

Buckfastleigh



Conservation Area Character Appraisal



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.

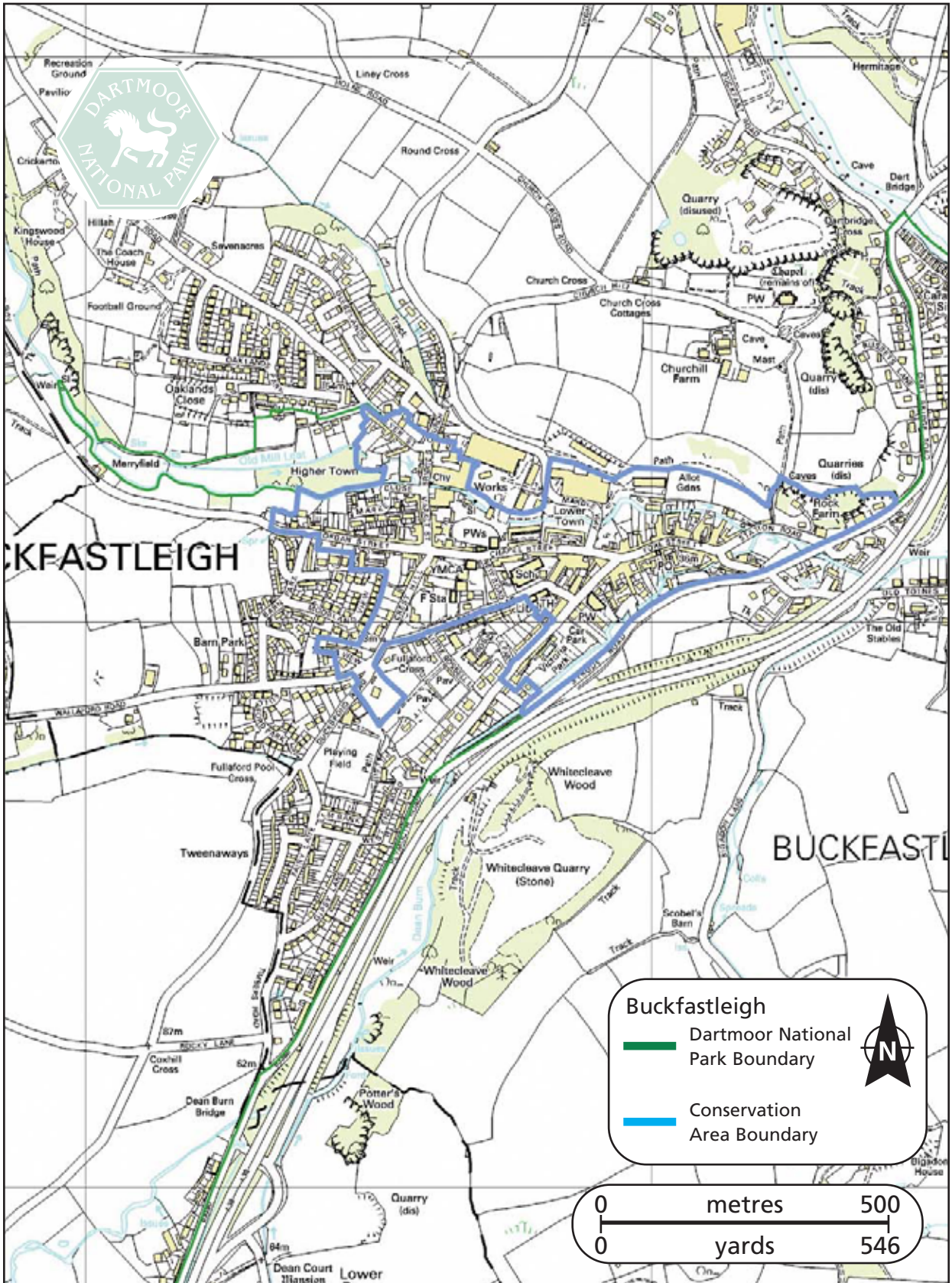
Defining the character of an area is not a straightforward exercise and it is not always possible to reach a truly objective view. The statement of character and appearance in this appraisal is based on various detailed methods of analysis recommended by English Heritage. A range of qualities are looked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

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Map 1 Conservation Area Location



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Introduction

The origins of Buckfastleigh are rather obscure but it was presumably closely related to, and post-dated, Buckfast Abbey. The name Buckfast is thought to relate to a stronghold where buck and deer were held. The more common Devon name of Buckland is derived from 'boclands' which, in the domesday book, related to lands held by knights, barons or church bodies. The ending 'leigh' in a place name usually relates to a clearing, glade or pasture, so it seems likely that Buckfastleigh was originally a place of fertile pasture under the control of the Abbey.

Buckfastleigh is situated on the southern fringe of Dartmoor, amongst attractive hills at the confluence of the Dean Burn and the River Mardle, which joins the River Dart just to the east of the town. The watercourses have had a fundamental influence on the historical development of the settlement over the centuries. Initially they must have been flanked by fertile meadows, but more significantly they provided power to drive the industrial activities that thrived here and expanded rapidly in the 19th century. Until the creation of the dual carriageway A38 the settlement was on the main road from Exeter to Plymouth.

The underlying geology of Buckfastleigh itself is very varied and includes slate and, to the north up to the edge of the granite moorland, rocks of the Buckfastleigh Volcanic Series. Exploitation of the Devonian limestone in the immediate area was another significant factor in the historical development of the local economy. As well as building stone and lime, (for soil improvement and building), there were beds of limestone that could be polished into 'marble', including a black variety popular for fire surrounds. The caves in the limestone are of tremendous interest and access is controlled by the William Pengelly Cave Studies Trust. To the south of the town is the quarry of Whitecleaves that provided large quantities of durable dolerite, used principally as aggregate for road building. For some years copper was mined nearby and in the 20th century there was a silver plating works for a time.

A Conservation Area was originally designated for Buckfastleigh during February 1976. The boundary has been extended twice, during August 1990 and August 1993. Refer to map 1 page 4. The town lies within the boundary of Teignbridge District.

Between 1998 and 2001 a Conservation Area Partnership Scheme (CAPS) was in operation. Managed and partly financed by the Dartmoor National Park Authority, it brought funding from English Heritage to Buckfastleigh. This in itself reflected the historic significance of the town and provided grants for high quality repairs to many buildings. In addition, the scheme ensured the delivery of the much praised enhancement of Fore Street.

Based on the findings of this Character Appraisal a number of additional areas were considered appropriate for inclusion in the Conservation Area and were formally designated in March 2011.

1 Town History

Buckfast Abbey was founded c1018 and endowed by King Canute. Consequently, it is recorded in the Domesday Book but there is no mention of Buckfastleigh. Originally a Benedictine Order, the monastery appears to have faltered during the early part of the 12th century and in 1148 passed to the Cistercian Order.

