

Tuckenhay's other grouping of historic buildings is wholly dominated by its natural setting within the Wash valley. The steep, wooded slopes rise to tower above it, while a single rocky outcrop creates the illusion of a rugged gorge.



Dwarfed by the paper mill complex on its downstream side are dwellings mostly built to house mill workers and their families. At the main entrance the polite symmetry of the Lodge, along with its bays, assert its significance (above), whereas the length, straightness and pattern-book regularity of the workers' cottages close by present a town-like character that alludes more to an allegiance with industry than the nature of the setting they occupy (below). While the buildings in the photos aren't listed, they contribute significantly towards the historic interest and character of the scene.



On the highest of the built-on ground stands the focus of the group; a remarkably well preserved and complete range of industrial buildings where paper was formerly made. Its scale entirely suits the grandeur of the setting, and even though converted, its functional form and character remain dominant, including that of its 'landmark' clock turret (left and above).

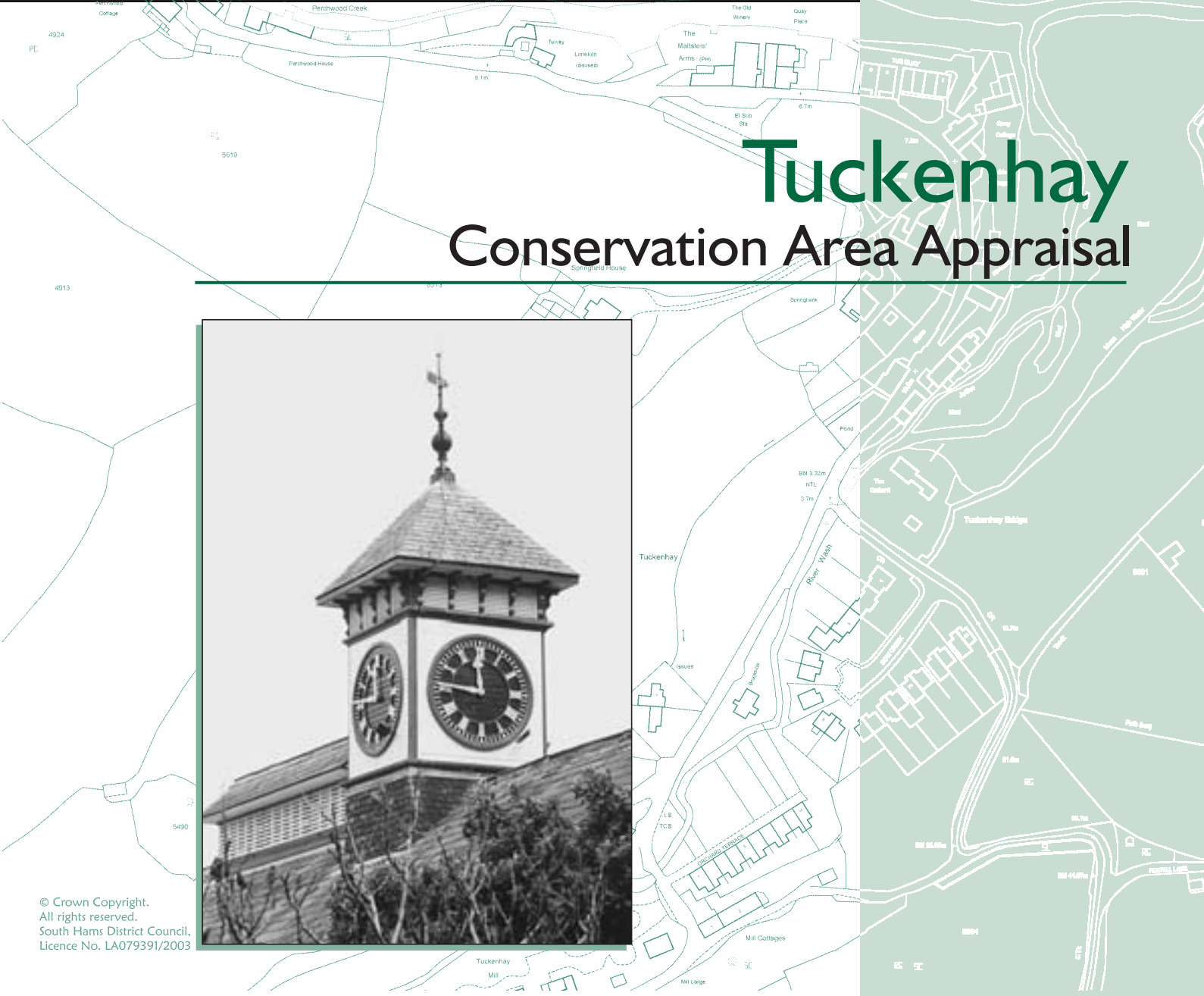


The parentage of dwellings built to house the paper mill's workforce is clearly stated in their materials and detailing, especially in the mellow brick that adorns their window openings and the buff 'key stone' that is sometimes at their heads.

The range of architectural styles and building forms in the hamlet create a general appearance that is quite unlike that of settlements founded on a more traditional rural economy. Farmyard groups are absent, while neither church nor chapel are here to create the usual kind of visual focus. Supplanted in their place, however, and playing recognisably similar roles, is a telling assortment of industrial buildings whose scale would suit the environs of a sizeable town. The paper mill is probably the largest historic industrial complex in the District, and not unlike a parish church, it dominates the local scene. In addition, the many other industrial buildings have a robust, barn-like character that clearly reflects their local lineage.

Tuckenhay Conservation Area Appraisal

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Conservation Areas are special places

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

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

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

The purpose of this Appraisal, therefore, is to describe the key features within the Conservation Areas at Tuckenhay that create their special interest and characterise their most distinctive appearance.

South Hams District Council



Tuckenhay

Setting the Scene

