinctive street lamps are however a counterbalance and indicative of what might be achieved.
- 9.2 Some materials quite unsuited to the original and historic character of the village's buildings have begun to appear, these include dark stained-timber windows; bulky roof lights without glazing bars; concrete tiles; and the use of impermeable paints or other forms of non-traditional coating. This last may have an increasingly deleterious impact on moisture levels within rendered or cob walls, with consequent structural problems.
- 9.3 The ugly rear aspect of the post-war housing along much of the eastern skyline, which is visible from within and around the village is severely detrimental to its setting, especially where the valley narrows at the northern end and where there is relatively little screening from trees or hedgerows. Indeed on the north and east sides of the conservation area, and within its boundaries there are extensive areas of this poor development,. These areas have been included in the Chelston and Cockington conservation area limits, not for their positive contribution – the insensitive breach of the skyline on Seaway Lane had been carefully avoided during the 19th century planning of development in Chelston – but in order that some control may be exerted over their harmful aspects and in time that some amelioration may be facilitated.

10 SUMMARY

- 10.1 Cockington as a leading tourist destination, for visitors within and without Torbay, is unlikely to diminish, and thus there will always be a concomitant pressure on its special environment and character. However a number of initiatives since the initial conservation area designation in December 1970 have sought to ease and control this. They include the designation of part of the landscape setting as a Country Park; the development of buildings at Cockington Court for use by the Devon Rural Skills Trust; and extensions to the conservation area itself in 1981 and 1988. In 1991 the Cockington Management Advisory Board was formed. It was recognized that for the

village to retain those qualities that both residents and visitors most appreciate, then practical building conservation guidelines should be produced. In 1999 *Caring for Cockington – The Conservation and Environment Guide* was produced with Torbay Council.

- 10.2 In 2000, following the hand over of the freehold by Prudential Insurance, the Torbay Coast and Countryside Trust was created; based at Cockington Court its aims of conservation, public access, and environmental education will ensure that the village and the park will be sympathetic managed. Its overarching influence will provide a unique opportunity to demonstrate and implement a range of traditional building construction and repair techniques and a means of enabling sustainable and green land management.
- 10.3 This Conservation Area Character Appraisal, and the Historic Landscape Survey and Management Plan commissioned in 2001 are intended by their parent bodies to guide future developments in Cockington, the conservation area and the wider estate.

11. CONSERVATION AREA POLICIES

- 11.1 Conservation Area policies are addressed in the adopted local plan:

Policy BE5 - Development within or affecting a Conservation Area will only be permitted where it will preserve or enhance the character or appearance of that area.

The Policy outlines the Council's strategy for Conservation Areas. It includes issues such as the control of demolition, alterations and extensions, boundary features and design aspects, as well as the control of development in adjacent areas which could impact significantly on the townscape and environmental qualities within Conservation Areas. (The Built Environment 14.9)

further it is recognised that:

Roof materials, chimneys, cornices and mouldings, original windows and shopfronts, railings and boundary walls can all make an important contribution to the character of a Conservation Area. The Council will introduce Article 4(2) Directions to bring such items under normal development control. (The Built Environment 14.56)

- 10.2 To frame specific policies within the Cockington conservation area:

- (1) All unlisted buildings identified as key buildings or groups of buildings that contribute to the historic built environment should be included within Article 4(2) Directions to control inappropriate changes to the principal elevations.

- (2) Protect from detrimental loss all those key local features of special importance, which need to be safeguarded or enhanced, when determining development proposals within the conservation area; and where in future, Conservation Area, or Article 4 consent may be required.
- (3) In tandem with Local Plan Policies, and other guidance issued by Torbay Council Give due consideration to other key local factors which make up the features of special importance, as set out in Section 8 when determining development proposals within the conservation area.

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PHOTOGRAPHS

Cockington Environs

1-4 Cockington is the largest conservation area in Torbay but uniquely the area is overwhelmingly rural with less than 20% of it developed land. Open countryside, most designated as of Great Landscape Value, surrounds Cockington on the south, west, and north; with the court separated from the village by its park and woodland it appears to be in an entirely rural setting. All is well maintained by the Torbay Coast and Countryside Trust and is highly accessible to ramblers and riders. The view to the northwest (1); from Warren Barn (2); orchard replanting near Stantor (3); and near Fruit Farm Copse.



1.



2.



3.



4.

Cockington Court and Church

5-9 The court and church stand separate from the village, buildings which once stood in close proximity were swept away in the late 18th - early 19th century landscaping. The court itself sits in a pronounced hollow surrounded by many fine specimen trees (5). The late Tudor flanking wings seem overdominant but were built before the court's upper floor was removed around 1820 (6). The rear despite the later Georgian fenestration has a far more early post-medieval feel than the frontage elevation (7). The walled rose garden lies at the rear of the court (8); the door left of the centre leads through to the service yard and stables which is given over to specialist hand crafts (9). (Image 9 overleaf).



5.



6.



7.



8.

- 10 The church of St George and St Mary was originally the chapel of ease to the manor, only becoming a parish church in 1881, hence it has no graveyard. While its setting is overwhelmingly rural, the green landscape is equally that of a park rather than that of a country village.

The Village Centre

- 11 The village centre where Cockington Lane, Totnes Road and Vicarge Hill meet; here the view is up Totnes Road with the Old Forge and Hill Cottage on the left, and Weavers Cottage on the right.
- 12 Furthest north on the outskirts of the village is Rosery Grange, built of red sandstone with brick dressings in the late 19th century as a new venture and named Fruit Farm. Neither the soft fruit orchards nor the venture prospered - only the name Fruit Farm Copse survives for the landscape feature to the west



9.



10.



11.



12.

13-14 Closer to the centre of the village are the Almshouses, a row of 7 dwellings built entirely in roughly coursed stone rubble with slate roofs, laid out facing a courtyard to the north and at right angles to the road (13). They are an early 19th century rebuilding of the earlier almshouses which were removed from the front of the court; Cary Mews lies on the north side (14).

15-18 South of the Almshouses on a slightly elevated location above Cockington Lane is the Drum Inn of 1934 beside the rear carriage drive to the Court. Designed by Sir Edwin Lutyens it is the only completed building of a scheme which would have replaced the 19th century cottages. It has typical Lutyens features such as tall, slightly tapering red-brick chimney shafts, a thatched roof with low eaves, and distinctive windows (15). Outside there are two sections of garden steps and patterned brick paving, restored in 2000 (16). Behind the southwest sweep of steps is the Old Watermill (17). The inn sign is also listed: a chamfered oak post with a copper sign designed by Dame Laura Knight RA which carries the image of a drummer boy which has become the trademark of the inn (18). (Images 17 & 18 overleaf)



13.



14.



15.



16.

19-25 Individual cottages and vernacular outbuildings are grouped around the village crossroads (1). All show the predominant local materials of red sandstone or cob, sometimes colourwashed, and thatch. These include Weavers Cottage (19); The Studio undergoing rethatching (20); Hill Cottage (21); Rose Cottage (22); a long thatched range with The Old School House nearest the road (23, 24); and on the western edge of this group Higher Cottage (25). (Images 21 - 25 overleaf).



