

# Caring for COCKINGTON

The Conservation & Environment Guide



All profits from the sale of this guide go to  
Cockington Environment Fund

Cockington from the air 1995 - *photograph courtesy of South West Water*



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# Foreword

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The Cockington Management Advisory Board was established in 1991 to co-ordinate and advise on the management of Cockington. Since then, as a result of a great many hours of hard work and dedication by the residents, the local businesses, the Prudential and Torbay Council, Cockington has gone a long way towards its much needed revitalisation. In the process there have been many changes, some more welcome than others, and the Board has repeatedly found itself asked to consider and advise on the way these changes should be implemented.

In response, the Board has decided to publish a Conservation and Environment Guide aimed at identifying the essential character of Cockington and spelling out the various techniques and materials which should be used in the village and surrounding estate. Many hours of research and debate have gone into the guide. We very much hope that it will both be of interest to all who love Cockington and a ready and important reference for those who live and work in Cockington with which to maintain its special qualities.

Tim Key  
Chairman, Cockington Management Advisory Board

# Introduction

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This Guide has been produced for and distributed to every property owner, resident and business in Cockington. It sets out clearly the various statutory and legal designations that cover the area. It also contains information that will help you in the care and maintenance of both your own property and the village as a whole.

The Conservation and Environment Guide supports the Torbay Council's Local Plan and adds detail to it, but nothing in this guide takes precedence over the Local Plan. It is also a local Agenda 21 project, working towards a more sustainable environment for Torbay.

The Guide is in two parts; the first describes the village and its surroundings, providing notes on some of the most important buildings and aspects of the landscape. The second part is an alphabetical checklist of conservation advice.

Caring for Cockington has been produced by:  
Cockington Management Advisory Board (a partnership of Torbay Council), Prudential,  
Cockington residents and local businesses.

Illustrations by Brian Carter

Designed by Torbay Council

*If you would like further copies of this Guide, please contact the Country Park Office at Cockington Court, Telephone: 01803 607230*



COCKINGTON FORGE

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Cockington circa 1900

# COCKINGTON'S

## History

History can be told in many ways, in books, songs and paintings are but three well known examples. For a village like Cockington however, the evolution of the landscape is as important as the names and dates of the people who lived here. In 1946, Waycotts the Auctioneers summarised the history of the estate as follows:

'The village, according to its historical record, dates back as far as Domesday Book, and thence into a haze of unrecorded history. The Cockington Estate was owned by Sir Richard de Cockington and his descendants from the year 1130 to the year 1350. Sir Robert Cary acquired the Manor in 1374, and his family occupied it until they were succeeded by the Mallocks, who held it from 1654, until the time when the Estate was formed into the Cockington Trust.'

This straightforward approach to history that many of us learned at school, gives little insight into the many reasons why Cockington is so unique in this part of the country. Luckily the eminent landscape historian and author of *The Making of the English Landscape*, W.G. Hoskins, knew this area well and understood the forces that came to bear on the village. He describes it thus:

*'The little village of Cockington still stands unspoilt, beyond the suburbs of Torquay, and is even famous among Devon villagers for its beauty. Cockington Court is a house of 16th- and 17th- cent. date, delightfully placed in a small park. It was the home of the Carys from the time of Richard II until they were forced to sell out to the Mallocks in 1654. It continued with the Mallocks down to 1927. W.H. Mallock's Memoirs of*

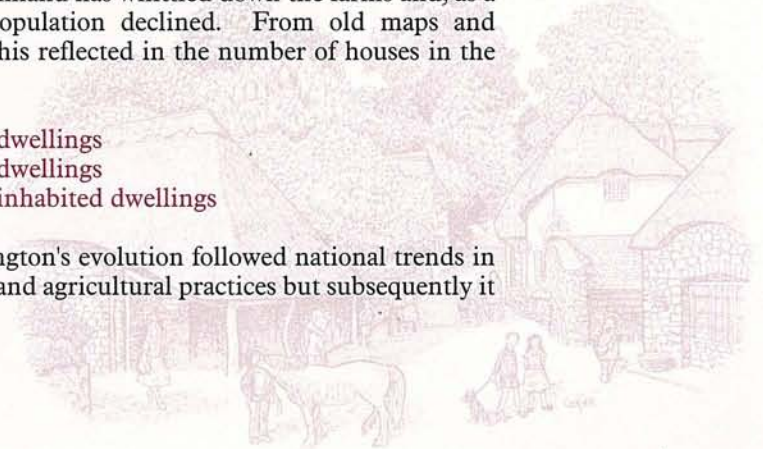
*Life and Literature has some good pages on life here in the early days. The mansion and park were acquired by Torbay Corporation in 1935 for the sum of £50,000.*

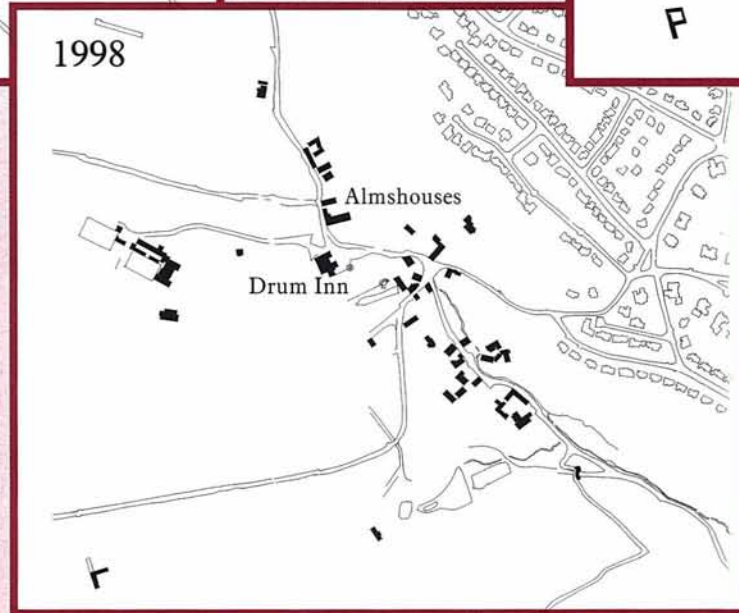
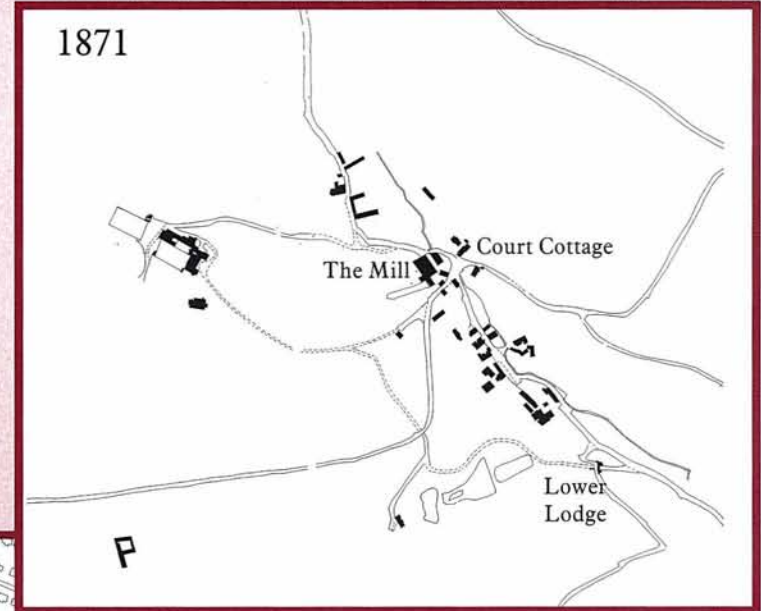
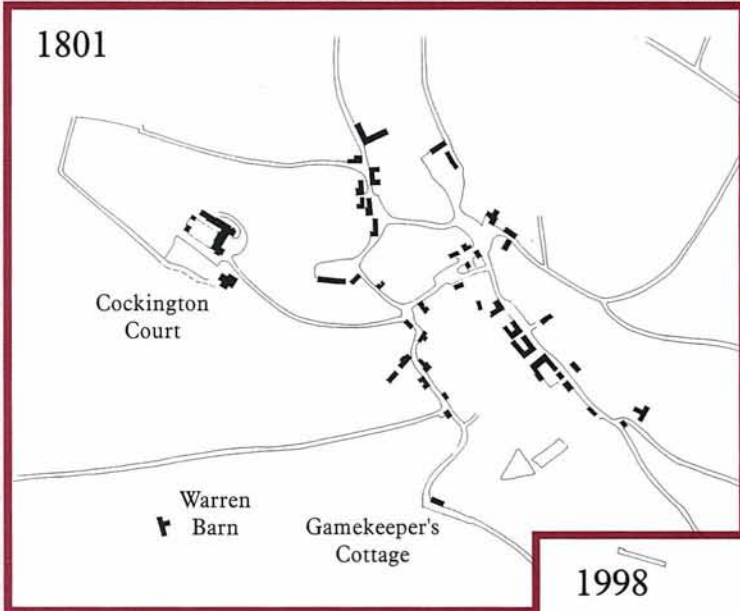
*The church (St George and St Mary) is a charming building, mainly of 14th- and 15th- century date; the tower is chiefly 13th- century. The pulpit came from Tor Mohun church, where it was rescued from destruction in 1825. Other features of the church are the fine restored rood screen, the 15th- century font with its enriched Jacobean cover, the carved bench-ends under the tower and two 15th- century stalls with misereres in the chancel, and a certain amount of medieval glass in two windows.'*

