

Mary Tavy



Conservation Area Character Appraisal



Dartmoor National Park Authority January 2011

Conservation Areas were introduced through the *Civic Amenities Act 1967*. Section 69 (1) (a) of the Act gives the definition of a Conservation Area as:

'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'

There are now over 9,000 Conservation Areas nation-wide. Local Planning Authorities are required to designate Conservation Areas, keep them under review, and if appropriate, designate further areas (Section 69 (2)). There are currently 23 Conservation Areas within Dartmoor National Park.

Designation brings certain duties to local planning authorities:

- ◆ to formulate and publish from time to time proposals for the preservation and enhancement of Conservation Areas and submit them for consideration to a public meeting in the area to which they relate (Section 71)
- ◆ in exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas (Section 72).

Conservation Area Character Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area.

An appraisal will provide a sound basis, defensible on appeal, for policies within the Local Development Framework and Development Management decisions. It can also form the groundwork for a subsequent **Conservation Area Management Plan**, which will contain defined issues, proposals and policies for the conservation and enhancement of the area. It is also intended that the document will be helpful to those involved in drawing up Enhancement Projects and Village Design Statements within the National Park area.

The main function of the Conservation Area Character Appraisal is to enable Dartmoor National Park Authority and the community to relate planning proposals to the Conservation Area.

Defining the character of an area is not a straightforward exercise and it is not always possible to reach a truly objective view. The statement of character and appearance in this appraisal is based on various detailed methods of analysis recommended by English Heritage. A range of qualities are looked at including: historical development, building materials, and relationships between buildings and open spaces. However, character appraisals are not intended to be fully comprehensive and any omission does not imply that something is of no interest.

This Character Appraisal has benefited from several public consultations which have taken place through the Parish Council.

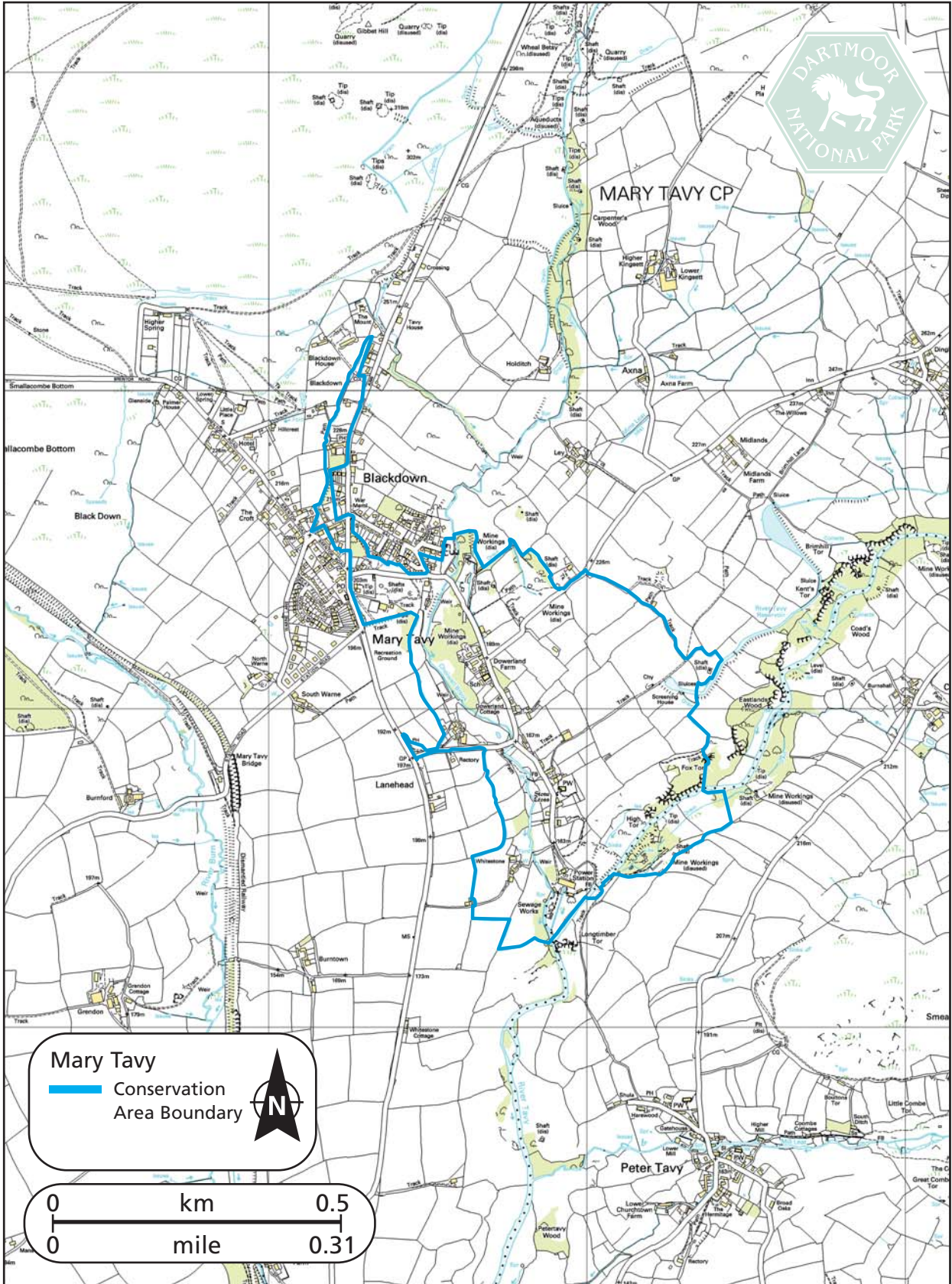
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Map 1 Conservation Area Location



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Introduction

Mary Tavy is located about 4 miles north east of Tavistock. It is a loosely developed village covering a large area and divided into two distinct settlements – Mary Tavy and Blackdown. They are both integral to the historic development of the place and they are interspersed with the mine workings for which Mary Tavy is best known.

The older part of the village is formed of scattered farmsteads and cottages following a north-south axis along the valley of the Cholwell Brook. By contrast Blackdown is sited on the ridge with a close association to the road between Tavistock and Okehampton.

The underlying geology is complex; being on the edge of the granite mass there are a range of metamorphic and intrusive igneous rocks evident in the fabric of the place, as well as granite. The economic value presented to the location by its geological heritage is evident throughout the settlements in the form of ruined mine buildings and spoil tips. Copper was the main product but tin, silver and other minerals were worked in the area at times.

This document offers an assessment of the ‘special architectural and historic interest’ of Mary Tavy and proposes a boundary for the designation of a Conservation Area. The distinctive social history of the place and its associated industrial archaeology is considered an essential element of the character. Although excluded from the World Heritage site inscription, the special interest of Mary Tavy is worthy of similar attention to the mining sites that are included in the World Heritage designation.

1 Village History

There has been habitation in the vicinity of Mary Tavy since the Bronze Age, so it can be assumed that there has been human influence for 3500 years or more. It is tempting to think that a major attraction of many Bronze Age settlers was the presence of copper and tin – the constituents of bronze. The mineral wealth of the moorland fringe may have been an influence on human settlement and activity since the earliest times. These early settlers were also farmers and that also had a significant impact on the landscape.

For the early part of its history Mary Tavy seems to have been a quiet, primarily agricultural settlement. The older part of the village was probably quite similar to today throughout the centuries after the building of the church. It is from the dedication of the church that the village takes its name.

An important possible 13th century archaeological feature which can still be seen in Blackdown is the King Way, so called as it was the Tavistock to Okehampton section of the route between London to Plymouth along which the King's Mail was taken, the King is believed to be Charles I. By 1720 a regular post service had been established along the route.

Stretches of its route can be traced from Tavistock and north towards Wilminstone and Wringworthy. It crossed the river Burn entering Mary Tavy at Warne Lane, running up through the village and out onto Blackdown, Lydford and Vale Down where a long section which bounds the route is called the King's Wall. It continued across Sourton, South Down and Vellake, running down into Meldon along King's Lane. Surviving sections of the route are apparent on the early editions of the OS map and importantly still on the ground throughout Blackdown.

In the centuries after the Norman Conquest the parish passed through successive ownerships without leaving any tangible traces other than the church itself. The greater part of the land at Mary Tavy was owned by the Buller family through its boom years until the 20th century, but there were other independent freeholders.

As well as the usual collection of farmhouses, barns and cottages, there also appears to have been a mill. White's Directory of 1850 lists two corn millers amongst the tradesmen of the village. The mill was presumably of some antiquity when it was shown on the Tithe Map as the buildings had gone by the time of the first OS Map, though the leat remained and can still be traced. The location of the mill was immediately adjacent to the power station and is evidence of long continuity of water power in Mary Tavy. Mill stones are being used as the steps into the Power Station.

The earliest reference to mining is that of Wheal Friendship which appears in 1740. This was the best known and richest copper mine on Dartmoor with a longer history than any other in Devon or Cornwall, working from most probably the late seventeenth century until 1925. By the 1840s the mine possessed 17 waterwheels, 8 for pumping, 4 for hoisting, the remainder for crushing etc. The largest, Buller's Wheel, was 50ft in diameter. Worked by 11 shafts the site was extensive; by 1870 copper production declined in favour of arsenic and together with tin, formed the main output up to its final closure in 1925. Tin production came mainly from the Bennett's and Brenton's section below the 112 fm level.

In 1880 the mine was renamed Devon Friendship and work was concentrated on the new Bennett's shaft. The head gear was removed from here in the 1940s and the shaft filled in the 1960s

John Taylor

In 1798 a young mining engineer named John Taylor arrived from Norwich to take over the management of Wheal Friendship. He applied his considerable mining skill to the sinking of his 'Taylors Shaft' which reached approximately 960 feet deep. The shaft was served by a wheel located within the property called Midtors and connected to the shaft by a system of flat-rods, conveying the power to pumps de-watering the shaft. Today Rods Lane occupies some 50m of the course of the flat rods. Taylor also engineered the building of the Wheal Friendship leat which took its water from the river Tavy, followed the contour of Kingsett Down and discharged into the Cholwell Brook from which the augmented flow provided water for numerous leats to the many waterwheels. Taylor also constructed the Wheal Jewell leat as well as other leats which conveyed water to Wheal Betsy silver and lead mine and to the Black Down Mine. He was also responsible for the construction of the Tavistock Canal.

Taylor was keen to alleviate some of the hardship of the workers. He introduced a token system that would be used as currency on the all too frequent occasions when the money to pay workers was delayed. These 'Tavistock tokens' could be used in local establishments and then cashed in by the traders at the Count House when money arrived. Whilst the system surely helped in some ways there can be little doubt that it helped also to bind workers to the local mines. By the 1860's the conditions for miners in Mary Tavy were being favourably compared to other mining settlements in a report to the Royal Commission on Mines. One facility which helped to improve the miners' lot, albeit added quite late in the mining history of Mary Tavy, was the 'miners dry'. This offered the underground workers somewhere warm to leave a change of clothes and to clean up after a long shift. The example at Bennett's Shaft is still a feature but it is now roofless and neglected.

The latter part of the 19th century saw increased competition from around the world where ores could be exploited much more economically. As happened with the Cornish industry, a significant number of Devon miners headed across the globe in search of their fortunes. A few made it, many died trying and others eventually found their way home with stories to tell.

The remains of the mining industry have been largely erased, or at least softened, over the second half of the 20th century. In the urge to undo an industrial landscape seen as ugly a great deal has been lost without record. Since the 1960s many of the mining dumps have been removed for hard core and the whole area has become densely overgrown and inaccessible. It is very desirable that the remaining physical evidence is recorded as well and as soon as possible and that archive material is accessed and used.



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Fig 1: A typical example of the 18th century houses in Mary Tavy

Another notable feature of the Tithe Map of 1841 is that there appears to be relatively little development in the village compared with today, especially in Blackdown. Yet White's Directory of 1850 puts the population at 1,552, most of who were employed in mining. Perhaps these people were scattered and crammed into the small number of dwellings apparent; or maybe a more likely scenario is that a significant percentage lived in shacks and hovels that were of such a temporary and illegitimate nature that they went unrecorded. There are houses that may have belonged to some of the Mine Captains or other senior workers – usually double fronted robust but comfortable dwellings. The directors and shareholders, who controlled the wealth of the mines, including William Morris, lived elsewhere and the mining history of Mary Tavy reflects the transience of capital.

The great influx of migrant workers in the 19th century swelled the population and that suited the landowners and mine operators. There were, however, no guarantees that the mines would continue to be economic and anyway, the welfare and housing of the poor workers was of little concern to the shareholders and directors. Housing conditions at the time were bad for the rural poor generally, but to envisage the lot of those working the mines one has to imagine the scenes of any other shanty town associated with mass economic migrancy. In the mid 19th century Mary Tavy was a boomtown where fortunes were made but many lived lives in a cycle of hardship, danger and poverty.

The Count House, (now called Glebe Cottage), is a most important survival as it was from a balcony here that contracts were made with the Tut and Tribute teams by a kind of Dutch auction that ensured competition between workers and cheap deals for the mine owners. It is the most tangible reminder of the way in which the economic activity of the mines was organised.



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Fig 2: The Power Station

As with many mining communities there were non-conformist chapels, two Wesleyan and one Bible Christian. The listed Wesleyan Chapel in Chapel Lane is located within the Conservation Area.

As the mining industry slipped away from Mary Tavy a further adaptation of the copious water power available was beginning. The hydro-electric power station made use of the redundant leats that had powered water wheels to pump out the mines. Constructed in 1932 it soon expanded and has the capacity now to provide power to 5,000 homes. It is a fine example of how the traditional and environmentally sustainable power source of Devon can be harnessed to meet contemporary needs with minimal visual intrusion. The fact that it is still an exception, despite its success, makes it part of the special historic character of Mary Tavy. Whilst the power station is not remarkable in global terms – it used tried and trusted technology even at the time of construction – it is significant in UK terms and for many years was the most productive HEP plant in the country.

2 Settlement Plan

Aside from Blackdown, Mary Tavy has a dispersed linear plan with two identifiable settlement centres. The principal focus is the church with the farms and cottages in the vicinity. The southern group is the oldest part of the village and was the settlement until the growth of the mines. It appears to have been a typical small village with a church and a small square alongside.

The mill leat took water from the Cholwell Brook just below the lower bridge and returned it just above the confluence with the Tavy. At this point is an interesting plot of land, which although north of the Tavy is identified as part of Peter Tavy parish. This appears to indicate a man-made straightening of the river, taking out a meander on which the parish boundary was, and is, based. The reason for this is uncertain but as with so much in Mary Tavy, was most likely mining related as the South Wheal Friendship mine workings are immediately upstream.

