

Ilsington



Conservation Area Character Appraisal



Dartmoor National Park Authority June 2017

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 25 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.

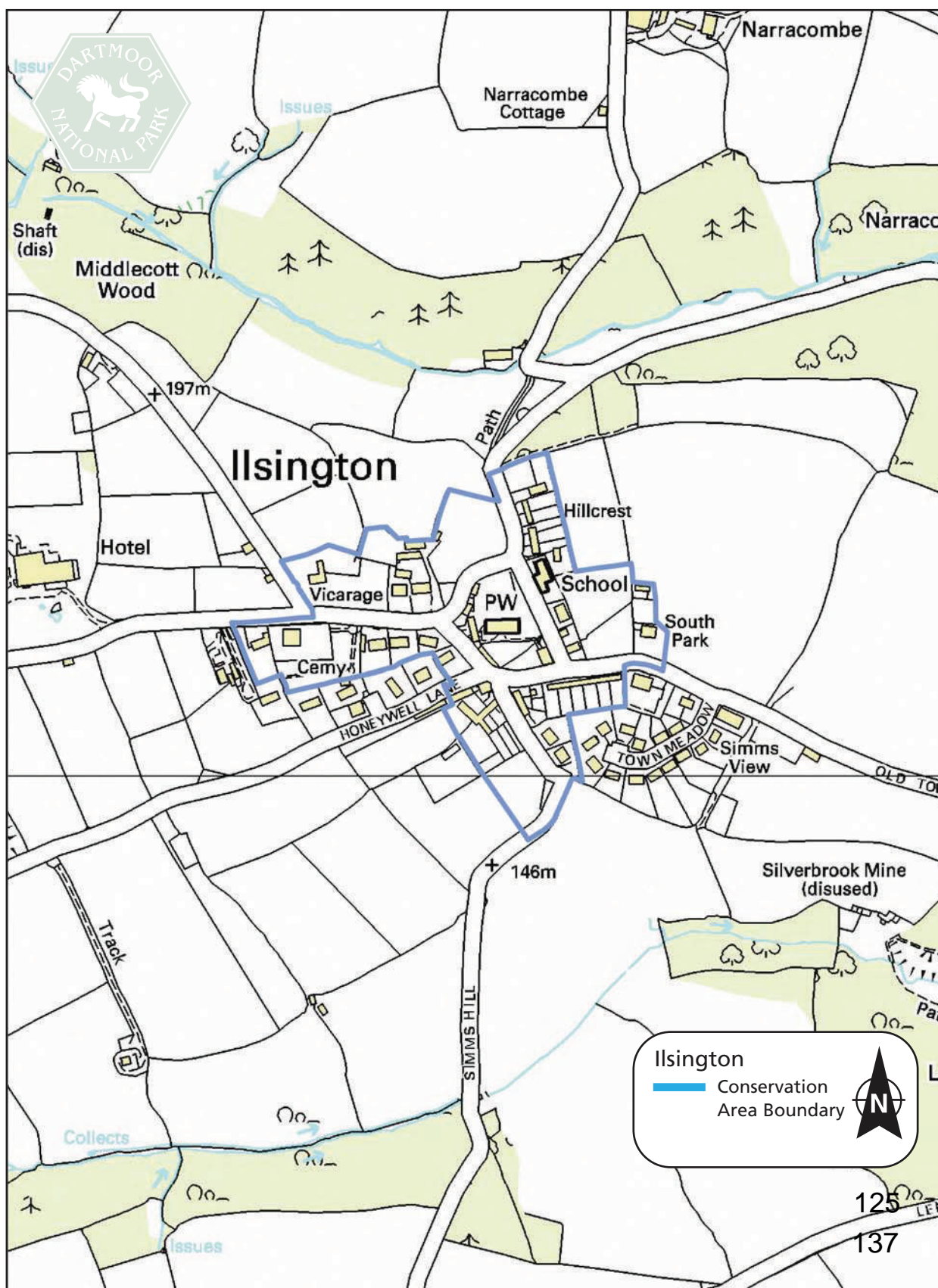
Defining the character of an area is not a straightforward exercise and it is not always possible to reach a truly objective view. The statement of character and appearance in this appraisal is based on various detailed methods of analysis recommended by English Heritage. A range of qualities are looked 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.

Contents

Introduction	5
1 Village History	5
2 Settlement Plan	7
3 Building Types, Materials and Styles	12
4 Key Buildings	16
5 Local Details and Street Furniture	24
6 Spaces and Views	29
7 Modern Development	37
8 Archaeological Potential	39
9 Trees	39
Appendix A: Tree Survey	41
Maps	
Map 1 Conservation Area Location	4
Map 2 Tithe Map 1839	8
Map 3 First Edition Ordnance Survey Map 1887	9
Map 4 Second Edition Ordnance Survey Map 1905	10
Map 5 Conservation Area: Ilsington Settlement	11
Map 6 Conservation Area: Historic Quality and Integrity	15
Map 7 Conservation Area: Spaces and Views	31
Map 8 Conservation Area: Trees and Boundary	40

Map 1 Conservation Area Location



© Crown copyright. All rights reserved. Dartmoor National Park Authority. 100024842 2017.

Introduction

Ilington is located about 5 miles north east of Ashburton, in an elevated position on the fringe of the moor. The name may be derived from the personal name Ielfstan, but that is not certain. Historically it was a small agricultural settlement with a linear emphasis along the main street to the west of the church and the manor house to the east.

The underlying geology is quite complex; being on the edge of the granite mass there is a range of metamorphic and intrusive igneous rocks evident in the fabric of the place, as well as the granite which is characteristic. The geological heritage of the area is apparent in the historic workings for tin, iron and granite in the surrounding area, although none of these are evident within the village itself.

This document offers an assessment of the 'special architectural and historic interest' of Ilington. The designation of the Conservation Area took place on 1st March, 2013.

1. Village History

There has been habitation in the vicinity of Ilington since the Bronze Age, so it can be assumed that there has been human influence in the area for 3,500 years or more. There are Bronze Age remains in the parish, but the origins of the present settlement site are unclear. It was, however, recorded as a Domesday manor in 1086 so the settlement site was occupied at some time before that.

It is a significant feature of Ilington that it had its Manor House at its centre and it was once of considerable size. The Manor House is most closely associated with the Ford family. John Ford acquired the manor in the early 16th century and his heir, George, is believed to have been responsible for its re-construction as a characteristically E-plan Elizabethan house. In the 17th century the estate was broken up and ownership of the Manor House (known as Court Barton for much of its history) passed in turn to the Monro family. When the family acquired Ingsdon in the early 19th century the Barton was rented out and seems to have fallen into disrepair. By the 1841 census no-one is recorded as living there and the buildings were soon being remarked upon as romantic ruins. In 1871 some of the land and buildings were sold for the construction of the school. The remains continued to be plundered for stone and succumbed to general decay until the present day.