17.



19.



18.



20.



21.



22.



23.

The Manorial Estate Buildings

26-29 Higher Lodge links the Court to the village at the entrance to the southern carriage drive (26); it is picturesque though rustic in a rough cottage ornée style, with the thatched roof supported on tree trunks from ground to eaves level. It is now set back from the road because of the road's re-alignment in 1838. The isolated Gamekeeper's Cottage (27) lies to the west of Hellinghay Plantation 375 metres southwest of the village centre, it is now used as an educational centre. Warren Barn (28) is situated the western edge of the Manscombe plantations, on the boundary of the conservation area. This 19th century complex, known as an out-farm, is a stone-built group arranged around a walled yard consisting of a threshing barn, a linhay and the remains of a shippon. In 2005 it was being converted for use as a youth hostel. Lower Lodge (29) at the south end of the village is a Tudor Gothick building of the early-mid 19th century which incorporates a series of steps, stone walls, and a bridge over it which carries a section of the Old Paignton Road, the historic route, as it rises steeply from the valley floor, over the drive to Cockington Court.



24.



25.



26.



27.

The Lanscombe and Home Farm Complexes

30-34 Lanscombe Farm, built of stone rubble with thatch, originally dates from the mid-late 17th century with a possible antecedent in a three-room and cross-passage plan (30). It is now split into two with Orchard View forming the northern half; it retains good period timber features, including a plank-and-muntin screen. Immediately to the south are a group of mainly stone-built farm outbuildings: Lanscombe Cottages (31) which are grouped around a yard which includes two 19th century threshing barns one has been converted to The Ridings (32). The group also includes a mid-19th century Linhay adjoining the lane, and a shippon set back. These have been converted to residential use with some inevitable loss of authenticity as Shires (33), and Baycot (34). (Images 32, 33 & 34 overleaf)



28.



29.



30.



31.



32.



33.



34.

35-38 At the southern end of the village is another significant grouping: Lanscombe House is a mid-19th century stone-and-slate house (35), its long enclosing garden walls (36) link it on the north to Lanscombe Lodge Cottage the former coach house (37), and stable block (38).



35.



36.



37.



38.

39-41 On the north side of Cockington Lane, Home Farm (formerly known as Manor Farm) dates from the early 17th century, the re-roofing in red pantiles is late 20th century (39). The service cross-wing contained the dairy, and retains an early 17th century mullioned window and a moulded oak doorframe. Of the group of farm buildings west of the main house the former threshing barn (late 18th century?) has been converted as The Old Barn (40); as has been the late 19th century shippon, originally open-fronted, as Brook Cottage (41).



39.



40.



41.

The Twentieth Century

42 A rare 20th century addition to the village, and a key building nonetheless, is Ridgefield which was built in the 1930s in an Arts and Crafts style for the Cockington Estate's Land Agent. Recent alterations, carried out under permitted development rights, have unfortunately led to the removal of some original architectural features. Behind lies the worst aspect of the conservation area dominated by post-war development on the Chelston skyline in the Loxbury Road and Thorne Park Road areas.

Details

43-48 The cobbled forecourt of the old forge is probably older than the building itself (43). Steps to the Mill Café were added in the early 20th century (44). The granite animal drinking trough carries the inscription ERECTED BY THE LAST COCKINGTON URBAN DISTRICT COUNCIL SEPTEMBER 1900 bearing witness to the short phase of independent control (45). New drystone walling bordering a field track north of the Court (46) and a restored path flanking the stream which leads from the village to the sea - the repair and reinstatement of drystone walling and pathmaking have been significant features of the Torbay Coast and Countryside Trust's management. The Cockington street lamp, an oak column with a separate lantern (48). (Images 45, 46 & 47 overleaf).



42.



43.



44.



45.

49 The tourist season begins early, often before Easter, horse-drawn traffic is both a return to the past and popular with visitors.



46.