The northern settlement centre has the school as its focal point and most of the houses are likely to have been related to the mine workings. One apparent exception is Town Head Cottages which has the appearance of an earlier farmhouse, possibly of the 16th or 17th century. The Tithe Map indicates that the western end was a dwelling (coloured red) and the eastern end was presumably agricultural, suggesting that this may have been a longhouse. If that is the case it is a pre-mine era survival and of interest for that reason, although it is now much altered [fig3]. The agricultural end has become residential and poorly designed dormers have been added. The ridge of the roof has been raised and the rear slope incorporated into a larger parallel extension that has been added, more than doubling the depth of the building. Dowerland Farm is a significant focal building that appears to date from the early 19th century and possibly replaced the earlier farmhouse which was subdivided into Town Head Cottages. It seems likely, therefore, that this is a single farmstead of considerable antiquity.



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Fig 3: Town Head Cottages – A much altered possible long house?

Historically there was a significant cluster of buildings further north and related to the mine, but only overgrown ruins remain from the mine buildings together with Glebe Cottage and Brookside.

A lane links the centre of the village to the main road where the Mary Tavy Inn (formerly the Buller Arms) was well located for travellers in the 19th century. The Old Rectory is attractively sited halfway up the hill and has an attractive tree-lined walk aligned to the Victorian extension and leading down to the brook. From here it used to continue along on the west side, heading south before crossing the Cholwell on a stone bridge and leading up to the church; this route is still marked as a footpath on maps but the bridge has collapsed. This route appears to have originally been a personal route to church for the clergyman. White's Directory of 1850 names the Rev Anthony Buller as the incumbent and it is likely that he was responsible for the Italianate extension to the Rectory and the footpath. As a member of the main landowning family he was certainly in a position to carry out such an undertaking.

Footpaths are something of a feature in and around the village and they offer a good degree of connectivity as well as leisure options. They also reflect historic movement patterns, from the lane that fords the Cholwell Brook on its way to Whitestone Farm, to the paths trodden by generations of miners to and from work. In the past these paths passed from humble houses to an entirely industrial landscape, today they lead to a post-industrial wildlife haven. Other tracks lead to outlying mine shafts or link different workings. These historic associations make them of interest as part of the social history of the place; but they also provide a bridge to the present and would benefit from interpretation.

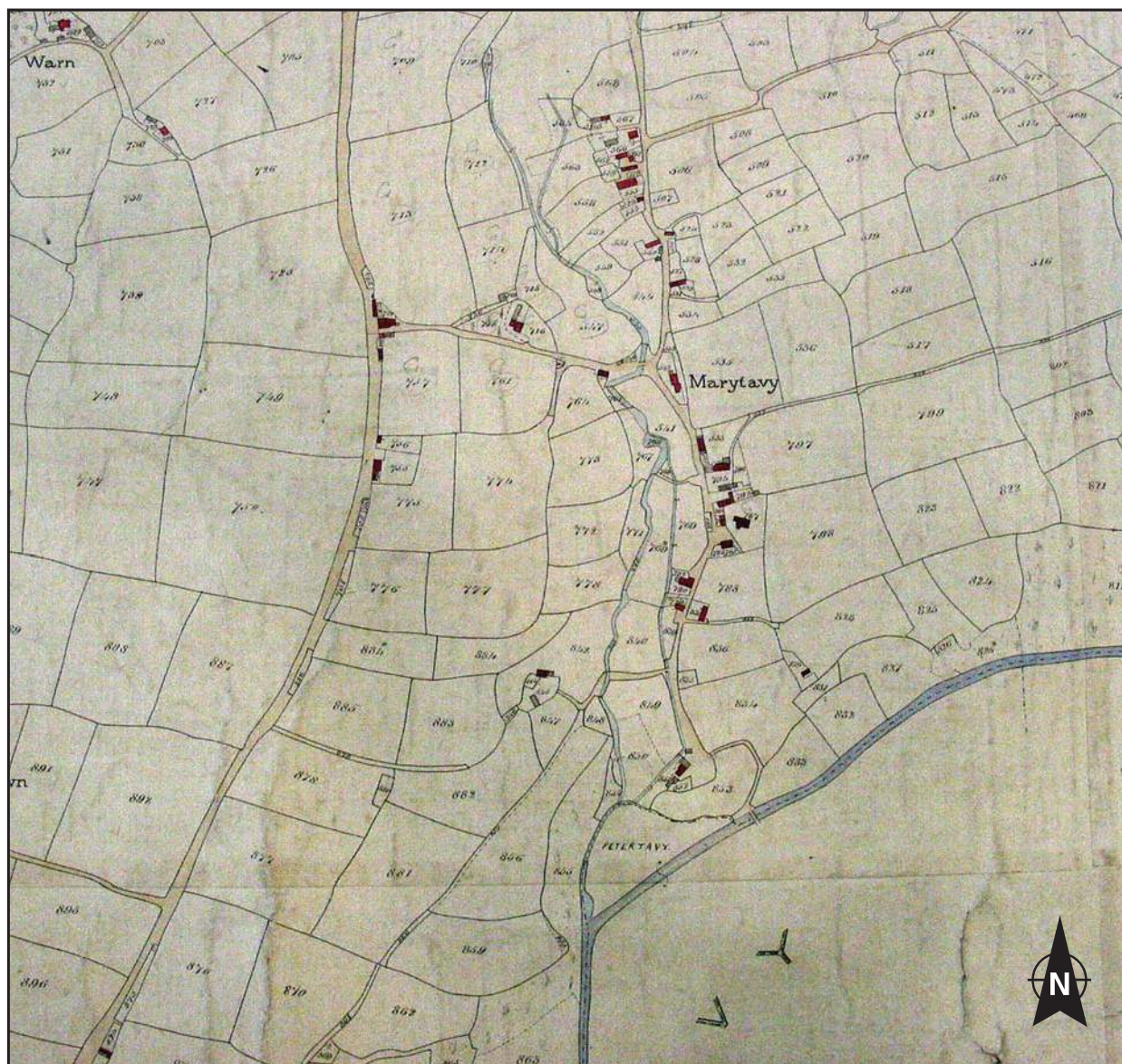
Blackdown, historically a separate settlement (the railway station which served the area was named 'Mary Tavy and Blackdown'), since at least the 14th century was essentially a linear development along what is now the A385, Okehampton to Tavistock Road. In 1828 at the time the Tithe Map was drawn up, it was called Lane Head Village and comprised a scattered distribution of small cottages and gardens, some at right angles to the road (such as what is now the Royal Standard) and some a little set back from the road down small lanes; these are often sited close to the King Way. On the western side of the main road, there was a clear division, in the form of a long north south boundary, between the developed area next to the road and what looks like remnant medieval strip fields behind, although this has been broken up in recent times. Most of the buildings are likely to have been miners' cottages.



Fig 4: The tree-lined Rectory path

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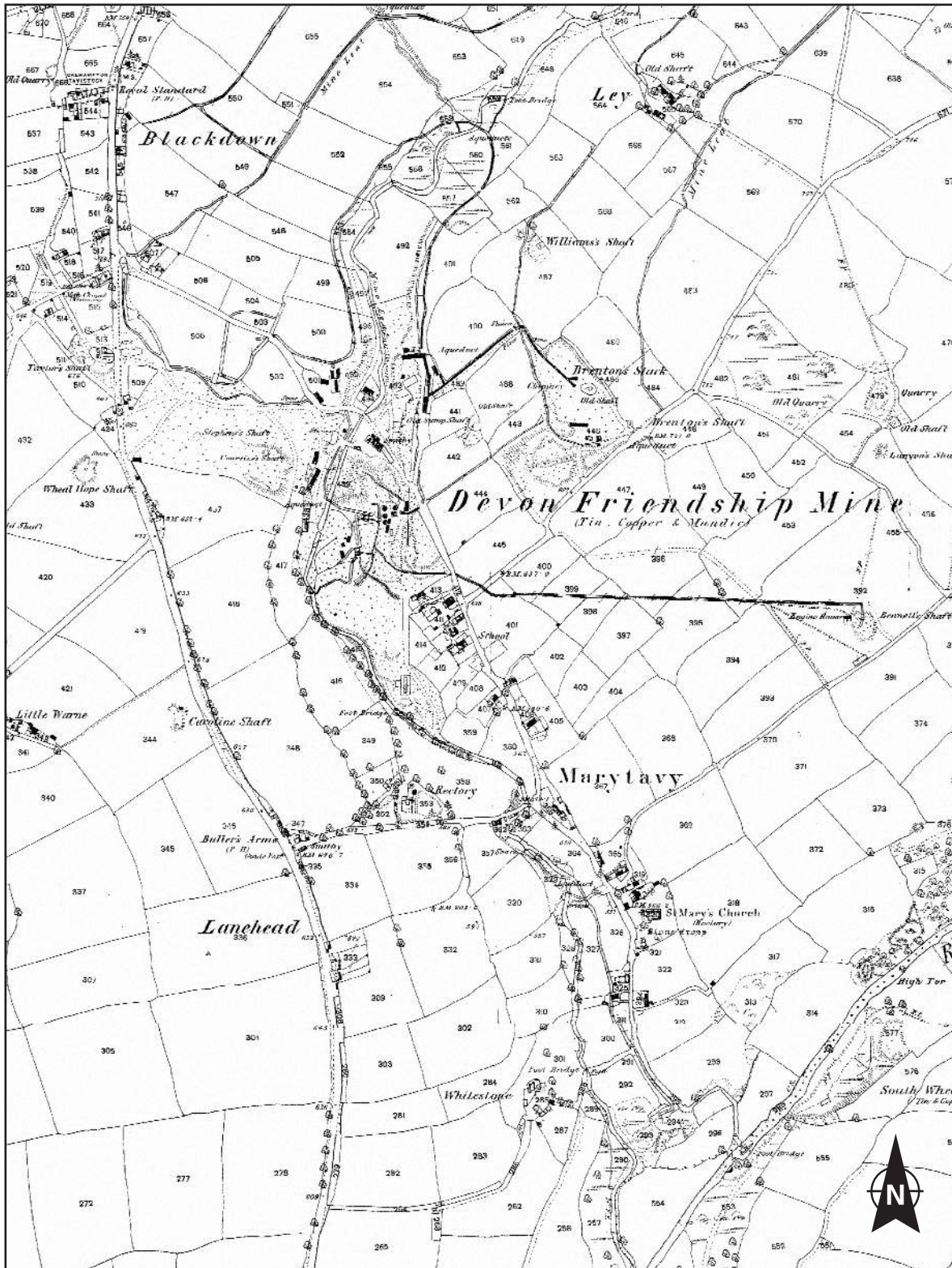
Map 2 Tithe Map 1838



Historical Footnote:

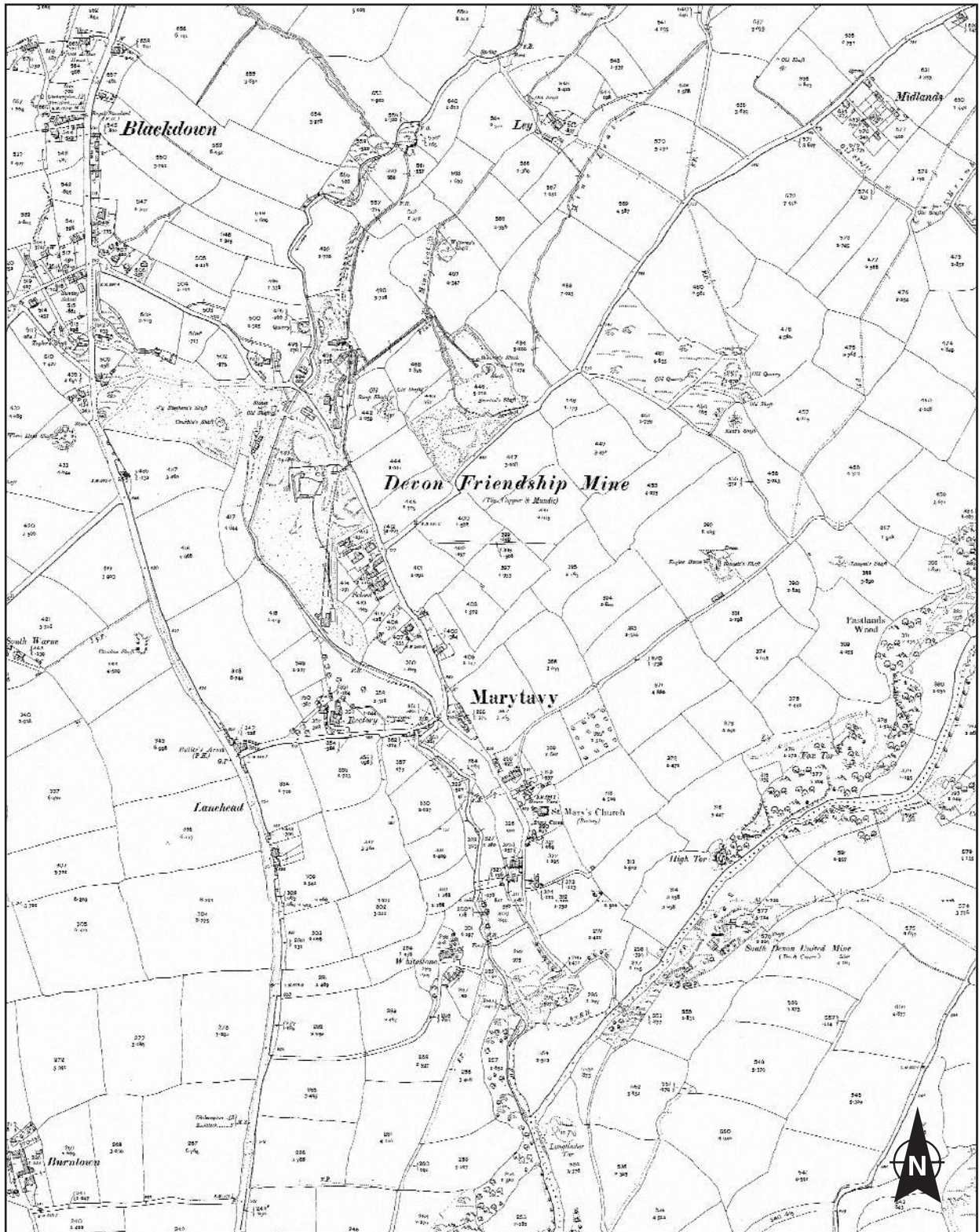
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation Agreement required the creation of a large scale Map showing each plot of land in the tithe district and an accompanying Apportionment listing relevant details. The Tithe Act 1836 provided for the gradual redemption of all tithes by the end of the century.