Cockington was very much a typical country estate, complete with manor house, family chapel, parkland, deer park, farmland, woodland and water meadow. Until this century the estate remained relatively unchanged by the passage of years. As late as 1937, there were four working farms in the village served by the Forge and Mill. During this century the encroachment of housing onto the farmland has whittled down the farms and, as a direct result, the population declined. From old maps and records we can see this reflected in the number of houses in the village:

1659	37 dwellings
1831	46 dwellings
1992	25 inhabited dwellings

Prior to 1850 Cockington's evolution followed national trends in terms of population and agricultural practices but subsequently it





How Cockington has changed over the last 200 hundred years





followed its own course. In describing the evolution of Torquay and its surroundings, Hoskins tries to explain why Cockington is so different from its neighbours.

Between 1841 and 1871 the population of Torquay rose by over 5,000 each decade. The three land-owning families of this period were the Palks, the Carys and the Mallocks here at Cockington. While the Palks and Carys allowed their land to be developed with the elegant villas that we see today, the Mallocks resisted change. They did not want a town on their rural property, and they threw away a fortune rather than have it. Not until 1865 did one of them consent to grant a building lease, and then only to a family connection. Similarly with the coming of the Railways, the Mallocks strongly resisted encroachment on their estate. Local historian John Pike's account of these negotiations also indicates that there was much ill feeling between the Carys living at Torre Abbey and the Mallocks. Interestingly he also points out that the two families were religiously opposed. The Carys were Catholics and as such, had only been free to worship since the 1820s. The Mallocks however, were staunch members of the established church. The animosity between the two families was clearly illustrated in a letter from C. H. Mallock that he is 'not on visiting terms with the occupants of Torre Abbey.'

The village was acquired by The Cockington Trust in 1932 and it commissioned the internationally renowned architect Sir Edwin Lutyens to redesign the village on a comprehensive scale. The Drum Inn and its gardens were the only significant outcome. In 1946 the Trust sold the village, after much discussion with

residents and the council, to Prudential, to ensure that its historic core remained in a single ownership.

There is much that we can learn from Cockington's history today. The Mallocks resisted change and by doing so, handed on to us a village rich in memories and beauty from the past. From them we can learn to think not of short-term profit today, but to look to the needs of future generations.





Steps in the grounds of the Drum Inn 1994

# Change & Conservation in COCKINGTON

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There have undoubtedly been upheavals and far-reaching changes in Cockington in the nine centuries since the Domesday Book. The rebuilding of the Almshouses in the early 1800s and the design and construction of the Drum Inn and grounds in 1935 are good examples. Both buildings are now valued parts of the village.

The last few years have seen a period of rapid evolution. Farm buildings have been converted and new businesses have become established. As a result the population has grown once more and there has been a great deal of building and landscaping in Cockington. Much of this has been carried out sensitively. However, when modern materials that look out of place have been used, the change has threatened the special character of Cockington.

Cockington Country Park was established in 1991 to help maintain this character and to ensure the integrated management of Cockington. Its development has been guided by the Cockington Management Advisory Board.

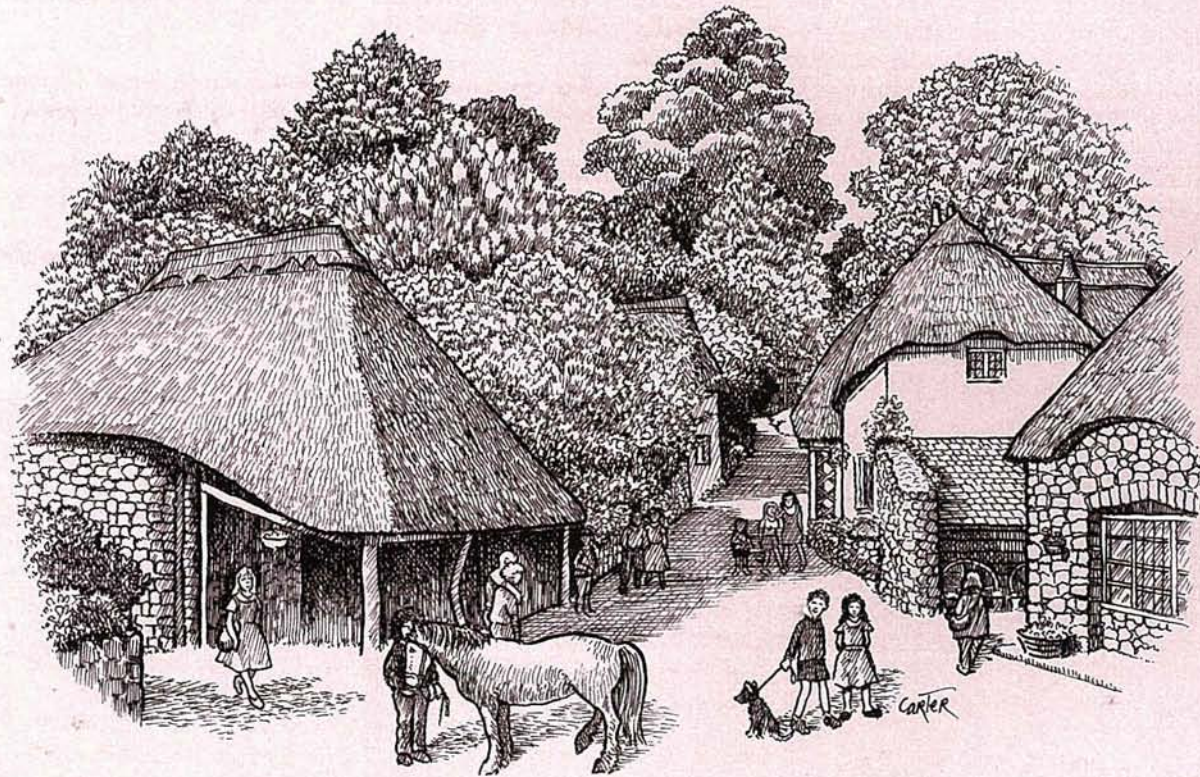
This Guide reflects the beliefs of the Cockington Management Advisory Board that:

*The community must ensure that the challenges Cockington faces are carefully managed and do not alter its essential character*

*Not all change is bad and Cockington must be allowed a place in the future as well as the past*

*These aims can be achieved only with the co-operation of those who live and work in the village.*





The Village Centre

# What's Special About **COCKINGTON ?**

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A survey of residents and businesses has revealed that there is a strong sense of Cockington's identity. Replies frequently mentioned key words such as peace, tranquility, unspoiled, traditional, as well as trees, hedges and gardens, footpaths, fields, The Lakes and equestrian activity.

For many it is the contrast between Cockington and the surrounding urban areas which gives the place its special character. The rural tranquility of the valley is given additional value because it exists in such close proximity to built up areas. The landform, with a series of interconnected valleys running up from the sea, helps create this feeling of vulnerability, as the houses of the surrounding estates look down over the separate world of Cockington.