The rest of the village appears to have been a small farming community with Town Barton being a focus of activity, along with the church, church house, the smithy and The Carpenters Arms. Elsewhere in the vicinity the economic base underwent dramatic change in the 18th and 19th centuries, especially with the exploitation of the nearby clay resources and of the Haytor quarries with the associated granite railway. It seems that the village continued much as it was, though some residents no doubt benefited from the increased activity. John Candy, local entrepreneur, made charitable bequests to aid the poor of the parish.

The rapidly improving transport infrastructure of the 19th century brought the first tourists to the area. Its location close to the attraction of



Figure 1 The Manor House remains as they are now

Hay Tor and en route to and from Bovey Tracey ensured that Ilsington was a place to stop for refreshment and the romantic ruins of the Manor House were no doubt appreciated by many whilst it was still recognisably a significant 16th century house.

The 20th century saw considerable growth of the village but the historic core remains largely intact, apart from the loss of the Victorian Vicarage and the Manor House that is now only represented by fragmentary ruins [Figure 1] that have been recently consolidated to prevent further loss.

The history of Ilsington may be studied in detail in the publications of Bill Ransom. A documentary history of the manor has recently been undertaken by Anita Travers for Dartmoor National Park Authority – it may be viewed at the DNPA offices.

2. Settlement Plan

The village is clustered around the church with the main street on the western side having a distinctly linear character running downhill from northwest to southeast. The curvature of this lane around the churchyard and the site of the ancient Manor House could have some significance; possibly suggesting the church site occupies an earlier enclosure.

Historically, the Manor House and its associated outbuildings closed off the eastern side of the churchyard and the straight lane down to the Carpenters Arms was probably opened up at the time the school was built. The incorporation of the Manor House ruins into the churchyard, and the demolition of all of the historic outbuildings (except the one east of the pub), have fundamentally altered the character of the place. The school and modern homes that now occupy the area are very much part of the village today but an important element of the historic village has been lost.

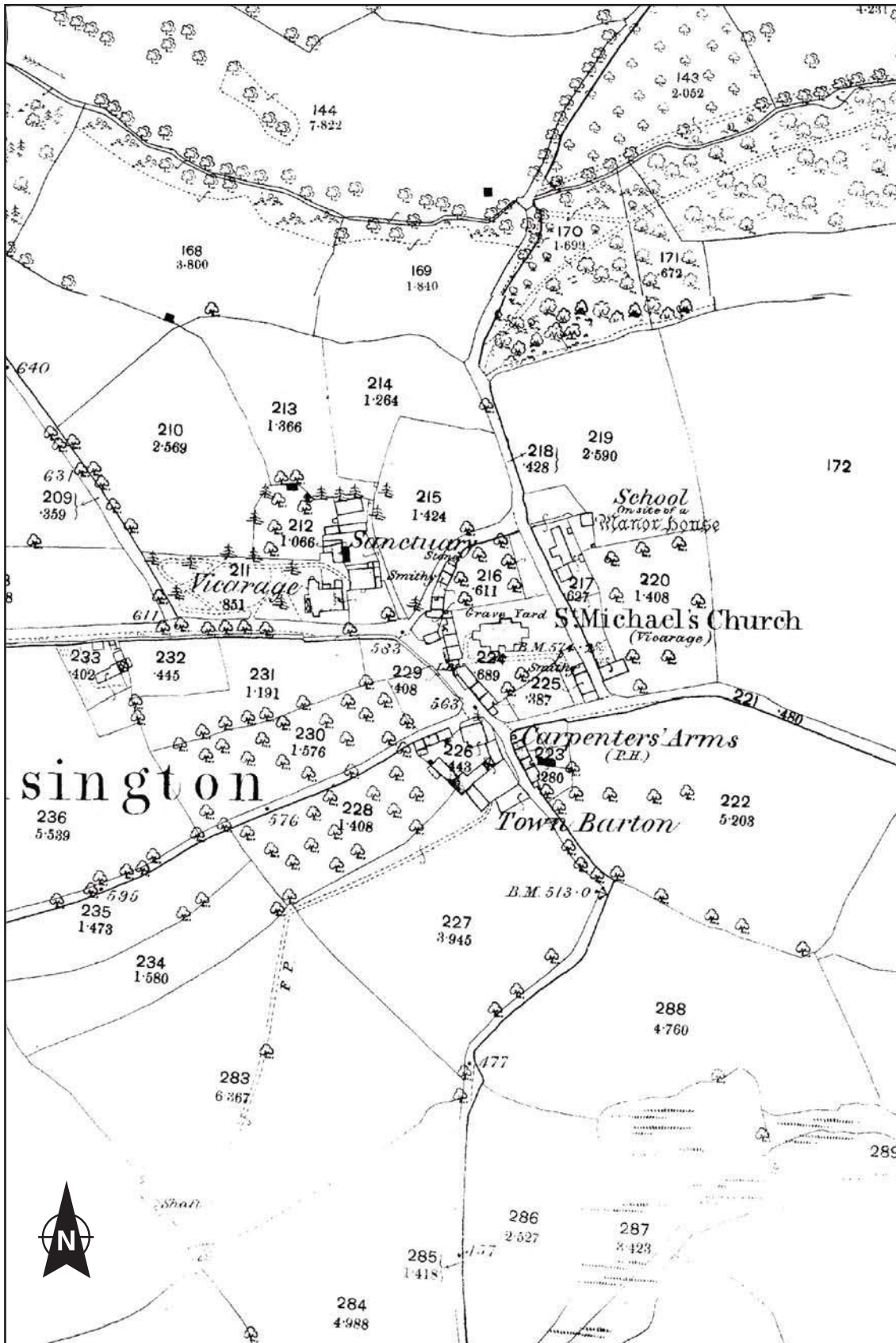
It is possible that the triangular space below the T-junction and in front of the church house was once an open area; though The Tithe Map and first OS map both show a cottage with a curved enclosure and today the Church House gardens enclose much of it.

There was a Victorian vicarage adjacent to The Sanctuary, which itself replaced an earlier dwelling with outbuildings, (see Tithe Map), which had a large ornamental garden with feature planting and paths. Presumably this was lost for some reason (fire?) during the 20th century and it was replaced with what is now known as the Old Rectory at the other end of the garden.