As there is no strong evidence to suggest that Buckfastleigh existed before this time, it is probable that the settlement began as part of the establishment of the Cistercian monastery. As the Cistercians are associated with sheep husbandry and the wool trade throughout England, and that industry has sustained the town over the centuries, there appears to be a strong link.

The town plan itself is similar to other planned settlements of the 12th and 13th centuries. At this time Lords of the Manor were seeking ways to improve the financial returns from their estates and this applied to both secular and ecclesiastical landowners. It seems likely that Buckfastleigh was either founded or re-planned at that time.

Whatever its origins, Buckfastleigh was of sufficient size in 1352 to warrant a market of its own, which was granted by King Edward III. Unlike the neighbouring town of Ashburton, (and probably due to its proximity), Buckfastleigh never attained borough status. As a market town it never seems to have thrived and at some time the market ceased to exist. In 1801 an attempt was made to revive the market, but the new market house in Higher Town was demolished in 1850. White's Directory of 1850 states that the town 'had formerly a weekly market held on Tuesdays'. Rather confusingly the National Gazetteer of Great Britain and Ireland stated in 1868 that 'Friday is the market day'. Both documents record that fairs for cattle and wool were held on the third Thursday in June and second Thursday in September.

The fact that Buckfastleigh consists of two discrete medieval settlements is extremely interesting. In terms of layout the settlements are evidently medieval, but whether there were two separate foundations is unknown. They may have been established to complement or compete with each other, but that is also unclear. Perhaps they initially supported different activities, taking advantage of natural advantages in each location. Both Higher Town and Lower Town seem to have had an independent character and anecdotal evidence suggests that competition between residents existed in the 19th century and probably before then.

Over the centuries the town appears to have been occupied in activities relating to animal husbandry and the products related to cattle and sheep. Standing buildings of the 18th century and later indicate that butchery, tanning and woolcombing were important elements of the local economy. The businesses operated from a variety of buildings built within the ancient burgage plots and from the homes of many residents. The cottage industry of woolcombing and related jobs continued well into the 19th century. Some people lived and worked in buildings designed for the purpose – the weavers' cottages with tenterlofts on Chapel Street are fine survivors of that long phase in the industrial history of Buckfastleigh.



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Fig 1 Weavers cottages on Chapel Street

Seven mills are said to have been in operation here in the 16th century, and the industrial nature of the town reached its peak in the late 19th century. White's Directory of 1850 gives a valuable insight into the range of activities practised in the town at the time. It states that there were four blanket and serge mills, but two of them were unoccupied at the time. In addition there were 'several corn mills', a paper mill and a tannery.

White's also offers a record of the variety of services offered amongst the population. As well as businesses one might expect in any small town, including fourteen shopkeepers, there were plumbers, tailors, saddlers and even two surgeons.

The 19th century was a time of great building in Buckfastleigh. As well as the mills there were the public buildings of the town hall, schools, St Luke's Church and the non-conformist enclave on Chapel Street. These developments physically united Higher and Lower Town for the first time and the scale of the chapels suggests a religious aspect to the lives of many residents.

Conversely, the town was very well served with pubs and inns to meet the needs of locals and those passing through. The relatively late arrival of a properly constructed supply of drinking water (in 1892), probably meant that ale or cider provided safe drinking. Cider production for sale elsewhere also seems to have been significant and the potential impressive – White's Directory states that 'in one year an orchard of one acre produced 4000 gallons.'

The wealthy middle class built a number of fine homes on the higher ground and outskirts that White's describes as 'several neat mansions, commanding beautiful views.' Some of the workers were provided with robust but modest terraced cottages. These were built by wealthy families like the Hamlyn's and by the Buckfastleigh Co-operative Society.



© DNPA

Fig 2 Bossell Terrace – built by the Co-operative Society

The wealth and influence of the Hamlyn family grew through the 19th century and by the middle of the century they were the most important employers in the town. Their collective influence on Buckfastleigh was most significant as they built houses for themselves, such as Tollmarsh and Park View, and for their workers, at Orchard Terrace, Pioneer Terrace and Jordan Street. Their benefaction aided the Methodist Church, the schools and helped to provide the town hall and public parks for the enjoyment of the population.

The Co-operative Society grew through the latter part of the 19th century and in the 1920s took over Higher Mill and Town Mill from the Hamlyn's.

Historic Setting

Some conservation areas have large adjoining areas of rural land which possess special historic or setting value and therefore provide an important landscape context for the designated heritage asset. An Area of Historic Setting is considered to be a local heritage asset which may become a material planning consideration and appears on the Dartmoor Historic Environment Record (HER). Buckfastleigh has one such Area of Historic Setting adjoining the Conservation Area at its western end (Refer Map 9 page 74): Land to the north of the River Mardle which once served the town's mills extending from Higher Town and west to the take-off for the Old Mill Leat, including the grade II listed house called Barnsfield and Barnsfield Lane to the north.

2 Settlement Plan

The town as we find it today has to be viewed in its wider context. As previously stated, the town was almost certainly founded by the monks at Buckfast. Between monastery and town was the parish church, Holy Trinity. Despite its apparent isolation, the church was always part of the settlement; dramatically sited, the erection of the present church in the 13th century may mark the establishment of the town itself. Recent archaeological investigation has indicated that the site was possibly the site of a Saxon minster or abbey – maybe the original foundation of Buckfast?

Buckfastleigh itself comprises the twin settlements of Higher Town and Lower Town. Both exhibit clear signs of medieval planning, but each has its own identity which is worth considering individually.

Lower Town sits in the V-shape west of the point where the Dean Burn and River Mardle meet. The plan has a curving central street (Fore Street), with burgage plots radiating from it at right angles. It is interesting to note that the burgage plots are of a fairly consistent size along most of Fore Street and the pattern only loses that towards the eastern end. It appears that it was a deliberate part of the planning here that each burgage plot had a frontage to the main street at the top and access to water at the bottom. This may suggest that water was an essential element of the activities expected to take place here.

At some point, possibly early in the development of the settlement, the Town Mill Leat was formed to take water from the Dean Burn some way to the south west. This brought water into the heart of Lower Town and remains a distinctive feature today.



Fig 3 Town Mill Leat on Plymouth Road

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Higher Town also has the burgage plot pattern seen in many settlements, but here they are parallel with the River Mardle. Is this an indication that the activities intended to be undertaken in Higher Town were different to Lower Town? The planned settlement seems to occupy mainly the southern side of the river. It is also notable that the burgage plots on the

western side of Market Street were far more extensive than those to the east. Historic maps show that the plot adjacent to the river was approximately double the width of the others – a feature also seen at South Zeal on the other side of Dartmoor. Unfortunately, these burgage plots have been erased by the recent Market Close development and the historic plan can no longer be traced as it could just a few years ago.