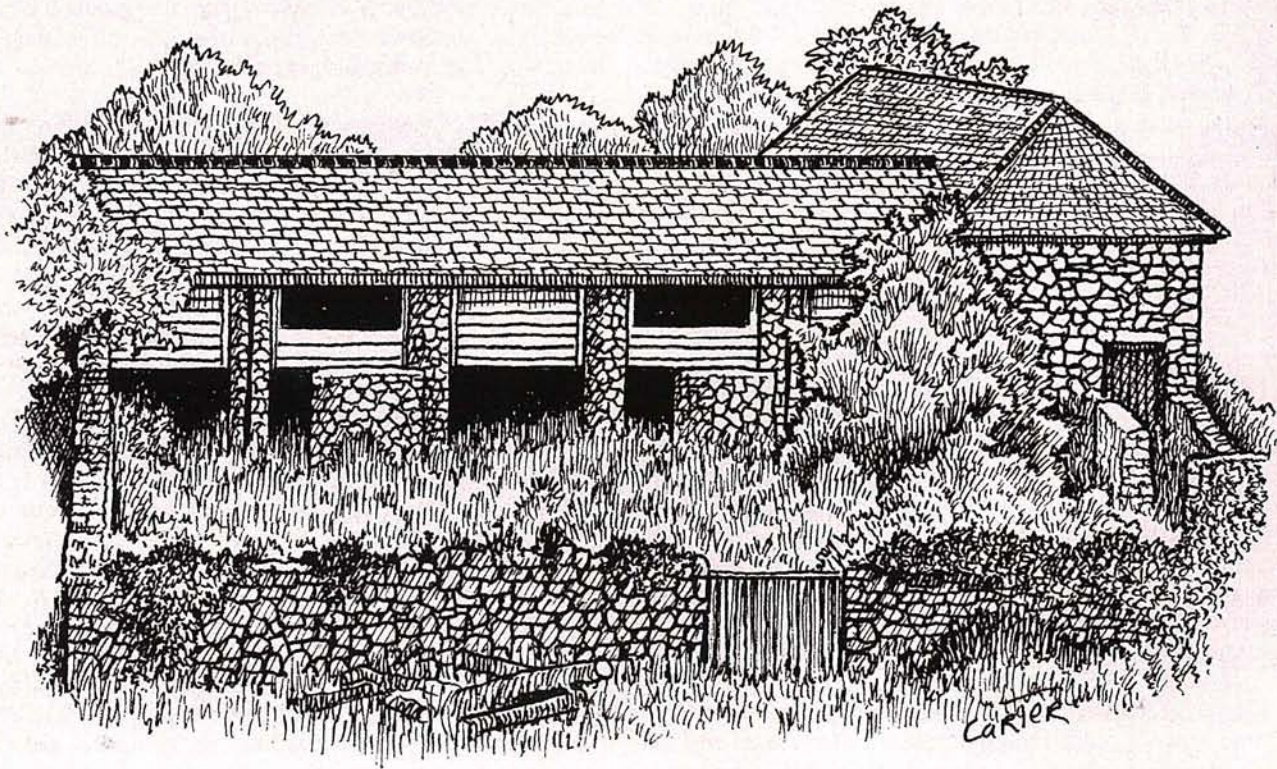
As travellers approach Cockington from the seafront, the lane is enclosed by tunnels of trees and high banks. Glimpses through gateways reveal views of fields and woodland and, closer to the village, the first buildings appear. The lane continues up towards the village centre where a new world of walls, cottages and gardens opens up. Then, as the lane reaches the meeting of roads, there is a sense of arrival: this is the famous scene of Cockington village and the travellers have reached their destination.

The buildings of Cockington are of warm, harmonious colours; they seem to emerge from their backcloth of greenery and fit comfortably into the landscape. As the village unfolds, the theme continues. There is naturalness to the layout of buildings, gardens and lanes that has evolved over centuries. Much has been

weathered by time; it is neither tidy nor perfect, but there is a simplicity in the design, from the old stone trough, to the mounting step, to the bulging cob walls and thatch.

The building techniques reflect Devon traditions which used readily available local materials: cottages of plastered stone rubble and cob with red sandstone chimneys; thatched roofs of Devon combed wheat reed; casement windows; front gardens with white painted picket fences and gates; groups of farm buildings with stone boundary walls and timber field gates; lamp posts of a distinctive design; each has a place in Cockington. All of these contribute to a soft and pleasing balance of irregular forms, colours and textures, as they have gently mellowed over the years.

Many routes lead from the village centre and the next destination for travellers is often the parkland and Cockington Court. At the entrance to the park there is a fresh sense of arrival as the view of the park, the Court and countryside behind opens up. Large specimen trees dominate the scene and the expanses of close-mown grass and feature plantings provide a refreshing contrast to the more intimate and small-scale atmosphere of the village. Climbing up out of the valley, the wider countryside is reached with its dramatic views back over the village, the encroaching suburbs and out to sea. Here, the character of the land changes again: rough hedgerows and a patchwork of fields, copses, wild corners overgrown with bramble and bracken, great landscape trees and old dry-stone walls.



Warren Barn

# Planning, Statute and Other Legislation

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## **The Conservation Area**

A large part of the valley and all the buildings of the estate lie within the Cockington Conservation Area, designated on 10 December 1970. The designation recognises that the area has special architectural and historic character. It regulates the alterations or additions that people can undertake. Changes will not be allowed if they damage the architectural or historic character of the village. In the Cockington Conservation Area demolition, new construction and alterations are all subject to planning control.

## **Listed Buildings**

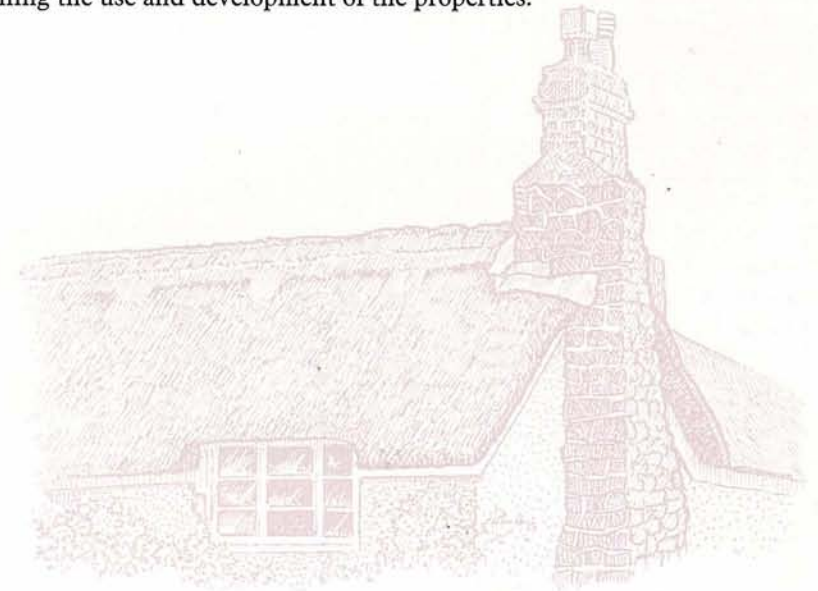
There are 34 buildings and structures listed for their historic or architectural importance in Cockington. They range from the medieval parish church to the steps in the gardens of the Drum Inn. Every effort must be made to protect them. For any work that will affect the character of a Listed Building, an application must be made for Listed Building Consent. The need for this consent is not, as is often thought, limited to the external appearance, but includes the interior features. It also extends to the curtilage, which may contain outbuildings and garden walls or railings.

The current legislation on Conservation Areas and Listed Buildings is contained in the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Government advice can be found in Planning Policy Guidance Note (PPG) 15.

*If in doubt about what will need planning consent and what is acceptable, contact the Conservation Officer of Torbay Council.  
Telephone: 01803 207787*

## **Leases**

The majority of residential and business properties in Cockington, including most of the village centre, are let on 999-year leases. Lessees must serve notice for consent on the freeholder whenever they plan changes. This must be done at the same time as planning applications are submitted if the applications are to be valid. The leases also contain a number of clauses controlling the use and development of the properties.





Higher Lodge 1995



# COCKINGTON'S

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## Buildings

The setting of buildings in the village landscape gives Cockington its special character and a strong sense of place. Each building has its own character and history and is part of a particular tradition.

### **The Parish Church of St George and St Mary**

The church is Cockington's most important building, both historically and architecturally. Originally built in the 13th century, it has been enlarged and altered to suit the needs of different generations. There were major restorations in 1882-83 and (by Charles Nicholson and Herbert Read) in 1916-20. The design of the church has been evolving for many centuries; any future changes need to be in harmony with the beauty and design of the building.