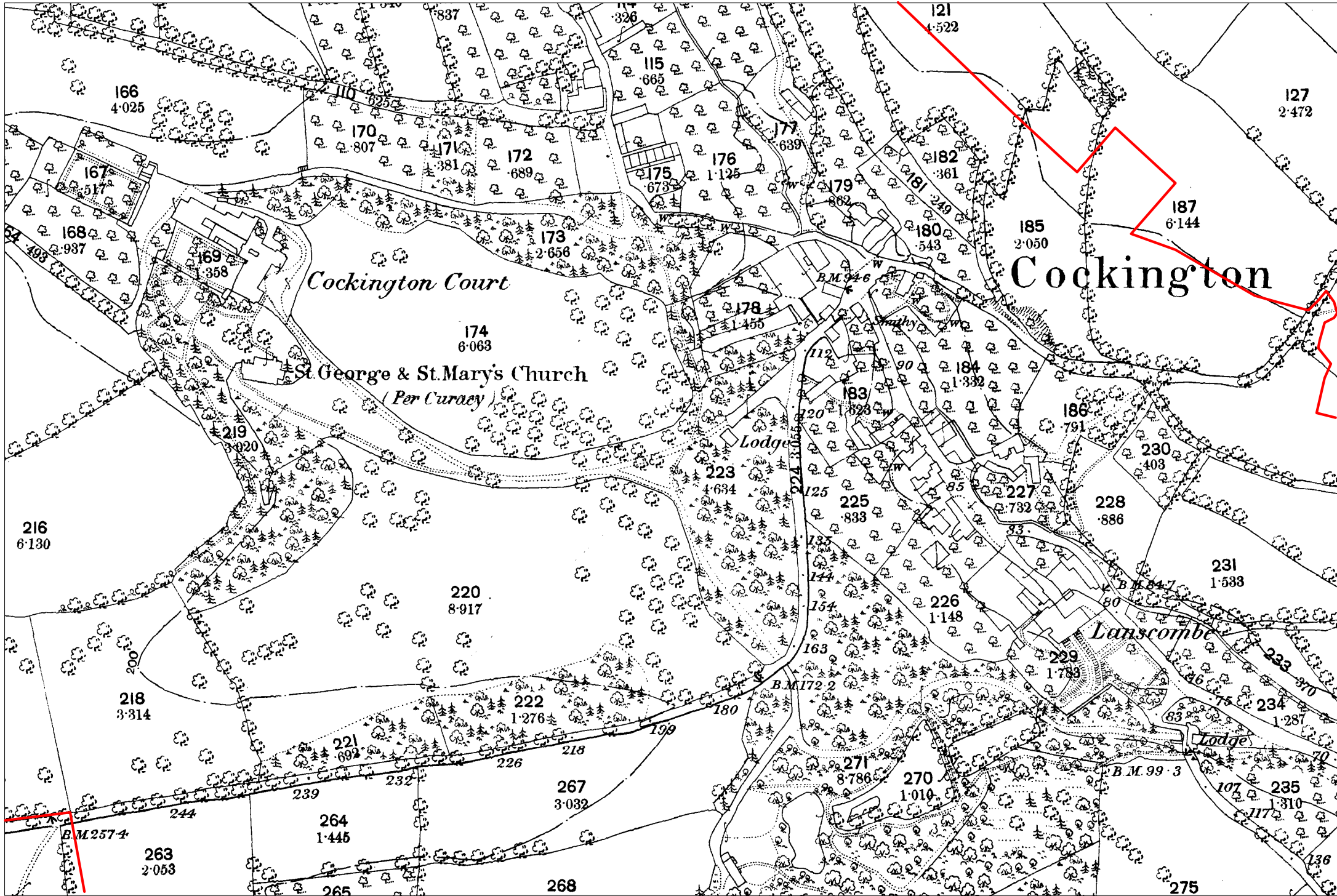
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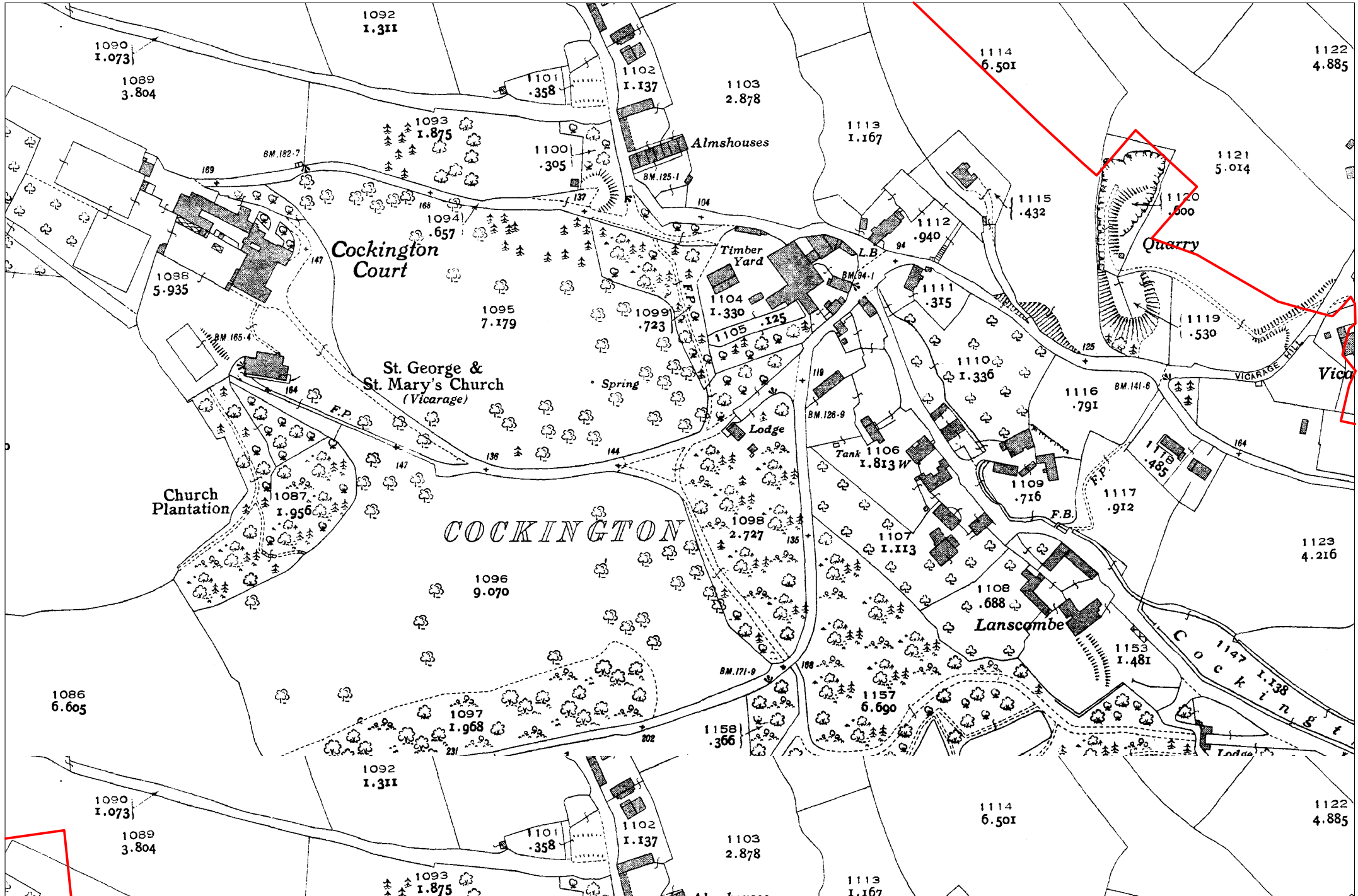


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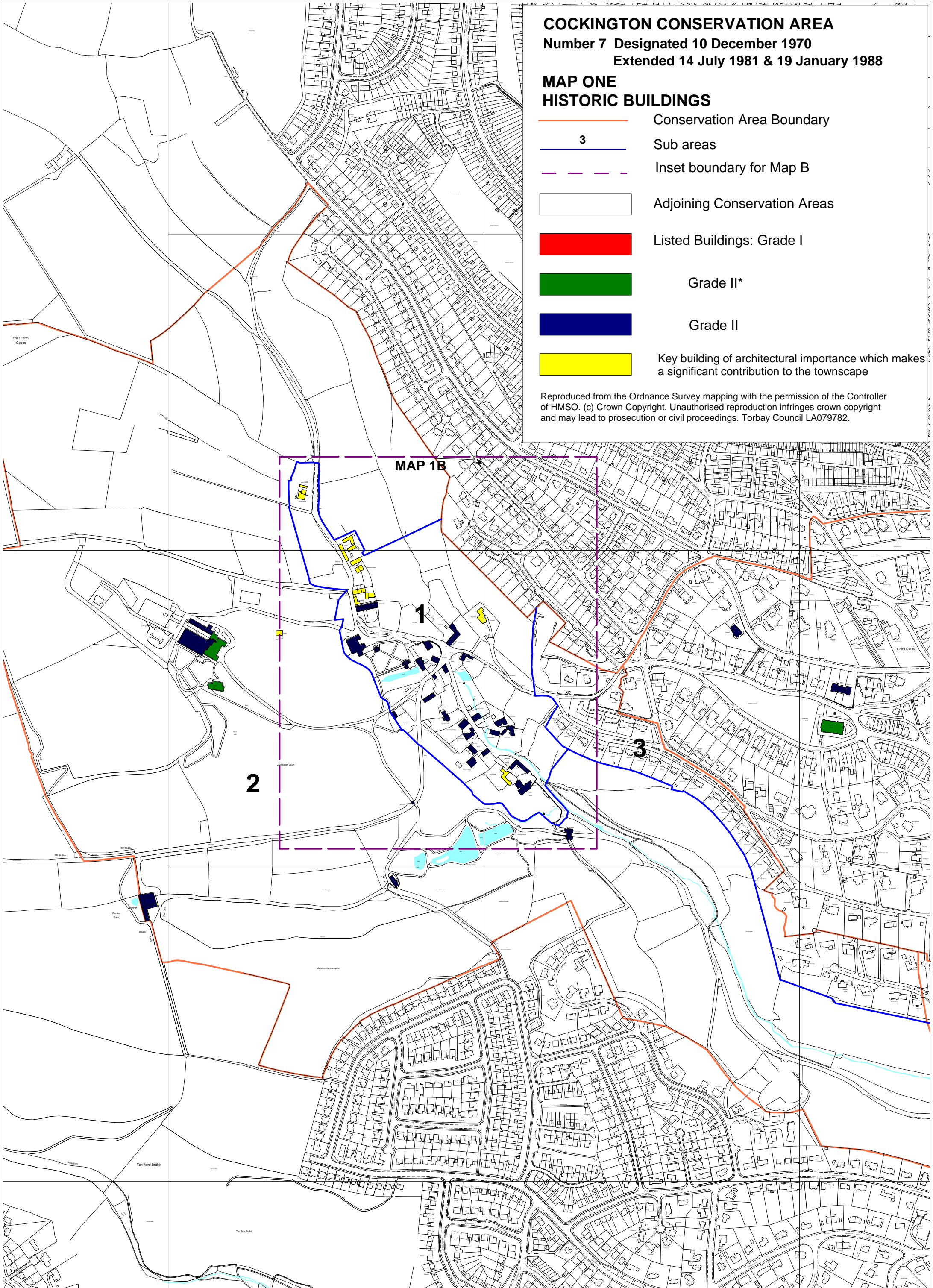


