

Horrabridge



Conservation Area Character Appraisal



Dartmoor National Park Authority September 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 21 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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Introduction

Horrabridge is situated in West Devon district close to the western boundary of Dartmoor National Park with the town of Tavistock to its north and the city of Plymouth to the south. Nestled in a river valley the topography rises steadily to the north east and the high moorland of Dartmoor.

Originally a small village centred on the River Walkham, recent major new housing development to the south of the river has created a significant urban settlement within an essentially rural context. The A386 between Plymouth and Tavistock passes through this new housing development to the south west of the village. Approach to the village from the north is via various moorland routes.

It has a population of about 2000 and the historic core was designated a Conservation Area by the Dartmoor National Park Authority in 1976. Based on the findings of this Character Appraisal three additional areas were formally designated in June 2009. They were all to the east of the Area, south of the River Walkham, and focussed on the former mill at Weir Park; the former burgage plots behind South View Terrace and the parish green and cemetery beside Walkhampton Road.

1 Village History

The village of Horrabridge was originally established as a settlement adjacent to the crossing point of the River Walkham and at the conjunction of the three parishes of Whitchurch, Sampford Spiney and Buckland Monachorum, possibly during the 14th century, being first mentioned in 1345. The name Horrabridge is believed to mean boundary bridge. It became a civil parish in its own right in 1950.

The growth of the settlement was due to various factors such as; the crossing point and bridge over the river with its associated routes, and the use of the river for industrial purposes including wool processing, mining and farming.

Little survives of Horrabridge's medieval roots today apart from the Grade I listed bridge [Figure 9 page 17], thought to date to around 1400, fragments of the Chapel of John the Baptist, and some typically medieval property boundaries. These lie mostly to the south of the river on the eastern side of the main street, although some appear to the north.

Few early houses in the village survive in anything like their original form. The best example is situated on the north bank of the river being once a house [Figure 12 page 19] and now converted into two cottages. Other houses may well have had similar origins, particularly those which make up the centre of the village and around the possible market place.

Whilst there is no documentary evidence for a market, the tithe map c1840 [Map 2 page 8] appears to indicate a small market place just north of the present Methodist Church at a point where the road widens into a rough triangular shape. The market place appears to have been lost [Map 3 page 9] by 1888.



Figure1 Station Road looking toward Horrabridge Bridge

c1960

Industrial activity appears to have been important to the settlement's growth and success. Water power via leats from the River Walkham serviced various mills in the village from as early as the 14th century through to the late 20th century. Most of these were originally grist (corn) mills although, in about 1850, one became a woollen factory being engaged in the cloth trade. Several copper and tin mines also existed in the area and the remains of an early tin processing site - a tin mill - survive at Little Horrabridge just to the south east of the Conservation Area.

The 19th century saw a considerable expansion of non-conformist religious activity in the area, this being seen by various chapels including one of the village's most outstanding listed buildings, the Methodist Church in Station Road. During the second half of the 19th century the creation of Horrabridge as an ecclesiastical parish (1857) saw the first Anglican consecrated church established in the former Bible Christian Chapel in Station Road (site of present Church Hall). This church was replaced in 1893 by the fine grade II* listed church building dedicated to St. John the Baptist being built on the site of the original Chapel of St. John.

[Map 3 page 9](#), [Map 4 page 10](#) and [Map 5 page 11](#) show their location.

Arrival of the railway station during the mid 19th century does not appear to have had an immediate impact upon the physical growth of the village, although there can be no doubt that it would have made both the settlement and the hinterland much more accessible.

The late 19th to early 20th century period seems to have been a reasonably prosperous time for Horrabridge with steady growth in the number of villa and terraced properties contributing to the gradual expansion of the village. From the good number of shops still surviving today and the presence of the nearby railway station, it would seem that the village was once quite a prosperous commercial centre.

Today, the most striking change is in the growth of 20th century urban housing to the south of the river. In particular, post war housing growth has dramatically impacted upon the surrounding countryside. This has significantly damaged historic field boundaries and disrupted the plan form of the settlement. A sea of urban housing has overwhelmingly affected the character and setting of a once quiet rural Dartmoor village.

2 Settlement Plan

Historically, the settlement plan is in the form of a linear development along four routes, each of these routes converging as a rough 'T' shape at the circa AD1400 bridge. The river flows along an approximate east-west alignment a little to the north of the main core of the village which lies on Station Road. Various leats flowed into the river from both the north and south for mill use [Map 2 page 8].

To the south west of the bridge, the road on the tithe map (c1840) appears to widen into a triangular shape which may denote a small market area at the centre of the early village settlement. This market area seems to have been lost by 1888. Likewise, the tithe map shows property boundaries, particularly to the east of the market, which are typical of medieval burghage plot layout. Some plots are also evident between Commercial Road and the river just upstream from the bridge. Additionally, various access ways appear to run between property boundaries with some development along them. This typical pattern of medieval village development, although somewhat eroded, is still discernible today.

The siting of the small medieval Chapel of St John [Map 2 page 8 and Map 3 page 9] is of particular interest. It appears to be located just outside the medieval settlement and could suggest its foundation as a Chapel of Ease in the parish of Buckland Monachorum after the establishment of the village. In general, the settlement plan of the village appears to have been little influenced by the establishment of its religious buildings.