Map 3 First Edition Ordnance Survey Map 1884



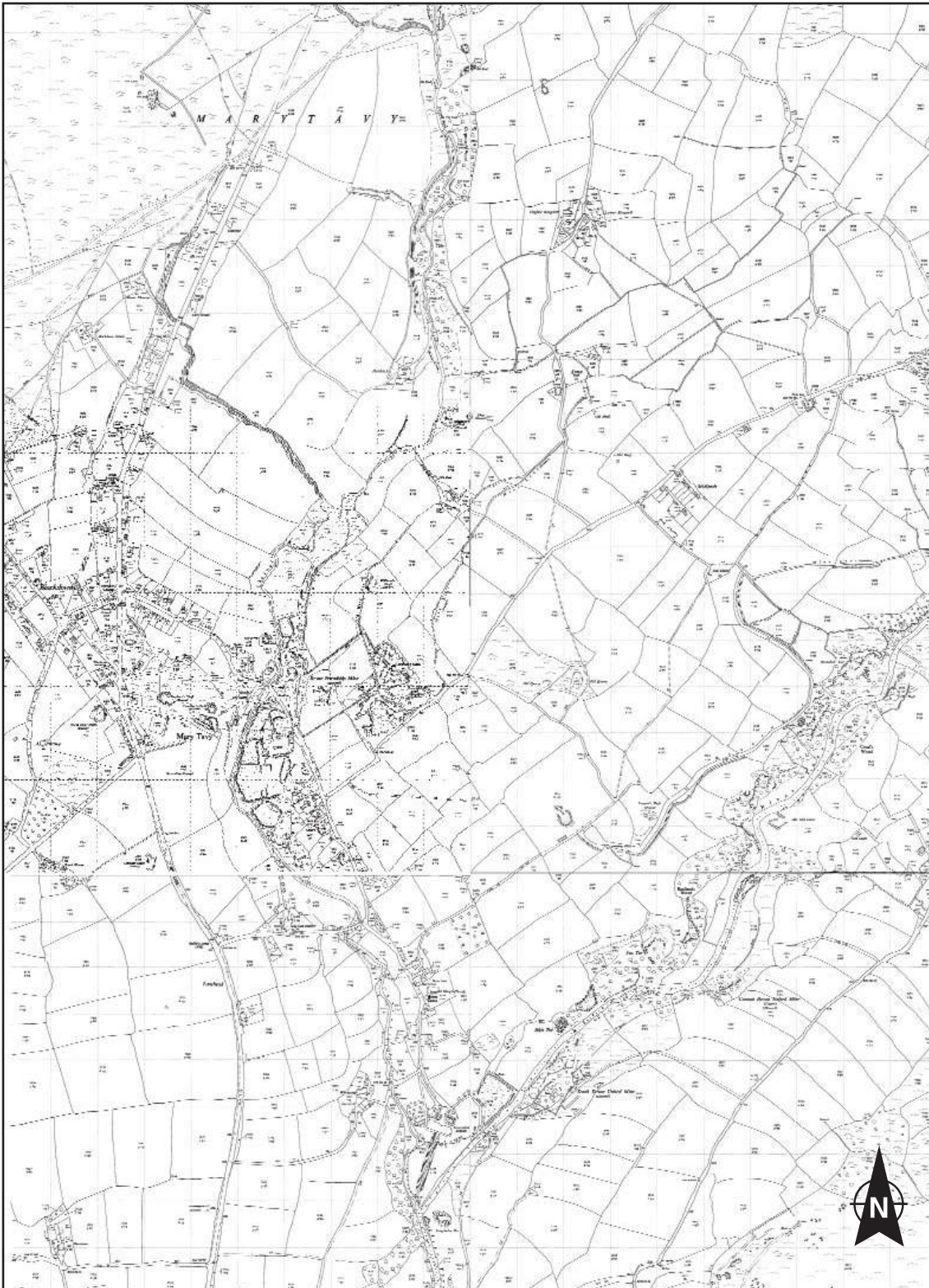
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Map 4 2nd Edition Ordnance Survey Map 1906



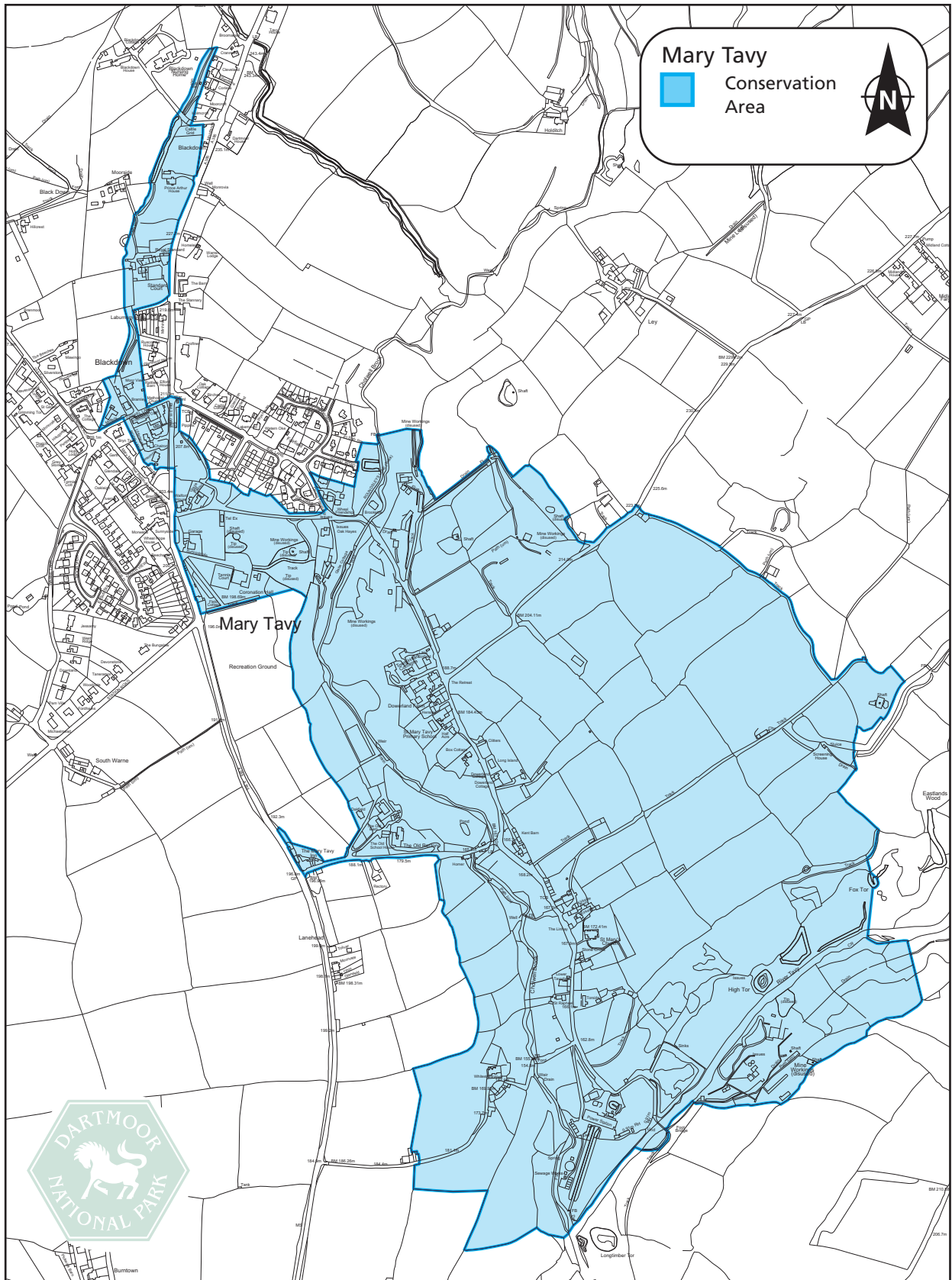
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Map 5 Ordnance Survey Map c.1954



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Map 6 Conservation Area: Mary Tavy Settlement



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3 Building Types, Materials and Styles

The building types of Mary Tavy fall into three distinct groups; domestic, agricultural and mine related structures. The buildings in the first two categories are typical of most villages and reflect the vernacular trends of the time of their construction. It is interesting to note, however, the number of simple double-fronted 19th century dwellings. These solid symmetrical homes are most likely associated with the men in control of the day-to-day workings of the mines. They are located close to the workings yet reflect a certain status within the community, but their architecture is very much based on the pattern-book genre of the time.

There are older dwellings and these represent a link with the times when farming was an essential element of the village scene. Farmhouses and cottages are more prevalent in the older lower settlement and here there are also the agricultural buildings related to the various farmsteads. The older homes tend to have more irregular fenestration patterns and consequently appear less consciously designed.

Stone is the primary building material and in all but the earliest buildings this is probably derived from the waste of the mine workings. Where stone is exposed it is possible to see a great variety of igneous and metamorphic rocks that reflect the complex underlying geology. As a consequence of the readily available source of rubble stone there is little use of granite except for lintels etc. The church is, of course, a notable exception. For the most part buildings would have been rendered and/or limewashed in the past, but there is also some slate-hanging.



Fig 5a: Slate hanging at The Meadows



Fig 5b: A small example of local slate at Dowerland Farm

Simple linear building forms are predominant and gables are most common on dwellings. Dormers are not a feature of the place but there has been a trend towards the insertion of rooflights in recent years. For the most part these have reduced the attractiveness of the roofscape, especially where added to prominent roofslopes. Slate is the prevalent roofing material and some historic local slate remains.

Most roofs have, however, been renewed and many have artificial slate that reduces their character and quality. Historic verges are very simple and either have the roofing slate sitting upon the wall, or they are lined by a protective row of small slates. Eaves mostly have a minimal overhang and fascias are either absent or minimal and flush fitted.



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Fig 6a & b: Typical verge details

Some corrugated iron remains on outbuildings but there is likely to have been much greater use historically on both mine buildings and barns.

Rainwater goods have generally been replaced in plastic, but mostly in a simple half-round profile that would have been typical.

Chimneys are a feature and are indicative of age and origins. Earlier stacks are of stone construction, often slightly tapered with slate drips; later examples and re-constructed or raised stacks are in stone or occasionally brick, more rectangular and usually rendered. Although the addition of chimneys to barns is questionable in principle, the contemporary interpretation of traditional design of those at Eastlands is at least distinct from older stacks.



© DNPA

Fig 7: Modern chimneys at Eastlands barns

Some historic windows remain and they are a mix of sashes and casements in painted timber. Unfortunately many original units have been replaced, too many of them in styles and materials that have fundamentally changed the appearance of the building. Even where timber has been used it is often in a different pattern, mode of opening and finish. Simple boarded doors and plain panelled doors were used historically, sometimes part-glazed; but many have been replaced.



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Fig 8a: Changed mode of opening can affect character

