

KILMINGTON

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with contributions from Town and Parish Councils and Amenity Societies in East Devon

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KILMINGTON



The Street consists of a scattering of cottages and a second village green known as Jubilee Green with a good group of willows.

1 HISTORIC AND TOPOGRAPHIC BACKGROUND

1.1 There is a tradition that some of those slain in the great battle of Brunanburgh (937) were buried in the churchyard and that a yew tree was planted to mark the location. A stone laid flat in the grass indicates this.

1.2 In Domesday Book the village is marked as "Manor of Chinemetona in Hundred of Axminster" and research by a local historian suggests the village came into existence about AD 925 ⁽¹⁾

1.3 The village name is probably derived from "The place of the followers of Culm" ² although other interpretations are given. In 1296 the village is recorded as Kilmenton juxta Axminstere.

1.4 The earliest recorded date for the Parish Church of St Giles is 1288 although there is documentary evidence to suggest a church existed on the site by the 8th century. The medieval church thought to have been a mixture of Decorated and Perpendicular styles appears to have fallen into disrepair and was completely rebuilt in 1862 although the 15th century tower is largely original.

1.5 The Kilminster Baptist Church has early origins linked with that of the ancient Loughwood Meeting House in the parish of Dalwood. The existing earliest records date back

to the year 1653. The present Chapel was erected in 1832 and links with Loughwood continued until 1945. The latter was transferred to the National Trust as a place of historic interest in 1968.

1.6 In 1785 the London to Exeter mail coach started and by 1787 another ran from Dorchester to Falmouth. Kilminster became an important coach stop where horses were exchanged near the Baptist Chapel. George Farm was then the George Inn and next to it was the Old Forge. The present main road round Shute Hill which just bypasses the village was constructed in 1840. Up to that time the main route skirting the north of the village had remained unchanged since Roman times when it formed the road between Dorchester (DVRNOVARIA) and Exeter (ISCA).

1.7 A school was first built in 1826, close to the present site. The money for this was raised partly from a gift by the Tucker family of Coryton Park. At that time the Church House or Poor House occupied the site of the present day school. This was demolished in 1855. The new school was opened in 1867.

1.8 The history of the village right up to recent times has been particularly well documented in two locally produced publications. A record at the beginning of this century released by a local man to Major-General Elliott describes every day life in the village at that time, and gives a fascinating insight into the social conditions at that time. Some details are appended to the main text.

¹ *A Brief History of Kilminster by Major-General G M Elliott (1981)*

² *Concise Oxford Dictionary of Place Names*



This house south of the village centre built of chert rubblestone and with Bridgewater tiles is early 20th century, although it appears earlier

2 SETTING OF THE CONSERVATION AREA

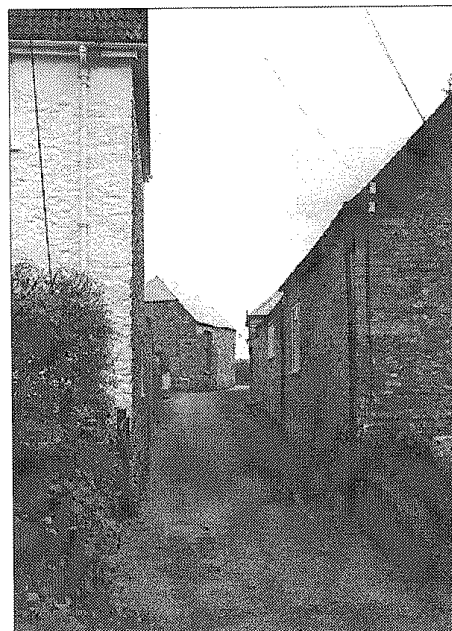
2.1 The conservation area in relation to village as a whole is small and centred on the eastern half of The Street and includes the Parish Church, school and several groups of cottages and farm buildings, several converted to residential use. The 1905 Ordnance Survey 1:2,500 map indicates three other concentrations of development; Silver Street, a quarter of a mile to the west; The Hill, under half a mile to the northwest, where the Baptist Chapel and former George Inn is situated; and a group around the A 35 crossroads to the north which includes The Old Inn and Vealhayes Farm. Much of the separate identity of these outliers has since been compromised by extensive mainly post 1945 development.

2.2 Kilmington Conservation Area was first designated prior to the formation of the District Council in 1974. Within the existing boundary are 9 statutorily listed buildings covered by 9 list entries which are shown in Map 1.

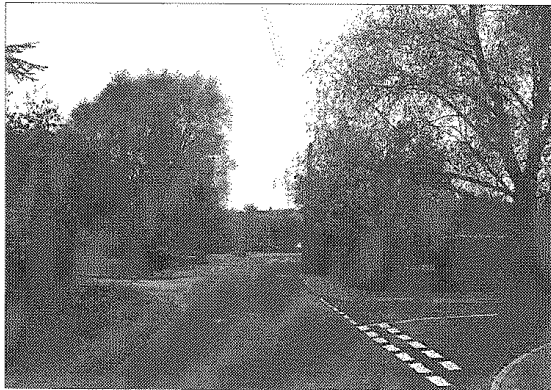
3 BUILT ENVIRONMENT

3.1 The conservation area covers the early nucleus of the village which is a scattering of cottages and farmhouses informally grouped around the convergence of several lanes. The 1905 OS maps indicate that both the village itself and surrounding hamlets were in an area rich in orchards and pasture. Since 1945 in particular, much housing development has taken place in the form of several small estates, mainly of bungalows situated to the north and east of the conservation area. The character of the village has changed to that of one accommodating a high proportion of retired persons, and there is also a centrally positioned residential home for the elderly.