Market Street widens toward the crossing point, where it becomes Bridge Street. This focal point is accentuated by the site of the former Town Corn Mill that is today mainly identifiable by the launder that stands amidst the ruins. The layout is quite clearly visible on the 1887 OS map [Map 2 page 12] and this also shows the Churchwards/Sherwell Woollen Mill, to the west, that burned down in 1906. Both mills were powered by water delivered from the Mardle by the Old Mill Leat which is likely to have been a very early feature in the development of Higher Town.



Fig 4 Market Street widens at the lower end near the Town Corn Mill site

Steady growth of the town population was accommodated in the 18th and early 19th centuries by the development of small rows of cottages along the burgage plots at right angles to Fore Street and Market Street. Many of these survive and are a special feature of the Conservation Area today. It is recorded in White's Directory of 1850 that the population was 1,525 in 1801 and rose to 2,576 in 1841. In an effort to accommodate these inhabitants, new homes were built along Jordan Street and later at Orchard Terrace.



© DNPA

Fig 5 Orchard Terrace, Chapel Street

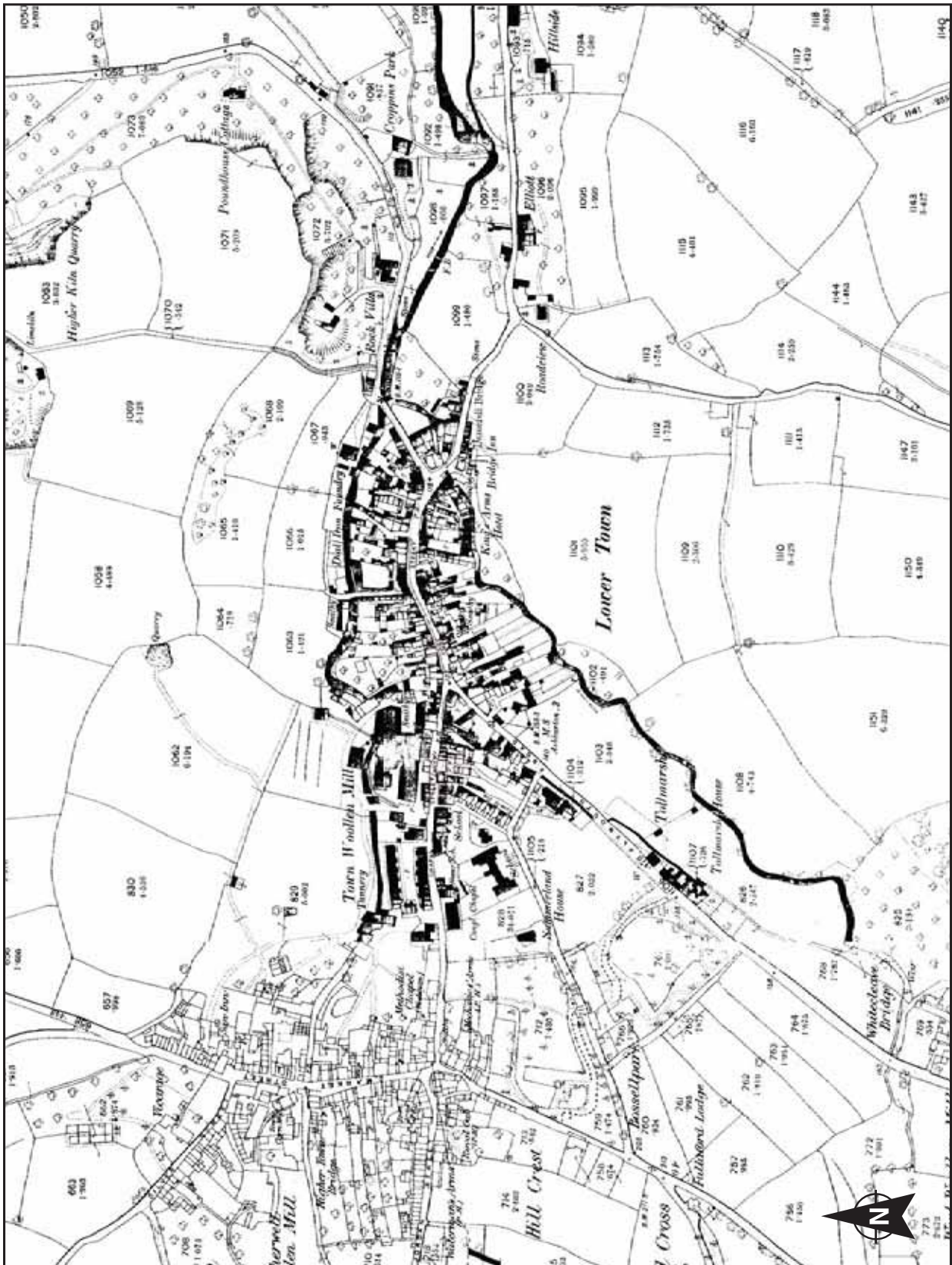
Until the mid 19th century the twin settlements of Higher and Lower Town remained distinct and separate. The tithe map shows the gap beginning to be bridged by the construction of the Methodist chapel, joining the Congregational Church that had taken over a tenement building in 1798. To the north of Chapel Street is a modern building straddling the Mardle that appears to occupy part of the site of an earlier building identified as a tannery on the 1880s OS map. By the end of the century Chapel Street had been developed to an extent that it effectively linked the two halves of Buckfastleigh into one physical whole. Open land along the Mardle was progressively developed into the succession of mills that boosted the economy and led to further physical growth.

During that period of expansion those who had benefited most from the burgeoning economy set about building themselves homes that reflected their status. The high ground to the south and west of the town saw several large villas spring up – Bossell House, Tollmarsh, Fullaford House, Cleavehurst and Hazelwood being notable examples. Each was set in their own landscaped grounds, though today only Cleavehurst and Harewood retain their grounds in anything like original condition.

This south western corner also saw the creation of pleasure grounds at Victoria Park and on the southwestern side of Little Bossell Lane that, despite alteration, remain today. They reflect the history of philanthropy and civic awareness that existed from the mid 19th to the mid 20th centuries.