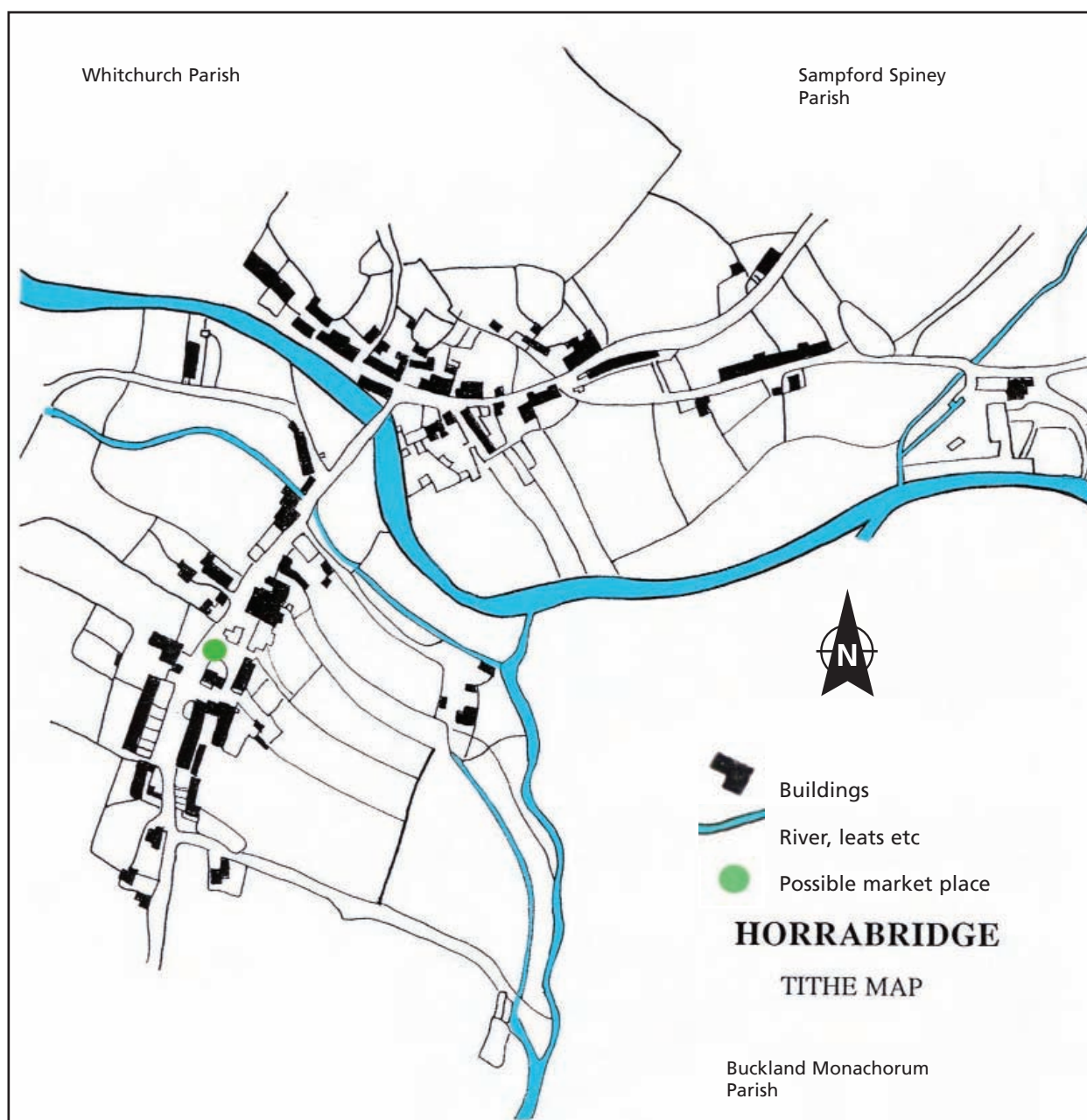
By the early 19th century a series of terraced cottages were established around the village. These were probably used as residences for local mill or mine workers. They still remain intact today and thus form an important part of the character of the village and its industrial heritage.

The late 19th century saw further infill development along and behind street frontages, but no obvious changes to the plan form of the settlement itself. Small groups of villas dotted around the settlement started to be seen from this period and on into the 20th century. These again contribute significantly to the village's distinctive character.

This trend for gradual growth extended into the first half of the 20th century and consolidated further the plan form of the village, although the 1956 Ordnance Survey [Map 5 page 11] shows the first sign of the potential march of suburban housing towards the settlement. The Manor Estate can be seen firmly sandwiched between the railway and Tavistock Road, with the Fillace Park development to the west.

During the late 20th century however, considerable additions and alterations were made to the village, including the provision of a new approach route via Grey Bridge Road and the degrading of Station Road as the former principal route. A large amount of new housing in this southern area has also markedly disrupted the old linear development pattern of the village.