### **Cockington Court**

The Court was the mansion house of the Mallock family, and remains the focal point of the estate. Originally built in the 16th century, it has few architectural features remaining from then, but was altered and extended several times, particularly in 1673 by Rawlyn Mallock and about 1820 by the Rev'd Roger Mallock. He had the top floor removed and the interior remodelled. Its historical significance merits great care in maintaining its existing fabric and in ensuring new elements are sympathetically designed.

### **Older Buildings**

The earliest surviving domestic buildings of Cockington are known to have been here for at least 300 years. Home Farmhouse is the most substantial, and the only one without a thatched roof.

It used to be called Manor Farmhouse and was the most important house in Cockington after Cockington Court. Lanscombe Farmhouse, Lanscombe Farm Cottages and Higher Cottage are all 17th-century dwellings. Rose Cottage, Hill Cottage and Weaver's Cottage are all smaller buildings from the 18th century. So too is Court Cottage, which was used as the village school in the 19th century and more recently the Estate Office before it became a shop.

### **Farmsteads**

There are five groups of former agricultural buildings that once made up the farmsteads within the village. All but two have been converted for residential use. Their characters differ according to their original agricultural function, but all have an open yard facing the lane. They are generally simple buildings with few doors and windows, but with at least one large door for farm machinery and animals. The type of opening indicates whether the building was originally a barn, stable, shippon, granary, linhay, byre or pound house.

**Home Farm** (now three homes) has an 18th-century cob-walled barn with a clay pantile roof. The thatched stable was built as a linhay in the 19th century. The shippon is late 19th-century and is of stone rubble with brick dressings.

Across the road is **Lanscombe Farm** (now homes) with a large early 19th-century threshing barn with cob walls and a pantile roof. The thatched barn beyond the courtyard is of the same date. The stone-rubble shippon was probably added in the mid-19th



century, while the distinctive open-fronted linnhay (the Red Barn) has late 19th-century walls of red breccia with brick dressings and limestone caps to its brick piers.

**Cary's Farm** (now three homes), behind the Almshouses, dates from the late 19th century. It included a linnhay backing on to the lane, with a range at right angles housing stables and hay-lofts.

The two unconverted building groups are **Meadow Farm**, which consists of two agricultural buildings of stone rubble masonry (now used as riding stables) and **Warren Barn**, a planned field barn complex known as an out-farm, which was built in the mid 19th century. It consists of a large stone-walled threshing barn with the remains of a shippon attached and a linnhay at right-angles.

#### **Estate Cottages**

Some of the village cottages were consciously designed to enhance the picturesque qualities of Cockington Park. The local historian John Pike suggests that Mallock's father consulted the landscape designer Humphrey Repton; if so, these features have added significance. We need more research into who was responsible for the design and building of these cottages.

**Higher Lodge** is an early 19th-century picturesque cottage orneé of plastered stone rubble or cob, with a thatched roof of Devon combed wheat reed and a rustic verandah over an oversailing upper floor. It is beside the gates into the park from the Old Totnes Road. The archway of **Lower Lodge** was built in about

1840 when the carriage drive into the park from Cockington Lane was diverted to improve the parkland in front of the Court. The old lane to Paignton passes over the sunken drive immediately beyond the archway. The lodge, of red sandstone rubble in the Tudor style, is in private ownership.

The early 19th-century **Gamekeeper's Cottage** is a picturesque building of plastered stone rubble and cob with a thatched roof and brick chimney stacks. In the Hellinghay Plantation at the head of three lakes, it formerly housed the gamekeeper and his equipment. It used to have a Devon wheat reed thatched roof and exposed cob walls, but it was extensively rebuilt after a serious fire. It is now an educational facility, housing a small museum and teaching room.

#### **Industrial Buildings**

Cockington has had its own industrial revolution and some notable examples still exist.

**The Forge** is a cob-walled smithy with a hipped thatched roof which extends out on round timber posts over a cobble forecourt. It dates from the 16th or 17th century and is located on an older site. It is still in use, but much of the farrier's work is carried out in an extension at the rear of the building. The continued use of this building as a forge is of paramount importance to the village.

**The Mill** is a stone-walled building behind Weaver's Cottage. It has a wheel served by a leat from the mill pond, but no machinery. It used to produce Devon wheat reed for thatching and powered



a sawmill. It has been much altered after a fire and now houses a café.

### **The Drum Inn**

The internationally renowned Sir Edwin Lutyens, architect of Castle Drogo, designed the Drum Inn for the Cockington Trust in 1934. It is an architectural tour de force, a design of great merit and distinction that fits a relatively large hotel into the established village. Despite its brick construction, with sash windows and thatched slopes to a flat roof, it manages to be in harmony with the vernacular of rural Devon. It was intended to be part of a larger redevelopment scheme that included an extensive garden and a village square surrounded by new buildings. Only part of Lutyens' design was completed. The 1930's were significant for the village and more research into Lutyens' design is needed so that any future proposals can be integrated successfully.

### **Other buildings**

**The Almshouses** were built in 1840 with stone rubble walls and Delabole slate roofs to replace the original Almshouses that stood within the park between the Court and Higher Lodge. There are seven small houses in the terrace, each with a front garden surrounded by stone rubble walls. Their style is reminiscent of an industrial setting.

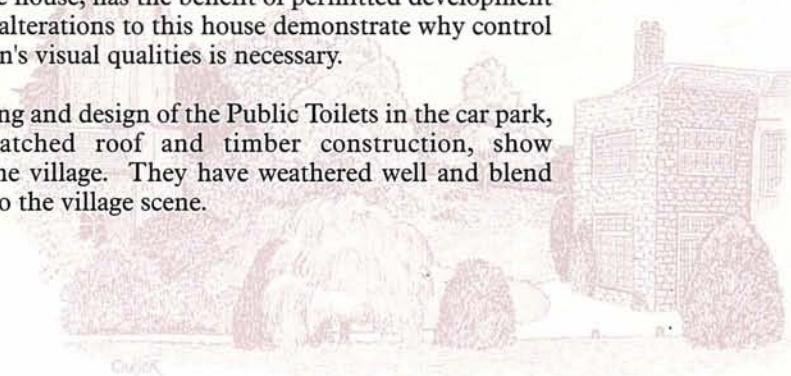
**Lanscombe House** was built in the 1880's, probably designed by a local architect to replace an earlier house destroyed by fire. It