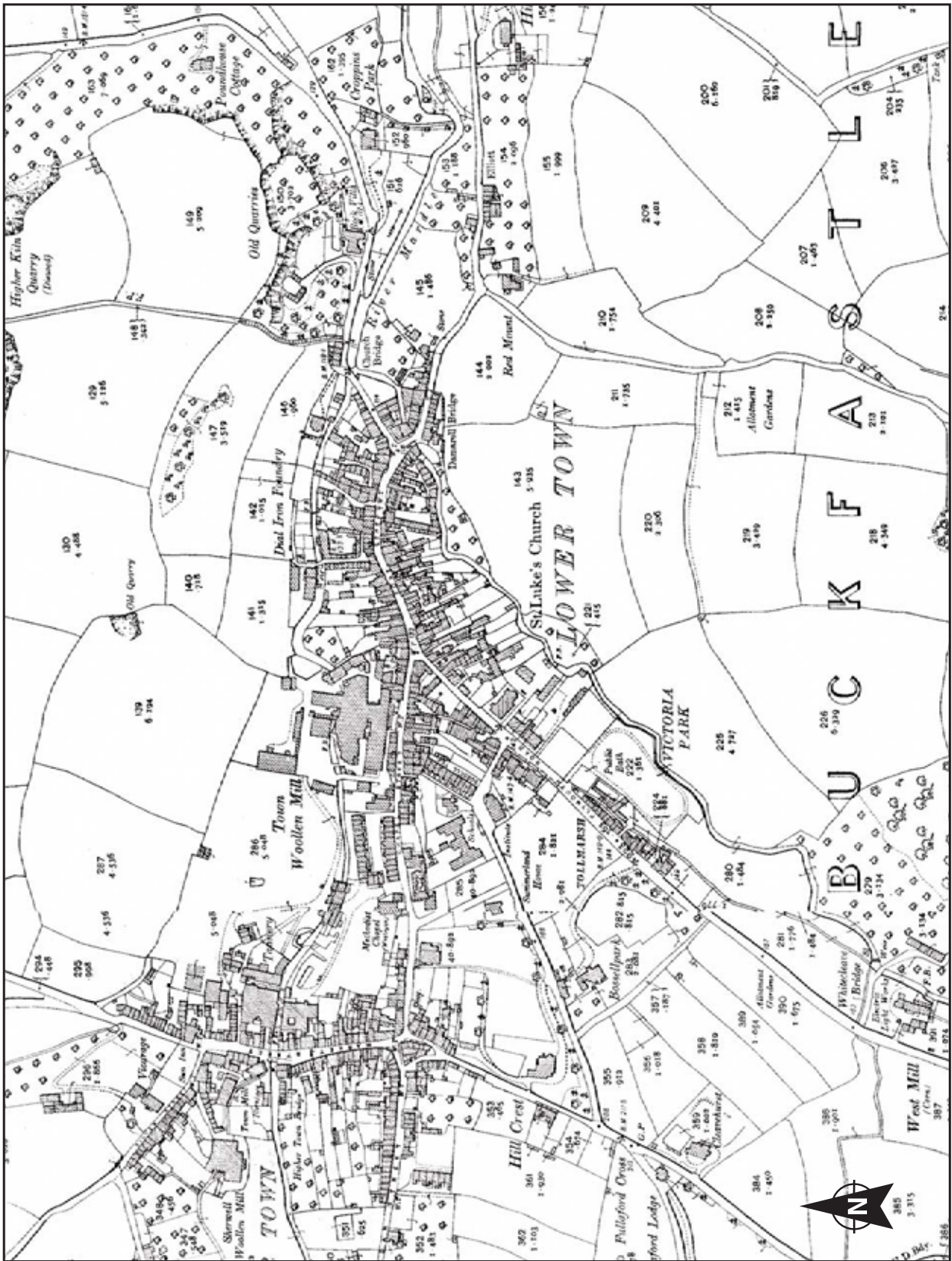
During the 20th century there has been further infill development of varying quality. Some has respected the historic development pattern but some has been rather destructive.

Map 3 First Edition Ordnance Survey Map 1887



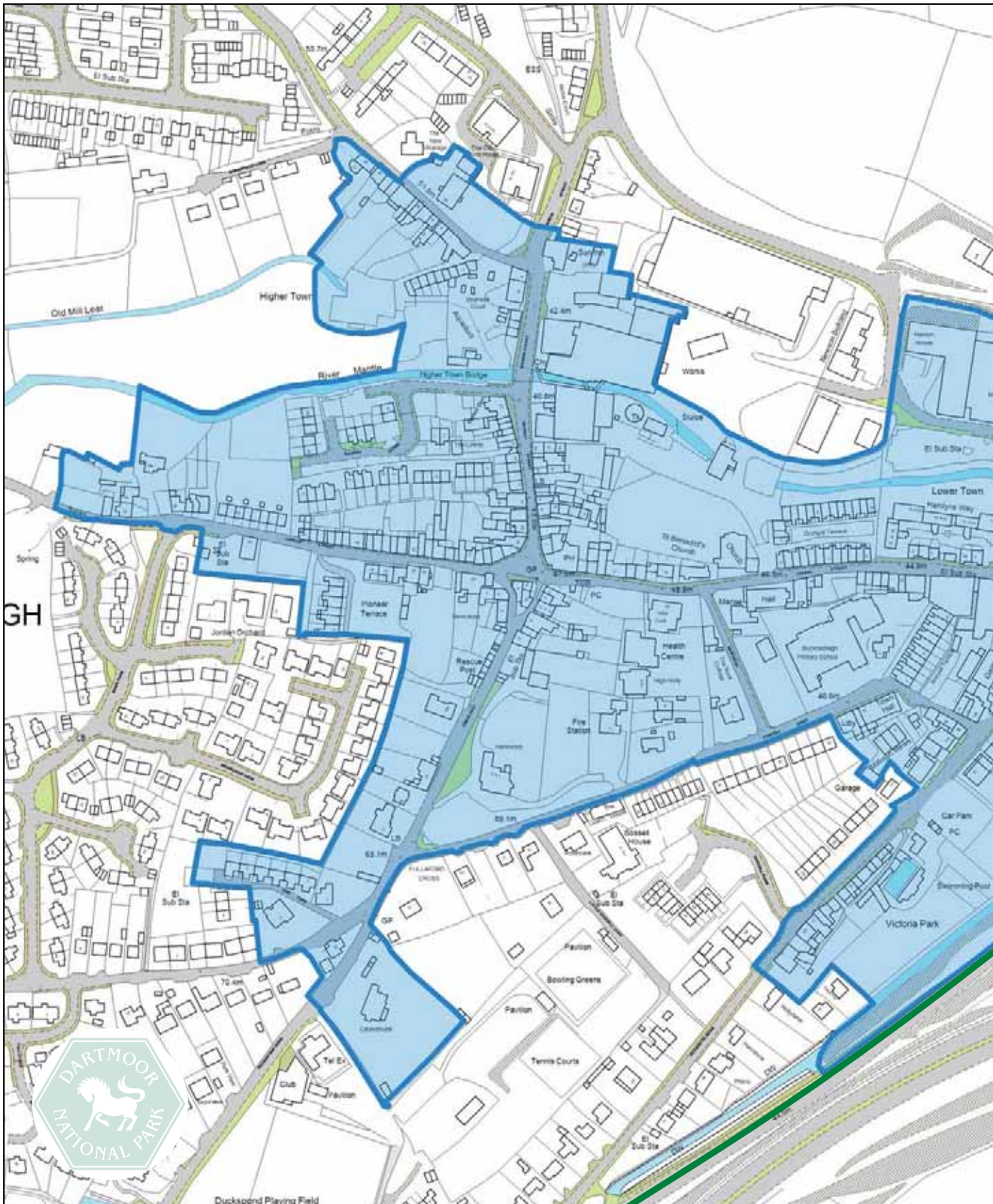
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Map 4 2nd Edition Ordnance Survey Map 1905