Tuckenhay is a small hamlet about 3 miles south-east of Totnes and approached for much of this distance along narrow lanes that form part of the network serving the west bank of the Dart. Significantly, though, it can also be reached along the tidal highway of the Dart, and it was perhaps this natural asset that most stimulated its development as both an inland port and a focus for trade and industry.



The hamlet is secluded in the landscape where the tidal end of the Wash valley enters Bow Creek, itself the tidal continuation of the River Harbourne which flows left out of the picture to the Dart.

Although its linear pattern is now more or less continuous, at the end of the 19th century Tuckenhay separated into two distinct groupings; one focussing on the tidal creeks and the other occupying the higher reaches of the Wash valley well beyond Tuckenhay Bridge. Since the 19th century the gap has been filled, but it is indicative of the strength and individuality of their characters, as much as the nature and siting of the developments between, that both groupings remain easily distinguishable parts of the whole.



The buildings in the hamlet are strung out in a loose linear pattern, constrained by the steep margins of the tidal waters and the equally steep sides of the Wash valley, seen here cutting deeply into the surrounding high ground. The setting is indeed characterised by a landscape that is always dominant and often dramatic.



The chief feature uniting the creek-side group has to be the continuous line of revetments at the water's edge. Still mostly of stone, they preserve and reinforce the authentic, historic appearance of the waterfront in a most attractive and characterful manner. The sections on Bow Creek have tidal steps and were clearly built as working quays, and with their converted storehouses behind, give ample evidence that Tuckenhay was once a thriving little port (above and below). An industrial quayside character therefore prevails, strengthened by the presence of lime kilns, and so dominant that the domestic buildings alongside appear somewhat out of place (left).



Beyond the turn into the Wash a more domestic character now prevails, giving the impression that the revetments were built simply to serve a retaining function.



For most of its length the narrow lane serving the creek-side grouping is well above the quayside platforms and rarely at the true ground level of the buildings ranged along it. At the Maltsters Arms it looks as if it is, but here as elsewhere the buildings are at levels to suit the creek-side setting; either below the lane convenient to the water's edge, or above it to take advantage of the fine views. The lane is therefore characterised by a series of unusual and seemingly unrelated prospects; of roof tops next to 'normal' fronts; of buildings at odd angles and levels and of buildings mostly hidden by retaining walls and terraced gardens (above). The many 'in-between' glimpses and views, however, bring sense to it all by revealing their waterside context (below).