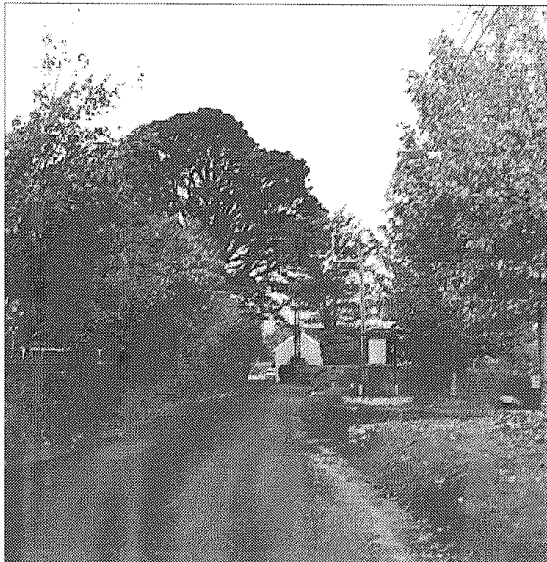
3.2 A small stream which rises to the west of the village on the wooded slopes of Shute Hill (163 metres), forms a central feature running through a small dip with a bridge close to the junction of The Street with Whitford Road. To the east of the latter the Parish Church, School, and several cottages fringing a small green form a particularly fine group.



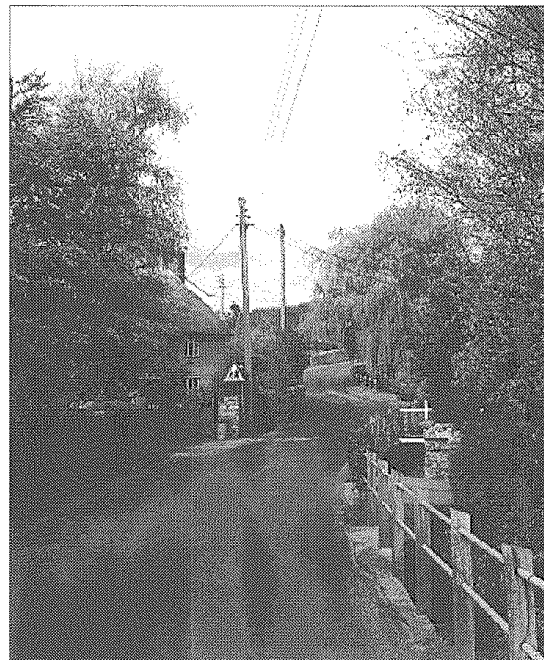
New Close contains an attractive group of former agricultural buildings now mostly sympathetically converted to housing garages and workshops



The Street, showing Jubilee Green, with willows (left) and prominent traditional telephone kiosk (above)



Whitford Road; view from northern boundary of the conservation area towards the A35 which at this point still follows the course of a Roman Road.



View into the conservation area from the southern boundary, showing the stream, extent of vegetation and somewhat intrusive overhead power lines

4 LANDSCAPE AND TREES

4.1 Kilmington is richly endowed with trees, a number having been planted on the two village greens and in Whitford Road in recent years. The overall effect tends to lessen the impact of later development and there are also important glimpses especially from The Street to the coniferous wooded slopes of Shute Hill rising gradually to its summit about one mile west of the village.

4.2 Map 2 shows the location of the more important specimen trees and tree groups within or immediately adjoining the conservation area

5 HARD SURFACES

5.1 There is a narrow band of carefully laid setts of chert following the radius curve of a new road access to a small recently completed housing development off The Street.

5.2 A small spur track linking The Street and Whitford Road close to the village stores is not asphalted providing a pleasant contrast to the predominant road surface

6 BUILDING MATERIALS, ORNAMENT AND SPECIAL FEATURES

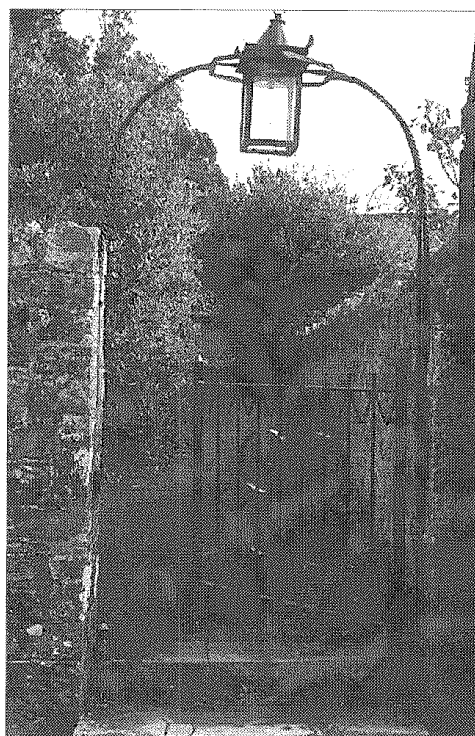
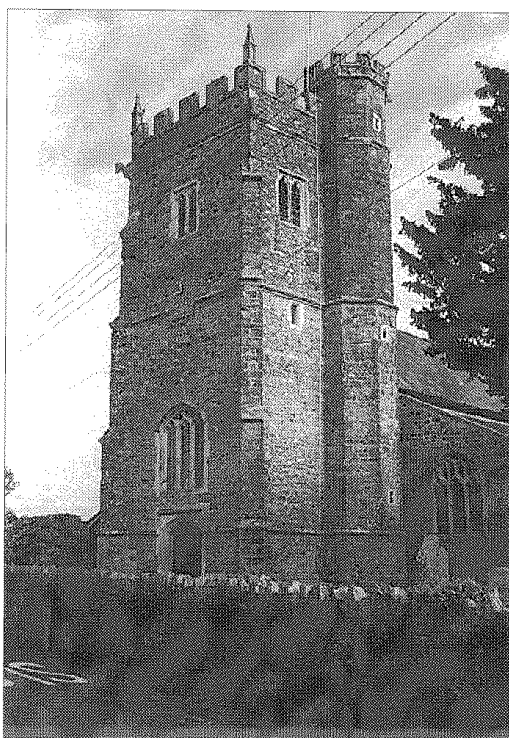
6.1 The predominant early building material is chert rubblestone, normally randomly laid. Some has been rendered or painted over. It is clear from early photographs of the village that thatch was formerly the predominant roofing material. Although there is still a

scattering of thatched buildings, asbestos slate, concrete tiles, corrugated iron and bitumenised slate are also present.