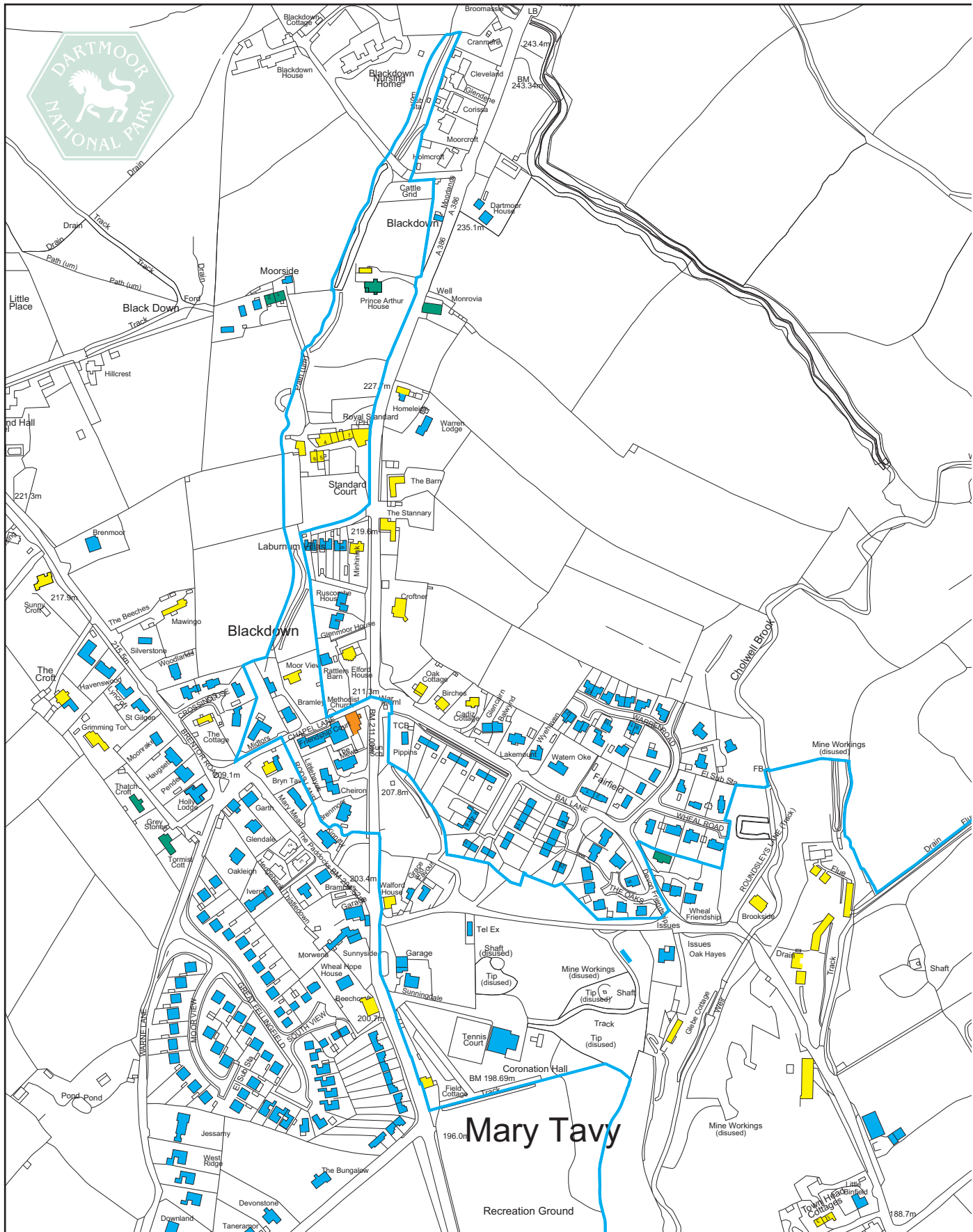


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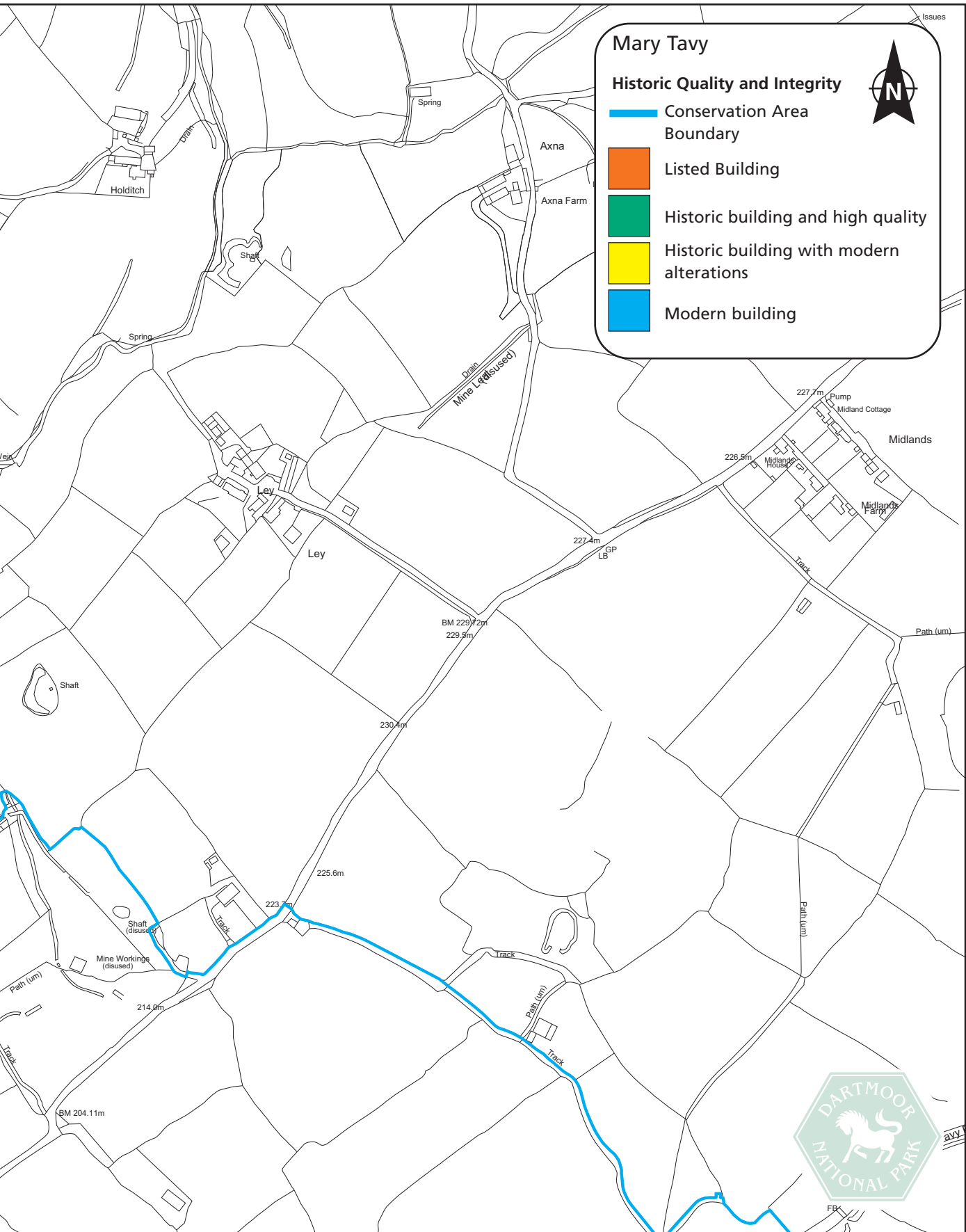
Fig 8b: Simple plank door

There is so little standing evidence of the mine buildings that they are no longer part of the visible architectural character of the village; they are, however, a most vivid relic of the historical importance of the place. They are an important record of the industrial activities centred on the village and some structures, such as the calciners are very rare. They were used to condense arsenic from burning iron pyrite, (that was also known as mundic), and had previously been seen as a waste product. The arsenic had many industrial uses including pesticide, dyes and pigments (which William Morris used in his wallpapers). This outstanding historic interest is why the mining sites in the immediate vicinity of the village are considered worthy of inclusion within the proposed Conservation Area boundary.

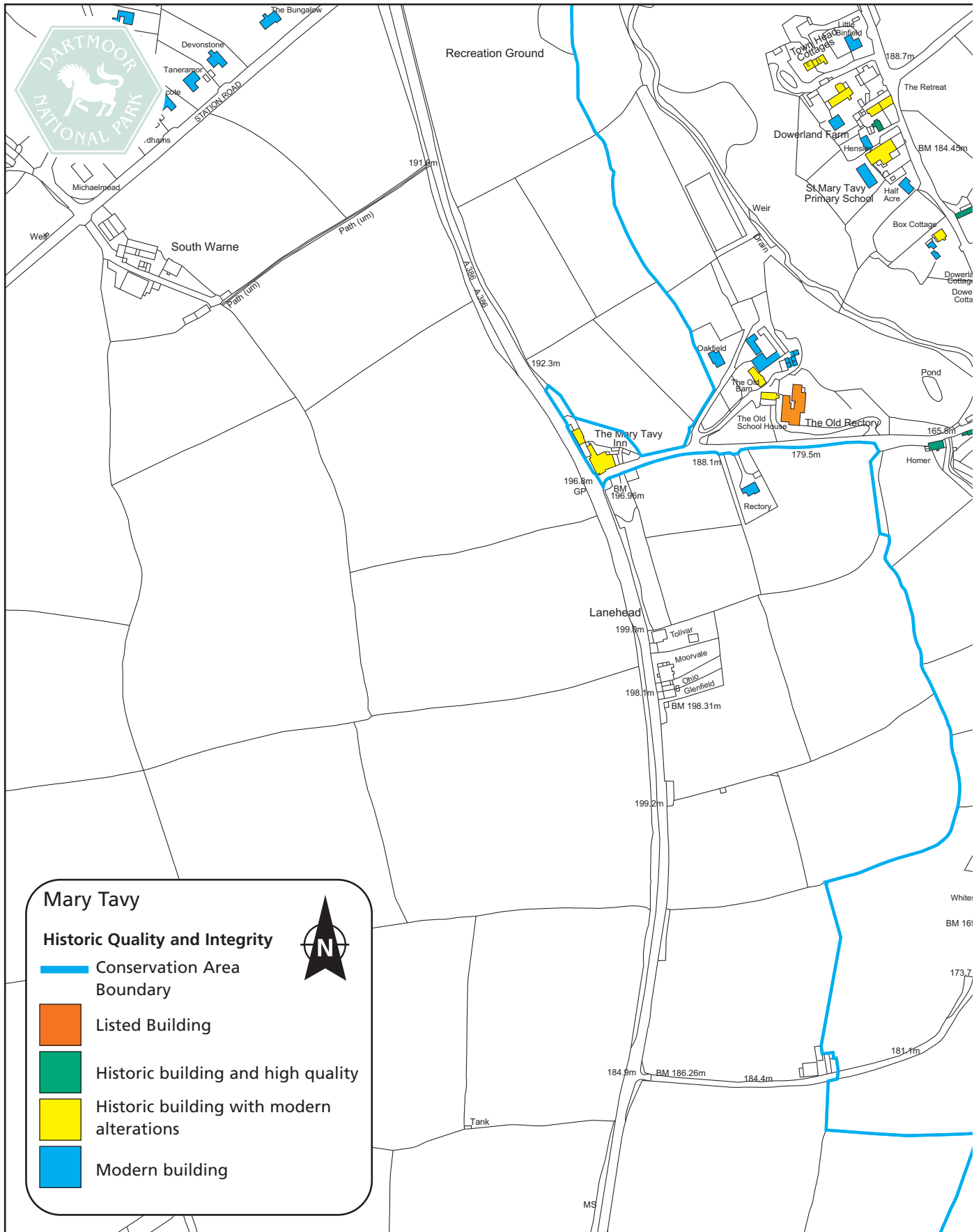
Map 7 Conservation Area: Historic Quality and Integrity



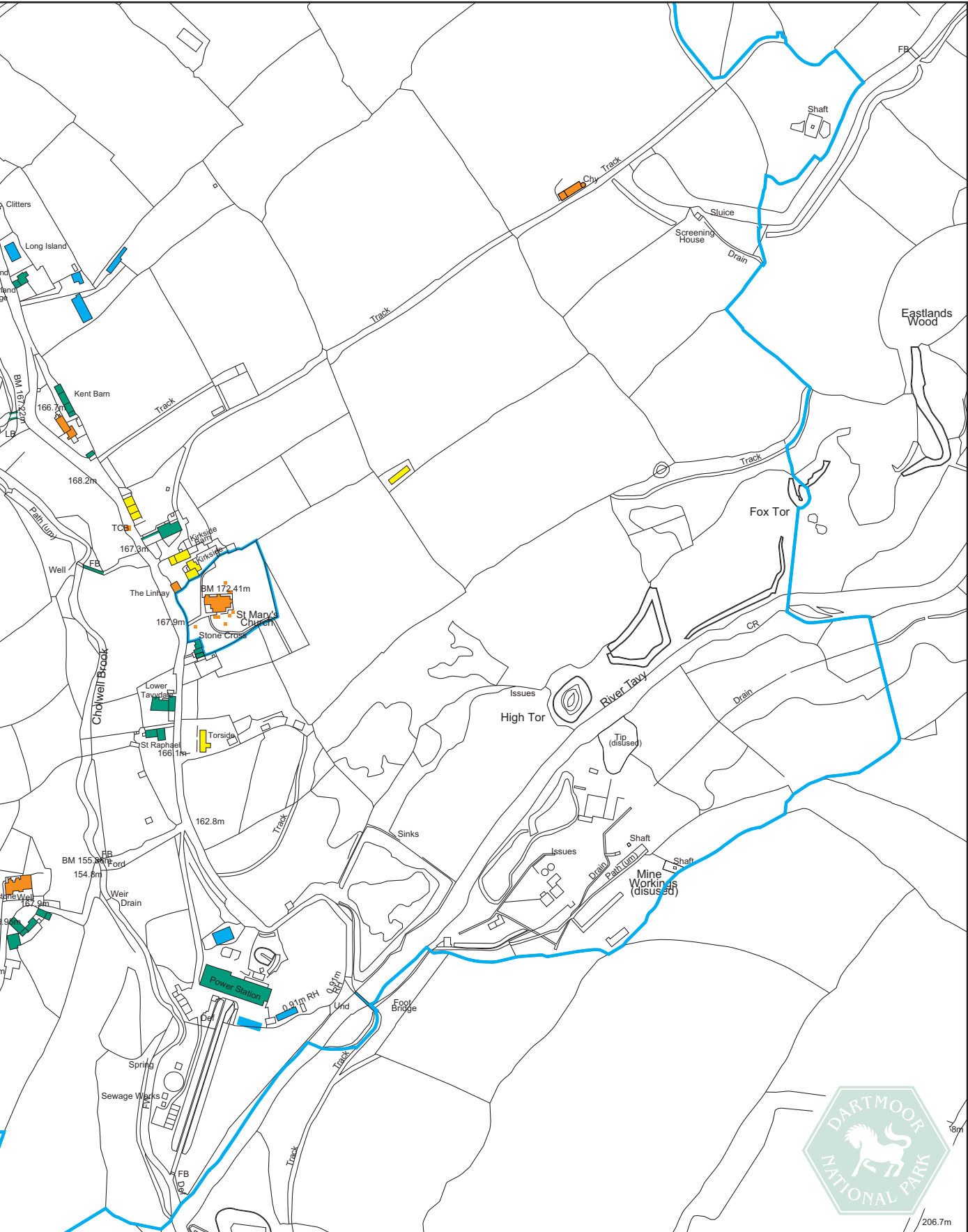
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Map 7 Conservation Area: Historic Quality and Integrity



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4 Key Buildings

Church of St Mary – Grade I

The granite church is the focal point of the village and the traditional heart of the community. The nave and chancel date from the 14th century and the tower is early 15th century. Despite an extensive 19th century restoration it retains many features of interest and is a very attractive parish church.



© DNPA

Fig 9: Church of St Mary

Kent House and The Meadows – Grade II

An attached pair of houses associated with Mine Captains. Kent House appears to date from the early 19th century and both dwellings feature on the tithe map. The combination of slate hanging and sash windows is attractive and quite unusual in Mary Tavy.



© DNPA

Fig 10: Kent House

Listed Buildings Footnote:

The Secretary of State for Culture, Media and Sport is required to compile lists of buildings of special architectural or historic interest for the guidance of local planning authorities. Conservation policies are often based on these lists. The re-survey of all Dartmoor parishes was carried out during 1985-88.

A listed building is 'a building of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance'. There are about 500,000 listed buildings in England. Nationally, 2% are grade I listed, 4% II* listed and the balance of 94% are grade II listed. Within Dartmoor National Park there are 2,563 listed buildings.

Dowerland Farm – Unlisted

By local standards this is a large house, well constructed with simple and effective detailing. It seems to be a purpose-built farmhouse of the early 19th century on a site that may have been a farmstead for many centuries. To the west is a former threshing barn of similar age that was being converted at the time of survey.



© DNPA

Fig 11: Dowerland Farm

Eastlands – Unlisted

This is a long linear range with farmhouse and attached barn and a range of associated outbuildings. Despite the ordered fenestration on the farmhouse it is quite probable that this represents the 19th century re-working of an earlier building. Earlier fabric may remain to indicate the original age of the building. The agricultural buildings date from the 19th century.



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Fig 12: Eastlands



© DNPA

Fig 13: The Power Station

The Power Station – Unlisted

Although of little architectural merit this building is quite unique to a village location in the westcountry. It is a surprisingly rare example of 20th century exploitation of reliable, clean and sustainable water power. The historic interest of the power station makes it a distinctive and special feature of Mary Tavy.