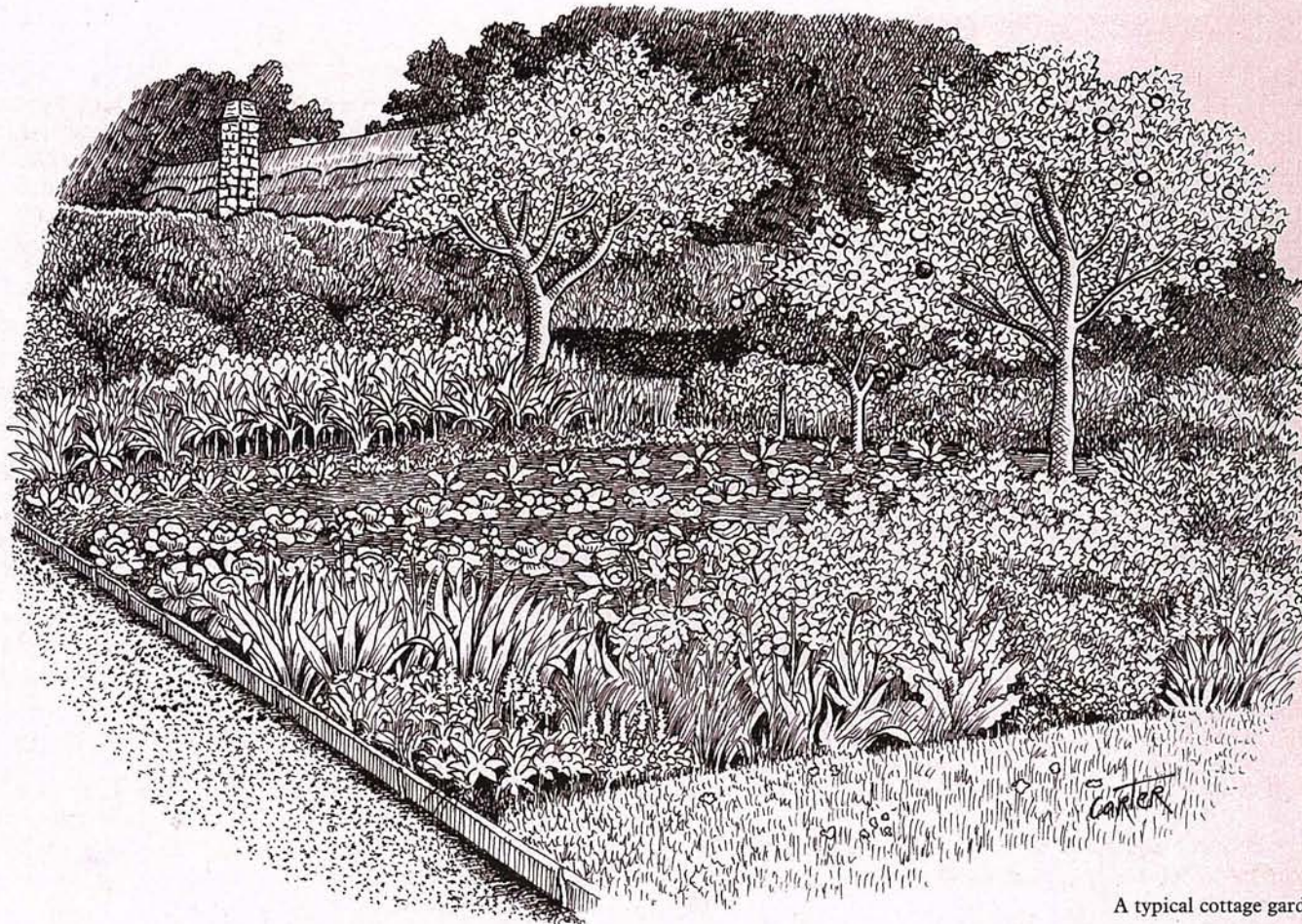
has rendered walls, tall sash windows and overhanging slate roofs. It is typically Victorian, similar to other contemporary villas in Torquay. Its greenhouse, which backs on to Cockington Lane, has been reconstructed and decorated in Victorian colours; a Victorian colour scheme would also enhance the house itself. The adjacent former farm buildings were planned as a group with the house.

**Rosery Grange** is also 19th-century, with stone rubble walls and brick dressings under a slate roof and may also have been designed by a local architect. In age and character it resembles the houses of Chelston in the next valley. **Meadow Cottages** are a pair of symmetrical estate cottages of the same date and materials as Rosery Grange. There is a range of wash-houses and sheds along the boundary wall to Meadow Farm.

**Ridgefield**, on a sensitive site overlooking the village centre, was built in the late 1930's for the Agent to the Estate. It is in the Arts and Crafts style, with rough-cast walls and steel windows with square leaded lights. It is no longer part of the Cockington Estate and, as a private house, has the benefit of permitted development rights. Recent alterations to this house demonstrate why control over Cockington's visual qualities is necessary.

The careful siting and design of the Public Toilets in the car park, with their thatched roof and timber construction, show sensitivity to the village. They have weathered well and blend successfully into the village scene.





A typical cottage garden

# COCKINGTON'S

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## Landscape

Cockington Valley is green, cool and shady, with ferns and other plants covering its walls and banks. The south-easterly aspect of the valley, the trees on the valley floor, the presence of water and the shelter from the prevailing south-westerly winds, all combine to create a unique micro-climate.

The green, leafy setting provided by the fringing woodland, thick hedgerows, fine parkland trees and exotic species is crucial to Cockington's character. Over the last 30 years hundreds of mature elms in the hedgerows have fallen to Dutch Elm Disease, altering the landscape. The storms of 1990 also battered Cockington. Every effort is needed to conserve the stock of trees and to ensure that young trees are planted to maintain the village's treescape.

### **The Public Gardens**

Each of the formal public gardens of Cockington has its own strong character. The grounds of the Drum Inn were laid out by Lutyens, but were never fully implemented. In keeping with its stature, Cockington Court has its own walled gardens. In the 1930s, the Rose Garden was used as a private menagerie, which even included a bear! The nearby Kitchen Garden is now established as an organic demonstration garden and a community resource.

### **Parkland**

The formal area of Cockington Park lies in the valley in front of Cockington Court; the Arboretum lies between the Court and the

Old Totnes Road. The close-mown grass and single specimen trees give a sense of space. The shoulders of the valleys are planted with groups of trees that accentuate the landforms and funnel the view towards the Court. A few formal beds have been planted in the Arboretum and their seasonal colour contrasts with the more subdued landscape around them. Spring bulbs are planted on several banks on the approach to the Court, giving both colour and texture. The cricket ground and its pavilion provide a focal point. Nearer the Court and the Church there are more formal areas with high public use. The croquet lawn, rose beds and herbaceous borders provide an introduction to the walled gardens behind the Court.

The Lakes area laid out in the 1700s, together with the woodlands of the Hellinghay and Manscombe Plantations, are informal features of the parkland. There are many fine specimen trees as well as flowering shrubs that are a popular sight in spring. Intensive management is avoided to provide a gentle transition between the formal parkland and the surrounding countryside.

### **Local Wildlife Site**

Cockington Country Park was designated as a Local Wildlife Site in the 1990 Torbay Wildlife Survey; it is important for nature conservation in Torbay. Policies in the Local Plan give protection to wildlife in Cockington.

Cockington does provide a home for two species that are nationally important. The Cirl Bunting is a bird found in the UK



primarily along the coast of South Devon. The Barn Owl needs rough pastures where it can hunt. Torbay Council is working to protect these rare species in Cockington by providing the habitats they need.

#### **Paths and lanes**

There is a network of old lanes and newer footpaths and riding routes across the estate. Signposts are kept to a minimum. Timber stiles are usually of the step-through variety that is easier for older people. Often they have a dog-sized hole, too. Paths are generally unsurfaced, but if disabled people need access or there are drainage problems they may be dressed with crushed limestone or road planings. Many of the routes for horse - riders are surfaced.

#### **Walls and hedges**

Many of the boundary walls in Cockington are hundreds of years old. Some of them are also listed structures because of their historical or architectural importance. There are many old fence-lines and gates that add to Cockington's character. The Devon hedgerow is a special type of field boundary that is unique to this part of the country. It consists of a bank of earth typically around three feet (one metre) high, sometimes faced both sides with stone and planted with a hedge on top. This design placed the hedge out of the reach of stock, particularly sheep that might nibble it. There are many variations on the style and several can be seen around the village. More modern hedgerows have usually been planted directly in the ground without a bank.

The age of a hedgerow can be roughly estimated by counting the number of different woody species (like hawthorn, blackthorn, hazel and ash) in a one hundred yard stretch. The number of species is approximately equal to the number of centuries that have passed since the hedge was planted.



# Conserving COCKINGTON

## A checklist of methods

### Advertising Signs

*see Signs*

### Archaeology

When working in an environment as old as Cockington's, you may well discover archaeological evidence that will help us to understand the village's past. Torbay Council's Archaeological Officer will be happy to visit you to record your find and offer advice on its preservation.

To report archaeological finds contact Torbay Council Archeological Officer (Telephone: 01803 207788)

### Bird and Bat Boxes

*see Wildlife Gardening*

### Boarding, Horizontal

Horizontal boarding is mostly found on farm buildings. Where it is necessary on building conversions it should be lapped and of rough-sawn seasoned native hardwood, in wide, wavy-edged planks. *See also Extensions, Outbuildings*

### Boundary Walls

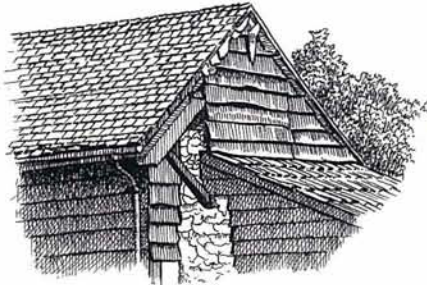
New walls should be built of Cockington stone and lime mortar. If you are repairing a wall, you should recycle the original material. If further stone is required, it should be carefully selected to match the original structure. Limestone can look especially out of place, as can the coarse red

sandstone conglomerate that is used in most Chelston buildings. The construction and repair of traditional walls is a skilled craft. You are strongly urged to use a suitably skilled craftsman for such works. Alternatively courses in rural skills are available locally if you wish to undertake work yourself. There are many dry stone walls in Cockington, but the majority are mortared. If you are repairing a dry stone wall, use the original technique, which, done well, will be as strong as a mortared wall. If there is a danger of stock or people damaging a dry stone wall, you can mortar the top stones in place. Elsewhere it is attractive if you ram a layer of soil into the top course to allow plants to colonise the wall.