Rising directly off the revetments, this terrace of cottages dominates what is now a picturesque and tranquil scene. Nevertheless, they might hold the secret of a less than tranquil past if, like Riverside to their right, they also had some former storehouse use. This would certainly help explain their unusual siting, and support the view that the Wash was the location of Tuckenhay's earliest quays, possibly constructed in medieval times to service Cornworthy Priory via the ancient zigzag path to Cornworthy Cross.



The mill building and the store on the opposite side of the lane are reminders of a more industrial past and create a very distinctive edge, and 'entrance' to the creek-side group.

The Conservation Areas

Two Conservation Areas have been designated in Tuckenhay by the District Council: the first, alongside the creeks, on the 23rd September 1976, and the second, focussing on the paper mill, on the 3rd September 1992. The Map identifies the boundaries adopted by the Council on the 19th June 2003 based on the updated versions of the Ordnance Survey Plans and taking account of the findings of this Appraisal. It supersedes all previous boundary designations

The Listed Buildings

Tuckenhay is on the edge of Ashprington Parish, and but for the house called 'The Orchard' (in Cornworthy Parish) the hamlet is entirely within it. Of the 77 Listed Buildings in the Parish, 32 are in Ashprington village itself, and of the 45 outside, 14 are within the Conservation Area at Tuckenhay with a further 5 just outside. These include 4 lime kilns on Bow Creek and the chimney of the Paper Mill (dated 1889) which is in a detached location about 130 m SE of the Mill and connected to it by an underground flue. The 14 within the Conservation Area are all Grade II, and while each of them special in their own right, their architectural and historic qualities contribute immensely towards the Areas' interest and character. The Map identifies each of the list items, one of which includes two properties.

- Lime Kiln imm. W of Maltsters Arms** Circa late C18 or early C19. One of 5 listed lime kilns between Tuckenhay and Bow Bridge
- Maltsters Arms Public House** Possibly formerly two pairs of cottages. Circa early/mid C19 with C20 additions and internal alterations. Two storeys over two storeys of cellars
- Warehouse imm. NE of Maltsters Arms** Probably late C18 or early C19. May have originally been more than two storeys
- Quay Cottage** Probably a mid C17 or earlier house, divided into 2 or 3 cottages in the C19 but reunited in the C20. Large stair turret dominates NW front
- Tuckenhay House incl. Terrace Balustrade at front** Dated 1799 but refashioned and extended circa 1840. The main block has late C18 tripartite sashes with C19 cornices 'supported' on console brackets



Proving the point that rendered surfaces can be a positive source of character, that applied to Tuckenhay House preserves both the patina and authenticity of its age by remaining true to its original, unpainted finish.

- Gate Piers imm. NNE of Tuckenhay House** Typical early/mid C19 design with panelled sides and pyramidal cap
- Riverside** Circa 1700 with mid/late C19 and C20 alterations. Originally the whole building may have been a Warehouse and the road end two thirds converted to a house in the mid/late C19. Alternatively, the road end two thirds may have been a house from the start with an integral warehouse at the creek end
- Mill House Farmhouse** Miller's house, now a farmhouse, circa 1830-40. Original 16 pane sashes and 6-panel door with brick segmented arches over
- Mill adjoining Mill House Farmhouse** Water corn mill circa early C19. Large iron overshot waterwheel on left side
- Tuckenhay Bridge** Road bridge over the River Wash. Probably C17 but widened on the downstream side circa early/mid C19
- 5 and 6 Bridge Terrace** Probably late C18 or early C19 with later alterations
- Tuckenhay Mill** Paper Mill, circa 1829 with late C19 extensions converted to holiday accommodation late C20. L-shaped on plan. Three storeys over cellar at NW end. Single storey wing on SW corner
- Tuckenhay Paper Mills** Paper Mill dated 1889, converted to holiday accommodation late C20. Range of buildings, the main one having an Italianate clock turret. Probably an extension to the earlier (1829) mill



Few of the houses and cottages in the hamlet display the informalities of style and form normally associated with domestic vernacular traditions. Quay Cottage (top of the page), now under its thatched roof, is perhaps archetypal, but by far the majority of elevations are, like Riverside, treated in a polite, orderly manner typical of the 18th and 19th centuries (above). Most polite of all, however, is Tuckenhay House, where multi-paned sashes lend dignity and classical styling. While its private setting tends to exclude close inspection, the uplifting impact of its architectural qualities can be fully appreciated in views from across both creeks (below).