6.2 There is a lack of conspicuous ornament. The fine late 19th century double shopfront and central door with fanlight at Hurfords Stores is exceptional and complemented by an appropriately subdued signwritten fascia. The two wrought iron overthrows at the entrances to the churchyard are another fine feature.



The Street; at the entrance to new housing development partly incorporating redundant farm buildings is a recently laid section of chert stone cobbles (top). It is situated behind what appear to be horse mounting steps (above)



Parish Church of St Giles with 15th century tower built mainly of chert; wrought iron gate and overthrow at entrance to churchyard

7 SYNOPSIS OF HISTORIC BUILDINGS

7.1 **St. Giles Church** has a square west tower with a four centred doorway, stair turret, battlements etc.; otherwise it is a heavy restoration of 1862 by C.F. Edwards of Axminster with stained glass from this time to the early 20th century. There are several monuments dating from the early 18th to the late 19th century, most notably one in marble to Thomas Southcott of Dulshayes, erected in 1735.

7.2 About half of the cottages and farmhouses in the conservation area are listed and mainly date from the early 16th century to early/mid 19th century. **Old Ruggs** is the earliest discovered with jointed cruck trusses, moulded ceiling beams and early fireplaces. The **former post office** in School Lane also has jointed cruck trusses and a chamfered cambered arch doorframe, and semi-circular stair turret at the rear, as well as a good open fireplace.

7.3 Neither the **village school** or "**Koppers**" (formerly Kilmington Farm) are listed, but both are good Victorian buildings occupying a prominent position within the village centre

Important Buildings outside the Conservation Area

7.4 The former **Vicarage** which lies in the southwest corner of the conservation area dates from 1911 and the architects were Caroe and Passmore. The present vicarage, just north of the churchyard was built in 1974.

7.5 The **Cricket Pavilion** is a good example of a building of this type dating from 1906 and considered a local landmark. It was given by a successful local businessman of the time, Mr Arthur Hitchcock, who also bought the Playing Field.

7.6 **Coryton Park** (half-a-mile north) has one plain wing remaining of a fine Italianate mansion built of brick with Portland stone dressings in 1754-56 for Benedictus Marwood Tucker, Sheriff of Devon in 1763. The bulk of the house was demolished in 1953.

7.7 The nature of the early settlement pattern of Kilmington is such (see 1.5 and 1.6) that the history of the village is closely bound up with several other individual buildings or building groups outside the present conservation area boundary. One of the most attractive and interesting parts of the village is a compact area by the stream from the bottom of Bim Bom and up **Silver Street** with cottages on one side and gardens rising above the stream. Another attractive and historically important part of the village is at **The Hill** and includes **The New Inn**, **The Baptist Chapel** and **Salisbury and Balfour Terraces**. The last mentioned is a plain 19th century terrace of chert rubblestone with brick dressings. It can reasonably be argued that this part of the village retains sufficient residual character for consideration to be given to designation of two further small conservation areas.

7.8 The Parish Council have also advised of a proposed extension to the church graveyard, and are recommending that this should be included within an extension to the existing conservation area in order to ensure that appropriate boundary treatment (e.g. new chert stone walls) can be more readily achieved.