Map 2 Consolidated Tithe Map c.1840



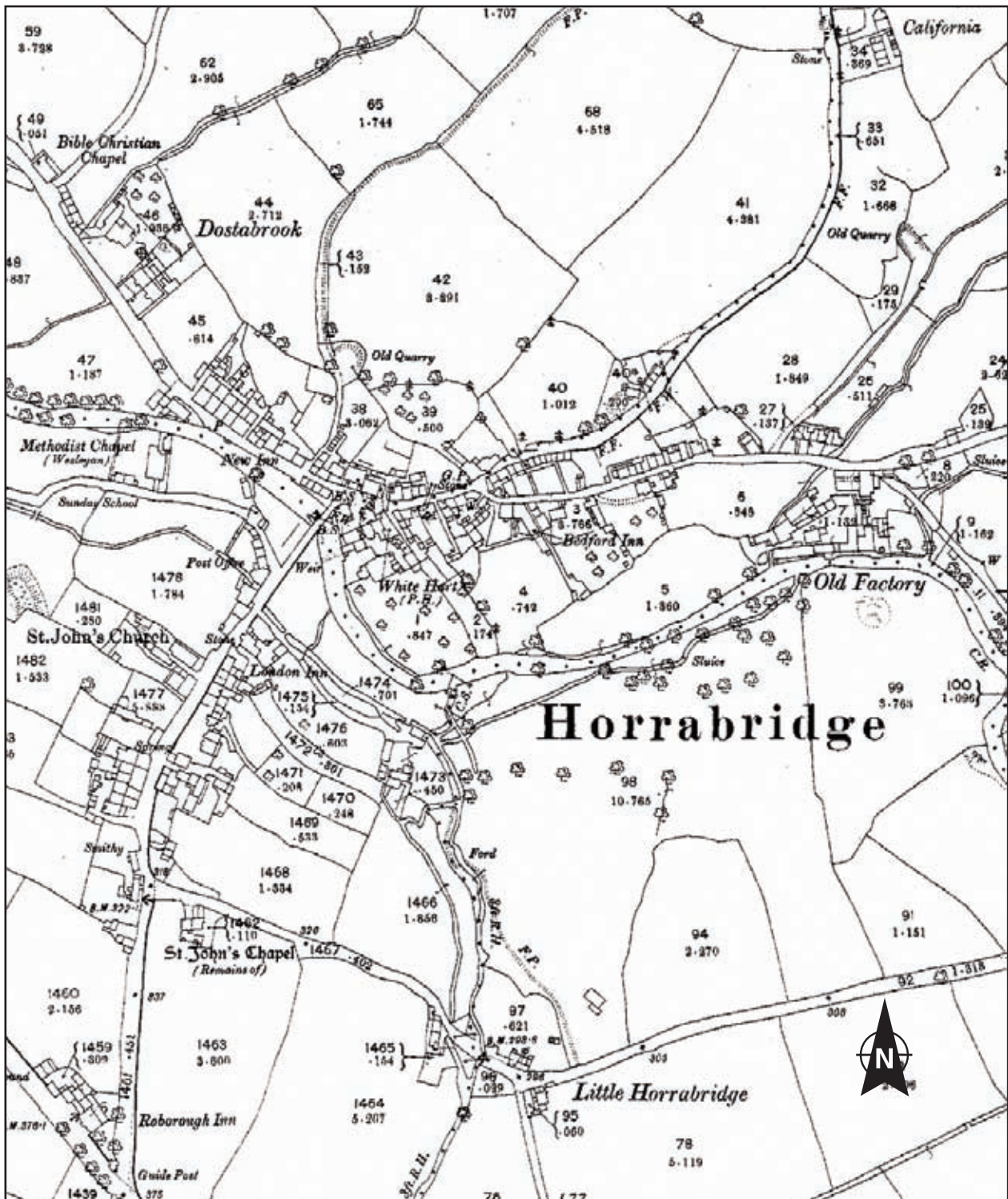
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Note: The above map has been reproduced by combining the tithe maps for the parishes of Whitchurch, Sampford Spiney and Buckland Monachorum.

Historical Footnote:

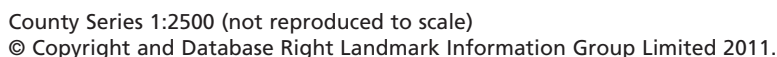
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation 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 *1836 Tithe Act* provided for the gradual redemption of all tithes by the end of the century. The above map represents parts of three tithe districts.