Existing mortared walls should be pointed with lime mortar; make sure that your mortar matches the existing one as closely as possible. Original Cockington mortars were made from any rough material to hand, so new mortar should include a coarse aggregate. A mix of three parts aggregate to one part hydrated lime or lime putty with a dash of cement will give the wall a traditional look and be flexible enough to withstand frosts. *See also Cockington Stone, Outbuildings*

*Devon Rural Skills Trust run courses in dry stone walling, and can give guidance on good walling techniques. Telephone: 01803 615634.*

*A good aggregate for mortars is limestone fines available from Stoneycombe Quarry. Telephone: 01803 872193*





### **Cars/Vehicles**

*see Commercial Activity, Courtyards, Garages*

### **Chimneys - Domestic Premises**

Chimneys are an important feature. Original chimneys are rectangular, of stone rubble and usually have several offsets. They normally have a stone weathering-course above the line of the thatched roof. Several in the village are roughcast. *See also Cockington Stone*

### **Chimneys - Converted Farm Buildings**

There should be no chimney stacks on converted agricultural buildings. If a flue is needed, a simple black tubular metal flue, with a conical cap, may be acceptable. *See also Cockington Stone*

### **Cob**

Traditional village buildings are constructed in cob, a mixture of local clay, well mixed with straw and applied in layers about one foot (30cm) high and allowed to air-dry. The natural colour of local cob is rust red. It must be left exposed on former farm buildings. The cob should be left unpainted on any farm or other buildings converted to residential.

Where a cob building has been rendered, a porous lime-based render should be used, because it allows a wall to breathe. Hard cement renders or masonry paints must not be used. This is because they trap moisture within the cob, which eventually turns to mud with disastrous consequences!

### **Cobbles**

*See Courtyards*

### **Cockington Environmental Fund, The**

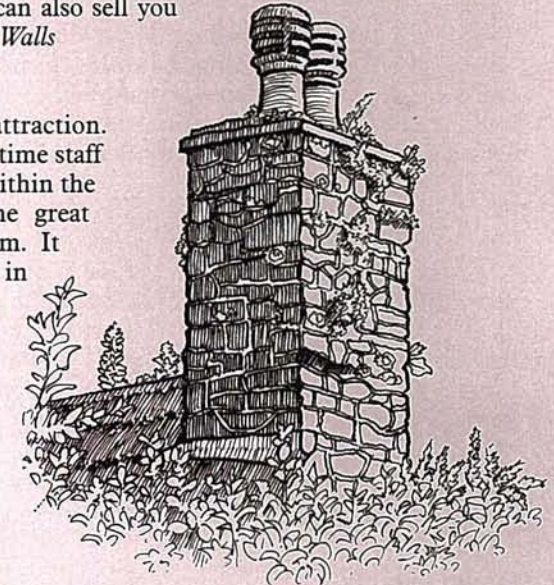
*See Grants and other aid*

### **Cockington Stone**

The fine, hard, even-grained dark purple sandstone that has been used to build most of Cockington's buildings and walls was quarried in the valley and is called Staddon Grit. It is ideal for walling, but the quarries have closed and it is now in short supply. To help maintain supplies, Torbay Council has set up a Stone Store at Cockington Court. If you have a surplus of Cockington Stone when you are carrying out work, the Council will buy it from you. They can also sell you stone if you need it. *See also Boundary Walls*

### **Commercial Activity**

Cockington is a thriving tourist attraction. Approximately thirty permanent, full-time staff and fifty seasonal staff are employed within the boundary of the Country Park. The great majority of these jobs rely upon tourism. It is the aim of the business community in Cockington to develop tourism as a year-round activity that provides sustainable permanent employment.







Protecting the character of Cockington is vital to its economic viability. People come to Cockington because it is unspoilt. They also visit because it is well served with tearooms, gift shops, walks and other recreational activities. Integrating the needs of the visitor and the local environment is a real challenge for Cockington's business community.

As a general guide:

- The impact of commercial activity on the structure of buildings and their appearance must be minimised
- Proposed new ventures will be examined very closely and their impact upon the character of Cockington will be assessed
- Retail activity should be kept within buildings and should not clutter the exterior view.
- Market stalls and temporary displays must be restricted.
- Motor vehicles associated with a business should be kept out of view.
- New business ventures in Cockington must be appropriate to the character of the village.
- New businesses should, where possible, be sustainable all year-round.

*See also Covenants, Leases*

### **Compost Heaps**

*see Wildlife Gardening*

### **Courtyards**

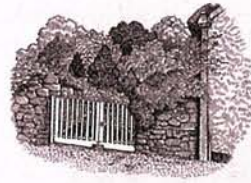
Because the areas formed by groups of barns and farm buildings can be large, they may often be given different treatments, especially along the boundary line of properties. Courtyards should always be treated as a whole, with simple designs and materials. If a traditional cobble surface remains, it must be retained; otherwise a simple gravel surface is best. Boundaries and car parking bays must be left undefined. Other features must be kept to a minimum. A granite millstone, an original horse trough or a piece of traditional farm machinery may be appropriate. *See also Boundary Walls, Garages, Gardens*

### **Covenants**

The majority of properties in the village are let on 999-year leases. These leases contain a number of cross-covenants that protect the character of the village. These must be complied with when any changes are proposed. Lessees are required to obtain prior written consent from the freeholder before undertaking any changes to any building or structure. This includes alterations or additions to the exterior and for erecting satellite dishes, television aerials or other masts, etc. *See also Leases, Planning Permission.*

### **Doors - Domestic Premises**

Traditional doors were made from two or three wide oak planks nailed to horizontal battens; the nail-heads often formed a distinctive pattern on the outside. These simple doors are appropriate for the farmhouses and cottages of Cockington; all new doors must follow this pattern and timber treatment must be neutral. *See also Windows, Extensions*



### Doors - Converted Farm Buildings

Doors on converted farm buildings should be made of wide planks (no more than five to a door), with ledged and braced construction. If this is thought too flimsy a cross-battened door may be used. *See also Windows, Extensions*

### Extensions

Extensions can have a significant detrimental effect on the character of buildings. Any application will be closely scrutinised. Where an extension can be justified, its design must be sympathetic with the existing structure of the building. *See also Cob, Cockington Stone, Doors, Outbuildings, Planning Permission, Porches, Roofs, Windows*

### Garages

Cockington was not built with cars in mind, but village buildings designed for animals or machinery can be adapted for garaging providing this does not involve major changes. New garages will not normally be permitted unless they use an existing structure and access point. Garage doors must be made of timber, side-hung and use a neutral timber treatment. *See also Courtyards, Outbuildings*

### Gardens

Many of Cockington's cottages have colourful and interesting traditional cottage gardens that include herbaceous borders, vegetable beds and other areas, with a simple layout of grass, flowerbeds, paths and

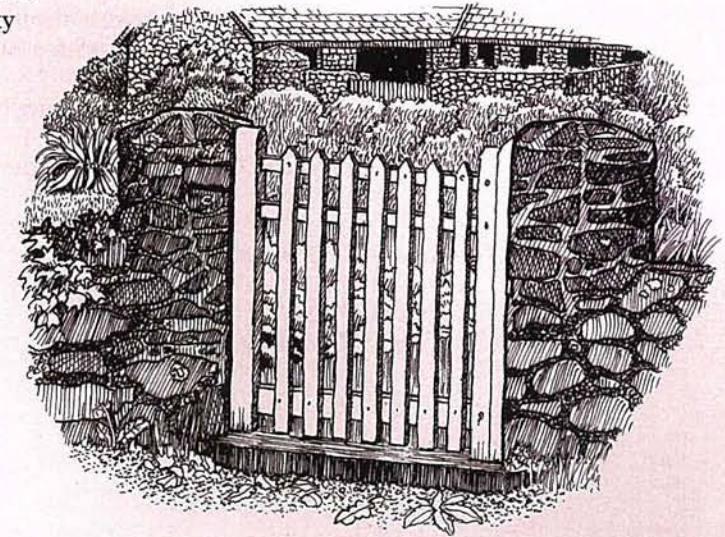
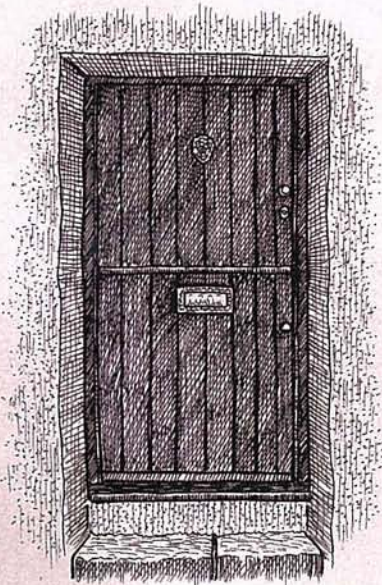
gates. Their image should be kept informal. *See also Courtyards, Local Wildlife Site, Trees and Shrubs, Wildlife Gardening*