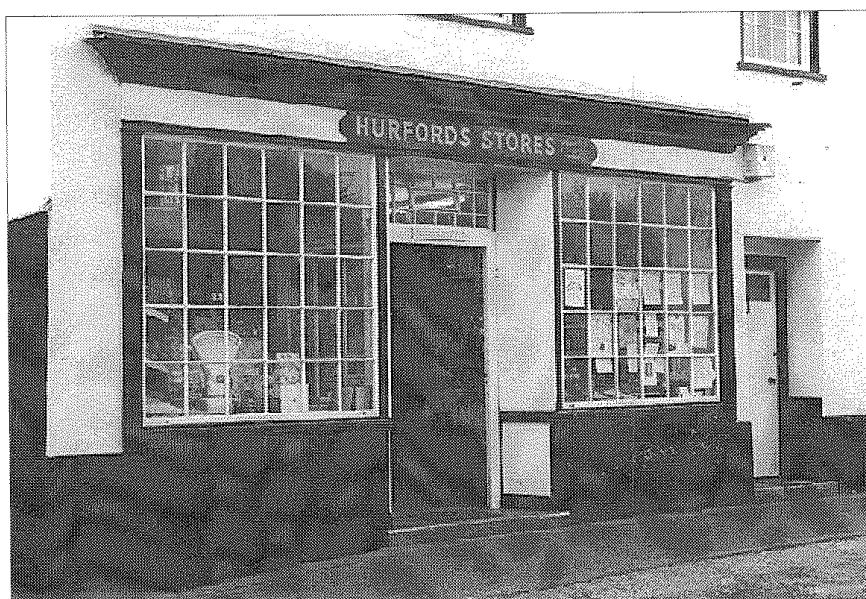
8 FEATURES OF SPECIAL IMPORTANCE

8.1 Among the main elements which make up the essential qualities of the Kilmington conservation area are the following:

- an attractive setting on a gentle slope above the River Axe flood plain (one mile east)
- a contrasting character ranging from open with extensive views to the south and southeast to the stream which forms a strong feature in a steep dip with several sharp changes of level and a strong sense of enclosure
- several outstanding building groups, particularly immediately south of the Parish Church and to the south and east of the junction of The Street and Whitford Lane
- two small village greens with associated trees and water feature making an attractive foil to adjoining historic buildings
- several individual buildings of quality with a wide range of traditional building materials, mostly exposed or painted stone and render
- some good detail to stonework (e.g. the squared-off chert blocks, regularly coursed at "Koppers") and fine wrought iron overthrows with lamps at both entrances to the churchyard
- some well-maintained and carefully adapted former agricultural outbuildings
- a good representation of traditional joinery; casement windows, the fine Victorian shopfront to the village stores
- a number of visually important trees (e.g. the group of willows on Jubilee Green adjoining The Street) and including some specimens beyond the conservation area boundary (e.g. the large pine and maples fringing the playing field in Whitford Lane)
- a K6 type telephone kiosk adjoining Jubilee Green



Views east along The Street (above) and north across one of the two greens showing the spacious and informal groups of buildings (top)



Village Stores at the heart of the conservation area with a backdrop of mature trees and glimpses of pasture beyond which early 20th century maps indicate was largely orchard. The 19th century shopfront (above) is remarkably little changed

9 LOSS OF CHARACTER AND INTRUSION

9.1 The following elements are tending to lead to intrusion or a loss of the essential qualities of the conservation area:

- a loss of true rural character resulting from excessive recent housing development leading to suburbanisation
- loss of traditional features, particularly thatch, and replacement with artificial slate and corrugated iron roofs
- prominent overhead power lines
- a gradual loss of original detail, especially traditional carpentry to doors and windows, and replacement with incompatible materials and finishes, including methods of coating or repointing of stone walls

10 SUMMARY

10.1 Until the early to mid 20th century it is evident that Kilmington was an important farming community with the usual agriculturally based crafts and local industries. The earlier buildings are therefore mainly plain and unpretentious and, as the 1905 Ordnance Survey Map indicates, the earlier settlement pattern was quite widely scattered.

10.2 The character of the village has now markedly changed to that of a commuter and retirement settlement that has seen considerable post-1945 infill development of detached or semi-detached houses and bungalows. Nevertheless the village appears to particularly value its long history and past associations.

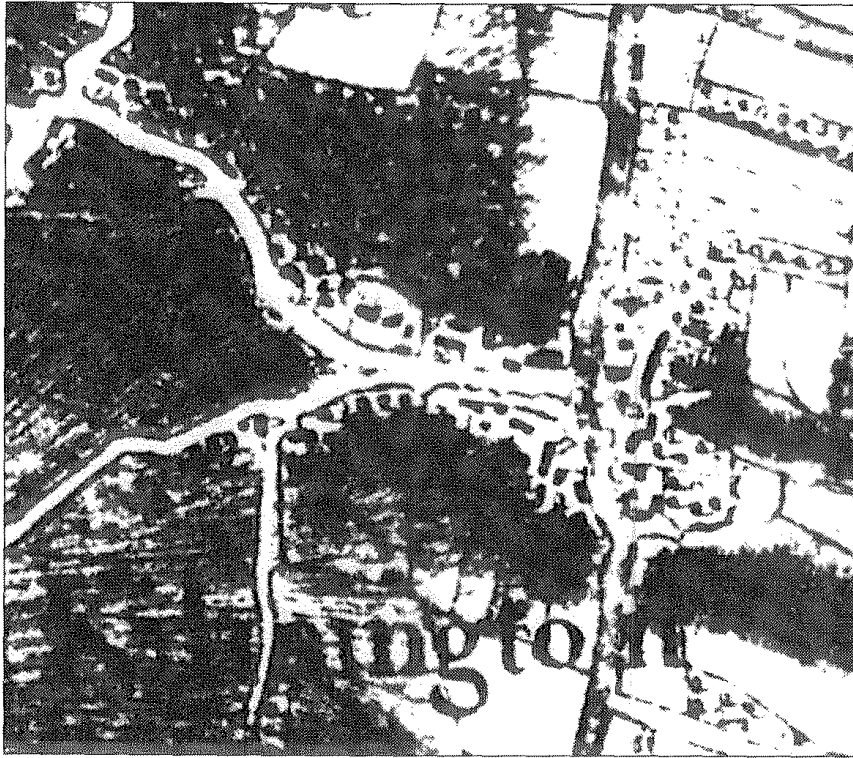
10.3 The small conservation area, (in relation to the village as a whole) has not been subject to undue changes or intensification of development with only limited recent infill having occurred. The two village greens within the conservation area and considerable tree cover have ensured it has maintained its arcadian character with buildings scattered and often well-obscured by vegetation.

10.4 Well respected local authors have drawn attention to many individual or small groups of buildings of historic interest, scattered throughout the village but now rather isolated among more recent development. On these grounds there is considered to be a case for designation of one or more further small conservation areas. It is envisaged this would follow an initial appraisal and local consultation exercise. A similar process may prove to be necessary in some other East Devon villages with existing conservation areas, but Kilmington would appear to be the most obvious choice for this form of exercise at present.