Map 3 First Edition Ordnance Survey Map 1888



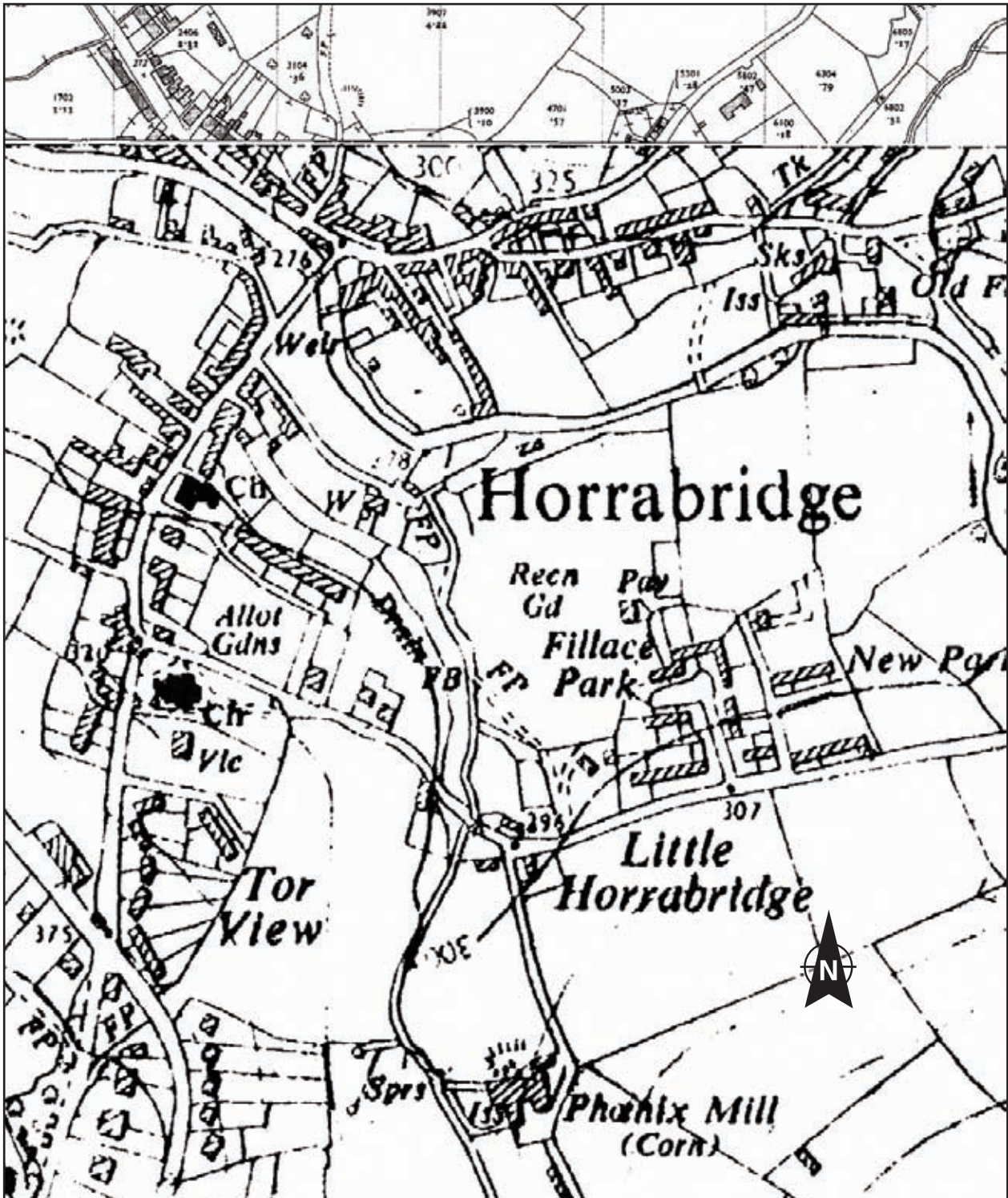
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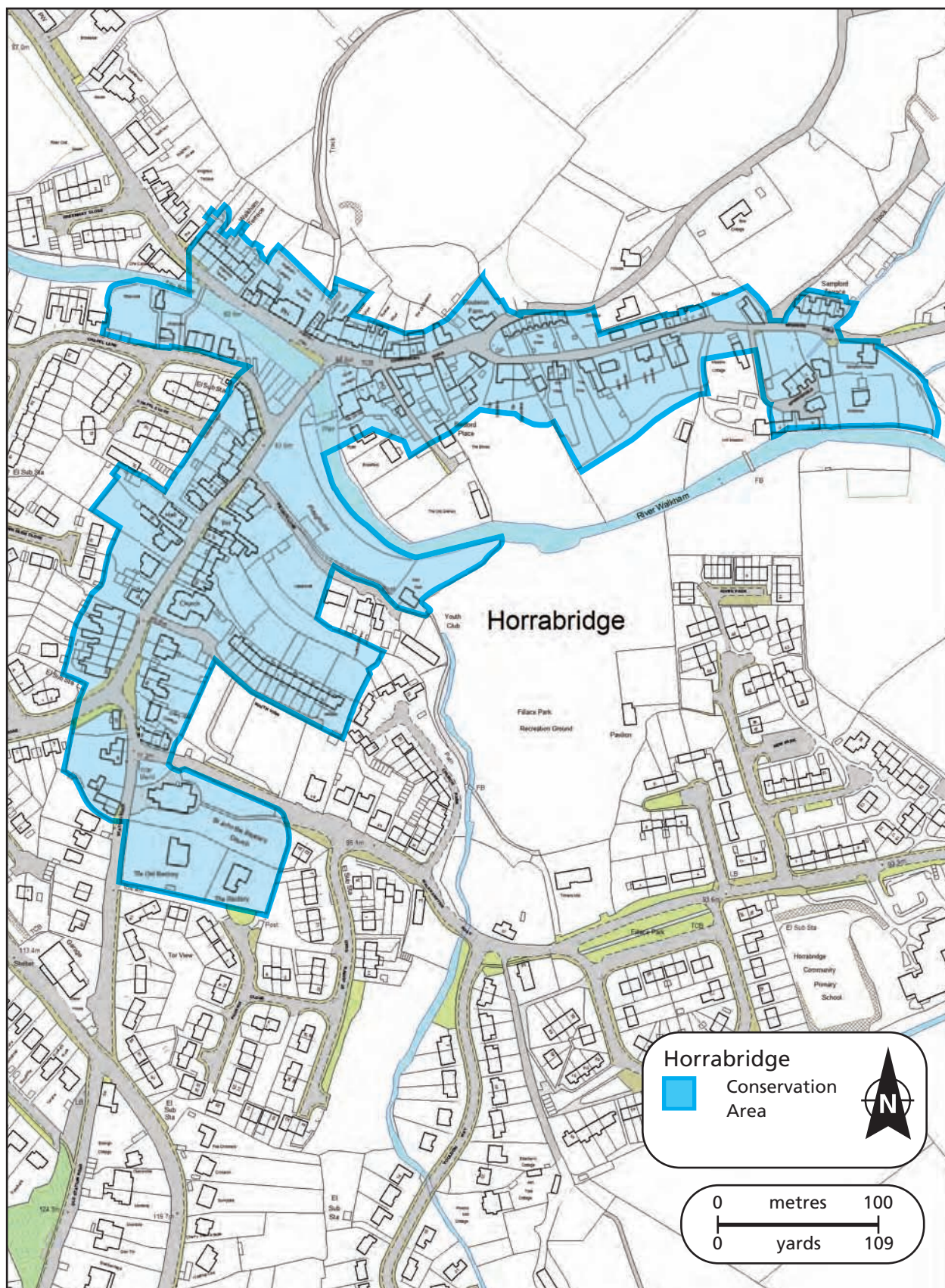
Horrabridge Conservation Area Appraisal
Dartmoor National Park Authority July 2003

Map 5 Ordnance Survey Map 1954



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Map 6 Conservation Area: Horrabridge Settlement



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3 Building Types, Materials and Styles

The Conservation Area probably contains buildings whose fabric dates from as early as the sixteenth century, although only one has been identified as such [Figure 12 page 19] and listed to denote its historic interest. It was possibly a three room and cross passage type house typical of the Dartmoor vernacular building. Others may still survive although probably they are not now intact.



Figure 2 8-12 Bedford Road

Within the Conservation Area most buildings are modest two storey domestic structures predominantly 18th to 19th century in origin and style. Many of these front directly onto the street or footpath [Figure 2 above] rather than presenting their gables to the street but equally, a large number are set back from the street frontage [Figure 3 below] behind natural stone garden walls and metal gates. This gives variety and interest to the streetscape.



Figure 3 Walkham Terrace

© DNPA

The vast majority of dwelling houses in the village have rendered walls, often incorporating decorative features like string courses, mouldings and entablatures. These range from small terraced cottages to villa type houses. However, a few are a little more distinctive in appearance being presented with face stonework walls and decorative brickwork details to openings etc. Most roof levels step one to another, a feature sometimes corresponding with topography. Many roofs have natural slate coverings and chimneys, some have high and low roof dormers. These all create diversity in the vernacular architecture of the village.

Of those that survive, wooden windows are mainly sliding sash in form, although some wooden casements also remain. However, most windows in the Conservation Area are plastic pvcu types. These, combined with other changes, have significantly eroded the village's historic character and appearance.