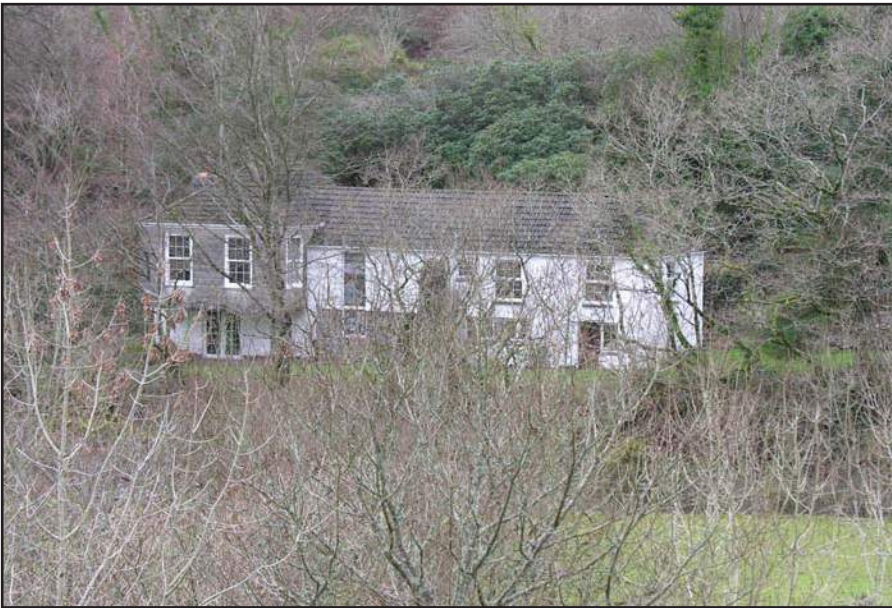
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Fig 14: The Miners Dry

The Miners Dry – Grade II

This is another very rare building indeed – the last surviving example of its kind. It was the 'Dry' for the nearby Bennetts Shaft where miners could change and dry their clothes in some comfort. It has sadly slipped into a state of dereliction and is in need of urgent attention.

The Parish website has a photo of the Miners Dry which shows how it looked with its roof intact.



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Fig 15: Glebe Cottage

Glebe Cottage – Unlisted

This was the former Count House and as such is woven into the industrial history of the place. From here contracts were made for the prospecting and exploitation of the mineral resources. The crowds of workers that would have gathered here to discover whether they would be working, how and for how much is very different to the quiet residential character of today. The building is much altered now but a photo on the Parish website shows it as it was in the 1960's.



© DNPA

Fig 16: The Old Rectory

The Old Rectory – Grade II

The original simple late Georgian building has an ornate Italianate extension of c1860. The setting has changed greatly in recent years but its prominence and historic associations make it a key building.



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Fig 17: Higher and Lower Tavydale

Tavydale – Unlisted

Now divided into two dwellings but originally a single rambling farmhouse. The roadside location and proximity to the church make it an important part of the townscape.

Other notable buildings



© DNPA

Fig 18: The School

The school – Unlisted

Much altered but a key building in the social history of the village and still a focus for village life. The sound of children at play is a welcome character feature in itself.



© DNPA

Fig 19: St Raphael

St Raphael – Unlisted

A nicely proportioned 19th century cottage tucked away but glimpsed from the lane.



© DNPA

Fig 20: Dowerland Cottage

Dowerland Cottage – Unlisted

The only thatched property remaining in the village; quite altered but prominently located.



© DNPA

Fig 21: Methodist Church

Methodist Chapel - Grade II

Methodist Chapel dated 1835 with rubble stone walls and slate roof. Entrance to the auditorium under the gallery and rostrum at the opposite end.



© DNPA

Fig 22: The telephone kiosk

K6 telephone kiosk - Grade II

This is a classic feature of the historic village centre, casually located by the roadside without associated hard surfacing or other paraphernalia. This practical and unpretentious approach is typical of the place but should not be seen as an indication that such features are unappreciated – simply that they can be enjoyed without ‘enhancement’ in the form of seats, planters and the like.

5 Local Details and Street Furniture

The character of the streetscape is very much that of a small, quiet rural village, where there is an absence of any urban features. Pavements are generally absent so the tarmac road surface leads up to planted verges, hedgebanks or stone walls without kerbing or any formal edging. Even the listed K6 telephone kiosk is located within the grass verge. There are suggestions that cobbled verges once existed, especially in front of roadside cottages, but these have been replaced with concrete in most locations.



© DNPA

Fig 23: Brick surfacing at Dowerland Farm

On private land there does remain some cobbling and bricks are used distinctively at Dowerland Farm. Compacted aggregate, or hoggin, provides a more informal and ancient type of surfacing that is found on the lesser tracks around the village. In places the surface is distinctly rocky underfoot, especially on the track to Whitestone.



© DNPA

Fig 24: The rocky path to Whitestone



© DNPA

Fig 25a: Stone wall with white quartz capping

Enclosure is commonly in the form of rubble stone walls laid in lime mortar, often with white veinous quartz used as a decorative capping – notably at Dowerland Farm and Brookside. This is another tangible link with the mines as the quartz would commonly be removed as a waste product when mineral lodes were sought and exploited. Elsewhere stone banks offer a more rural character to enclosure; sometimes the dry stone structure is visible and may be roughly squared, in other examples it is overgrown and in damp locations may be draped with moss. Many banks have traditional mixed deciduous hedges planted on top.



© DNPA

Fig 25b: Stone bank with roughly squared granite blocks



© DNPA

Fig 26: Mossy dry stone bank

In a few locations timber boarded fences have been introduced in recent times; these have a rather suburban character that is at odds with the strong rural character of the village.

Granite and timber gateposts frame a lot of entrances; most have an agricultural character but a few are domestic and incorporate decorative gates, usually of wrought or cast iron.



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Fig 27a Domestic gateway



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Fig 27b Cast iron gate

There is a notable absence of street lighting in the old village and that is a character feature by day as well as by night. Unfortunately overhead cables are an intrusive element along the length of the lane that forms the spine of the settlement; these are especially obvious in the vicinity of the church.



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Fig 28: Intrusive overhead cables

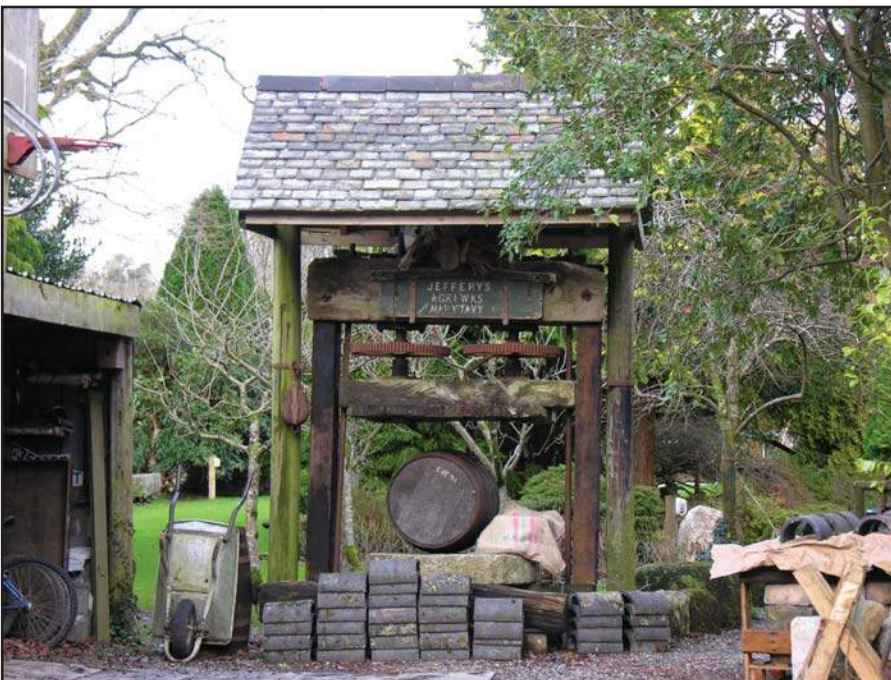
A Victorian post box remains in the building immediately west of the lower bridge and this reflects the location of the former Post Office.



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Fig 29: Victorian post box

A re-sited cider press located near the vehicular access south of St Raphael is a feature. The footbridge over the Cholwell Brook alongside the ancient ford on the track to Whitestone is a utilitarian structure but that is in keeping with the character of Mary Tavy as an unpretentious working settlement. The remains of the bridge on the 'rectory walk' are also a feature worthy of consolidation and possibly restoration.



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Fig 30: Cider press



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Fig 31a: Footbridge by the ford



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Fig 31b:

At the southern end of the settlement is the River Tavy. On the northern side is a seat alongside the footbridge – an ideal location to enjoy the ambience of the riverside. Upstream (northeast) of here are spoil tips which comprise an area of fine deposits, presumably from settlement ponds? Where eroded these have interesting coloured bands that reflect different phases of exploitation at Wheal Friendship.



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Fig 32: Seat by the River Tavy



© DNPA

Fig 33: Eroding spoil tips

On the south side of the Tavy are tunnels and the ruins of the mine buildings. There is a good historic photograph of the site on the Mary Tavy Parish Council website; this shows some identifiable buildings including a pair of circular structures whose footprints remain.



© DNPA

Fig 34: South Wheal Friendship ruins

The ruins are now very overgrown and fenced off from public access for safety reasons; they loom out of the undergrowth like the remnants of a lost civilisation, which in a sense they are. There are ongoing safety issues with this site which ought to be addressed as soon as possible and some interpretation is badly needed to inform visitors of what happened here in the past.



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Fig 35: Interpretation is needed to give such relics meaning

6 Spaces and Views

Spaces

General

There are no formal designed public spaces within the Conservation Area, but the informal spaces between buildings are a strong positive feature. In the older part of Mary Tavy, south of the school, the countryside flows through and around the buildings, punctuating and framing them. This amorphous sense of space defies formal delineation but ought to be regarded as being generally worthy of protection from insensitive management or opportunistic development, whether infill, ancillary or related to activities such as horse-riding.

In the northern part of the village the most significant spaces are part of the post-industrial legacy; years of abandonment of the ruins and spoil tips means they are much softened visually and may now be of considerable ecological significance. At the southern end of the village are the workings and spoil areas from South Wheal Friendship.

A Church forecourt

The village lane widens in front of the church. This space, although not large, successfully identifies this as the focal point of the village. It appears from the tithe map that this may have been a larger and more formal space in the past. The 19th century railings on top of the stone retaining wall are an attractive feature that is unusual in the wider village but entirely appropriate here – both are Grade II listed.

B Churchyard

As well as providing the traditional setting to the church, this is also a significant public space and community focal point. The churchyard contains many interesting monuments, many of which are listed. This includes the churchyard cross which probably dates from the 15th century but was restored in the later 19th century. At the top of the churchyard is the grave of William Crossing and his wife Emma. His writings on historic Dartmoor remain an inspiration for all who appreciate the moor nearly 80 years after his death.

Views

There are no outstanding 'picture postcard' views in Mary Tavy – it is not that kind of place. The special interest of the settlement stems from its unique historical development rather than the proportion of quaint buildings and fantastic views. There are, however, a number of views of the surrounding landscape that express the nature of the locality.

1 The Church from Dowerland Cottage

This attractive view has the church tower set within a moorland backdrop but it is diminished by a conifer that obscures the tower and the ever-present overhead cables.

2 Footpath east of the village

This elevated path leads from the churchyard to the Miner's Dry and then turns north to pass across farmland and through some of the workings of Devon Friendship. It offers occasional distant views over the village to Brentor on the skyline. There are a series of views across the valley in which The Old Rectory and the Mary Tavy Inn are prominent.

3 The Church from the lower bridge

There are views of the church tower glimpsed over and through hedgerows.

4 The Church from the footpath to the northwest

From here it is quite easy to understand why the local vicar would want to approach the church by this route rather than along the lane. As well as the view of the church this is a good location to appreciate the ancient leat, the meadows and the range of buildings at Tavydale.



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Fig 36: The spoil tips are part of the historic character of Mary Tavy



© DNPA

Fig 37: The church forecourt



© DNPA

Fig 38: The churchyard



© DNPA

Fig 39: Looking south from Dowerland Cottage



© DNPA

Fig 40a: View of Brentor



© DNPA

Fig 40 b: View of The Old Rectory



© DNPA

Fig 41: Glimpses of the church



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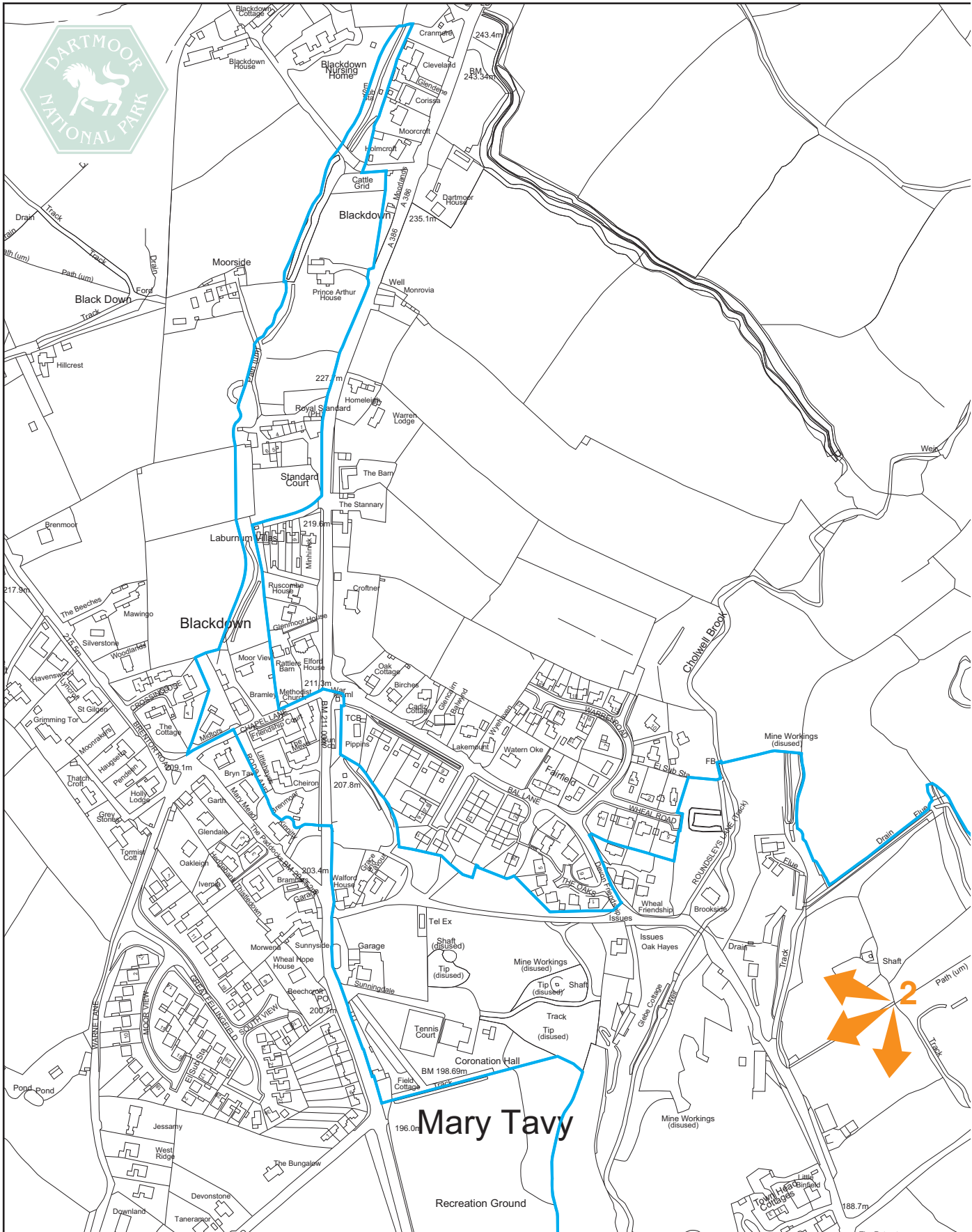
Fig 42: Church tower from the public footpath