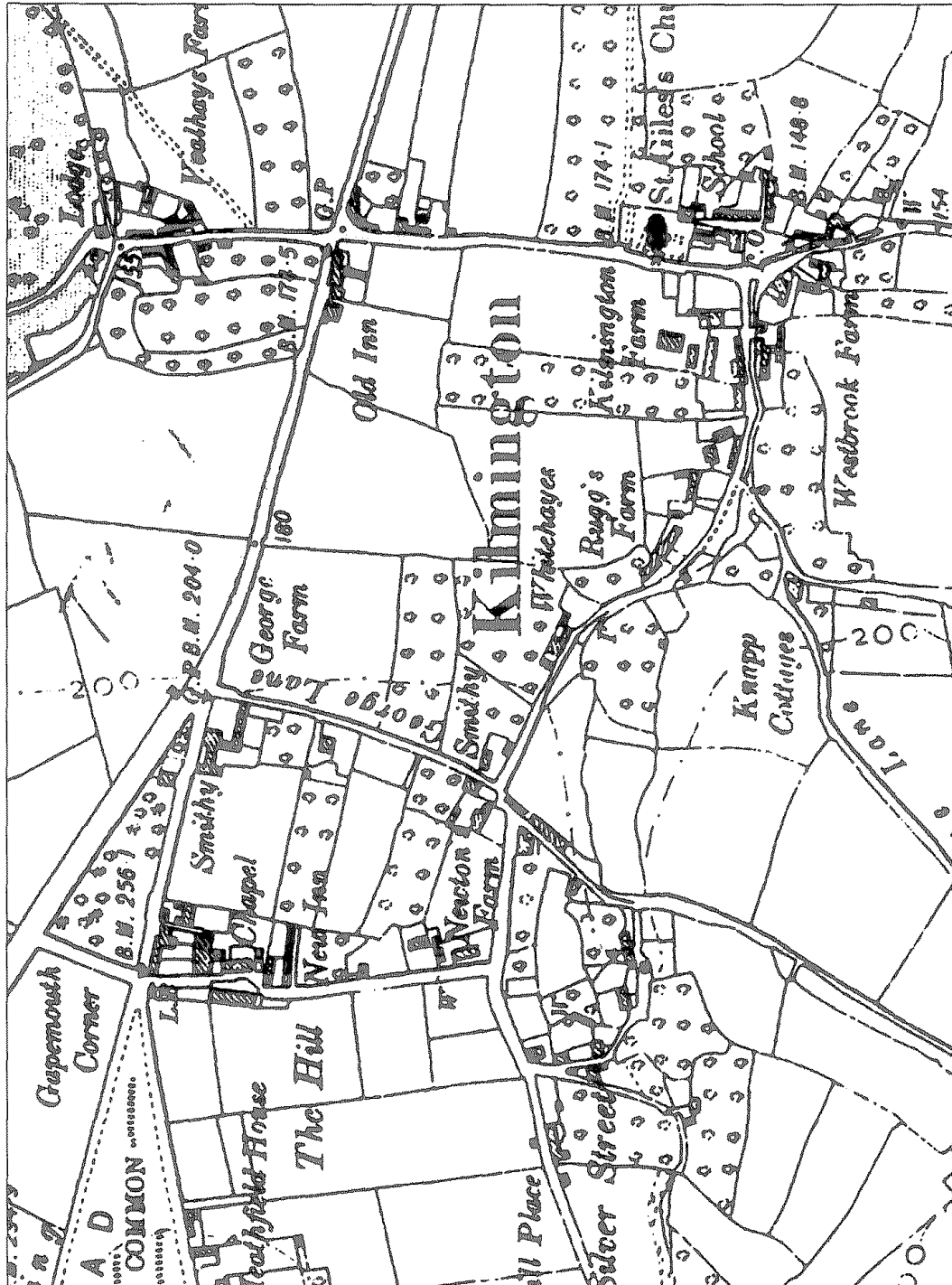


The stone built late 19th century former Kilmington farmhouse now a residential home. Historic photographs indicate that a stack has been removed