There are a series of good terrace developments distributed within the village Conservation Area, for example 8 - 12 Bedford Road [Figure 2 page 13] and Walkham Terrace [Figure 3 page 13]. Other notable buildings are identified in the next section on Key Buildings [Figures 13 - 17 pages 20 - 22]. Some houses stand alone and others incorporate shops.



Figure 4 Shop front, Station Road



Figure 5 Shop front, Commercial Road

There is a good selection of shops within the Conservation Area which are mainly located together in Station Road and Commercial Road. All however, have much altered shop fronts which reflect the fashion and corporate needs of today's retail trade [Figures 4 - 5 above].

Several inns still survive within the village, The Leaping Salmon to the north of the bridge and the London Inn to the south.

Non-secular buildings have been and are still well represented in the village. Map 3 page 9, Map 4 page 10 and Map 5 page 11 show how chapels have given way to more substantial churches. These add architectural qualities to what is essentially a vernacular historic built environment.



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Figure 6 Pighouses, Chapel Lane

Figure 7 Converted Smithy, Station Road

Some non-domestic buildings like the pighouses [Figure 6 above] near the bridge adjacent to Chapel Lane and the now converted Smithy [Figure 7 above] in Station Road also survive.

The photographs of buildings included in this appraisal have been selected to illustrate the building types, materials and styles which make up the vernacular tradition within the Conservation Area.

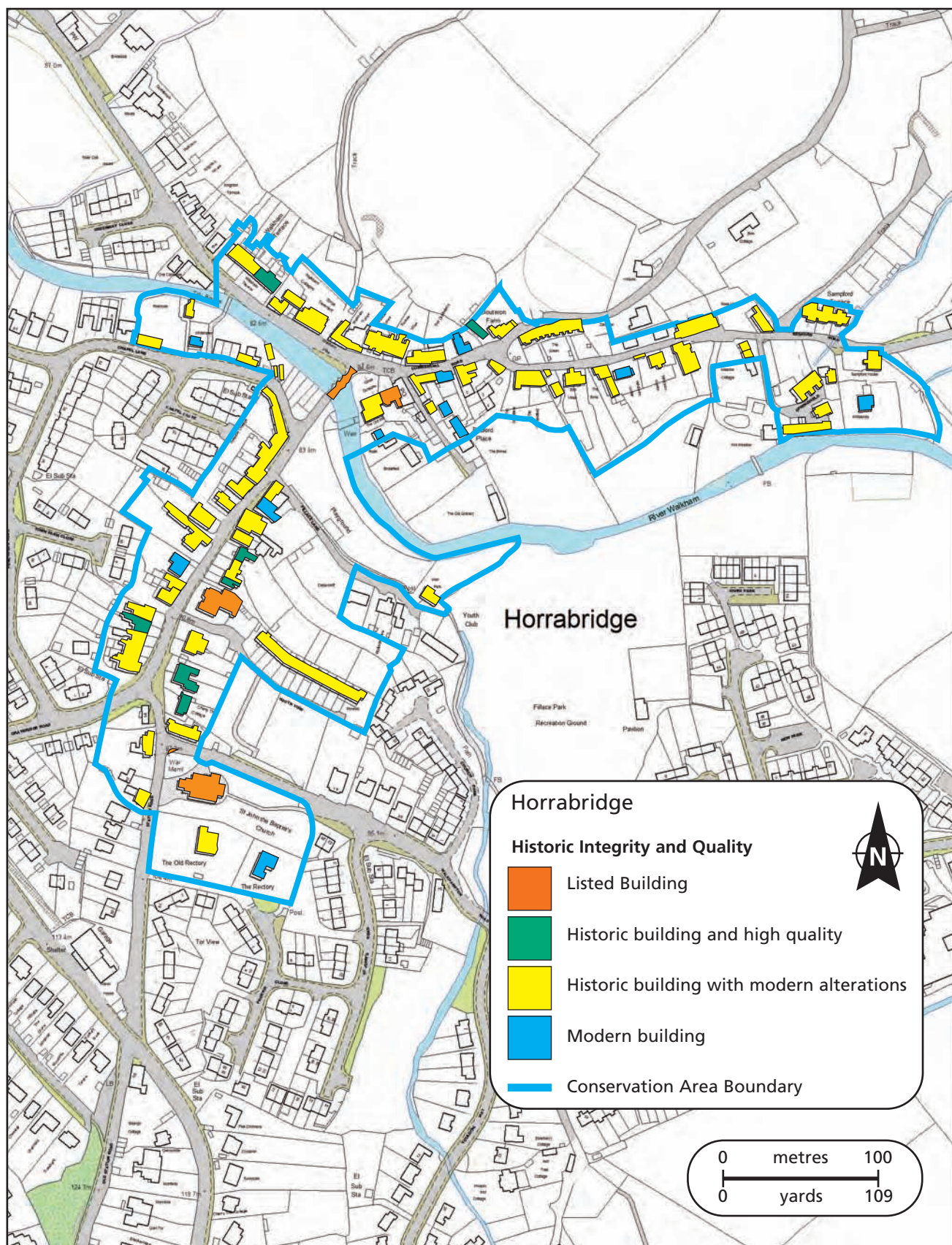


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Figure 8 Bastow House and Bastow Villa, Commercial Road

Map 7 on page 16 overleaf looks at the historic quality and integrity of the village Conservation Area by identifying existing buildings according to four categories. Listed buildings by definition have special architectural or historic interest and act as a bench mark for examining the quality and integrity of the area. Visual inspection of individual buildings in order to assess such factors as their historical significance and changes to their appearance help give a picture of the present position for the Conservation Area. New buildings within the area are also recorded.

Map 7 Conservation Area: Historic Quality and Integrity



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4 Key Buildings

Within the Conservation Area there are four listed buildings (and structures); Horrabridge bridge, two churches and a house dating from the mid 16th century.