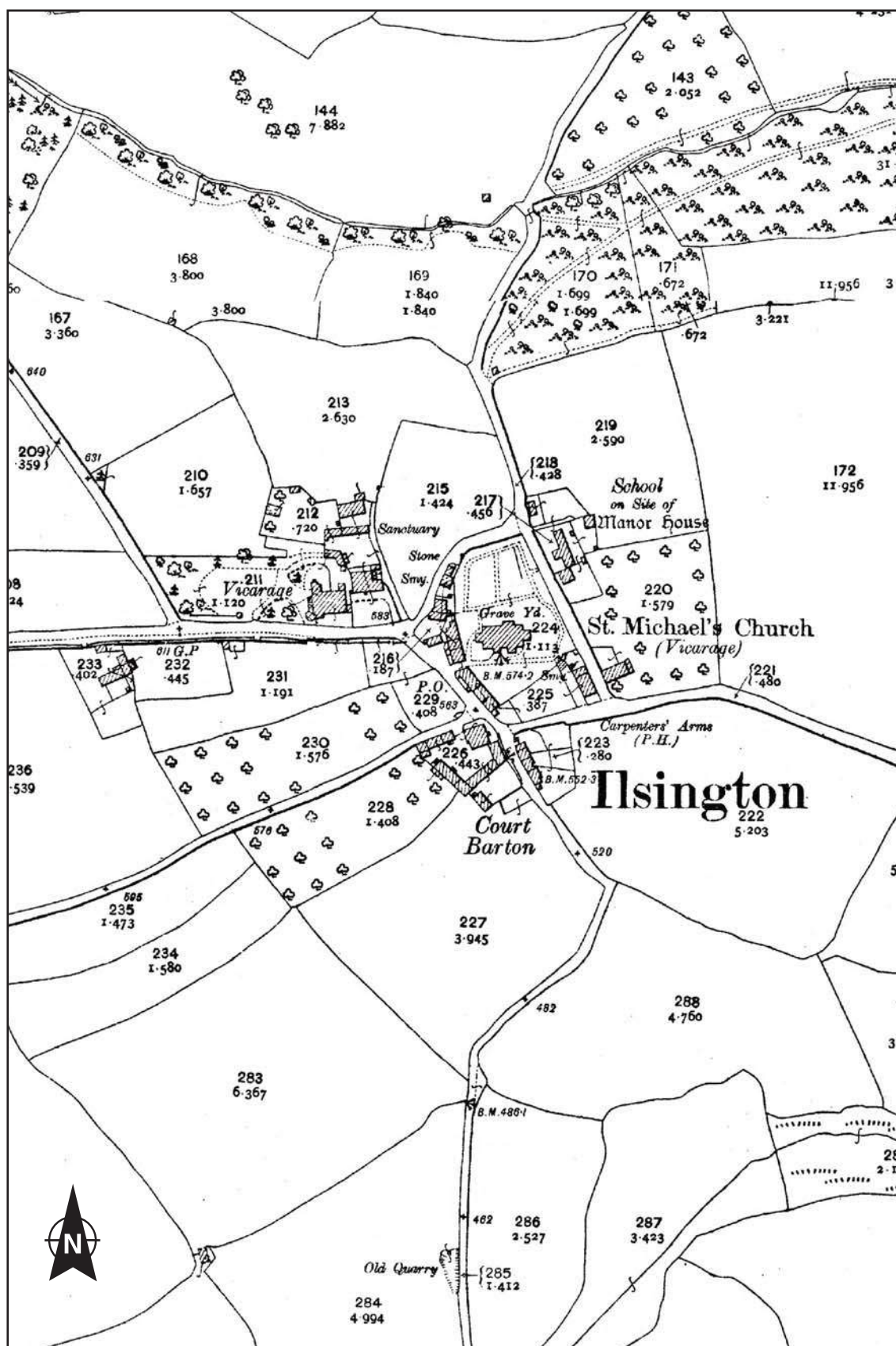
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation 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 1887



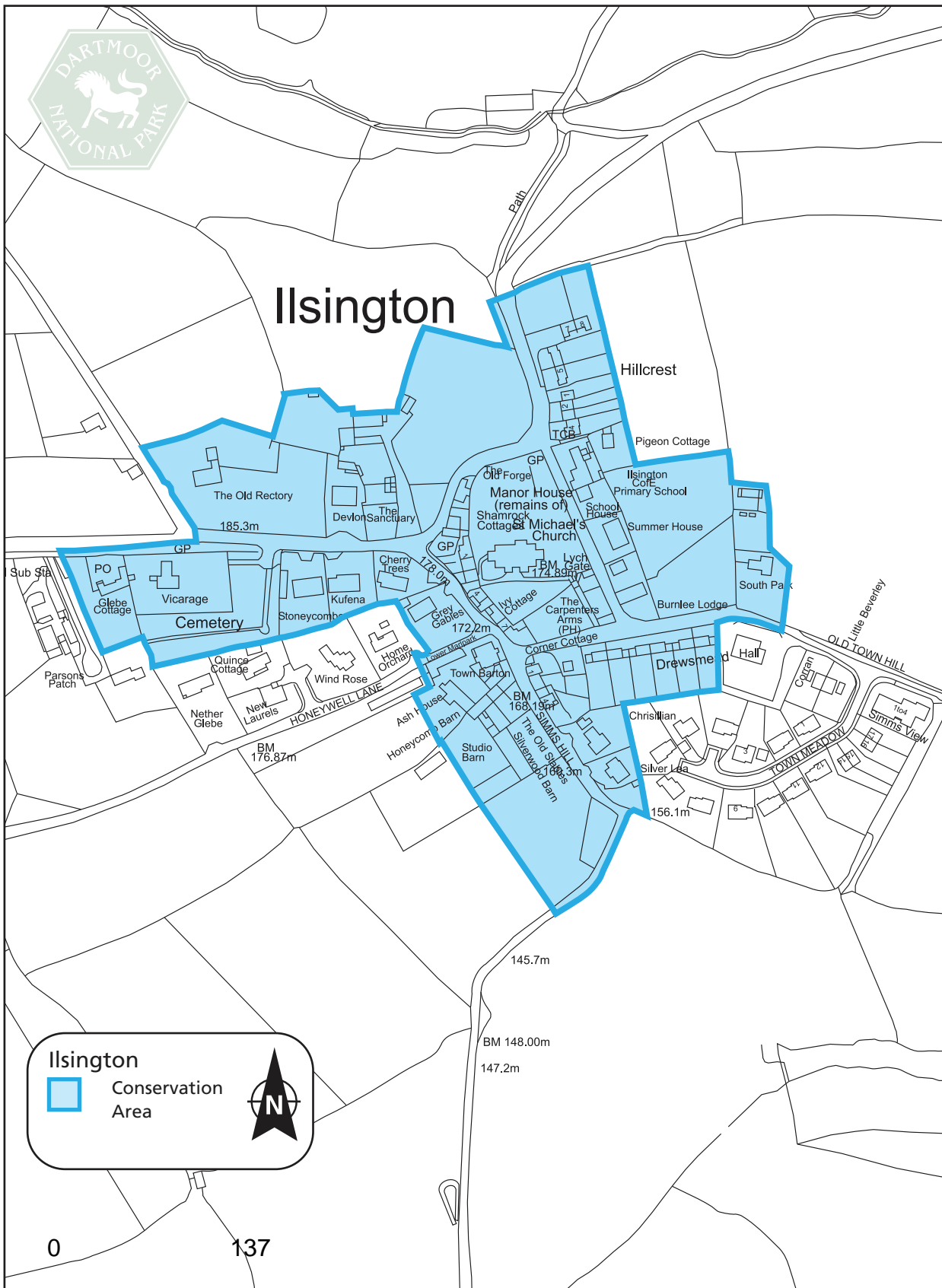
© and database right Crown copyright and Landmark Information Group Ltd.
All rights reserved 2004. (not reproduced to scale)

Map 4 2nd Edition Ordnance Survey Map 1905



© and database right Crown copyright and Landmark Information Group Ltd.
All rights reserved 2004. (not reproduced to scale)

Map 5 Conservation Area: Ilsington Settlement



© Crown copyright. All rights reserved. Dartmoor National Park Authority. 100024842 2017.