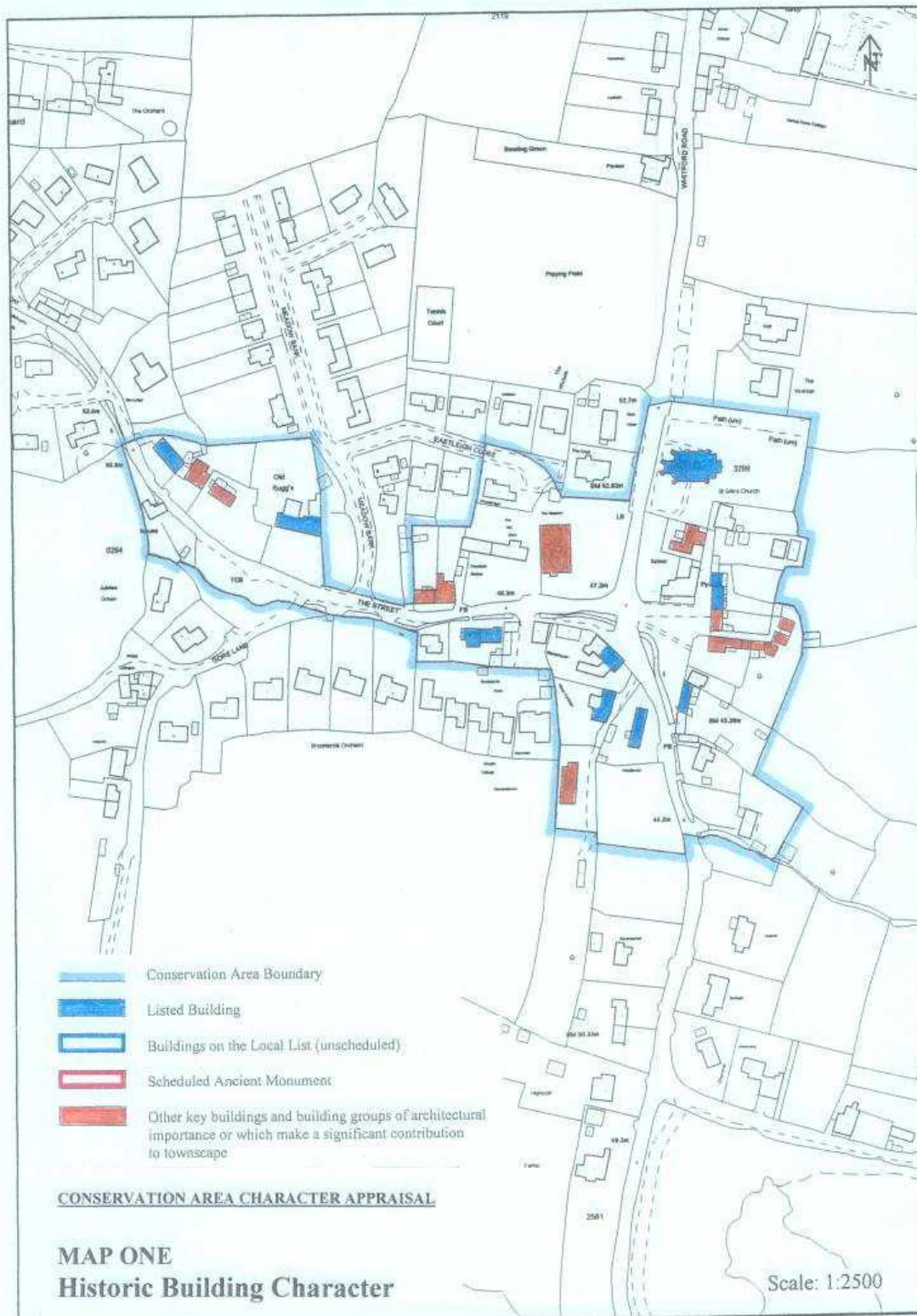
HISTORIC MAPS



1805 Devon County Survey: Scale: originally 3 inches to the mile (scale may be altered for the purpose of the report)

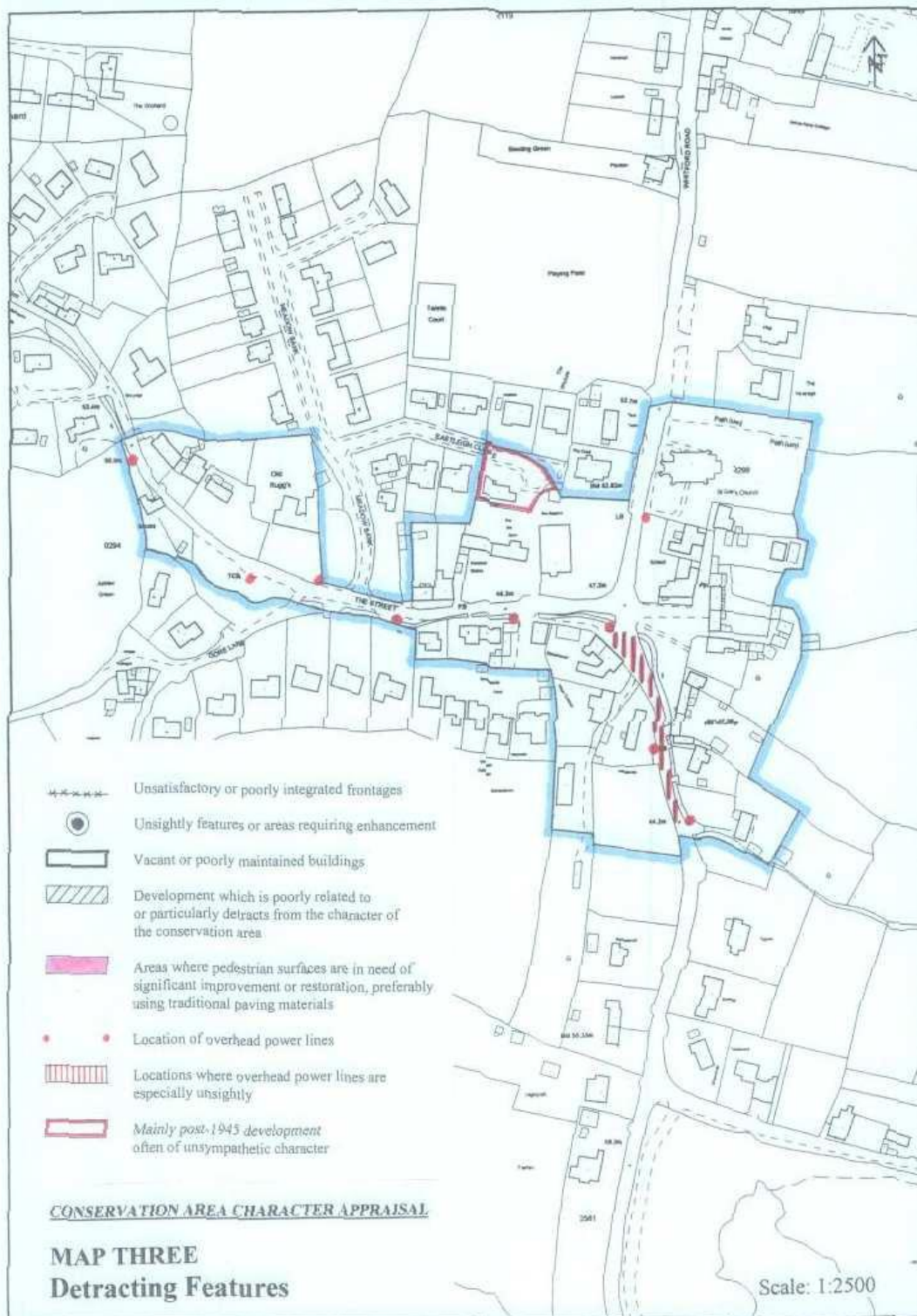


Early 20th Century Ordnance Survey Second Edition or Provisional Edition. Scale originally 6 inches to the mile (scale may be altered for the purpose of fitting the report)