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Figure 9 Horrabridge Bridge

Horrabridge Bridge: grade I

This bridge over the River Walkham dated cAD1400 consists of squared granite rubble footings supporting three spans each with irregular pointed arches and two triangular cutwaters. The total span of the bridge is 17 metres with refuges for pedestrians. To the west is a large central block of granite within the masonry wall which contains drainage holes at road level. The structure is also a scheduled ancient monument.

Listed Building 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. Often, conservation policies incorporate details based on these lists. Protection is afforded through the Planning (Listed Buildings and Conservation Areas) Act 1990. A re-survey of all Dartmoor parishes was carried out between 1984 and 1993.

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 individual listed buildings in England and nationally, 2% are grade I listed, 4% grade II* listed and the balance of 94% are grade II listed. Within Dartmoor National Park there are about 2850 listed buildings.



© DNPA

Figure 10 Church of St John the Baptist

Church of St John the Baptist : grade II*

Originally built at the entrance to the south end of the village in 1893 it has now become a little side-tracked by virtue of the new road link to the A396. Designed by G. H. Fellows Prynne in his typically free Gothic style it is a simple chapel contained by a long sweeping roof and lit by windows of decorated perpendicular tracery. A few fragments of the medieval Chapel of St John the Baptist still survive, the present church being built on this important chapel site. The boundary walls, gates and lantern are also listed.



© DNPA

Figure 11 Methodist Church

Methodist Church: grade II

This church probably stands on, or adjacent to, the site of the possible medieval market place. Built in 1910 it is of a more ambitious style than that of the Church of St John the Baptist. Elaborate decorated windows contain stained glass in the art nouveau style.



© DNPA

Figure 12 Coles Cottage and Weirside, Commercial Road

No1 Coles Cottage and Weirside: grade II

Originally one house with mid sixteenth century origins it was subsequently altered and extended in the mid 19th and 20th centuries. It is the only domestic building to be listed in the village and contains some notable features.

Other notable buildings



© DNPA

Figure 13 Cherry Tree Cottage, Station Road

Cherry Tree Cottage, Station Road:

This isolated domestic building probably dates from about the 18th century and appears on the c.1840 tithe map. The form and scale of the cottage is typical of vernacular buildings to be found in the village at that time, and the front of this cottage together with 29 Station Road gives an indication of the alignment of buildings shown on the 1906 OS map. The house has a good front garden boundary stone wall with a metal gate.



© DNPA

Figure 14 47 and 49 Station Road

47 and 49 Station Road:

This pair of early 20th century villa type houses were built as a part of a redevelopment phase in this part of the village. They are a good unspoilt example of Victorian domestic architecture. With projecting bays under

half-hexagonal roofs, mouldings, string courses, wooden sash windows and doors, natural slate roof coverings and shared chimney stack. All of these features contribute significantly to quality and authentic appearance.



© DNPA

Figure 15 29 Station Road

29 Station Road:

One of a range of cottages, probably dating from the 17th century, once fronting onto the probable market place and perhaps part of a larger earlier building with a cross passage. Although remodelled to create a symmetrical frontage about an entrance porch, the simple appearance of the house with its walled front garden and metal gate give a distinctive character.



© DNPA

Figure 16 42 Station Road

42 Station Road:

This late 18th century terraced cottage still retains its original appearance and is sensitively presented. Original decorative wall and window opening details, original door and window joinery, and slate roof covering with decorative ridge tile, all provide a good authentic feel to this otherwise modest cottage.



© DNPA

Figure 17 South View Terrace

Terraces

There are a series of good terraces within the Conservation Area which are characteristic of the vernacular tradition for the village. An example is South View Terrace [Figure 17 above].

5 Local Details and Street Furniture

Many properties, both secular and non-secular, have front boundary walls built in local stone and some are topped with granite copings. These are a particular feature and seem to be based on the earlier bridge wall construction. Some stone boundary walls are plain and others have crenellations or other types of copings in lieu of granite. Additionally, many of these walls incorporate iron gates and railings each with varying degrees of decoration. See [Figures 13-16 pages 20-21](#) relating to notable buildings, and [Figures 20-22 pages 24-25](#) relating to local details.

Loss of detail is a major concern in the Conservation Area. Inappropriate and insensitive alterations to window and door openings, loss of natural slate roof coverings and decorative render details to walls, replacement of wood windows and cast iron rainwater goods with pvcu material, and removal of chimneys all lead to the erosion and loss of historic fabric. [\[Figures 18 and 19 page 23\]](#). This process of change directly affects the character and appearance of Horrabridge's historic buildings and in turn the special interest of the Conservation Area.



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Figure 18 Loss of detail: a once matching pair of cottages, the left hand one has been considerably altered during 20th century



Figure 19 Loss of detail: inappropriate PVCu windows

Existing footpaths are tarmac with pre-cast concrete kerbstones. These are urban in feel and hardly reflect the historical context of the village. Some areas do not have footpaths. Likewise, there are groups of timber poles carrying overhead cables creating a very real visual distraction.

A good example of street furniture is the paved seating area [\[Figure 22 page 25\]](#) to the north and downstream of the bridge adjacent to Whitchurch Road. An example of the poor provision and arrangement of street furniture [\[Figure 23 page 25\]](#) is the pavement 'clutter' outside Cherry Tree Cottage.



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Figure 20 Decorative cast iron railings



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Figure 21 Stone boundary wall and gate piers, decorative cast iron gates and railings, decorative brick gate piers. Cobblestone path and kerbs



© DNPA

Figure 22 New paving, wooden seats and protective railing



© DNPA

Figure 23 Street clutter on pavement outside Cherry Tree Cottage, Station Road

6 Spaces and Views

There are some good quality spaces within the Conservation Area and some excellent views looking out. Refer to [Map 8 page 27](#).

Spaces

Two large open spaces in particular contribute to the overall natural quality of the area:

- 1 the walled green recreation area adjacent to the south bank of the river upstream of the bridge extending to Weir Park;
- 2 the parish green field and part cemetery below the Church of St. John the Baptist off Walkhampton Road.