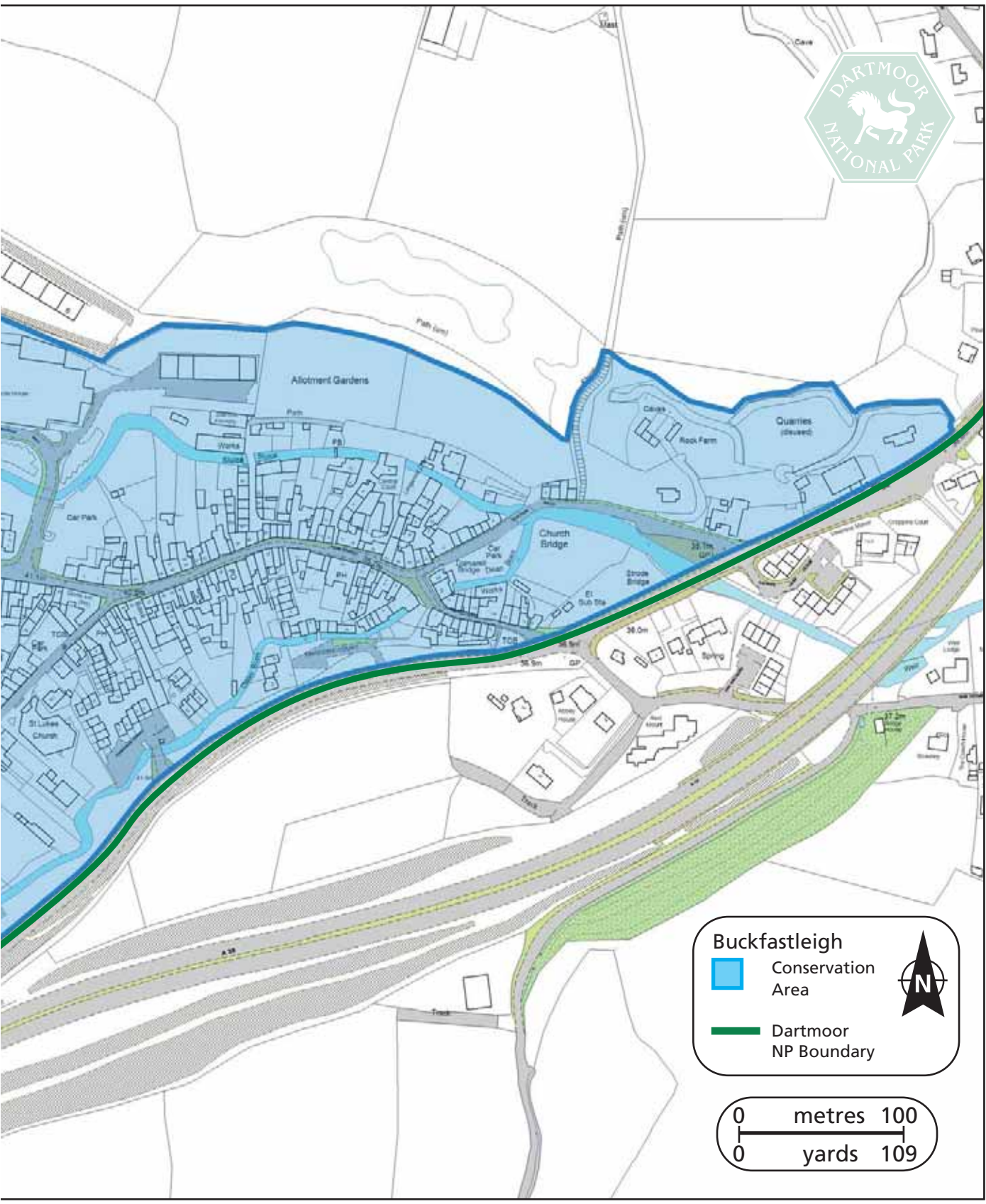


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Map 5 Conservation Area: Buckfastleigh



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3 Building Types, Materials and Styles

Despite having medieval origins, there appears to be an absence of very old structures in Buckfastleigh. Most buildings have the appearance of dating from the 18th or 19th centuries, but this belies the reality in many cases. A lot of the houses that front the ancient burgage plots are either replacements or modifications of earlier buildings, often of the 17th century or earlier. Other buildings that are certainly of 19th century date have outbuildings to the rear that are significantly older.

Traditional buildings are mostly two storey structures, although three storey buildings are fairly common as well. In the ancient centres of Fore Street and Market Street, the buildings have a variety of shopfronts on the ground floor and are connected in informal terraces. Subtle variations in the building line combine with fluctuating eaves and ridge heights to generate visual interest and character. Rooflines are generally parallel to the streets but there are occasional gables.



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Fig 6 Variety of materials, scale and details on Fore Street

A few buildings, like the inns and other commercial premises, show evidence of their primary function, but nearly all were homes as well as businesses. The overall character is that of the urban vernacular seen in many small Devon towns – modest and unpretentious buildings that also convey a level of status and comfort.

Purpose-built terraces are more consistent and uniform, but like the older properties they are mostly built tight to the street frontage. The most historically significant terraces were built by mill owners for their workers and reflect the economic base of the town as well as its social structure.

The collection of grander detached houses and villas outside the historic areas is also quite typical of Victorian expansion. Although the grounds of many of these homes have now been developed, some retain a sense of grandeur and are an important part of the development history of Buckfastleigh.

The continuous tight enclosure provided by the buildings themselves is a defining characteristic of the oldest streets in Buckfastleigh. This enclosure gives rise to another great feature of the town – cart entrances, alleyways and side passages that are known locally as opes. In order for access to be

gained to the cottages and outbuildings that cluster along many of the burgage plots, there are numerous openings at ground floor level. Each has its own character; some are blocked with doors, some invite closer inspection of what lies beyond.



© DNPA

Fig 7 Typical cart entrances

Some of the alleyways and side passages lead to little rows of cottages and courts; many still have functional outbuildings. Small workshops and industrial buildings survive from the 18th and 19th centuries. Activities like woolcombing took place in buildings such as urban linhays. There were slaughterhouses, tanneries, smithy's and even an iron foundry that survives on the south side of the Mardle near Dial Motors (whose buildings are mistakenly identified as the foundry site on some maps). The survival of such a variety of functional historic buildings is very rare today and helps make Buckfastleigh such a special place. The fact that local people, as well as the casual visitor, can get a feel for the kinds of activities that once took place here is a significant element of the place.



© DNPA

Fig 8 The 'Dial Motors' alleyway

On the River Mardle there remains a completely different type of industrial building. By Devon standards, the mill buildings that still stand from the later 19th and early 20th centuries are huge. They reflect the

transition from backstreet workshops to truly industrial buildings and are an integral part of the history of the settlement. The employment they provided made the town what it is today, and the wealth they brought to the owners was recycled into the finer houses, churches, chapels, schools and pleasure grounds.