3. Building Types, Materials and Styles

The buildings of Ilsington are mostly typical of the Devon vernacular. Linear forms, often built tight to the lanes, are typical and most have a fairly shallow plan. Many of the cottages are linked into rows or informal terraces and this provides a strong sense of enclosure to the principal streetscenes. Elevations are generally unordered with a range of opening sizes which ensures a very informal appearance. More polite and formal architecture is represented by the 19th century houses, The Sanctuary and Town Barton.

The school and school house have an institutional appearance and are not very attractive examples of the genre; but they have been a focal point of the community for well over a century now.



© DNPA

Figure 2 Vernacular cottages are typical of Ilsington

Barns and other outbuildings make a relatively minor contribution to the character of the village and for the most part views are dominated by dwellings. This tends to make the remaining gaps and spaces all the more significant.

Thick stone walls are the norm, possibly with some cob; they are mostly rendered or painted. Historically most buildings would have had a protective coating of limewash. Exposed stone is seen at either end of the building spectrum – on the most historic buildings, ie the church tower and church house, and on the formerly functional outbuildings and barns. Rubble stone fill with more substantial quoins and lintels, mostly in granite, is usual.



Figure 3 The school viewed from the churchyard

Thatch is a major feature of the place, with typical Devon detailing in the form of simple wrapover ridges and large overhangs without guttering. Thatched roofs mostly have a mix of hips and half hips.

Slate is the other traditional roofing material and on some buildings it is likely to have replaced thatch, notably the Church House. On these and other very old roofs the pitch is steep, whereas later examples are more gently pitched. Gables are more common on the slated roofs. Verge and eaves details are generally simple, with small overhangs, if any. Cast iron rainwater goods in either half round or ogee profile were characteristic in the past but many have been replaced in plastic.

Dormers are not a feature of the historic roofscape and where they are found they are later additions that do not complement the historic character of the place. Rooflights are generally absent and unbroken roofslopes add to the general appearance. Some thatched roofs do have eaves dormers or eyebrows and that is a characteristic feature of Ilsington.

Historically, timber windows and doors would have been ubiquitous but now there are many examples of uPVC windows that have had a significant detrimental impact on the historic character and appearance of Ilsington. The village has an unusually large number of thatched cottages that are not protected by listing and the majority of these now have inappropriate windows.

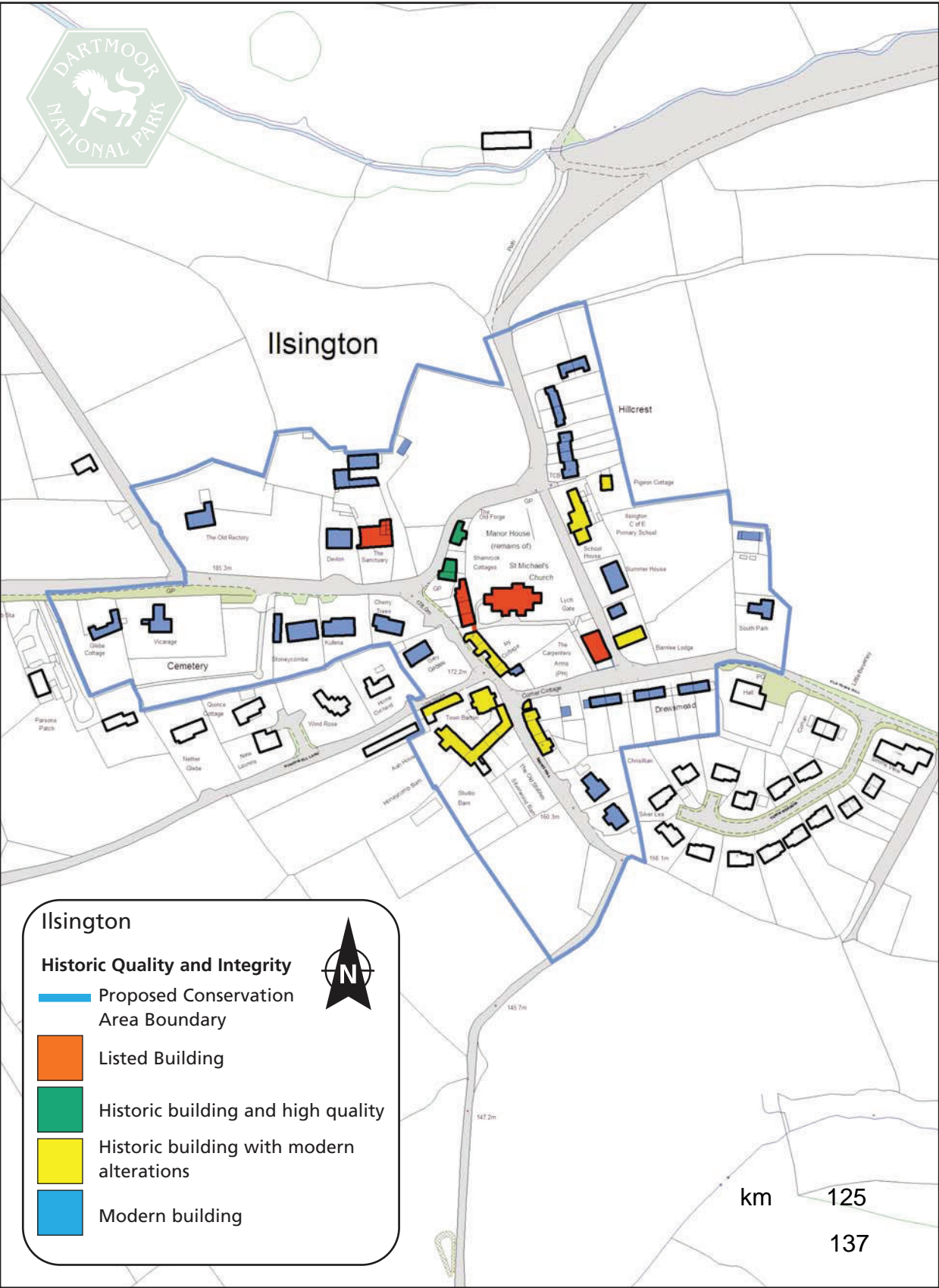
Simple timber plank doors were once the most common treatment, but there is a trend towards uPVC units that fail to incorporate any of the character that was formerly prevalent. The tendency towards suburban alterations is an unfortunate aspect of the village in recent years and the cumulative impact is far greater than any individual example.