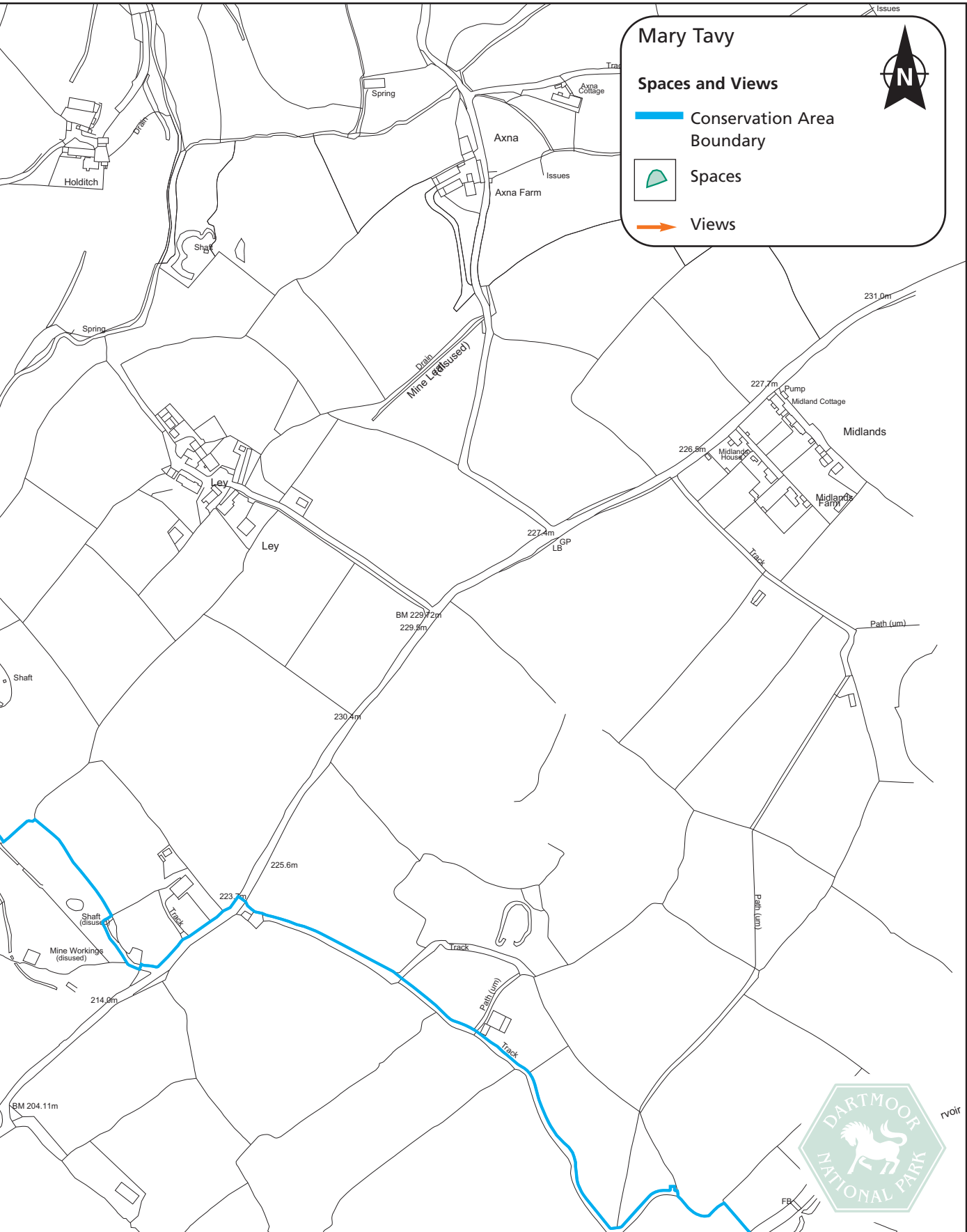
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Fig 43: Tavydale from the brookside footpath

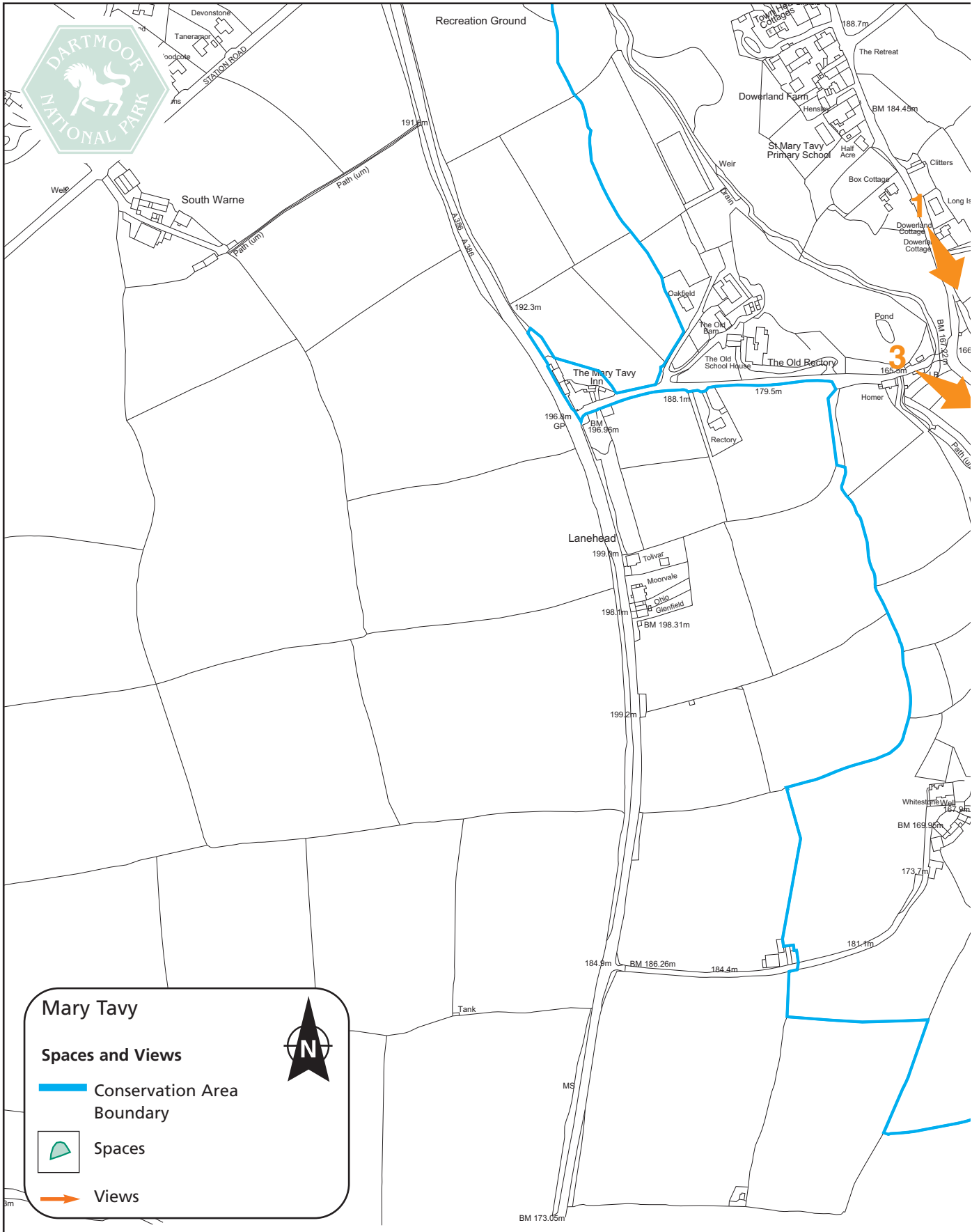
Map 8 Spaces and Views



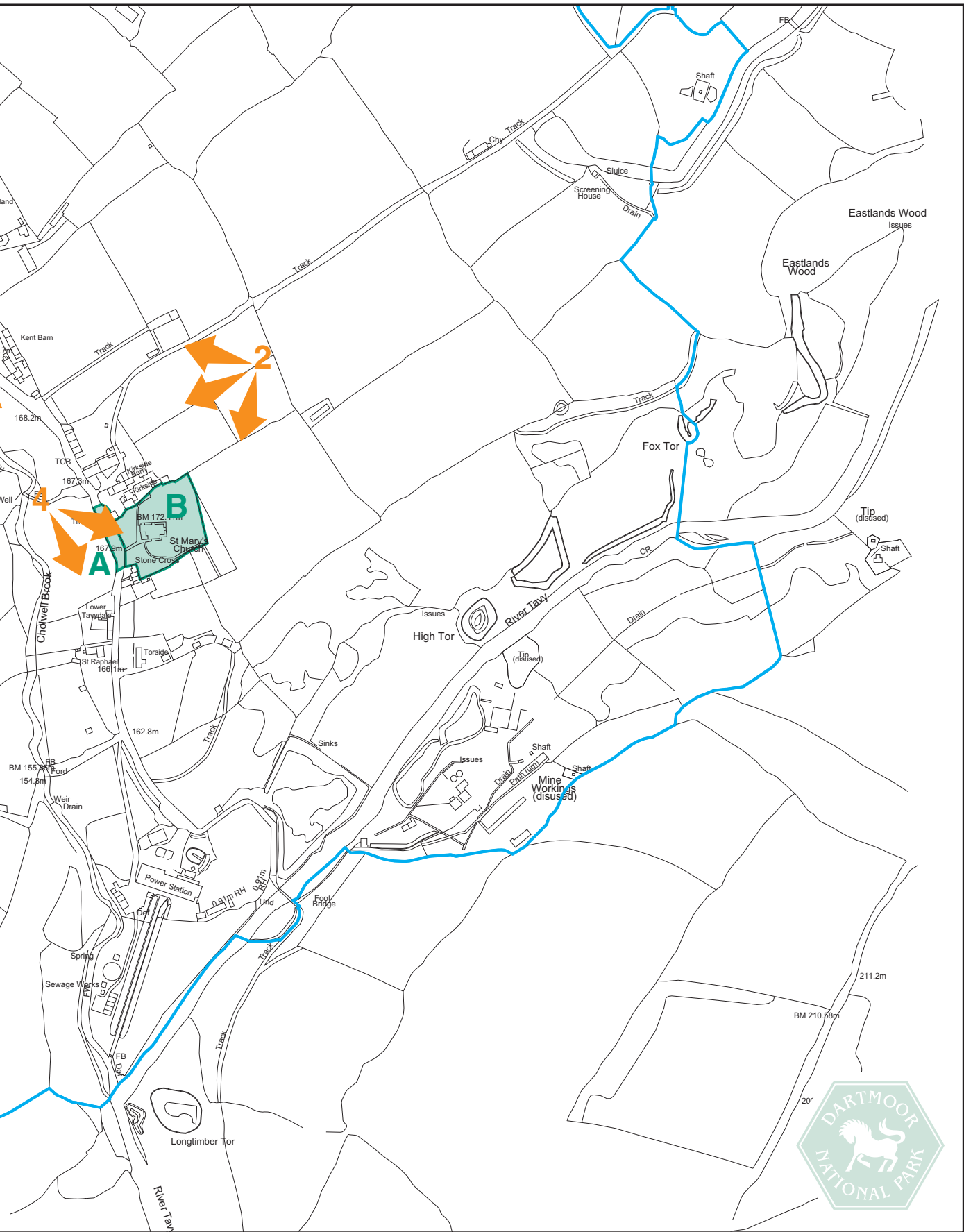
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Map 8 Spaces and Views



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7 Modern Development

There is not a great amount of modern development within the proposed Conservation Area. This general absence of infill development ought to be considered part of the special character of the settlement. As there are two potential garage development sites to meet any housing needs, there should be a general presumption against further development in Mary Tavy itself.

There is an inter-war chalet bungalow called Half Acre just south of the school and some post-war dwellings as well, none of which are of notable design but they are quite inoffensive. It is fortunate that the stabling buildings north of the Horndon turning are well screened by trees as such structures can be intrusive when poorly located or screened.

The modern farmhouse and agricultural buildings northwest of The Old Rectory have sprawled somewhat without any effective landscaping or planting.

The barn conversions at Eastlands are quite well executed, although the designs of the windows and the ill-considered rainwater goods have harmed the appearance of The Linney that is listed at Grade II.

Blackdown

Blackdown, historically a separate settlement (the railway station which served the area was named 'Mary Tavy and Blackdown'), since at least the 14th century was essentially a linear development along what is now the A385, Okehampton to Tavistock Road. In 1828 at the time the Tithe Map was drawn up, it was called Lane Head Village and comprised a scattered distribution of small cottages and gardens, some at right angles to the road (such as what is now the Royal Standard) and some a little set back from the road down small lanes; these are often sited close to the King Way. On the western side of the main road, there was a clear division, in the form of a long north south boundary, between the developed area next to the road and what looks like remnant medieval strip fields behind, although this has been broken up in recent times. Most of the buildings are likely to have been miners' cottages.

8 Archaeological Potential

A Bronze Age barbed and tanged arrowhead was found in the Smallacombe Bottom area, NW of Mary Tavy; there is potential for further evidence of prehistoric activity anywhere within the conservation area.

Although there was a manor of Tavi recorded in the Domesday Book (1086), no distinction is made in the record between Mary & Peter Tavy until 1270. So Mary Tavy was certainly in existence by this date and its medieval origins are confirmed by the 14th century fabric in the parish church. The fields opposite the church have a curvilinear form, suggestive of the medieval period. Other areas which may have potential for medieval deposits are around Dowerland Farm and possibly Blackdown, which has traces of curvilinear fields. The course of the historically important King Way can still be traced throughout the village and out onto Blackdown. There is documentary and place name evidence which indicates that this ancient route between Okehampton and Tavistock has at least thirteenth century origins.