COCKINGTON CONSERVATION AREA
Number 7 Designated 10 December 1970
Extended 14 July 1981 & 19 January 1988

MAP ONE
HISTORIC BUILDINGS

-  Conservation Area Boundary
-  Sub areas
-  Inset boundary for Map B
-  Adjoining Conservation Areas
-  Listed Buildings: Grade I
-  Grade II*
-  Grade II
-  Key building of architectural importance which makes a significant contribution to the townscape

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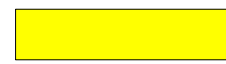


COCKINGTON CONSERVATION AREA

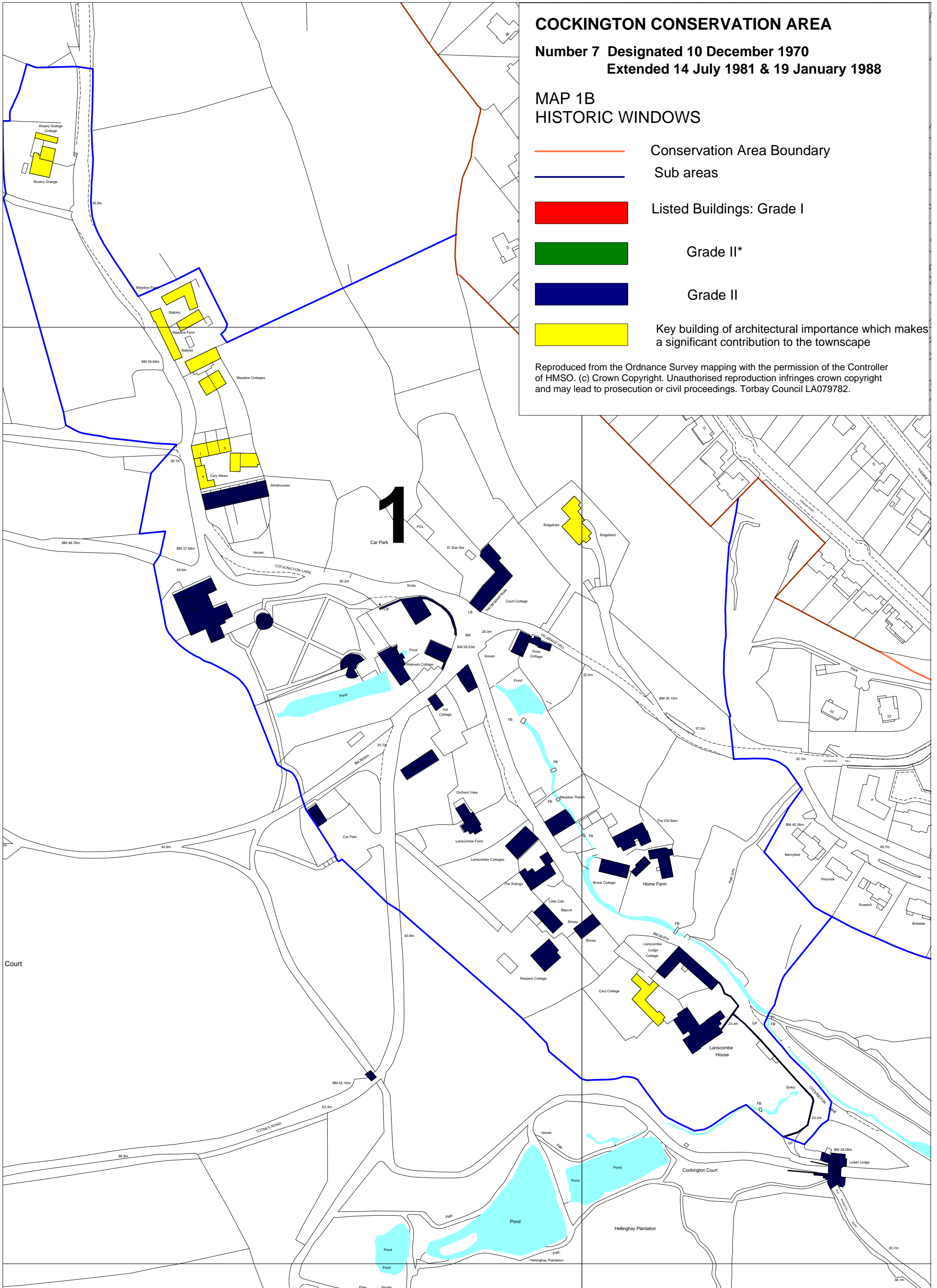
Number 7 Designated 10 December 1970

Extended 14 July 1981 & 19 January 1988

MAP 1B HISTORIC WINDOWS

-  Conservation Area Boundary
-  Sub areas
-  Listed Buildings: Grade I
-  Grade II*
-  Grade II
-  Key building of architectural importance which makes a significant contribution to the townscape

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COCKINGTON CONSERVATION AREA