On roofs, which are mostly gabled, slate is the dominant cladding material, although the prominence of buildings clad in either sheet materials or thatch might suggest otherwise. Quay Cottage (above) was, and still is, one of these because it was clad in sheets and only recently celebrated its return to thatch.



Rubble stone for walling dominates the historic parts of the hamlet creating a cohesion that crosses the boundaries of use and age. Quarried locally from several sources, the variations in its size, colour and shape clearly reflect the area's diverse geology and the range of building stones it furnishes close to hand.

Other Buildings and Structures of Special Interest

In addition to the historic buildings and structures that are listed, many others are considered to contribute positively towards creating the special interest and character of the two Conservation Areas. The Map identifies the buildings that have this impact although some amongst them could have their positive contributions enhanced by the replacement of incongruous features (like modern window designs, including dormers and roof lights), the reinstatement of lost features (like natural slate or thatch clad roofs), or the repair of characterful features (like historic windows and doors) before they fail.

The structures with a positive impact are so numerous, however, it is practical only to describe what the more significant of them are, including stone boundary and retaining walls (not only those on the roadside but the creek-side revetments and hillside terracing too), gates and gate piers, stone pavements and steps, the leat serving the paper mill and a small water trough near Tuckenhay Bridge.



This chimney stack at Turvey is perhaps the most characterful and traditional-looking one in Tuckenhay. The slate 'tent' on the top is especially attractive, and while not listed, the building contributes towards the Area's special interest and character.



Although characterising the window openings of the later paper mill buildings in a quite distinctive way (above), brick has otherwise been used only sparingly throughout the hamlet. The same is true of slate hanging, although old photographs show this was formerly more in evidence.



More than a source of character and charm, roadside features like the water trough set in the bank opposite Tuckenhay Bridge (above left) and the stone pavement alongside the former Miller's House (above right), add interest by telling something about former lives and times.

Other Features of Special Interest

While buildings and other man-made structures are dominant in creating the special interest and character of the Conservation Areas, other features are important too, not least the undeveloped spaces and trees that comprise and share their setting. On the Map the more significant spaces are identified in such a way as to explain their particular importance:-



Tuckenhay's 'creek-side' character is probably best appreciated when the tide is right and the views from the opposite banks are across open water.

As far as trees are concerned, these play an exceptional role in enhancing the landscape setting of the hamlet. Clothing many of the surrounding hillside back-drops, their generous cover reinforces the visually enclosed and sheltered nature of the location. Just outside the Conservation Areas, along the opposing banks of the creeks and above the range of mill buildings, indigenous species prevail to create a very 'natural looking' scene. By contrast, however, species within the Areas are much more varied, particularly so across the hillside behind the creek-side buildings. Here they create quite a different, park-like appearance, but this is entirely appropriate as the trees occupy the extensive gardens of a small group of 18th and 19th century houses and characterise their setting in typical fashion. The Map shows where the more significant groupings in and immediately adjacent to the Conservation Areas.