Slate is the ubiquitous roofing material, though some roofs have now been replaced with artificial slates and a few with concrete tiles. Some corrugated iron remains on functional buildings and contributes to the general character of dwellings and workshops etc being jumbled together. The roofscape is an attractive part of Buckfastleigh, especially when viewed from the higher ground to the north east.

From street level it is the treatment of eaves that is more prominent. Mostly eaves are simple, with minimal overhang and visual interest added by the use of cast iron ogee gutters. A few buildings have more decorative fascias and these add variety. Where properties have had historic rainwater goods replaced by inferior plastic products there is a tangible loss to the elevations.



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Fig 9 A typical eaves detail on Fore Street



© DNPA

Fig 10 Typical limestone construction, formerly rendered

The great majority of buildings are built of limestone rubble, with some slate incorporated here and there. It is likely that there is some use of timber frame and cob in a few buildings, but not as the principal construction materials. Some construction in brick is evident, usually local buff bricks but red brick is favoured for many chimneys and occasionally for quoins, lintels etc. The local limestone, although quite brittle, is a good building material. It is exposed on many ancillary or industrial buildings and even on a number of houses or cottages. Sometimes this is by design; others were certainly rendered in the past. Some stone buildings are painted today and historically many more were probably coated in limewash. There remain some very attractive limestone chimneys, often with pronounced drip courses, that add to the richness of the roofscape.



© DNPA

Fig 11 A limestone chimney



© DNPA

Fig 12 Stucco render on Fore Street

Render is the usual finish for the walls of domestic buildings in the town and the finish tends to reflect the status of the building. The finest buildings have lined stucco with applied ornamentation; good buildings have stucco faintly lined in imitation of ashlar stonework. Ordinary cottages are simply rendered with either a rough float finish or hand-thrown roughcast. Slate hanging is seen on some buildings; most

commonly on side or rear elevations, but occasionally on principal elevations where it is likely to indicate timber framing as the method of construction. The slate-hung buildings on Fore Street add visual interest and variety to the streetscene. Historic examples have the slates hung back-to-front, with the riven edge facing the building so as to form a natural drip and prevent moisture creeping up the back of the slates. This distinctive local tradition has not been followed on more recent examples, though the quality of slate used is often excellent.



© DNPA

Fig 13 Slate hanging laid in diminishing courses

Although there are shopfronts in Market Street and Chapel Street, it is apparent that Fore Street is the principal thoroughfare. Many properties have shopfronts from which the occupants traded their wares; others were inns, hotels or clubs. Some good historic shopfronts remain and there are complementary new units - very few poorly designed shopfronts remain and that is a further legacy of the Conservation Area Partnership Scheme. Nearly all of the shop premises in Fore Street are still occupied and that keeps the heart of Buckfastleigh ticking along.



© DNPA

Fig 14 A small traditional shopfront

Some buildings were clearly just dwellings fronting the street and at the lower end of Fore Street that becomes the norm. A subtle transition occurs from the primarily commercial character of Fore Street to residential by the junction with Station Road; though the industrial building on Elliot Plain is a notable exception that is prominent from the Station Road car park.



© DNPA

Fig 15 Georgian sash window and panelled door

Sash windows dominate the elevations of the main streets. They are mostly Georgian-style multi-paned types but also larger paned Victorian examples. All have a strong vertical emphasis and establish a certain rhythm to the streetscene. Cottages tend to have smaller windows – often casements, especially on the side lanes and minor streets. Generally the survival of traditional joinery is very good, especially on Fore Street where the abundance of old windows makes a great contribution to the overall character of the streetscape. The lack of replacement windows in PVCu, (or of inappropriate styles and finishes), is notable – especially on buildings that are unlisted and therefore potentially vulnerable to such alterations.