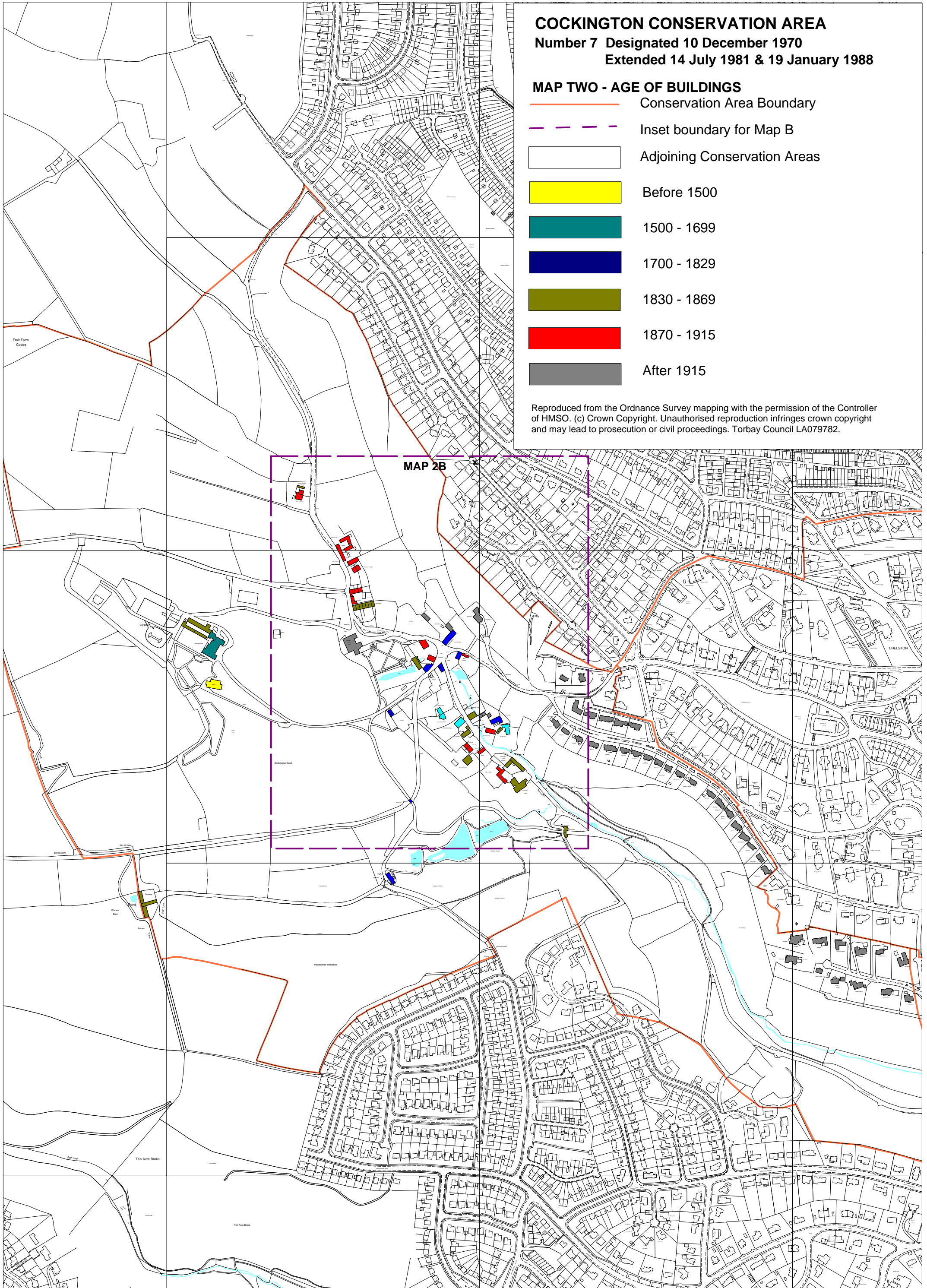
Number 7 Designated 10 December 1970

Extended 14 July 1981 & 19 January 1988

MAP TWO - AGE OF BUILDINGS

-  Conservation Area Boundary
-  Inset boundary for Map B
-  Adjoining Conservation Areas
-  Before 1500
-  1500 - 1699
-  1700 - 1829
-  1830 - 1869
-  1870 - 1915
-  After 1915

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COCKINGTON CONSERVATION AREA

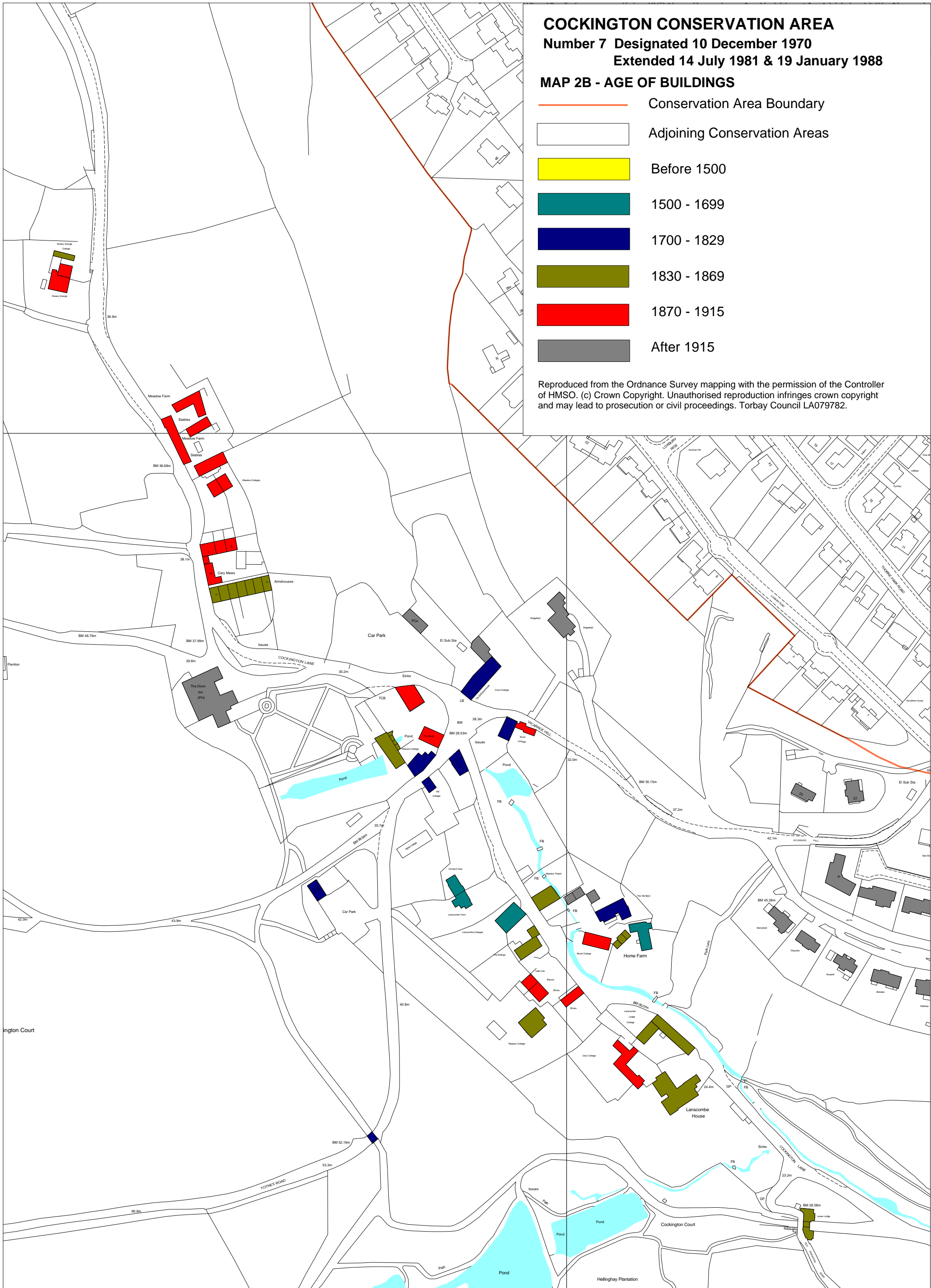
Number 7 Designated 10 December 1970

Extended 14 July 1981 & 19 January 1988

MAP 2B - AGE OF BUILDINGS

-  Conservation Area Boundary
-  Adjoining Conservation Areas
-  Before 1500
-  1500 - 1699
-  1700 - 1829
-  1830 - 1869
-  1870 - 1915
-  After 1915