Additionally, there are smaller spaces of value in their own right:

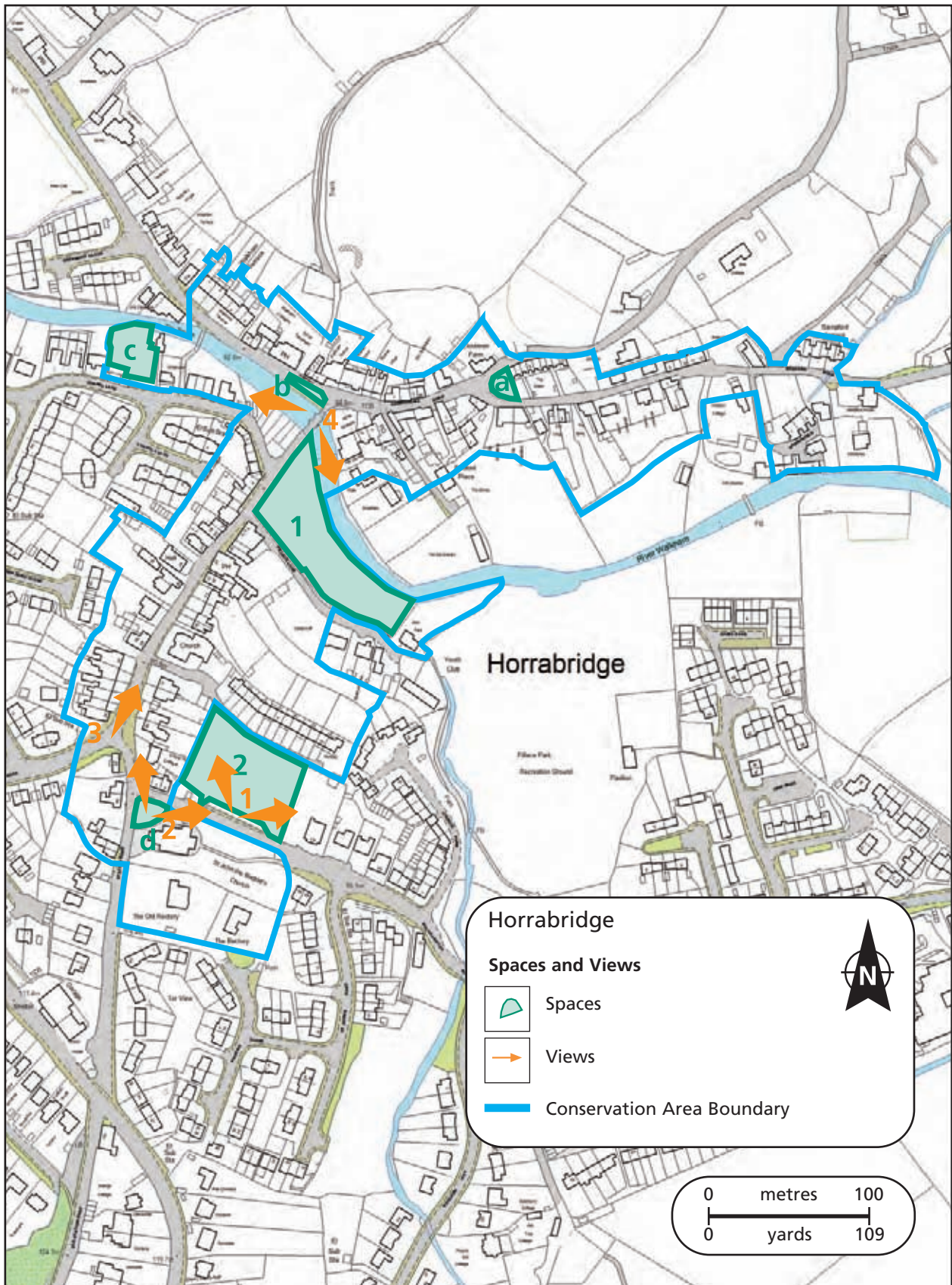
- a the Green, at the junction of Jordan Lane and Bedford Road;
- b the paved and seated area on the north side of the river adjacent to the bridge in Whitchurch Road;
- c the green site of the old Methodist chapel and graveyard off Chapel Lane;
- d the churchyard seated area above the War Memorial within the environs of the Church of St. John the Baptist.

Views

Excellent views can be seen from various key locations within the Conservation Area:

- 1 from Walkhampton Road adjacent to the parish green field looking NW and NE [\[Figures 26 and 27 page 29\]](#);
- 2 from the churchyard adjacent to St John the Baptist Church looking NW and NE. [\[Figures 24 page 28 and 27 page 29\]](#);
- 3 from road junction adjacent to the 'Smithy' looking north towards the Bridge [\[Figure 25 page 28\]](#);
- 4 from the Bridge looking up and down stream.

Map 8 Spaces and Views



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Figure 24 View from seat in churchyard looking north west over War Memorial



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Figure 25 View looking north east towards the bridge from the edge of the Conservation Area



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Figure 26 View looking north west from parish playing field green



© DNPA

Figure 27 View looking north east from parish playing field green

7 Modern Development

The village of Horrabridge has grown into a significant settlement by virtue of modern housing development, particularly to the south of the river. Within the Conservation Area itself only a small amount of new domestic buildings on scattered, isolated sites has occurred, including some change of use to existing buildings. The impact of this modern housing development has been to urbanise the overall appearance of the settlement whilst eroding the architectural and historic character of the village itself [Figure 28 below].

Inappropriate development and alteration to historic buildings in recent years has additionally meant loss of shop fronts, decorative features, railings and chimneys.

Modern development and urbanisation within the Conservation Area itself extends to the loss of historic fabric and its replacement with modern materials like plastics and resin bonded powders, which appear in the form of windows, rainwater goods and roof coverings. In general, at least three-quarters of all wooden windows, about half of all natural slate roof coverings and most cast iron rainwater goods have been lost in recent years.