© DNPA

Figure 4 Substantial chimney stacks are characteristic

Chimneys add interest to many views; some of the stacks are massive and are indicative of early origins. Exposed stone or a rendered finish is usual and there is little use of brick.



© Crown copyright. All rights reserved. Dartmoor National Park Authority. 100024842 2017.

4. Key Buildings



© DNPA

Figure 5 The Church of St Michael

Church of St Michael – Grade I

The church dates from the late 13th or early 14th century and was enlarged and partly rebuilt in the 15th or early 16th century. The church tower is the dominant focal building of the village and it forms part of virtually every view within the proposed conservation area.

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 2,861 listed buildings.



Figure 6 The former church house

St Michael's Cottages – Grade II*

This fine example of a church house dates from the early 16th century and has tremendous group value with the church. The massive lateral stack is quite an unusual feature on Dartmoor which complements the church tower and, with the dressed granite window and door frames, indicates the age of the building. In the 18th century the building was used as the Poor House and in 1839 it was sold by the Parish and converted into private dwellings. It was given its present appearance when restored in 1938.



© DNPA

Figure 7 The western lychgate is a distinctive building

The west lychgate – Grade II

This quaint and unusual lychgate with external stairs leading to an upper room is one of the distinctive features of the village. Built in 1908 to designs by Thomas Henry Lyon it also serves as the place of commemoration for those of the village who died in the World Wars. It was restored in 1977 to mark the silver jubilee of the Queen.



Figure 8 The Carpenters Arms

The Carpenters Arms – Grade II

This 16th century public house is a key social building and also occupies an important site southeast of the churchyard. It has a deep plan which gives its roof considerable presence. The extension at the northern end is identified as a smithy on the early OS maps.



© DNPA

Figure 9 Shamrock Cottages contribute to the setting of the church tower

Shamrock Cottages – Unlisted

This is a pair of thatched cottages in a prominent location on a bend in the lane and in the foreground of church views from the west. They are evident on the Tithe Map and may be of much earlier construction. Despite quite extensive renovation in the 20th century they retain timber windows and contribute to the historic character of the village core.

Other notable buildings

The Old Forge – Unlisted

This small thatched cottage has considerable group value with Shamrock Cottages. It appears to be a 20th century adaptation of the 19th century smithy and retains timber windows.



© DNPA

Figure 10 The Old Forge and Shamrock Cottages

© DNPA



Figure 11 The Sanctuary

The Sanctuary – Grade II

Although tucked behind strong enclosure the balanced elevation of this 19th century house closes the view up the main street.

1 – 4 Simms Hill – Unlisted

Had these cottages retained authentic joinery and roadside cobbling they would be a classic example of Devon vernacular village building. As they stand it is easy to appreciate the potential but impossible to overlook the alterations that have undermined their historic character.

© DNPA



Figure 12 1-4 Simms Hill



© DNPA

Figure 13 Pigeon Cottage

Pigeon Cottage – Unlisted

This small thatched cottage is interesting as a survivor of all of the buildings that once stood in the vicinity of the former Manor House. Although scarcely visible from the street, it is prominent on the skyline in views across the orchard to the south. It is another example of inappropriate uPVC windows that affect its historic character.

© DNPA



Figure 14 Town Barton farmhouse

Town Barton – Unlisted

The balanced 19th century farmhouse has uPVC windows and concrete rooftiles that seriously dilute its historic appearance; but it is prominently located, closing views from the east.

It has an impressive range of farm buildings on its south side dating from the second half of the 19th century but possibly incorporating earlier buildings seen on the Tithe Map. The shorter range built tight against Honeywell Lane gives a strong sense of enclosure to that route out of the village.

© DNPA



Figure 15 Converted barns at Town Barton

5. Local Details and Street Furniture

Pavements are generally absent from the historic parts of the village with the notable example of the length of cobbling and granite kerbs in front of St Michael's Cottages. The granite slab paving to the cottage pathway has a rustic appearance appropriate to the character of the building. This work is presumably a product of the 1938 restoration, but the pavement emulates the traditional thin strips of cobbling between cottage and carriageway so well that it is now a much valued part of the streetscene.



© DNPA

Figure 16 The pavement and path at St Michael's Cottages

Ilington is well served in terms of quality paving with fine examples leading to both lychgates and continuing through the churchyard. Thin cobbles of mixed stone types, but commonly slate laid on edge and small granite cobbles or setts, are the usual materials. The sense of historic quality and continuity in and around the churchyard is a strong positive feature that adds to the setting of the buildings and monuments.

Unfortunately, a significant proportion of the historic verge cobbling in front of the various cottages has been replaced with imported waterworn cobbles, slate slabs or concrete.

© DNPA



Figure 17 The stone seat

Where enclosure is not formed by the buildings themselves, rubble stone walls are the norm. There is an attractive stone seat built into the wall at the top of the main street adjacent to Shamrock Cottages.

Gateways are often framed with granite monoliths and have simple timber gates, though there is an unusual use of an iron flywheel at Town Barton. The Old Rectory has good decorative iron gateposts that may have

© DNPA



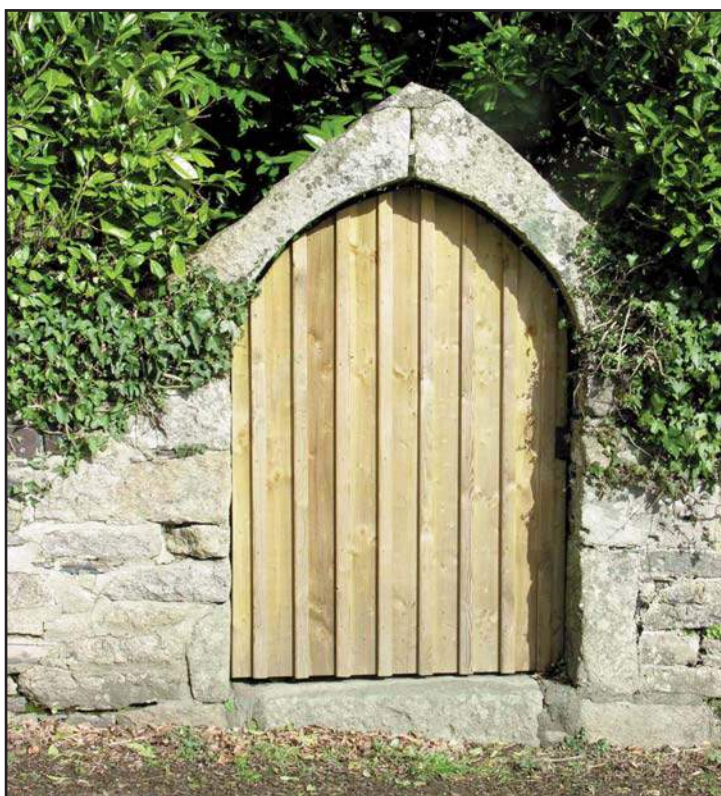
Figure 18 Gate at Town Barton



© DNPA

Figure 19 Decorative iron gateposts at the Old Vicarage

been reclaimed from elsewhere or perhaps served the Victorian vicarage that once stood alongside The Sanctuary. The granite arched gateways either side of the lane are incidental features that seem to have related to the Vicarage judging by the early OS maps.