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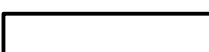


COCKINGTON CONSERVATION AREA

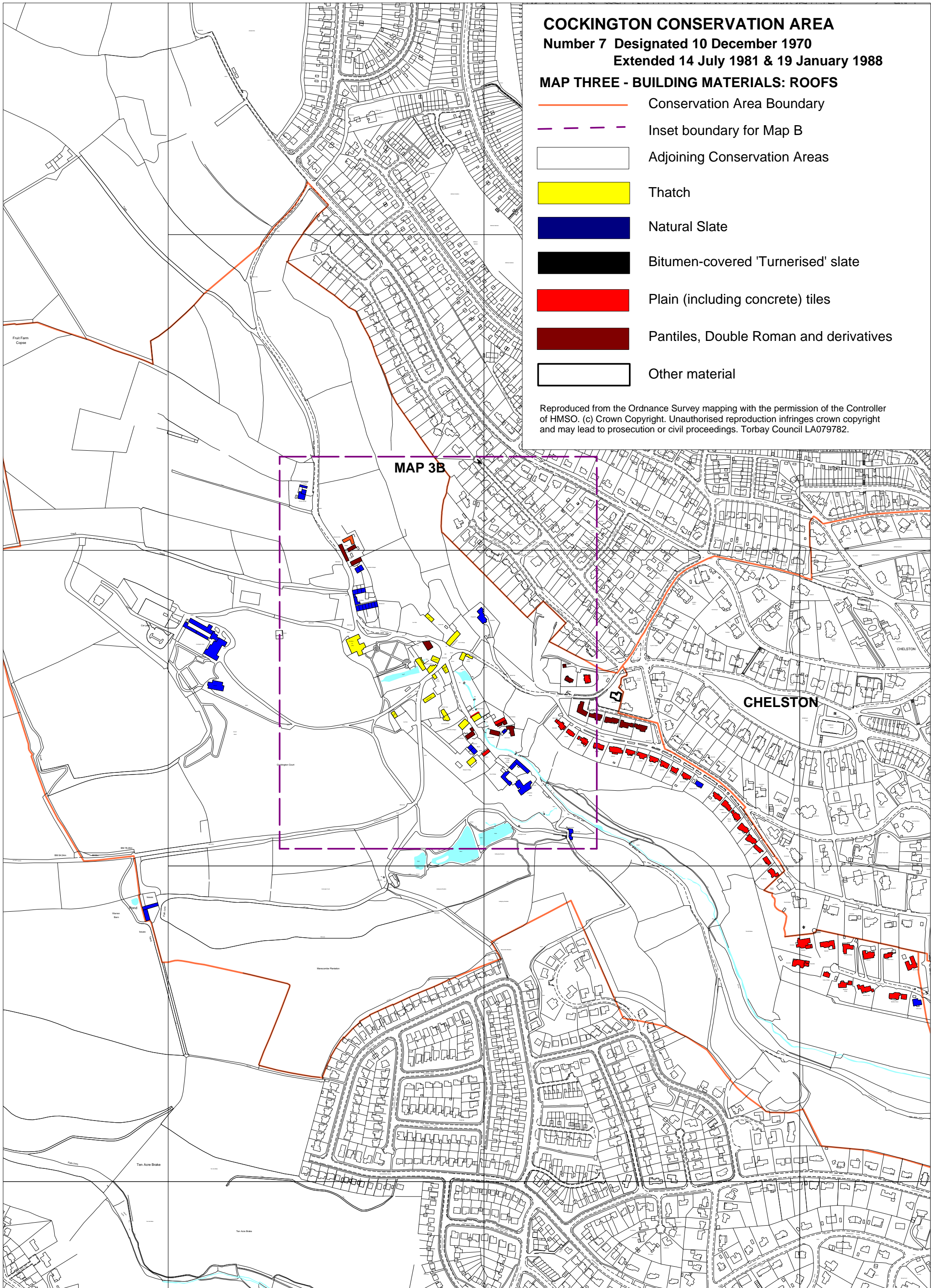
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MAP THREE - BUILDING MATERIALS: ROOFS

-  Conservation Area Boundary
-  Inset boundary for Map B
-  Adjoining Conservation Areas
-  Thatch
-  Natural Slate
-  Bitumen-covered 'Turnerised' slate
-  Plain (including concrete) tiles
-  Pantiles, Double Roman and derivatives
-  Other material

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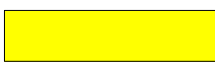