This loss has significantly eroded the quality of the village environment and the value of Conservation Area designation has to be questioned. So much modern development in recent years has damaged the very heart of the village environment against which designation was intended to protect. However, some examples of good design and quality building conservation work can also be recognised [Figure 29 below].



Figure 28 New housing development, outside Conservation Area, Chapel Lane

© DNPA



Figure 29 Recent conversion to form new dwelling, Bedford Road

© DNPA

8 Archaeological Potential

The stonework of Horrabridge bridge contains a rectangular granite block with an incised cross marked on it. This is the old boundary stone between the parishes of Buckland Monachorum and Whitchurch.

Just outside the Conservation Area at Little Horrabridge is all that remains of a blowing house comprising a number of granite mould stones now built into the foundations of a wooden shed. The area immediately around Horrabridge is also rich in the archaeological remains of later tin and copper mining i.e. at Furzehill, North and East Wheal Robert, Wheal Franco and North Roborough Down.

Phoenix and Old Factory Mills were once important elements of Horrabridge's economy, producing cloth, corn, paper and leather over subsequent centuries. The power to work the mill machinery was provided by leats taken off the fast flowing Walkham. The stretches of leats which survive today would seem to offer the most potential for conservation and interpretation.

9 Trees

Numerous trees, with a mix of species and a diverse age class, are growing in the Conservation Area and they are an important component of the village scene. The most significant trees are the mature broadleaves in the grounds of St. John the Baptist Church and growing along the river.

Outside the Conservation Area the mature trees growing along the river bank, to the east of Weir Park and those growing in Fillace Park are important features in the landscape. The trees along the riverbank appear as a linear woodland which penetrates into the heart of the village and in tree terms is the most valuable component of the village scene.

New tree planting has been carried out in the Conservation Area, mostly in the larger gardens. There are a few large gardens and there is limited opportunity for further planting. Outside the Conservation Area more land is available which is suitable for planting.

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.

Trees



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Tree Survey: Horrabridge Conservation Area



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Tree Survey: Horrabridge Conservation Area

(see Tree Survey map page 33)

Number	Species	Age Class	Number	Species	Age Class
1.	Beech	Mature	59.	Ash	Semi-mature
2.	Willow	Mature	60.	Sycamore	Young
3.	Willow	Mature	61.	Sycamore	Young
4.	Ash	Mature	62.	Cypress	Young
5.	Cypress	Mature	63.	Cypress	Young
6.	Cherry	Mature	64.	Cypress	Young
7.	Cherry	Mature	65.	Willow	Young
8.	Poplar	Semi-mature	66.	Sycamore	Young
9.	Oak	Semi-mature	67.	Sycamore	Semi-mature
10.	Beech	Semi-mature	68.	Maple	Mature
11.	Lime	Semi-mature	69.	Yew	Mature
12.	Birch	Semi-mature	70.	Yew	Mature
13.	Birch	Semi-mature	71.	Yew	Mature
14.	Oak	Semi-mature	72.	Linear group of sycamore and elm	Semi-mature
15.	Oak	Semi-mature	73.	Hawthorn	Mature
16.	Beech	Mature	74.	Cherry	Semi-mature
17.	Beech	Mature	75.	Cypress	Semi-mature
18.	Cedar	Mature	76.	Linear group of sycamore	Mature
19.	Eucalyptus	Mature	77.	Sycamore	Semi-mature
20.	Willow	Semi-mature	78.	Lawson cypress	Young
21.	Birch	Semi-mature	79.	Oak	Young
22.	Willow	Mature	80.	Group of ash	Young
23.	Cypress	Semi-mature	81.	Spruce	Mature
24.	Cypress	Semi-mature	82.	Maple	Mature
25.	Laburnum	Young	83.	Beech	Young
26.	Birch	Mature	84.	Cherry	Young
27.	Cherry	Young	85.	Cherry	Semi-mature
28.	Pine	Semi-mature	86.	Cherry	Young
29.	Cherry	Semi-mature	87.	Cypress	Semi-mature
30.	Birch	Mature	88.	Cypress	Semi-mature
31.	Ash	Young	89.	Cypress	Semi-mature
32.	Cypress	Young	90.	Group of sycamore	Mature
33.	Beech	Young	91.	Group of ash and willow	Semi-mature
34.	Cypress	Young	92.	Holly	Mature
35.	Cypress	Young	93.	Group of cypress	Semi-mature
36.	Pine	Mature	94.	Spruce	Semi-mature
37.	Pine	Semi-mature	95.	Cypress	Semi-mature
38.	Alder	Mature	96.	Apple	Young
39.	Group of hornbeam	Semi-mature	97.	Apple	Young
40.	Sycamore	Mature	98.	Apple	Young
41.	Beech	Mature	99.	Apple	Young
42.	Lime	Semi-mature	100.	Cryptomaria	Young
43.	Oak	Semi-mature	101.	Spruce	Semi-mature
44.	Alder	Mature	102.	Pine	Young
45.	Alder	Mature	103.	Lawson cypress	Semi-mature
46.	Alder	Mature	104.	Ash	Young
47.	Alder	Mature	105.	Spruce	Semi-mature
48.	Horse chestnut	Semi-mature	106.	Lawson cypress	Mature
49.	Maple	Semi-mature	107.	Group of beech	Young
50.	Ash	Young	108.	Lawson cypress	Semi-mature
51.	Ash	Young	109.	Group of cypress and sycamore	Semi-mature
52.	Alder	Young	110.	Beech	Mature
53.	Lime	Semi-mature	111.	Group of pine	Mature
54.	Oak	Semi-mature	112.	Group of ash	Semi-mature
55.	Birch	Semi-mature			
56.	Maple	Semi-mature			
57.	Robinia	Mature			
58.	Willow	Mature			

Number	Species	Age Class
113.	Birch	Semi-mature
114.	Spruce	Semi-mature
115.	Spruce	Beech
116.	Beech	Mature
117.	Linear group of	Mature to broadleaved trees semi-mature
118.	Oak.	Mature
119.	Oak semi-mature.	Semi-mature

The survey was carried out from publicly accessible land.