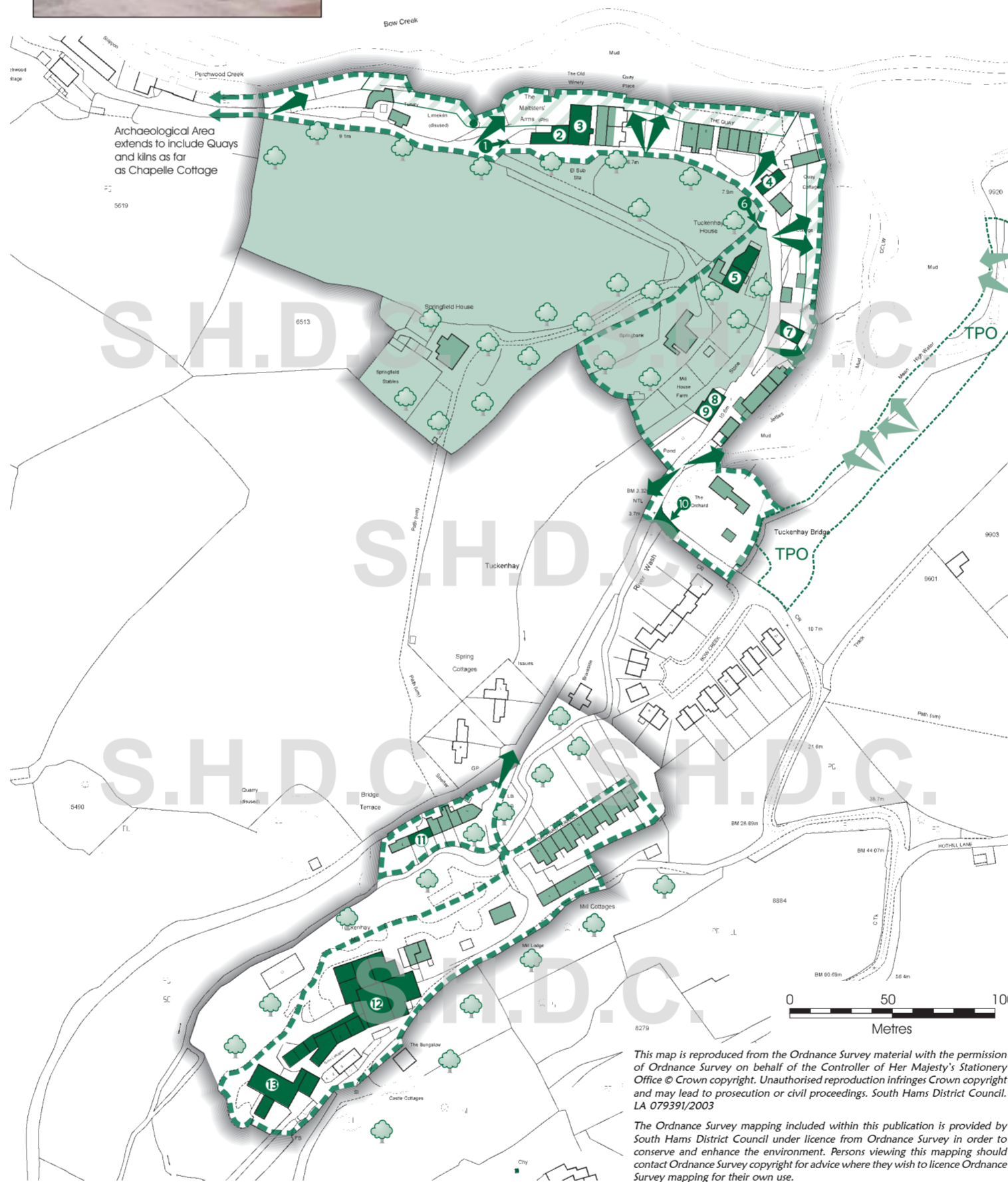
The slopes above the creek-side grouping are planted mainly with specimen trees and characterise the garden settings of the large houses sited there in typical 19th Century style.

Areas With Archaeological Potential

The continuity of Tuckenhay's occupation as a settlement and its development as an inland port are aspects of its special interest. These are partially represented in its standing buildings, partly through the dateable features they possess but more so, perhaps, through their alignment and arrangement and the pattern of the sites they occupy. The Map identifies the parts of the hamlet where these features are particularly noteworthy and where also the below-ground archaeology has the greatest potential for recording Tuckenhay's historic development.

Cautionary Note

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



- Key**
- Conservation Area Boundary
 - Listed Buildings
 - Other buildings with a Positive impact
 - The open spaces whose special interest is characterised by the general absence of development within them, namely the quayside platforms on Bow Creek and the Wash
 - An area whose special interest is characterised particularly by the low density of development within it, namely the hillside garden and grounds of Tuckenhay House, Springfield House and Springfield.
 - views in which the undeveloped spaces characterise an important aspect of Tuckenhay's historic development pattern and its relationship with its landscape setting
 - views in which the undeveloped spaces permit the prospect of important groups of buildings
 - Group Tree Preservation Order
 - Other Important individual or groups of trees (diagrammatic)
 - Area with Archaeological Potential



The practice of painting stone directly is uncommon in the Area.



One of the very few buildings whose exposed stonework has been masked beneath render. Nevertheless, the building's old display window and slate verges add much interest and character to this part of the Area even though its not a listed building.