COCKINGTON CONSERVATION AREA

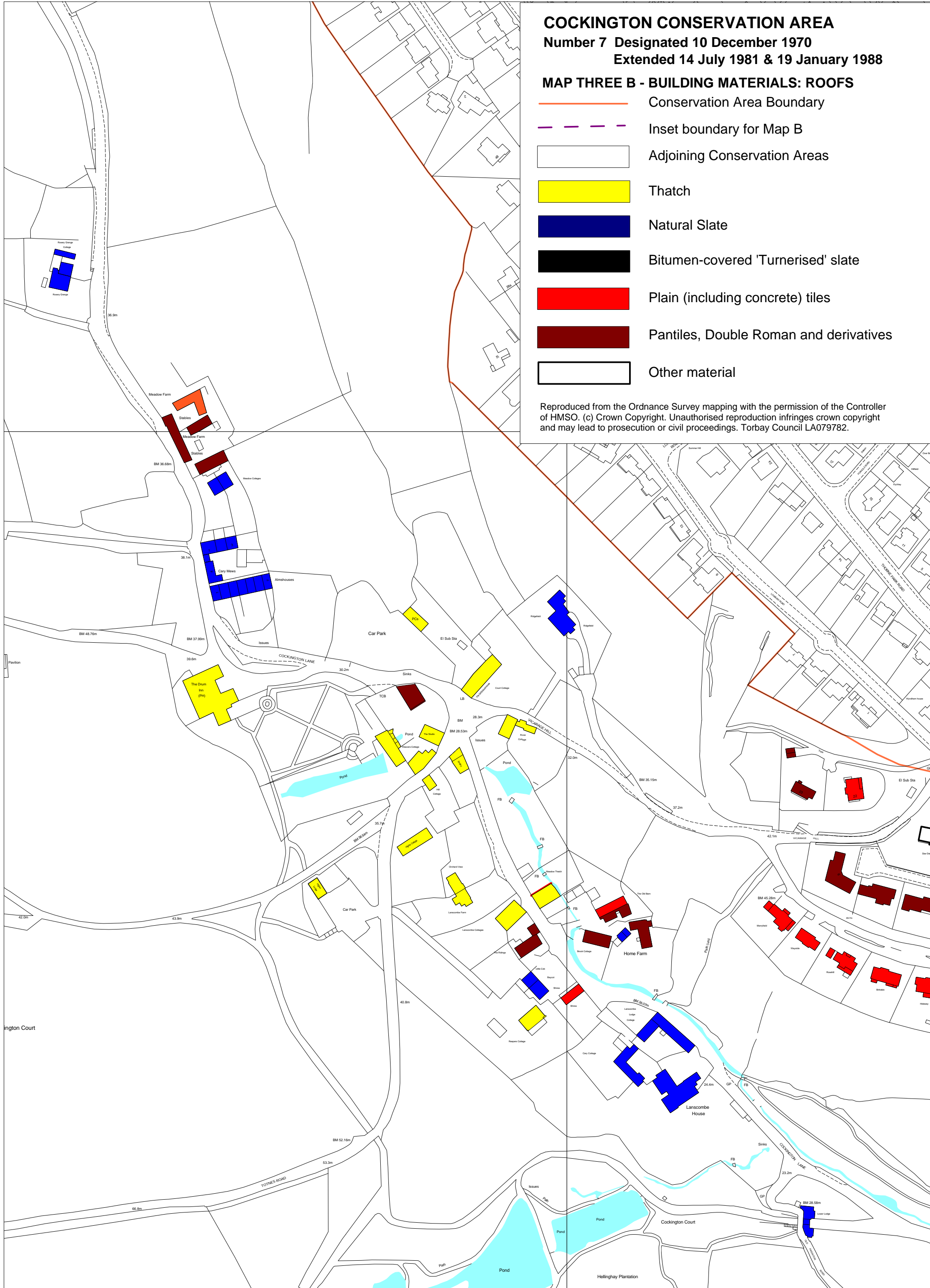
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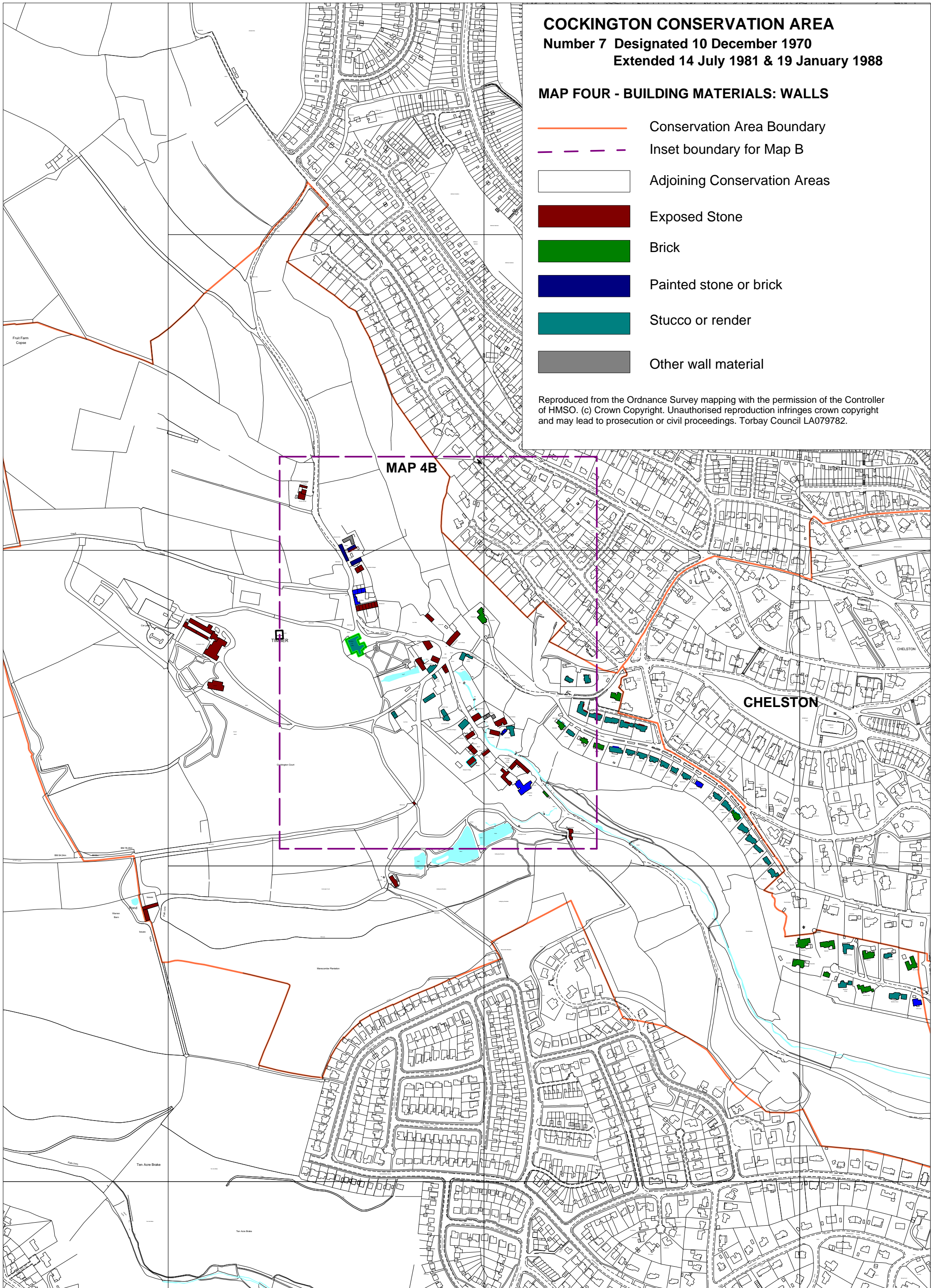


COCKINGTON CONSERVATION AREA
Number 7 Designated 10 December 1970
Extended 14 July 1981 & 19 January 1988

MAP FOUR - BUILDING MATERIALS: WALLS









-  Conservation Area Boundary
-  Inset boundary for Map B
-  Adjoining Conservation Areas
-  Exposed Stone
-  Brick
-  Painted stone or brick
-  Stucco or render
-  Other wall material