© DNPA

Figure 20 A gate to the Vicarage garden

© DNPA



Figure 21 Manor House fragments

Fragments of the Manor House must be embedded in many of the buildings of the village as precious little remains today. The ruins are, however, a very important feature and there are visible remains of decorative granite work nearby. The eastern lychgate is not as unusual as its western counterpart, but is nonetheless a good feature.

© DNPA



Figure 22 The eastern lychgate



© DNPA

Figure 23 Mounting block at the Carpenters Arms

The K6 telephone box by the entrance to Pigeon Cottage is a traditional component of the village scene.

The granite slab built into the wall in front of the Carpenters Arms appears to have been a mounting block at one time.

Overhead cables are an irritation in some locations and detract somewhat from the quality of good views, but they are not a great problem. The absence of street lighting avoids visual clutter and unnecessary illumination.

6. Spaces and Views

Spaces

A The Churchyard

The churchyard is now very large, having taken in a significant chunk of Manor House land. The Manor House ruins, although only a fragment of the former house, are an important relic of a vital part of the village history.

The churchyard is a space full of interesting and ancient monuments, excellent paving in places, and fine views. The seat by the porch offers good landscape views and the oak memorial cross is an unusual and elegant item. The rear elevations of adjacent buildings to the west and southwest back directly onto the churchyard; this gives an intimate sense of enclosure to that corner of the churchyard.

B The Main Street

The cottage-lined street west of the churchyard is characteristic of the village and an attractive place to be. The forecourt to the lychgate is an inviting adjunct to the street itself and the cobbling flows from there up the hill in front of St Michael's Cottages. The modern dwellings on the western side do not impinge on the historic scene and enough traditional enclosure remains there to frame the views.

The tendency for the street to fill with ad hoc car parking does affect the quality of the space and is probably one of the reasons why so much of the original roadside surfacing has been replaced.

C Allotment garden

Immediately south of the churchyard is what appears to be an allotment garden. Although which property or properties have use of it is uncertain, it is a traditional use of such land and its open, productive character is a complementary feature in front of the church. The stone bank retaining the ground is a strong line of enclosure to the lane and adds to the foreground of church view from the south and southeast.

D Orchard east of the Carpenters Arms

Although many trees have been lost it is a strong positive element of the village to have an historic orchard so close to the centre. It marks the historic edge of the village and adds to the depth of character in views from the east. The stone wall is a clean line of enclosure that leads the eye toward the village and adds depth to views of the church.

Views

1 Down the main street

The view of the church and St Michael's Cottages and down the main street provides Ilsington with its identity. The irregular building lines, traditional enclosure, thatch and slate roofs with massive chimneys all combine with some textured floor surface to give a very pleasing vantage point.

2 The church from the Carpenters Arms

The view along the cobbled path beside the pub toward the lychgate with the church tower rising high and the allotment plot to the left is an attractive informal composition.

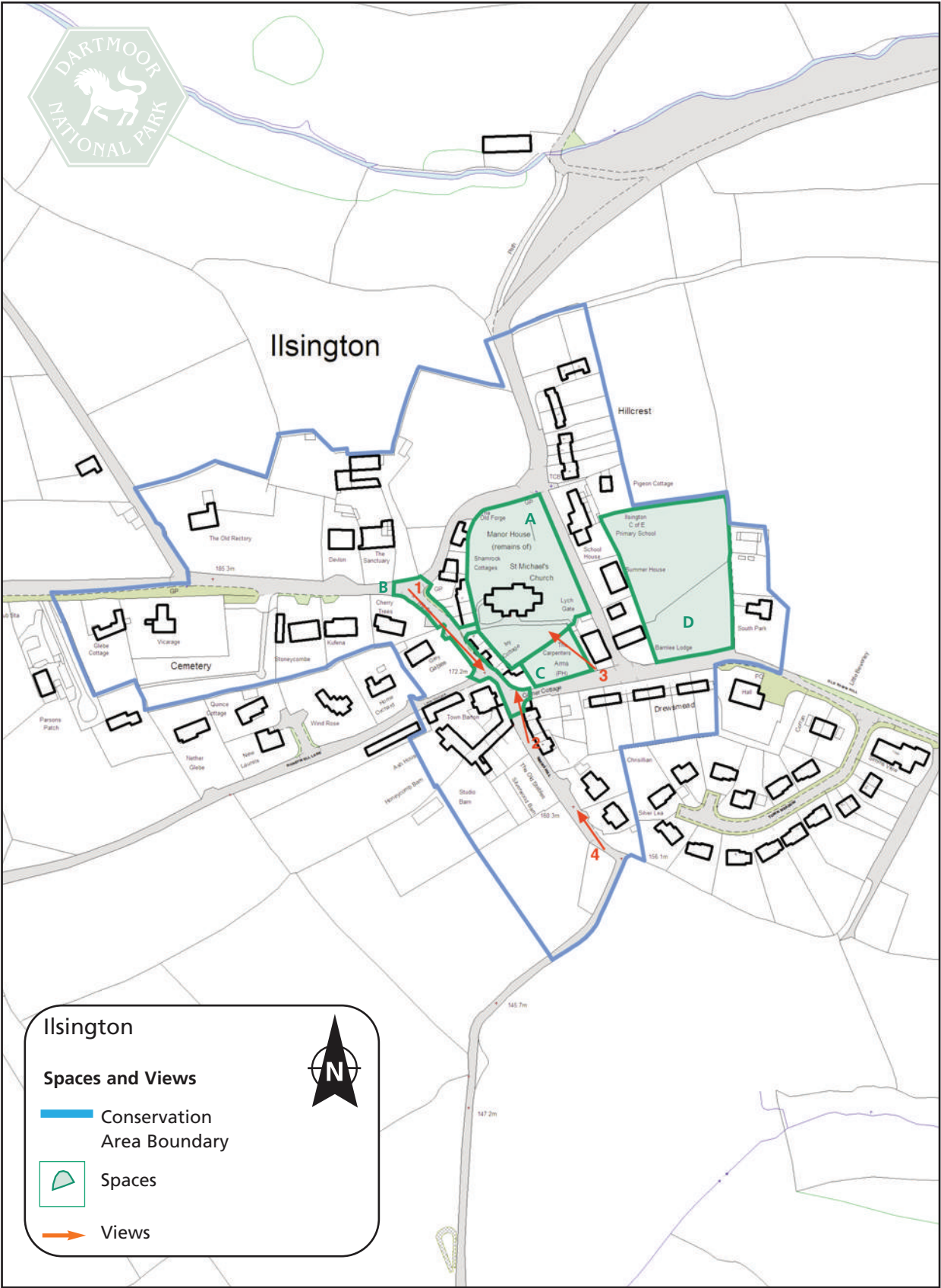
3 The view from Simms Hill

A gentle village roofscape characterised by thatch and chimneys parts to allow soaring views of the church tower. It is a view that is a little diluted by plastic windows, overhead wires and flat roofed extensions.