The greatest potential is of course the industrial archaeology, which might be found almost anywhere in the conservation area. As well as mine shafts and their associated above-ground features, there will be buildings, processing areas and other mining infra structure such as leats, wheelpits, flat-rod systems and so on. There has been significant loss of the archaeology relating to Wheal Friendship in the past and what continues to survive should be conserved.



© DNPA

Fig 44: Part of King Way

9 Trees

The distribution of trees within the Conservation Area and their age class are covered by a survey in appendix A. This shows a wide range of species with a diverse age class growing in the Conservation Area.

There is a concentration of trees in northern and southern parts of the Conservation Area whilst the eastern side has a more open treescape with trees restricted to field boundaries. Unusually for a conservation area, Mary Tavy has large areas of broadleaved woodland which are considered an important feature of the village. The broadleaved woodland to the south east of the Conservation Area lies along the River Tavy valley.

There is evidence of new planting in the Conservation Area, mostly in gardens and plenty of opportunities for additional tree planting particularly on the more open land to the east. Outside of the Conservation Area there are many potential tree planting sites.

Outside the Conservation Area newer development to the west supports a much younger age class of trees. Whereas in the wider landscape the land surrounding the Conservation Area comprises mostly of fields with the majority of trees growing on the field boundaries.

Trees in Conservation Areas Footnote:

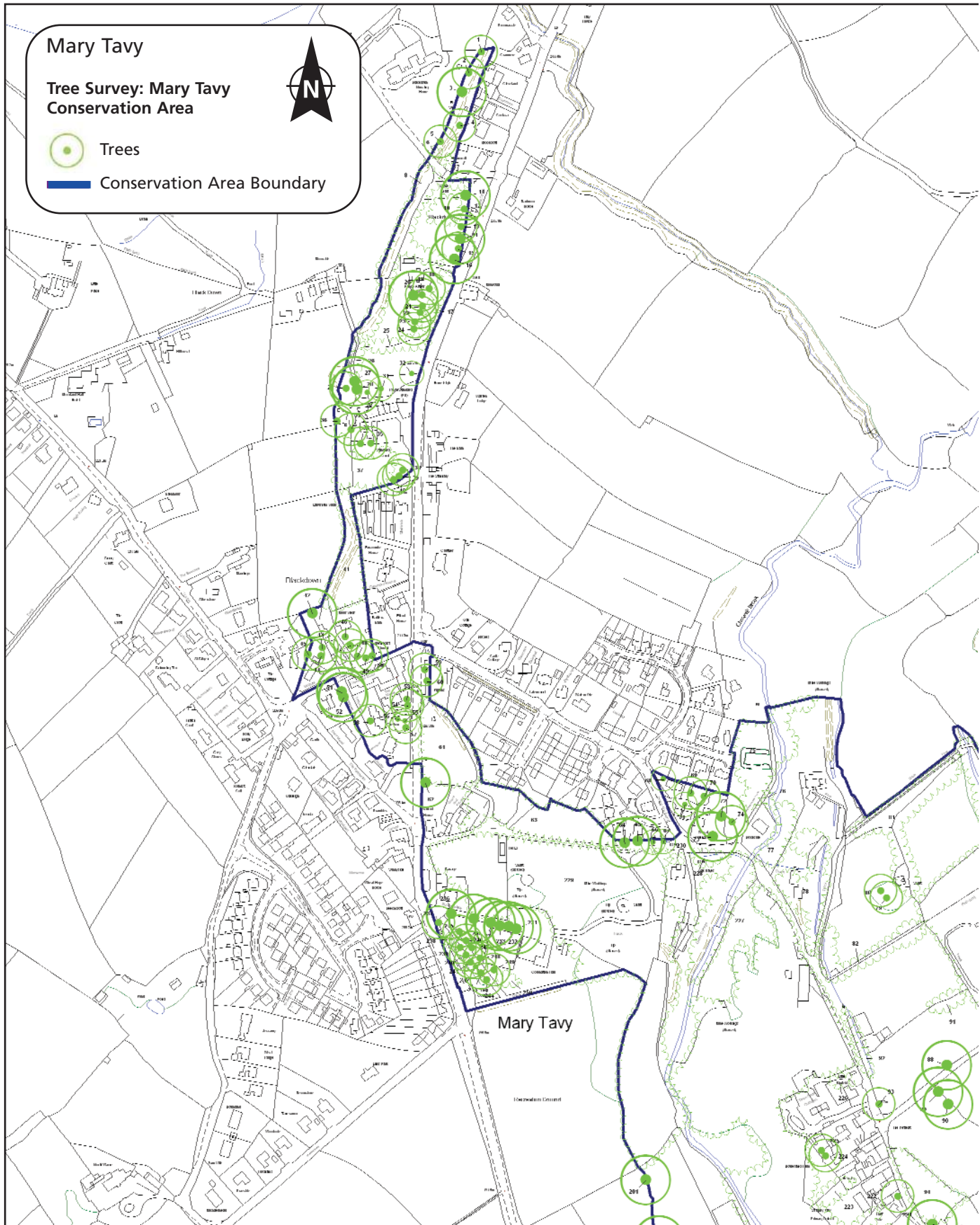
The *Town and Country Planning Act*: Section 211 makes special provision for trees in Conservation Areas not subject to a Tree Preservation Order (TPO). Anyone who wishes to cut down or carry out works to a tree in a Conservation Area must give the Local Planning Authority 6 weeks prior notice. The purpose of a Section 211 Notice is to give the Local Planning Authority the opportunity to protect the tree with a TPO. A tree is not defined in the Act, but a Section 211 Notice is only required for a tree with a diameter exceeding 75 mm in diameter. Trees in a Conservation Area already protected by a TPO are subject to the normal TPO controls. A Tree Preservation Order is an order made by the Local Planning Authority in respect of trees and woodlands. The principle effect of a TPO is to prohibit the cutting down, uprooting, lopping, wilful damage or wilful destruction of a tree without the Local Planning Authority's consent.

Map 9 Trees and Conservation Area

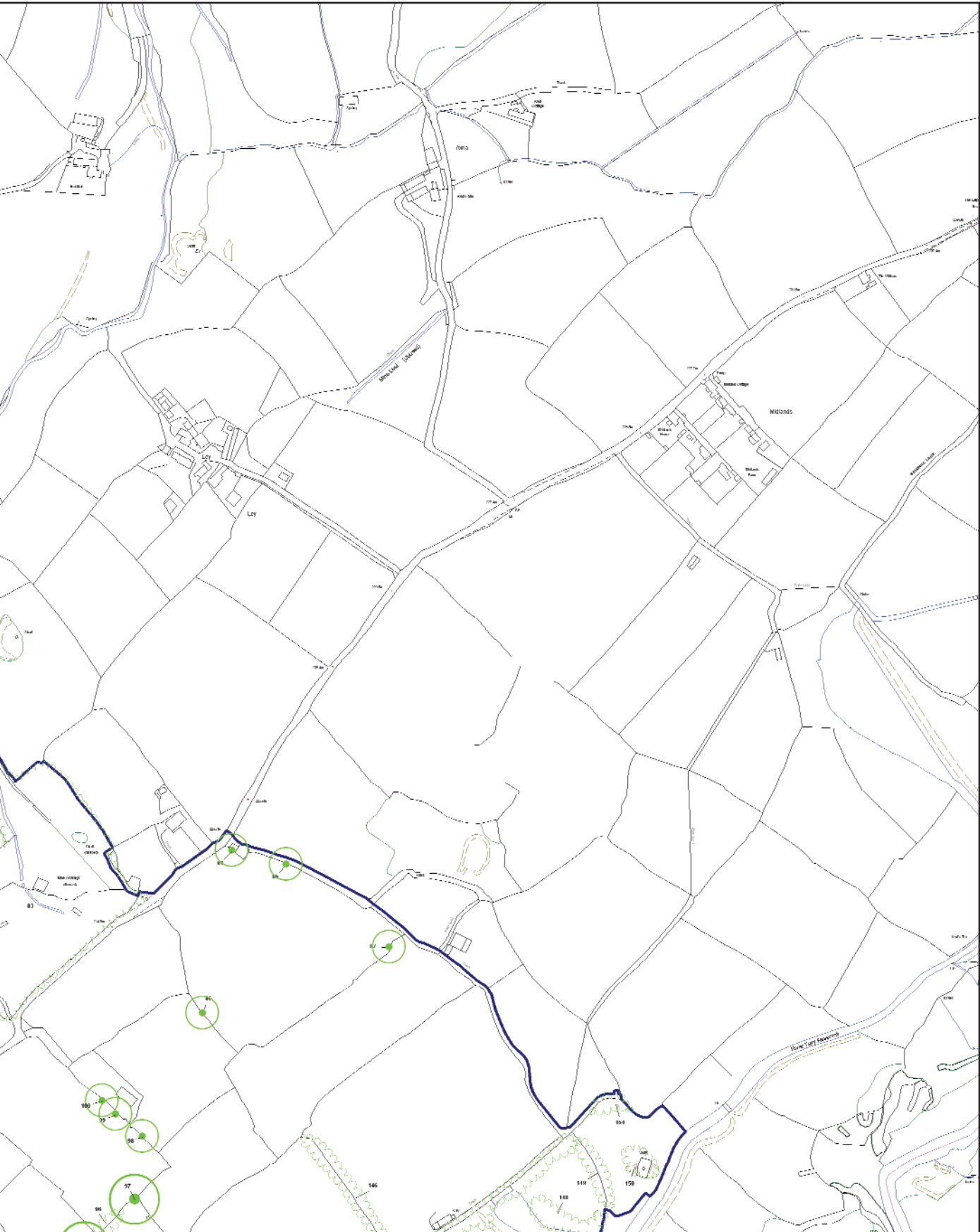


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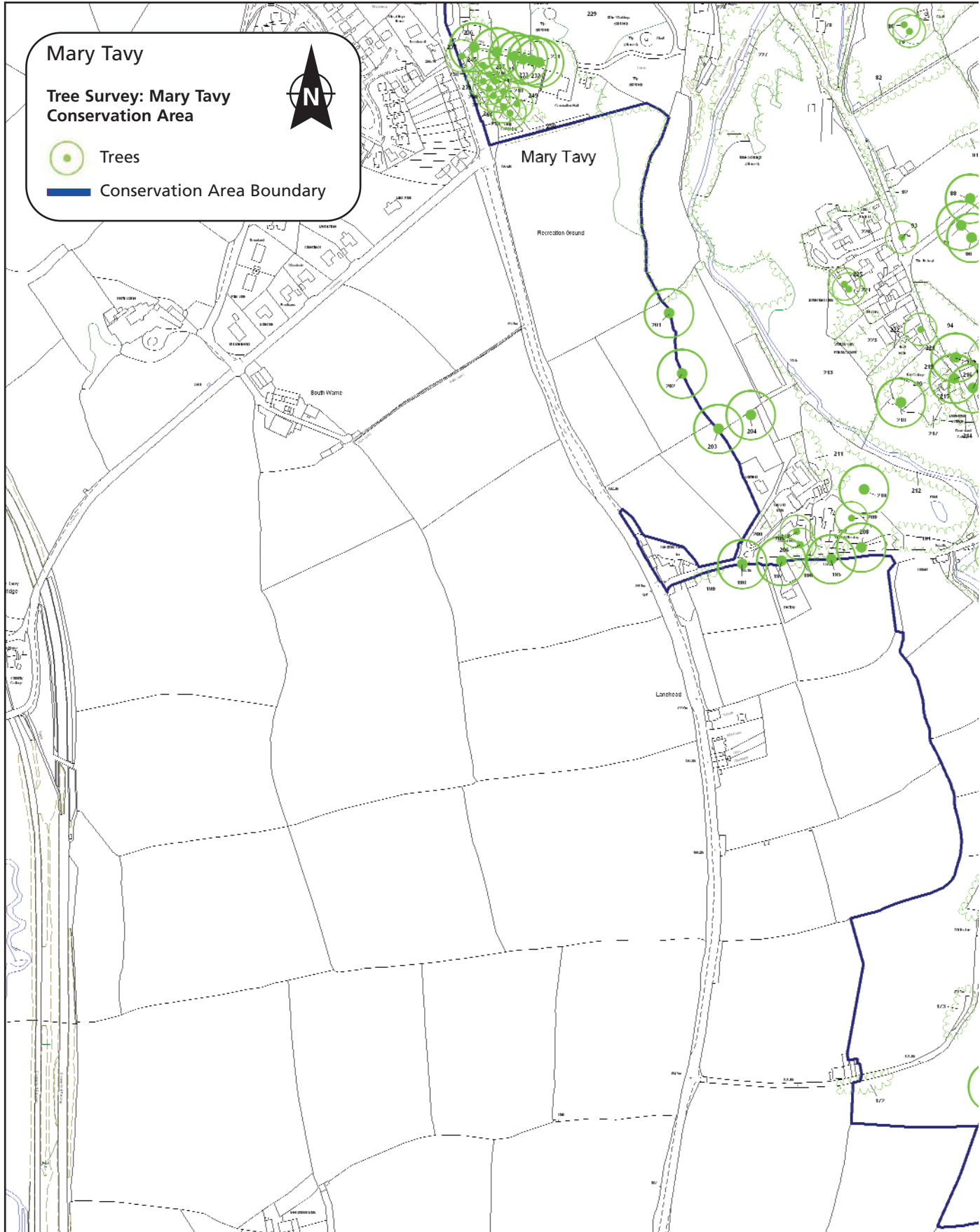
Tree Survey: Mary Tavy Conservation Area (North)