### Gates and Fences

Gates and picket fences should be made of wood and painted white or left untreated. Field fences in the area use standard agricultural stock fencing or post and rail. Standard stock timber diamond-braced field gates are mounted on round or square hanging posts. The posts have a curved heel in prominent locations. If you are putting up new field fences and gates follow these traditions. *See also Boundary Walls, Cockington Stone, Hedges.*

### Grants and other aid

There are a number of potential sources of grant assistance for occupiers of historic buildings. Eligibility and availability of these funds change frequently. Conservation Officers from Torbay Council will be glad to advise you on this subject.





The *Cockington Environment Fund* has been set up to help Cockington residents and businesses undertake projects that benefit the environment.

For more information on grants and application forms contact Torbay Council Conservation Officer (Telephone: 01803 207787) or the Country Park Rangers (Telephone: 01803 607592)

### **Greenhouses**

*See Outbuildings*

### **Hedges**

Hedges need to be maintained regularly to keep them low, bushy and stockproof. They should be laid ('steeped' is the Devon term) regularly by cutting nearly all the way through the stems at ground level and laying the growth along the top of the hedge bank. The strip of wood and bark that still connect the tree to its roots will grow new thick shoots that thicken the hedge. Hedges next to fields should be steeped, depending on the species, every seven to nine years. In other years the sides should be trimmed. Hedges by the roadside or between properties can be trimmed more formally. New hedgerows are welcome in gardens, especially if they can replace a fence. If you are replanting a hedge or establishing a new one, use the species that are found in Cockington's old hedgerows. These are Oak, Hazel, Ash, Hawthorn, Blackthorn, Field Maple and Holly. Beech hedges are also a feature of Cockington's gardens. *See also Boundary Walls, Gates and Fences, Trees and Shrubs*

The Country Park Rangers will advise you on steeping hedges, and can recommend contractors.

The Devon Rural Skills Trust run courses in hedge-steeping. You may also be eligible for a grant from the Environment Fund. Contacts: Country Park Rangers (Telephone: 01803 607230) and Devon Rural Skills Trust (Telephone: 01803 615634).

### **Leases**

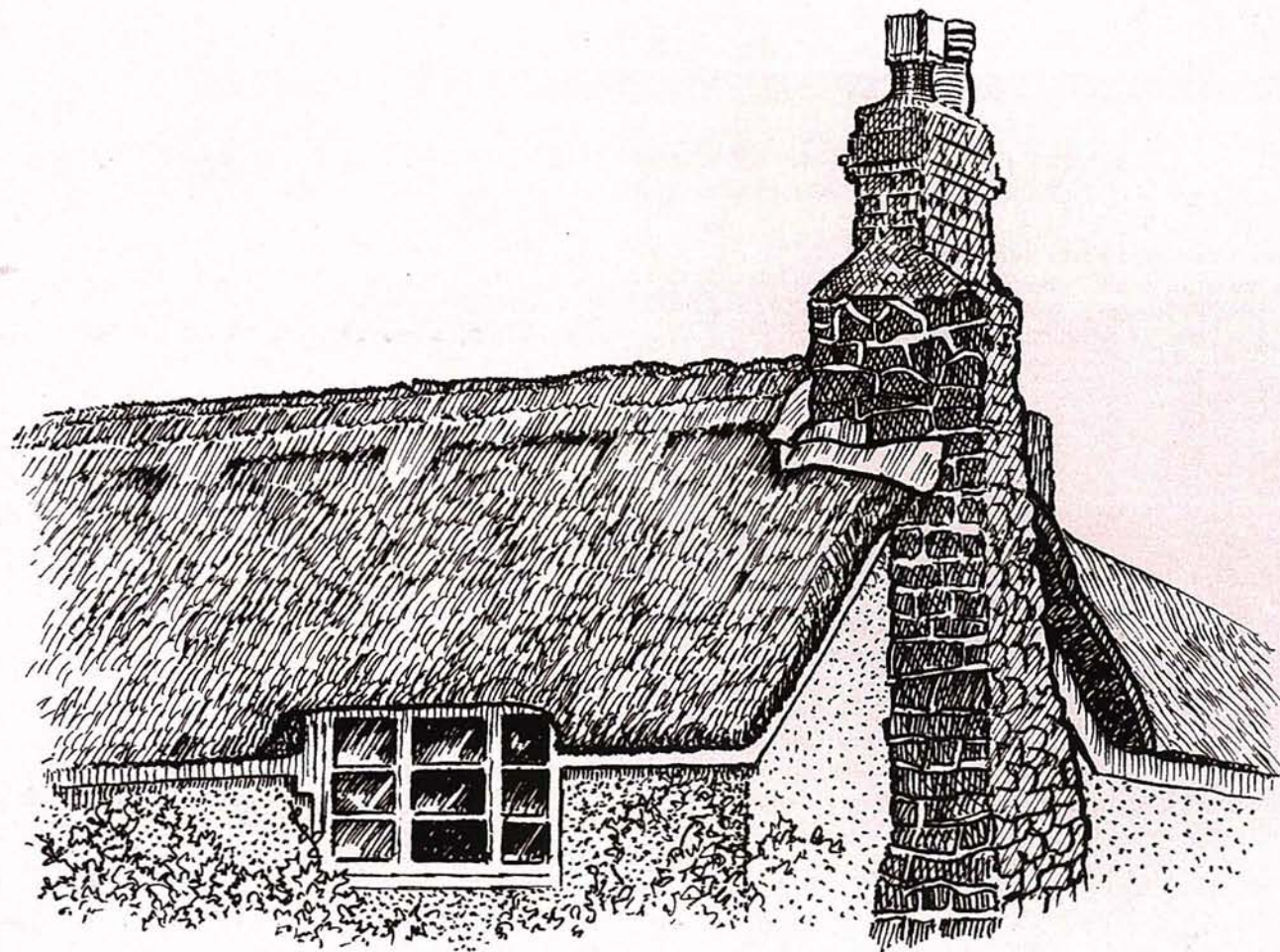
Long lease tenants must serve notice on and apply for consent from the freeholder whenever they plan changes. This must be done at the same time as the planning application is made if the planning application is to be valid. *See also Covenants*

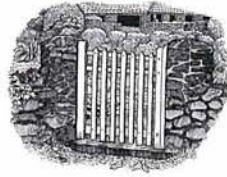
### **Outbuildings**

New outbuildings will not normally be allowed unless they are well-related to existing structures. A lean-to shed, placed against a boundary wall and made of locally-sourced hardwood, may be acceptable. Aluminium greenhouses have an adverse impact and permission for them will be refused. *See also Extensions, Porches*

### **Planning Permission**

If in doubt about what will need planning consent and what is acceptable, contact the Conservation and Planning Officers of Torbay Council (Telephone: 01803 207787).





### **Ponds**

*see Wildlife Gardening*

### **Porches - Converted Farm Buildings**

Traditional agricultural buildings often have a lean-to outshut (a single-storey extension). It may be possible to locate a porch in an existing outshut. New gabled or lean-to porches will add clutter to simple buildings, and are not acceptable. *See also Extensions, Outbuildings*

### **Porches - Domestic Premises**

Several of the village's original farmhouses have been divided to form two cottages and lean-to porches have been added above the entrance doors. Their simple forms are characteristic of Cockington. They need to be maintained to this design, and new porches must match them. Be careful, however, not to add any unnecessary visual clutter to simple traditional buildings. Unless there are exceptional circumstances, there should only be one porch on any elevation. *See also Extensions, Outbuildings*

### **Rooflights**

Rooflights are not usually put in thatch because the thickness of the thatching makes them of little practical use. Conservation rooflights can be placed in sloping slate or pantile roofs, but as far as possible they should be flush with the roof's outer surface. Roof windows with reversible wooden

frames look out of place in a group of former barns. Traditional metal top-hung frames are more appropriate. One or more vertical glazing bars should be used to give rooflights vertical proportions.