4

The view from the bottom of Simms Hill with Town Barton Farm.

Original access to the village from the south with Town Barton Farm to the west and cottages to the east.

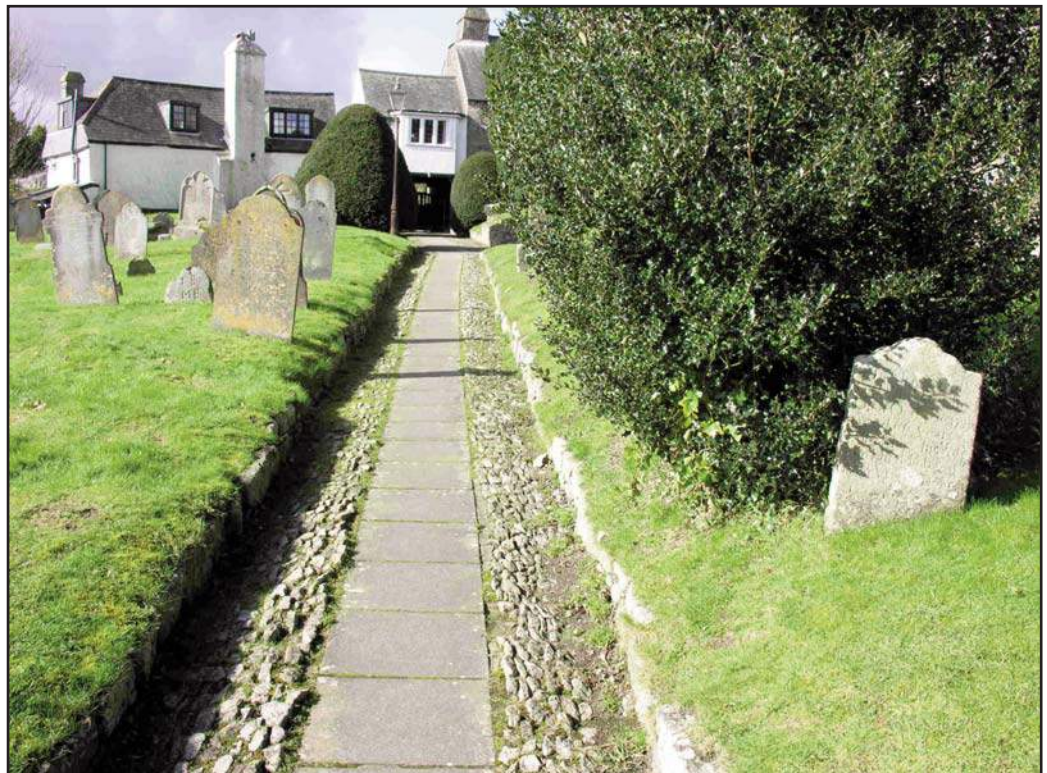


© Crown copyright. All rights reserved. Dartmoor National Park Authority. 100024842 2017.



© DNPA

Figure 24 The churchyard north of the church



© DNPA

Figure 25 The churchyard south of the church

© DNPA



Figure 26 The main street viewed from the southern end

© DNPA



Figure 27 The allotment garden south of the churchyard



© DNPA

Figure 28 The orchard



© DNPA

Figure 29 Looking down the main street

© DNPA



Figure 30 The church and approach from the southeast

© DNPA



Figure 31 Looking north from Simms Hill



Figure 32 Looking north from Simms Hill

7. Modern development

With the exception of the Manor House, its associated outbuildings and the Vicarage, the survival of the historic village is good and there has been little infill. There has, however, been a significant degree of new development in the 20th century around the edges of the historic settlement.



© DNPA

Figure 32 South Park

South Park is a 20th century house with Georgian style sash windows and a well planted garden. It sits comfortably on the eastern edge of the village. At the western end is the Old Rectory which is a large and rather plain 20th century house within the historic garden enclosure of the former Vicarage. The social housing of Drewsmead and Hillcrest is typical of its kind and these developments have contributed to the village community. They sit quite well on the edge of the village and have become part of it with the passage of time.

The form and style of the Town Meadow development is totally alien to the historic settlement but it is effectively hidden from the conservation area. The remainder of the 20th century buildings are uninspiring; mostly bungalows which bear little relation in form, design, siting or materials to the established character of the place. Adjacent to The Sanctuary is Devlon which occupies part of the site of the former Vicarage but does not complement its quite elegant historic neighbour.

The barn conversions at Town Barton seem to have a number of new window openings and lots of rooflights. The use of a strident woodstain strikes a discordant note here and also on Burnlee Lodge. The latter is a conversion of one of the historic barns associated with the Manor House and it has been drastically domesticated. The form of the roof appears to have been amended to incorporate accommodation and it has been clad

© DNPA



Figure 33 Hillcrest

© DNPA



Figure 34 Burnlee Lodge

using artificial slates. The addition of a chimney and dormers has fundamentally affected the character and they are also poorly detailed and executed.

8. Archaeological potential

Ilington lies about a mile from the SE edge of Haytor down, where there are prehistoric settlement sites and features; and there is a possibility that there may be some evidence of prehistoric occupation here.

Ilington is recorded as a manor in the Domesday Book (1086) and has a church dating back to the late 13th century; evidence for medieval activity is therefore very likely to survive.

Ilington has undergone some change within documented history. Of the manor house, occupying a central location north-east of the church, only one 16/17th century wall (the western) survives above ground. East of this and around the school grounds opposite, below ground evidence for the rest of this building, and indeed its medieval predecessor and any associated outbuildings, would be expected. Also in the plot west of the Sanctuary, there is map evidence to show two generations of building activity in the 19th century, of which some remains might survive.

9. Trees

The distribution of trees within the Conservation Area and their significance are covered by a survey in Appendix A.