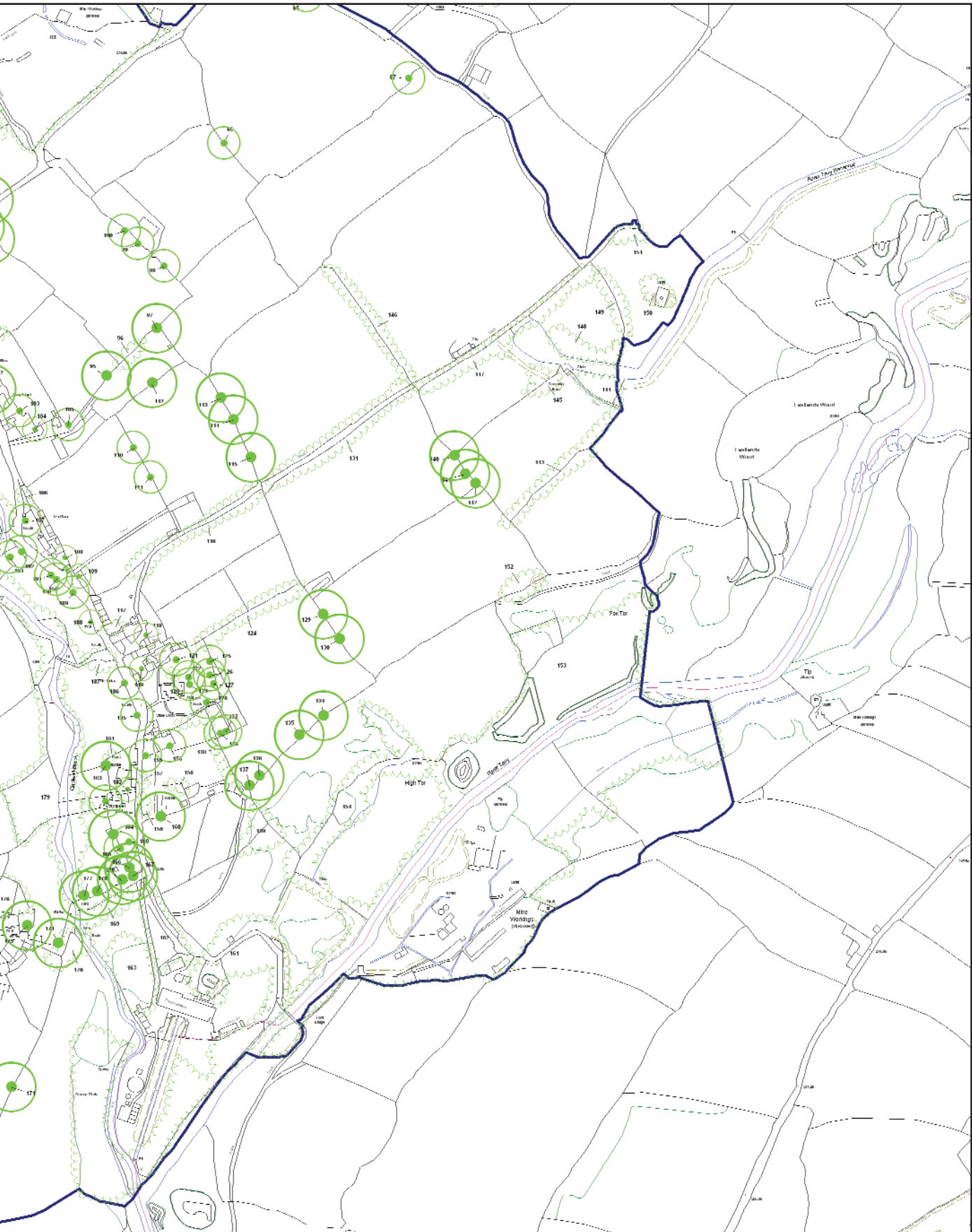
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Tree Survey: Mary Tavy Conservation Area (South)



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Tree Survey: Mary Tavy Conservation Area

(see Tree Survey map page 56-59)

| Number | Species | Age Class | Number | Species | Age Class |
|--------|----------------------------|--------------------|--------|----------------------------|--------------------|
| 1. | Beech | Semi-mature | 56. | Apple | Young |
| 2. | Cypress | Semi-mature | 57. | Hawthorn | Semi-mature |
| 3. | Eucalyptus | Mature | 58. | Hawthorn | Semi-mature |
| 4. | Cypress | Semi-mature | 59. | Whitebeam | Semi-mature |
| 5. | Larch | Semi-mature | 60. | Whitebeam | Semi-mature |
| 6. | Group of mixed trees | Young | 61. | Broadleaved woodland | Mature |
| 7. | Group of cypress | Young | 62. | Larch | Mature |
| 8. | Group of mixed broadleaves | Mature/semi-mature | 63. | Group of mixed broadleaves | Mature/semi-mature |
| 9. | Group of mixed broadleaves | Mature | 64. | Oak | Mature |
| 10. | Apple orchard | Semi-mature | 65. | Oak | Mature |
| 11. | Sycamore | Mature | 66. | Oak | Young |
| 12. | Ash | Semi-mature | 67. | Spruce | Young |
| 13. | Sycamore | Semi-mature | 68. | Oak | Young |
| 14. | Fir | Mature | 69. | Lime | Semi-mature |
| 15. | Cherry | Semi-mature | 70. | Ash | Semi-mature |
| 16. | Sycamore | Mature | 71. | Rowan | Young |
| 17. | Group of mixed broadleaves | Semi-mature | 72. | Ash | Mature |
| 18. | Cotoneaster | Semi-mature | 73. | Ash | Mature |
| 19. | Sycamore | Semi-mature | 74. | Sycamore | Semi-mature |
| 20. | Willow | Mature | 75. | Group of mixed broadleaves | Semi-mature |
| 21. | Oak | Semi-mature | 76. | Group of mixed broadleaves | Semi-mature |
| 22. | Willow | Semi-mature | 77. | Group of mixed broadleaves | Semi-mature |
| 23. | Maple | Semi-mature | 78. | Group of mixed broadleaves | Semi-mature |
| 24. | Oak | Semi-mature | 79. | Oak | Semi-mature |
| 25. | Group of mixed trees | Mature/semi-mature | 80. | Oak | Semi-mature |
| 26. | Group of ash | Mature | 81. | Group of mixed broadleaves | Mature/semi-mature |
| 27. | Ash | Mature | 82. | Group of mixed broadleaves | Mature/semi-mature |
| 28. | Ash | Mature | 83. | Broadleaved woodland | Semi-mature/young |
| 29. | Birch | Semi-mature | 84. | Ash | Semi-mature |
| 30. | Spruce | Young | 85. | Beech | Semi-mature |
| 31. | Oak | Young | 86. | Willow | Semi-mature |
| 32. | Cypress | Young | 87. | Beech | Semi-mature |
| 33. | Rowan | Semi-mature | 88. | Oak | Mature |
| 34. | Ash | Semi-mature | 89. | Ash | Mature |
| 35. | Ash | Semi-mature | 90. | Ash | Mature |
| 36. | Apple | Semi-mature | 91. | Group of mixed broadleaves | Mature |
| 37. | Group of mixed trees | Semi-mature | 92. | Group of mixed broadleaves | Mature |
| 38. | Beech | Semi-mature | 93. | Sycamore | Semi-mature |
| 39. | Beech | Semi-mature | 94. | Broadleaved woodland | Semi-mature |
| 40. | Beech | Semi-mature | 95. | Oak | Mature |
| 41. | Group of mixed broadleaves | Mature/semi-mature | 96. | Group of mixed broadleaves | Mature |
| 42. | Ash | Mature | 97. | Ash | Mature |
| 43. | Apple | Semi-mature | 98. | Oak | Semi-mature |
| 44. | Maple | Semi-mature | 99. | Ash | Semi-mature |
| 45. | Hawthorn | Semi-mature | 100. | Sycamore | Mature |
| 46. | Taxodium | Semi-mature | 101. | Beech | Mature |
| 47. | Pine | Young | 102. | Ash | Mature |
| 48. | Pine | Semi-mature | 103. | Sycamore | Semi-mature |
| 49. | Tulip tree | Semi-mature | | | |
| 50. | Sycamore | Semi-mature | | | |
| 51. | Sycamore | Mature | | | |
| 52. | Ash | Semi-mature | | | |
| 53. | Cypress | Mature | | | |
| 54. | Ash | Semi-mature | | | |
| 55. | Apple | Young | | | |

| Number | Species | Age Class | Number | Species | Age Class |
|--------|---------------------------|--------------------|--------|--------------------------|--------------------|
| 104. | Oak | Young | 149. | Group of mixed | |
| 105. | Birch | Semi-mature | | broadleaves | Semi-mature |
| 106. | Group of mixed | | 150. | Group of mixed | |
| | broadleaves | Semi-mature | | broadleaves | Mature |
| 107. | Cedar | Semi-mature | 151. | Group of mixed | |
| 108. | Ash | Young | | broadleaves | Semi-mature |
| 109. | Ash | Young | 152. | Group of mixed | |
| 110. | Ash | Semi-mature | | broadleaves | Mature |
| 111. | Sycamore | Semi-mature | 153. | Broadleaved woodland | Mature |
| 112. | Ash | Mature | 154. | Group of mixed | |
| 113. | Ash | Mature | | broadleaves | Mature |
| 114. | Oak | Mature | 155. | Beech | Semi-mature |
| 115. | Oak | Mature | 156. | Ash | Semi-mature |
| 116. | Group of mixed | | 157. | Group of willow and ash | Semi-mature |
| | broadleaves | Semi-mature | 158. | Group of mixed | |
| 117. | Group of mixed | | | broadleaves | Mature |
| | broadleaves | Semi-mature | 159. | Group of mixed trees . . | Semi-mature |
| 118. | Apple | Young | 160. | Sycamore | Mature |
| 119. | Sumac | Young | 161. | Group of mixed | |
| 120. | Group of sycamore | Young | | broadleaves | Mature |
| 121. | Hawthorn | Semi-mature | 162. | Group of mixed | |
| 122. | Lime | Semi-mature | | broadleaves | Mature/semi-mature |
| 123. | Lime | Semi-mature | 163. | Group of mixed | |
| 124. | Group of mixed | | | broadleaves | Mature/semi-mature |
| | broadleaves | Mature/semi-mature | 164. | Oak | Mature |
| 125. | Hawthorn | Semi-mature | 165. | Cypress | Semi-mature |
| 126. | Sycamore | Semi-mature | 166. | Beech | Mature |
| 127. | Lime | Semi-mature | 167. | Beech | Mature |
| 128. | Cypress | Semi-mature | 168. | Beech | Mature |
| 129. | Sycamore | Mature | 169. | Group of mixed | |
| 130. | Sweet chestnut | Mature | | broadleaves | Mature/semi-mature |
| 131. | Group of mixed | | 170. | Group of mixed | |
| | broadleaves | Mature | | broadleaves | Mature/semi-mature |
| 132. | Rowan | Semi-mature | 171. | Oak | Mature |
| 133. | Rowan | Semi-mature | 172. | Group of mixed | |
| 134. | Oak | Mature | | broadleaves | Semi-mature |
| 135. | Oak | Mature | 173. | Group of mixed | |
| 136. | Oak | Mature | | broadleaves | Mature |
| 137. | Oak | Mature | 174. | Oak | Mature |
| 138. | Group of mixed | | 175. | Sycamore | Mature |
| | broadleaves | Mature/semi-mature | 176. | Group of mixed trees . . | Mature |
| 139. | Group of mixed | | 177. | Beech | Mature |
| | broadleaves | Mature | 178. | Oak | Mature |
| 140. | Ash | Mature | 179. | Group of mixed | |
| 141. | Oak | Mature | | broadleaves | Mature |
| 142. | Ash | Mature | 180. | Maple | Semi-mature |
| 143. | Group of mixed | | 181. | Beech | Semi-mature |
| | broadleaves | Mature | 182. | Ash | Young |
| 144. | Group of mixed | | 183. | Beech | Mature |
| | broadleaves | Mature | 184. | Group of mixed trees . . | Young |
| 145. | Group of mixed | | 185. | Ash | Semi-mature |
| | broadleaves | Semi-mature | 186. | Sycamore | Semi-mature |
| 146. | Group of mixed | | 187. | Group of mixed | |
| | broadleaves | Mature/semi-mature | | broadleaves | Mature |
| 147. | Group of mixed | | 188. | Sycamore | Young |
| | broadleaves | Mature/semi-mature | 189. | Ash | Semi-mature |
| 148. | Group of mixed | | 190. | Sycamore | Semi-mature |
| | broadleaves | Mature/semi-mature | 191. | Sycamore | Semi-mature |

| Number | Species | Age Class | Number | Species | Age Class |
|--------|--|--------------------|--------|--|-------------|
| 192. | Ash | Young | 235. | Beech | Mature |
| 193. | Oak | Mature | 236. | Beech | Mature |
| 194. | Group of mixed broadleaves | Mature | 237. | Beech | Semi-mature |
| 195. | Sycamore | Mature | 238. | Group of beech and sycamore | Semi-mature |
| 196. | Linear group of broadleaves | Semi-mature | 239. | Beech | Semi-mature |
| 197. | Oak | Mature | 240. | Beech | Semi-mature |
| 198. | Sycamore | Mature | 241. | Beech | Semi-mature |
| 199. | Group of mixed broadleaves | Semi-mature | 242. | Beech | Young |
| 200. | Group of mixed broadleaves | Semi-mature | 243. | Cherry | Semi-mature |
| 201. | Oak | Mature | 244. | Beech | Semi-mature |
| 202. | Oak | Mature | 245. | Beech | Semi-mature |
| 203. | Oak | Mature | 246. | Beech | Semi-mature |
| 204. | Lime | Mature | 247. | Beech | Semi-mature |
| 205. | Willow | Semi-mature | 248. | Cherry | Semi-mature |
| 206. | Willow | Semi-mature | 249. | Cherry | Semi-mature |
| 207. | Group of mixed broadleaves | Semi-mature | 250. | Group of mixed broadleaves | Young. |
| 208. | Beech | Mature | | | |
| 209. | Beech | Semi-mature | | | |
| 210. | Oak | Mature | | | |
| 211. | Group of mixed broadleaves | Mature | | | |
| 212. | Group of mixed broadleaves | Mature/semi-mature | | | |
| 213. | Broadleaved woodland . | Mature/semi-mature | | | |
| 214. | Group of mixed broadleaves | Mature/semi-mature | | | |
| 215. | Group of mixed trees . . . | Semi-mature | | | |
| 216. | Beech | Mature | | | |
| 217. | Group of mixed broadleaves | Semi-mature | | | |
| 218. | Beech | Mature | | | |
| 219. | Group of mixed broadleaves | Semi-mature | | | |
| 220. | Group of mixed broadleaves | Mature/semi-mature | | | |
| 221. | Birch | Semi-mature | | | |
| 222. | Group of mixed broadleaves | Semi-mature | | | |
| 223. | Group of mixed broadleaves | Semi-mature | | | |
| 224. | Spruce | Semi-mature | | | |
| 225. | Spruce | Semi-mature | | | |
| 226. | Group of mixed broadleaves | Semi-mature | | | |
| 227. | Group of mixed broadleaves | Semi-mature | | | |
| 228. | Group of mixed broadleaves | Semi-mature | | | |
| 229. | Broadleaved woodland . | Semi-mature/young | | | |
| 230. | Group of cypress | Semi-mature | | | |
| 231. | Beech | Mature | | | |
| 232. | Beech | Mature | | | |
| 233. | Beech | Mature | | | |
| 234. | Beech | Mature | | | |

The survey was carried out from publicly accessible land.