© DNPA

Fig 16 Historic casement window

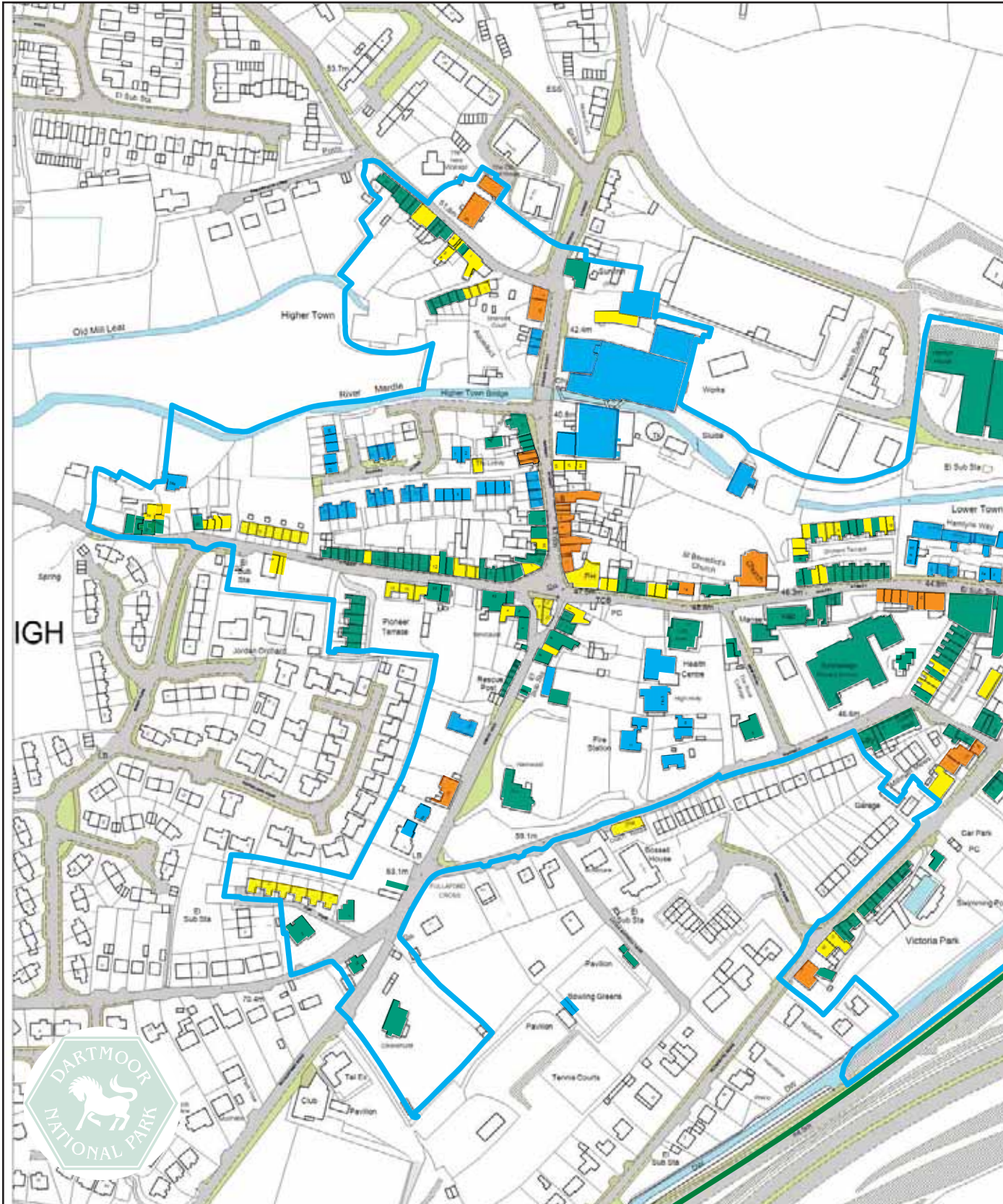


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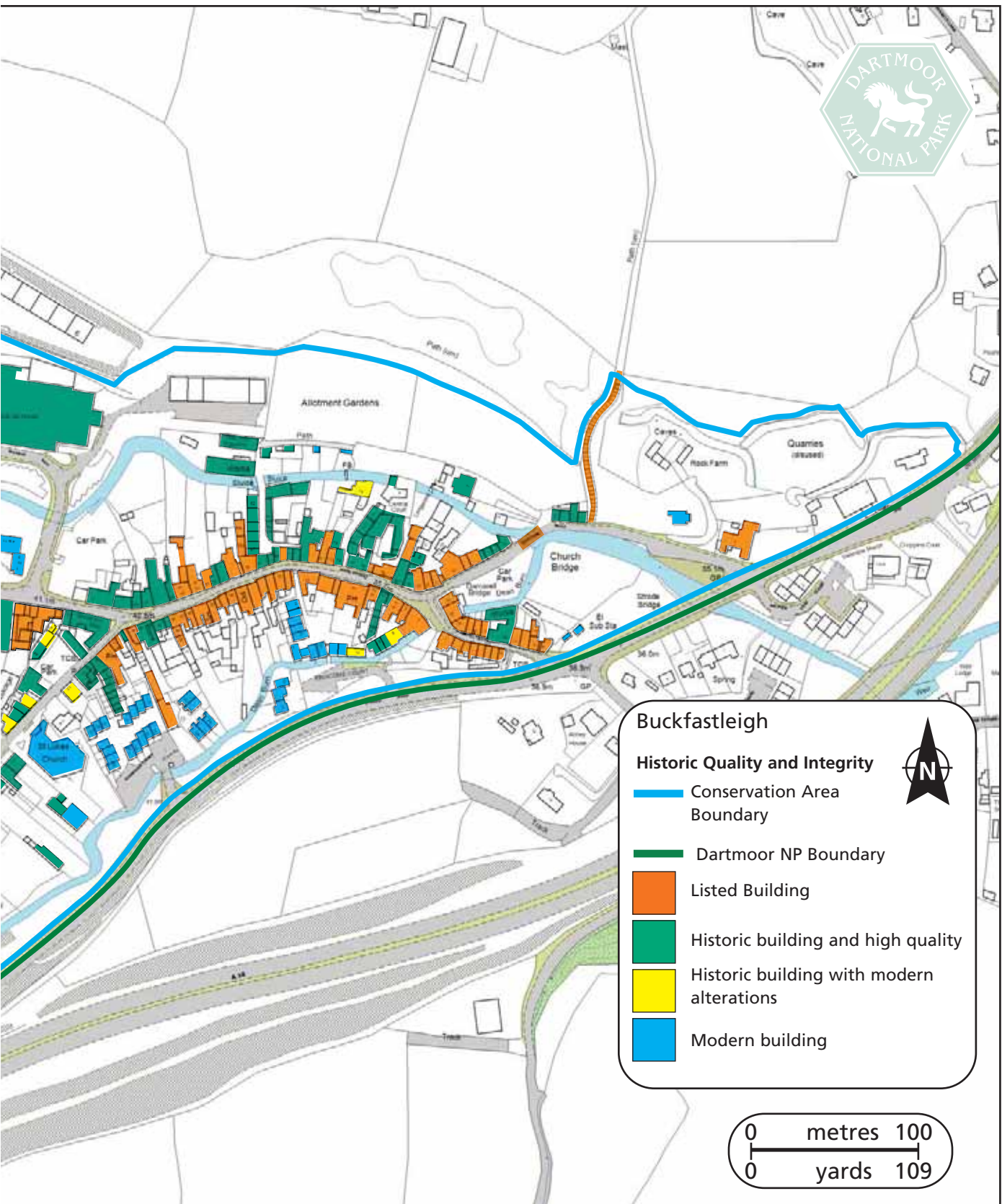
Fig 17 Victorian panelled door with limestone step

Panelled doors are prevalent but there are attractive boarded doors to some alleyways and working buildings. As with windows, the doors reflect status, use and history, so they aid legibility and understanding.

Map 6 Conservation Area: Historic Quality and Integrity



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4 Key Buildings

Many buildings contribute to the special character and appearance of the Conservation Area in Buckfastleigh, but some must be considered as key buildings by virtue of their intrinsic interest or their location within the streetscene. For ease of reference they are listed by location.

Higher Town



© DNPA

Fig 18 1-4 Market Street

1 -4 Market Street: Grade II

A row of properties that reflect the historical development of Higher Town; 1 and 2 are formed from a 17th century house, 3 and 4 from the subdivision of a slightly later house, probably early 18th century. All have undergone alteration, mostly in the 19th and early 20th century, but together they form an interesting group.

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.



© DNPA

Fig 19 The Old Vicarage

The Old Vicarage: Grade II

A substantial and attractive house, with walled garden, of the later 18th century, built mostly of slate with granite dressings. Additions of the early 19th century, including a former and once larger school room, add to its presence but it is the elevated location that makes this a feature of views, especially along Market Street.



© DNPA

Fig 20a Cottages at Silver Street

Cottages on Silver Street: Unlisted

The row of cottages on the southwest side of Silver Street are individually modest and some have had alterations that have reduced their historic character. Together they have great group value and are a cherished part of historic Buckfastleigh. Sherwell Court, the row of cottages that lines the former entrance to Sherwell Mill, are also very attractive and appear to pre-date the mill as they are on the tithe map.



© DNPA

Fig 20b Sherwell Court



© DNPA

Fig 21 9 & 10 Bridge Street

9 & 10 Bridge Street: Grade II

The nicely proportioned, rendered front of the main house is complemented by the attractive stonework of the cottage. The return to Silver Street has interesting casement windows set behind what appears to be earlier mullioned frames.



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Fig 22 Casement window to No 10



© DNPA

Fig 23 The Sun Inn

Sun Inn: Unlisted

On the very edge of the Conservation Area where there has been substantial modern development, this building remains an historic focal point and as such has a townscape value much greater than its intrinsic architectural interest.

Lower Town



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Fig 24 The Globe Inn

Globe Inn: Unlisted

A simple 19th century inn, given greater importance by virtue of its location. This makes it a prominent focal point at the top of Fore Street and without any apparent conscious design effort it also deflects the eye along Plymouth Road and Chapel Street.