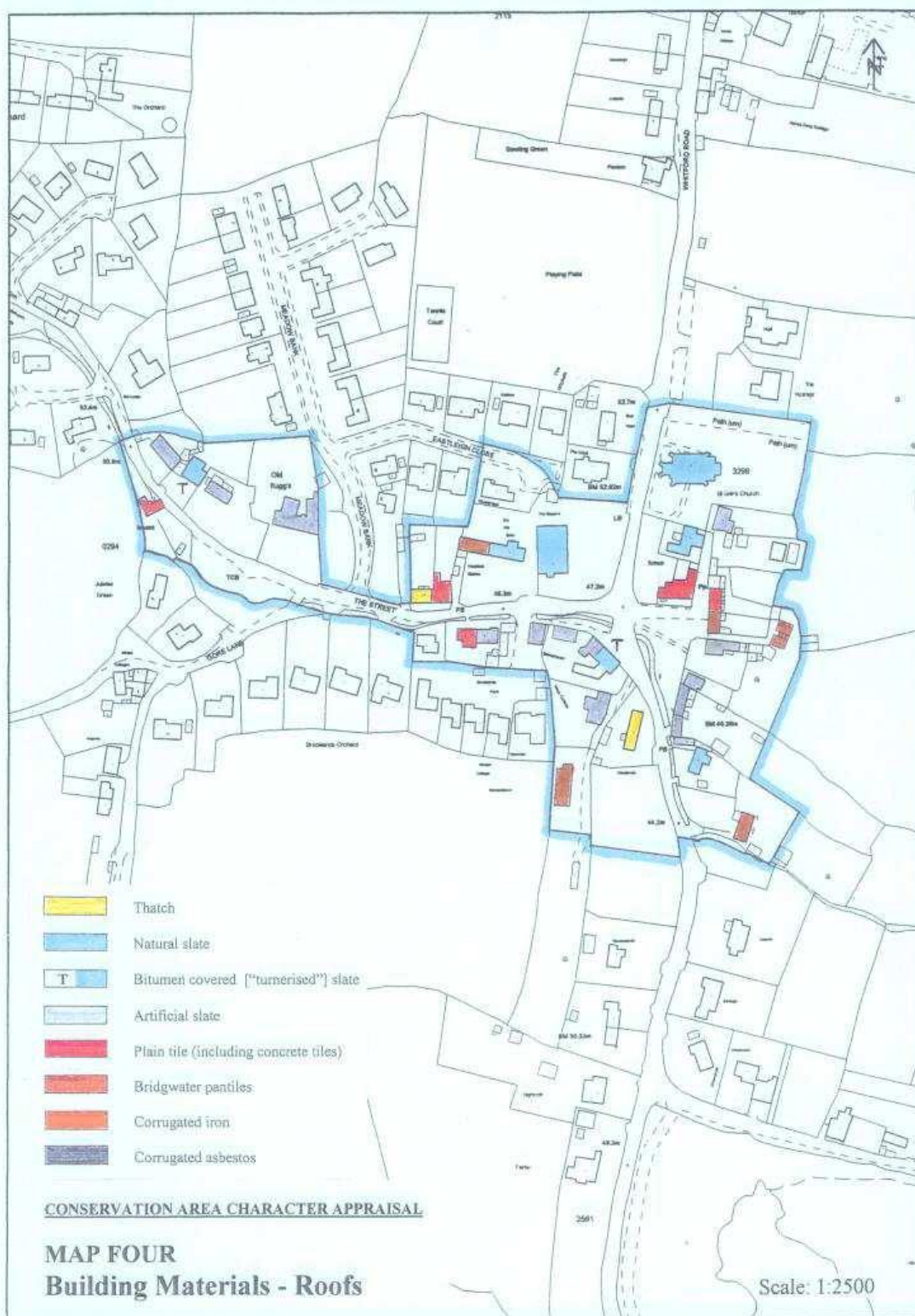
Kilmington Conservation Area
East Devon District Council