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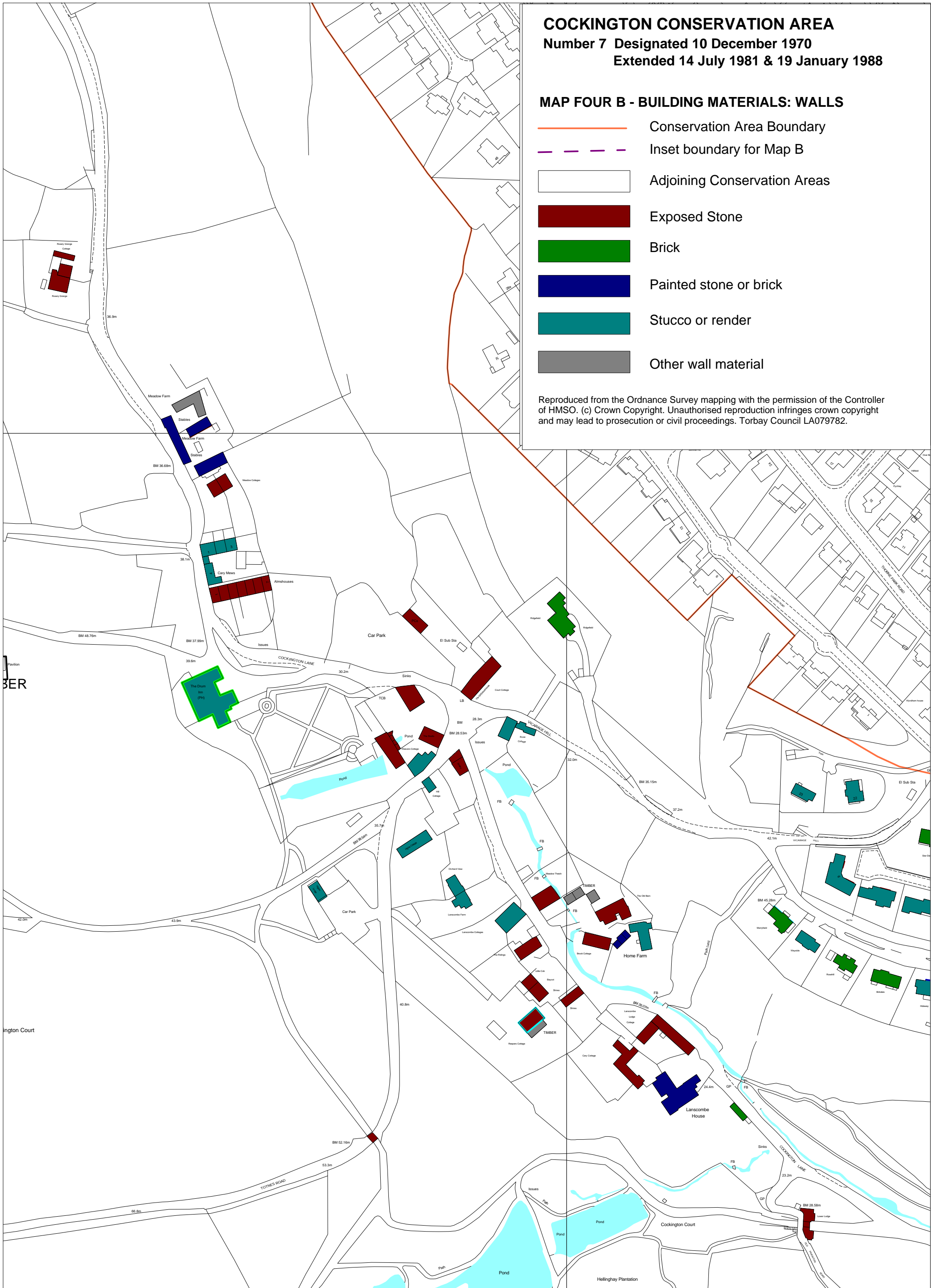


COCKINGTON CONSERVATION AREA
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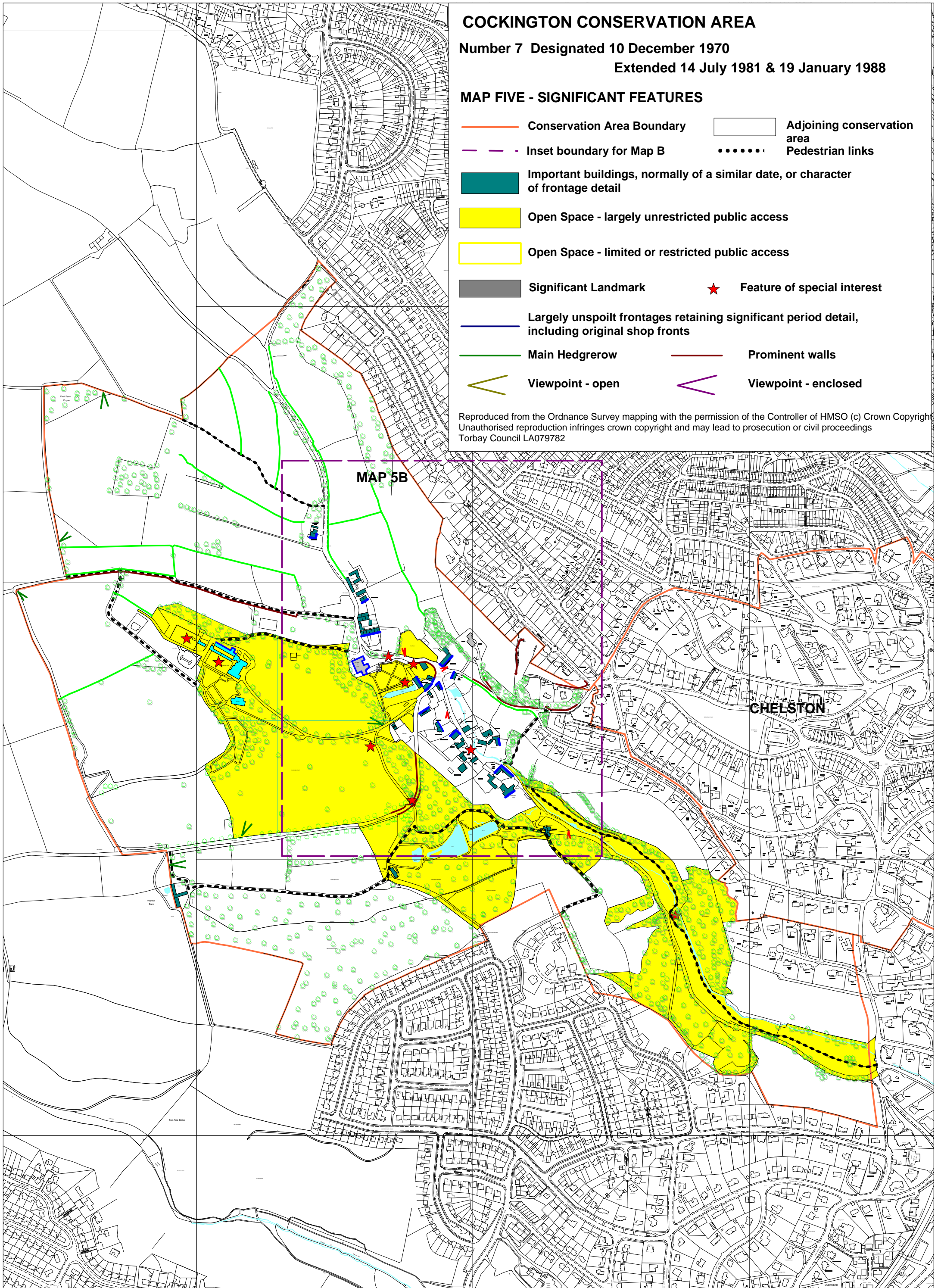
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MAP FIVE - SIGNIFICANT FEATURES

-  Conservation Area Boundary
-  Inset boundary for Map B
-  Important buildings, normally of a similar date, or character of frontage detail
-  Open Space - largely unrestricted public access
-  Open Space - limited or restricted public access
-  Significant Landmark
-  Largely unspoilt frontages retaining significant period detail, including original shop fronts
-  Main Hedgerow
-  Viewpoint - open
-  Adjoining conservation area
-  Pedestrian links
-  Feature of special interest
-  Prominent walls
-  Viewpoint - enclosed

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