### **Roofs**

Many of Cockington's buildings were originally roofed with Devon combed wheat reed thatch with a simple swept ridge. Thatched roofs are usually hipped or partially hipped, with 'eyebrow' dormers to the first floor windows. Alternatively some buildings would have had scantled Delabole slates. Extensions have often been roofed with clay double Roman pantiles or slate. Slate and pantile roofs have gabled dormers. When re-roofing use original materials.

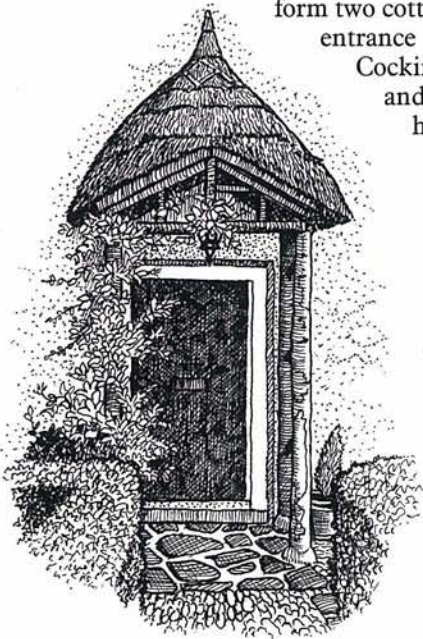
### **Sheds**

*see Outbuildings*

### **Signs**

Signs are designed to be noticed and therefore have a strong impact on the character of Cockington. Their number has increased dramatically over the last decade. There is no 'standard issue' Cockington sign, and each must be judged on its merits.

- The size of advertising signs promoting businesses should be kept to a minimum. The colours should harmonise with the surroundings. They should be made of timber or be timber-framed. Typically, a single building should have no more than one hanging sign and one entrance sign.





- Highway signs have their dimensions, location and colours set out by law, allowing little flexibility. Efforts are being made in Cockington to reduce the size and numbers to a minimum, while maintaining public safety. Timber poles are more appropriate than metal poles.
- Other signs, for example footpath signs and interpretation boards - should be of oak or larch, or have a timber frame. Fingerposts should be mounted on simple mortised posts. If detailed text is needed on signs it can be printed on an aluminium sheet let in to timber. Location maps and other interpretative boards are made of GRP with fade-resistant inks, using brown, orange and green inks on a cream background.

#### **Stone**

*See Cob, Cockington Stone*

#### **Thatch**

*See Roofs*

#### **Trees and shrubs**

Many of Cockington's trees are protected by law, either because they are within a Conservation Area or they are the subject of a Tree Preservation Order. If you want to carry out work on any trees, you must contact Torbay Council first, so that an officer can tell you if you need special permission and if you need to do any replanting.

Fine specimen trees and remnants of orchards are often to be seen in Cockington's gardens. They must be protected. If possible, plant replacements of similar species nearby so that when a mature tree dies or becomes dangerous, another is already established. The Cockington landscape contains many native broad-leaved trees. If planting new trees, use trees from this list:

<b>Tree</b>	<b>Location</b>
<b>Oak</b>	<b>Singly, or in a hedge</b>
<b>Ash</b>	<b>Singly, or in a hedge</b>
<b>Broad-leaved Lime</b>	<b>Singly</b>
<b>Hazel</b>	<b>In a hedge</b>
<b>Field Maple</b>	<b>In a hedge</b>
<b>Blackthorn</b>	<b>In a hedge</b>
<b>Hawthorn</b>	<b>In a hedge</b>
<b>Holly</b>	<b>Singly, or in a hedge</b>
<b>Crab apple</b>	<b>Singly, or in a hedge</b>
<b>Cider apple (South-West varieties)</b>	<b>In an orchard</b>

If you wish to plant specimen trees, use varieties that are already present in Cockington that include:

<b>Scots Pine</b>	<b>Corsican Pine</b>
<b>Rhododendron</b>	<b>Magnolia</b>
<b>Camellia</b>	<b>Azalea</b>

For advice on trees and to avoid possible penalties contact Torbay Council Arboricultural Officer Telephone: (01803) 207804



### **Walls**

*See Boundary Walls, Cob, Cockington Stone*

### **Wildlife Gardening**

To help wildlife in gardens:

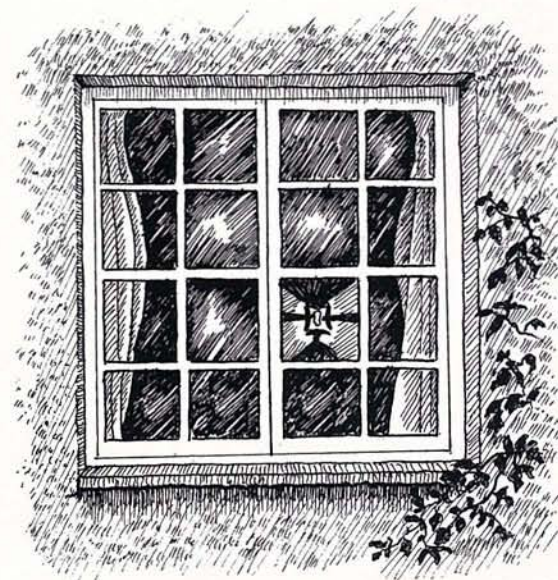
- Leave an area of long grass. By delaying cutting until late in the year, ideally in September and raking off the cuttings a habitat is provided for small mammals, insects and birds. Managing grass in this way will also allow wildflowers to flourish. Long grass by streams, hedgerows and woodland is particularly valuable as it provides a transition zone between gardens and wild areas
- Clear out streams once a year, preferably in winter. Leave any cut vegetation by the stream for a few days to allow any sheltering creatures to crawl back into the water
- Make a pond in a sunny corner of the garden. They are easy to maintain and provide a home for wildlife
- Leave piles of grass cuttings, leaves and dead wood in corners of the garden to rot slowly
- Plant beds of nectar-rich flowers in sunny corners to provide food for insects
- Put up bird and bat boxes, and keep your bird table well stocked.
- Make a compost heap. It provides a home for many species and a larder for others.

### **Windows - Converted Farm Buildings**

When farm buildings are converted to residential use they will need new windows. Locations should be found that minimise their impact. The joinery of new windows will inevitably look different from the worn and weathered hardwood frames of the original openings. Use well-seasoned native hardwood for new frames, not stained or painted softwood. Avoid glazing bars. *See also Doors, Rooflights*

### **Windows - Domestic Premises**

Traditional windows are simple, vertically proportioned casements in pairs or threes. They would originally have had heavy oak frames fitted with timber shutters, but were later replaced by leaded lights wired to saddle bars or fixed into opening iron casement frames. Any such windows that survive must be carefully maintained. Normally the frames will have been replaced in (usually white-painted) softwood with larger opening lights divided by thin glazing bars in to six or eight panes. *See also Doors, Rooflights*





May Day at the Court 1994



# The Future for **COCKINGTON**

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The success of this Guide will be judged by its results over the years. Has the character of Cockington been conserved? Has necessary change been accommodated without destroying the things that make the village special?

To see how Cockington changes over the years a fixed point photographic survey is being carried out in the village, beginning in 1998. It will provide a comprehensive record of the village, and help us to see how successful this Guide has been.

#### Further reading:

“Old Cockington” Joan F. Lang 1971  
*Printed by Western Litho Company (Plymouth) Ltd.*  
Out of print - available in Torquay Library Reference Section

“How to make a Wildlife Garden” Chris Baines 1985  
*Elm Tree Books / Hamish Hamilton Ltd.*

Torbay Local Plan - Torbay Council 1991

“The Making of the English Landscape”  
W.G. Hoskins 1955  
*(1992, Hodder and Stoughton)*



# Your Notes

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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.**  
Surveyed in the Year  
1801