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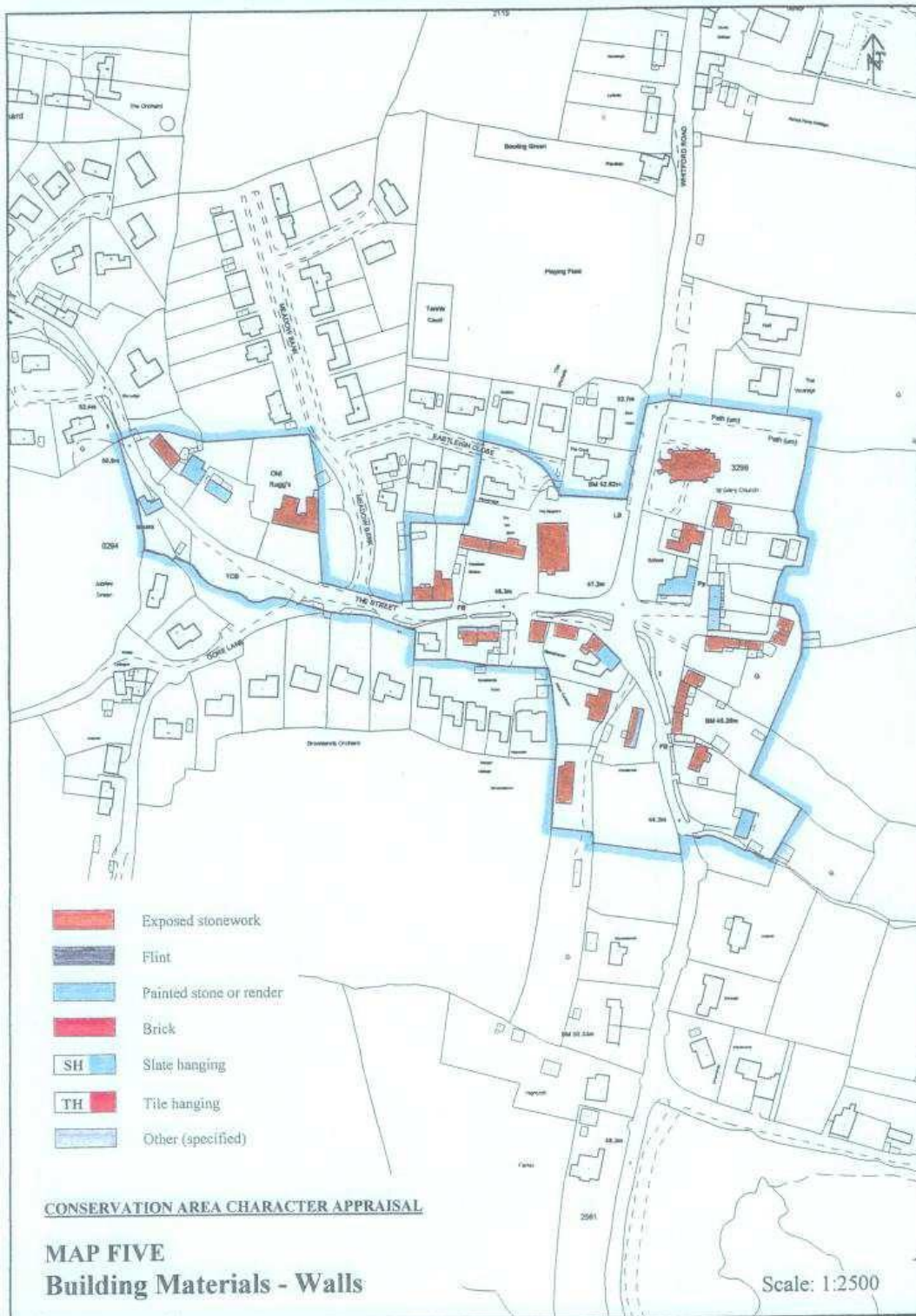
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Purpose of the Review

There is a requirement under Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 of all local authorities to review their conservation areas and publish proposals for their preservation and enhancement. Reviews must be carried out every five years as the character and appearance of a conservation area can change over even small periods of time. The purpose of this interim review is to identify the principal changes since the publication of the Conservation Area Appraisal and to outline potential changes to the conservation area boundary which will form part of a full consultation exercise when the draft Management Plan is produced.

Key recent changes in Kilmington Conservation Area.

- A new entrance porch has been added to the north aisle of St Giles Church (grade II* listed). This has been modelled on the porch on the southern side and provides disabled access to the church and toilet facilities. The stonework and detailing has been successful on the whole and once the stonework has had time to weather in the extension will blend in well.



New porch at St Giles' Church.



Recent changes to the view east into New Close.

- Recent planning permissions have been given for the conversion of some of the barns associated with Old Symes. These barns have been identified as key buildings in the conservation area appraisal. While some of the conversions have made a sympathetic use of the existing building fabric and historic openings the barn at the head of the narrow lane has been extended upwards giving it rather unconventional proportions.
- There has been a very minor increase in PVCu replacement windows throughout the conservation area although this has been far less widespread than in other conservation areas. The most disappointing examples are where plastic units have been used in barn conversions. These appear particularly incongruous in the context of the buildings in which they have been fitted.

Potential review of conservation area boundary.

The existing conservation area boundary covers the entire historic core of the settlement. Development outside the boundary is on the whole modern and does not meet the criteria for inclusion within the conservation area. Historically Kilmington evolved around two separate areas of development; the first being the historic core of the settlement around the church and the second area centred along The Hill to the north-west. This area of the village presents an attractive and distinct streetscape. This may be considered as a separate conservation area when the boundary is reviewed as part of a later consultation exercise.



Attractive eighteenth century buildings in The Hill, currently excluded from the conservation area.

Principle reasons for erosion or changes to conservation area character.

- Kilmington has changed little since the previous survey in 1999. Most agricultural buildings within the conservation area have already been converted to residential use or have permission for conversion. The historic areas of orchid and pasture have been infilled with modern housing, mostly small estates of bungalows. It is anticipated therefore that there will be no significant changes over the next few years.
- Minor incremental changes can have a significant impact upon the conservation area where the character is very distinctive. Lack of maintenance of chert walls and indeed inappropriate repairs with excessive cement mortar can have a damaging impact. Prominent walls within the conservation area include those enclosing the gardens at Koppers and Old Rugg's.
- While there is no statutory control over replacement windows in many unlisted buildings the pressure to replace traditional timber windows with PVCu alternatives remains. The removal of traditional windows is the single most apparent change to the conservation area in recent years. There is greater awareness of the environmental impact of PVCu production and waste and while it is hoped that timber replacement windows are seen as the more sustainable option the marketing drives of the major PVCu window companies continue. In the light of this it is anticipated that a proposal to serve an Article 4 Direction to control replacement windows would form part of a future public consultation exercise.