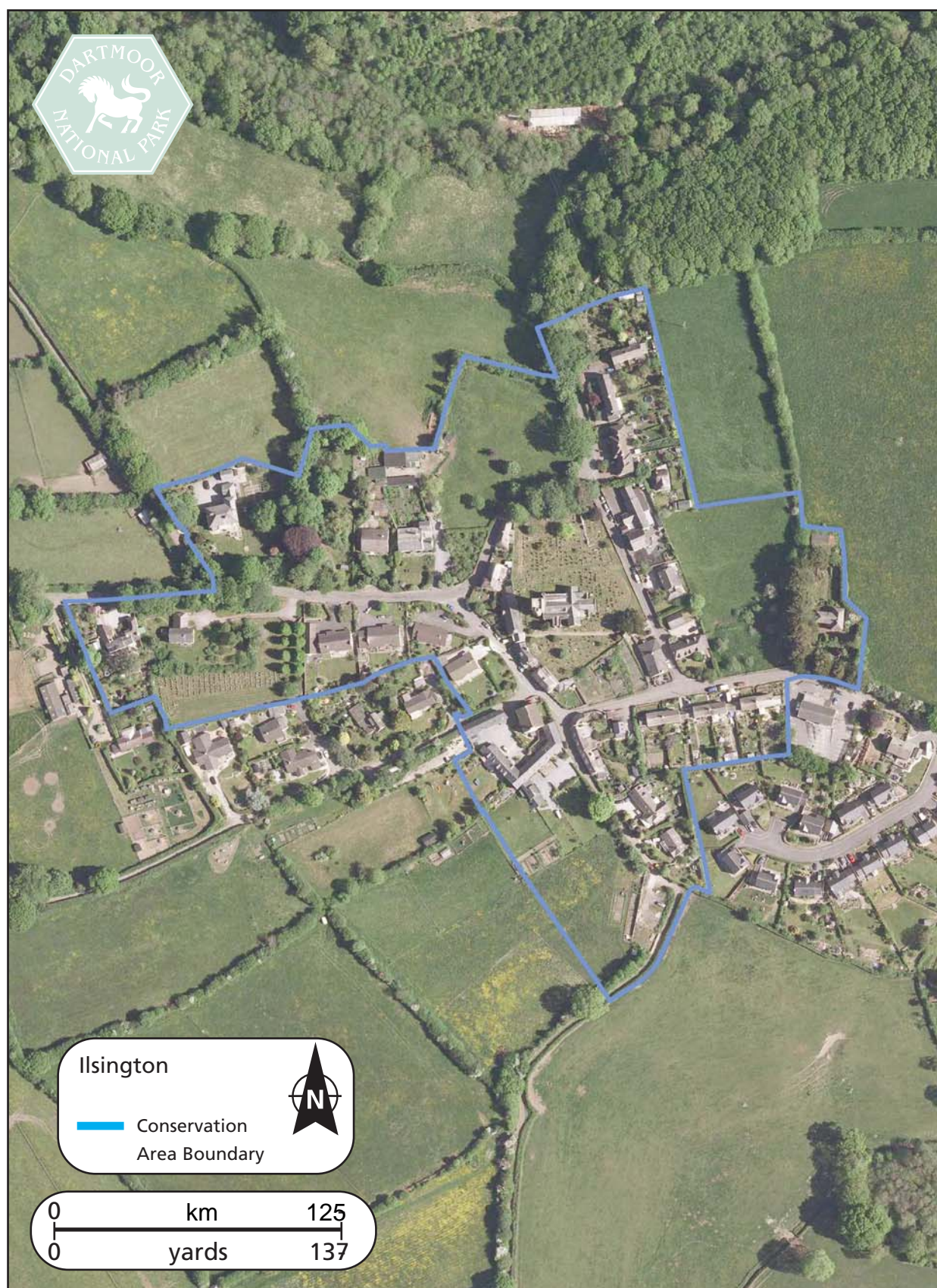
Numerous trees, with a mix of species and a diverse age range, are growing throughout the Conservation Area. The trees are an important component of the village scene. The most significant trees are the mature broadleaves growing along the northern boundary of St Michael's Church and to the north of the new cemetery. The small orchard opposite the village hall is a feature of the village.

New tree planting has been carried out in the Conservation Area, mostly in the larger gardens. Most of the gardens in the village are relatively small and there is little opportunity for further tree 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). 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 8 Conservation Area: Trees and Boundary



© Crown copyright and database rights 2012 Ordnance Survey 100024842.

Appendix A: Tree Survey

Tree Survey: Ilsington Conservation Area



© Crown copyright and database rights 2012 Ordnance Survey 100024842.

Tree Survey: Ilington Conservation Area

Number	Species	Age Class	Number	Species	Age Class
1.	Cherry	Young	62.	Beech	Mature
2.	Cherry	Semi-mature	63.	Ash	Mature
3.	Maple	Young	64.	Spruce	Mature
4.	Spruce	Semi-mature	65.	Mixed group of trees	Semi-mature
5.	Beech	Young	66.	Sycamore	Young
6.	Eucalyptus	Young	67.	Plum	Semi-mature
7.	Ash	Mature	68.	Cherry	Semi-mature
8.	Oak	Semi-mature	69.	Apple	Semi-mature
9.	Cherry	Young	70.	Willow	Semi-mature
10.	Cherry	Young	71.	Birch	Semi-mature
11.	Maple	Semi-mature	72.	Pine	Mature
12.	Apple	Young	73-78.	Beech	Mature
13.	Apple	Young	79.	Maple	Semi-mature
14.	Apple.	Young	80.	Hawthorn	Semi-mature
15.	Apple	Young	81.	Oak	Semi-mature
16.	Quince	Young	82.	Horse chestnut	Semi-mature
17.	Quince	Young	83.	Ash	Young
18.	Quince	Young	84.	Chinese fir	Semi-mature
19.	Linear group of ash and lime	Semi-mature	85-88.	Yew	Semi-mature
20.	Cherry	Semi-mature	89.	Cherry	Semi-mature
21.	Maple	Semi-mature	90.	Yew	Semi-mature
22.	Cypress	Semi-mature	91.	Yew	Semi-mature
23.	Birch	Semi-mature	92.	Yew	Mature
24.	Cherry	Semi-mature	93.	Yew	Mature
25.	Maple	Young	94.	Cherry	Semi-mature
26.	Acacia	Semi-mature	95.	Sycamore	Young
27.	Oak	Semi-mature	96.	Cherry	Semi-mature
28.	Magnolia	Semi-mature	97.	Cherry	Semi-mature
29-38.	Hornbeam	Semi-mature	98.	Apple	Semi-mature
39.	Group of sycamore and holly	Semi-mature	99.	Beech	Semi-mature
40.	Group of apple, cherry, rowan and liquidamber	Semi-mature	100.	Maple	Young
41.	Linear group of beech and sycamore	Mature	101.	Cherry	Mature
42.	Sycamore	Semi-mature	102.	Apple orchard	semi-mature to mature
43.	Plum	Semi-mature	103.	Linear group of cypress	Mature
44.	Sycamore	Mature	104.	Linear group of cypress	Mature
45.	Group of oak and beech	Mature	105.	Group of cypress	Semi-mature
46.	Group of mixed trees	Mature	106.	Cypress	Mature
47.	Lime	Mature	107.	Cherry	Mature
48.	Beech	Mature	108.	Cypress	Semi-mature
49.	Beech	Mature	109.	Willow	Mature
50.	Group of mixed trees	Mature	The survey was carried out from publicly accessible land.		
51.	Cypress	Mature			
52.	Ash	Semi-mature			
52.	Poplar	Semi-mature			
54.	Apple orchard	Semi-mature			
55.	Maple	Semi-mature			
56.	Horse chestnut	Semi-mature			
57.	Beech	Semi-mature			
58.	Horse chestnut	Semi-mature			
59.	Oak	Mature			
60.	Beech	Semi-mature			
61.	Group of sycamore	Semi-mature to mature			