© DNPA

Fig 25 Stone outbuilding beside car park

Outbuilding to the rear of the Globe Inn: Unlisted

Prominently located next to the car park, this stone building appears to have undergone phases of adaptation and re-use. With its corrugated iron roof and quite agricultural appearance it is typical of a number of such buildings in Buckfastleigh, but is unusual in being so visible.



© DNPA

Fig 26 25-26 Fore Street

25 – 26 Fore Street: Grade II

The street elevation dates from around 1800 but the building may have earlier origins. It has a good frontage of its time, with a continuous fascia over the ground floor windows which are slightly bowed and have external shutters.



© DNPA

Fig 27 51 Fore Street

49 – 51 Fore Street: Grade II

The fact that it is 3-storey and has exposed limestone walls makes this property stand out in the streetscene. The construction and fenestration pattern indicates a late 18th century date (the shopfront to 51 is probably late 19th century), but there is evidence of earlier origins to the rear.



© DNPA

Fig 28 The Valiant Soldier

Valiant Soldier: Grade II

The pub itself is now famously preserved as a time capsule. The whole site is, however, illustrative of the historical development of Lower Town. The courtyard of buildings behind has served a variety of uses over the centuries, notably as a butchers. The lower end of the burgage plot was linked over the Mardle to the land beyond, possibly to allow animals to be brought in.



© DNPA

Fig 29 3-4 Fore Street

3 – 4 Fore Street: Grade II

The frontage of this building of about 1700 was re-modelled around the 1830s and further adapted for shop use in about 1880. It is both attractive and reflects the historical development of buildings in Buckfastleigh.



© DNPA

Fig 30 Former Dial Foundry building

Dial Motors and former foundry to the southeast: Unlisted

The fact that such ordinary working buildings survive and continue in use makes them of greater interest due to scarcity. The sound of activity and lack of visual enhancement of the locality means that a sense of the working character is retained. The old foundry building on the south side of the Mardle is a particularly fine example of a 19th century working building that is in need of a sympathetic use.



© DNPA

Fig 31 Vine Cottage

Vine Cottage: Grade II

Along with its neighbour, 19 Elliot Place, this building is the focal point at the bottom of Fore St. Like the Globe Inn it is a simple but pleasant building that gently deflects the eye along Station Road and Elliot Plain. Built on a bridge over the Dean Burn, this makes it an unusual building and the railings and gate are a positive feature.



© DNPA

Fig 32 13 Station Road

13 Station Road: Grade II

An early 19th century house with good details, notably the eaves with a decorative frieze and the nice plastered and pedimented doorcase.



© DNPA

Fig 33 Cottages on Station Road

Cottages adjacent to Church Steps: Unlisted

This row of four cottages occupies a focal point next to Church Bridge. They are very prominent in views at the south end of the town.



© DNPA

Fig 34 Church Bridge

Church Bridge: Grade II

Dated 1749 this bridge crosses the Mardle just above the confluence with the Dean Burn and is almost certainly a replacement of an earlier structure. It is now more easily seen than in previous years thanks to views from the Millennium Garden.



© DNPA

Fig 35 114 & 115 Plymouth Road

114 & 115 Plymouth Rd: Grade II

An attractive pair of Georgian houses with verandahs fronting the leat. They are individual but each has its own interesting details, especially 115 which has interesting windows and unusual ironwork alongside the leat.



© DNPA

Fig 36 The Town Hall

Town Hall: Unlisted

The Town Hall is a physical statement of civic pride and local achievement in grey limestone and red brick. While the main part of the building was constructed in the late 1880's to celebrate Queen Victoria's Golden Jubilee, it was later extended by the Hamlyns in 1925 as part of the improvements to the town after the Great War. Its style is typically late-Victorian and the building remains a focal point for the local community.

Bossell Terrace: Unlisted

A beautifully constructed example of Victorian workers housing with many nice details including dressed random limestone with polychromatic brick dressings, decorative chimney pots and finials. Built along an ancient burgage plot in the manner that was traditional in Buckfastleigh, the terrace is, however, the most formal example of that development tradition.



© DNPA

Fig 37 Original details at Bossell Terrace

Chapel Street

© DNPA

Fig 38 The Old School House

The Old School House: Grade II

Built in 1842 as a National School this is a substantial building with attractive architectural details, notably the high transomed windows with diamond leaded lights. Even after the erection of the new school in 1875 it has continued mostly in community usage, most recently as a youth club. At the time of survey it was in serious decline and in desperate need of sensitive repair and use.



© DNPA

Fig 39 The Weaver's Cottages

26-29 Chapel Street: Grade II*

The Grade II* listing reflects the national importance of a building type that was once quite commonplace. Dwellings with tenter lofts for drying cloth were built when the home and workplace were intertwined. In Buckfastleigh these buildings are a reminder of how many people lived and worked before the mills were built.



© DNPA

Fig 40 The Courtyard at Orchard Terrace

Orchard Terrace: Unlisted

An interesting complex of workers housing, comprising two main terraces, each backing onto a communal rectangular space barely visible from the street. The Chapel Street elevation is polite, if a little austere; having render, sash windows and a little ornamentation. The rear elevations are much more utilitarian – unrendered stone and casement windows.

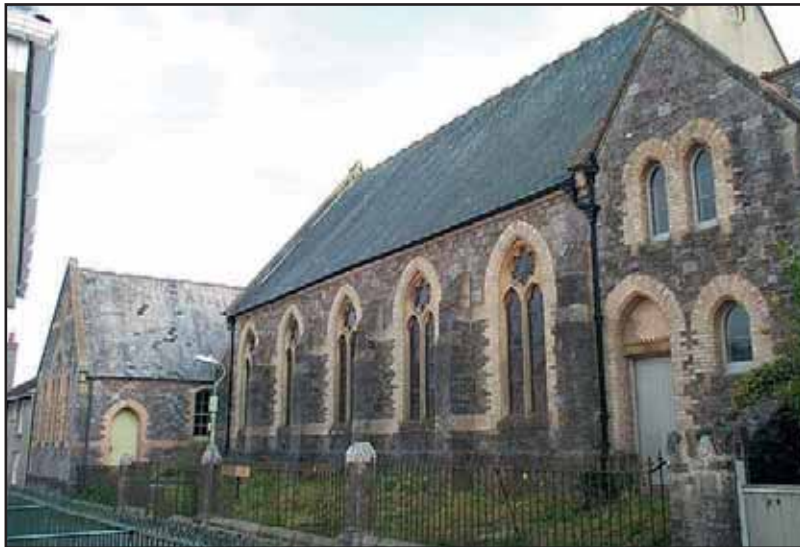


© DNPA

Fig 41 The Methodist Church

Methodist & United Reformed Church: Grade II

A key community building and an imposing structure, with meeting rooms and a school it was always more than just a church, more of a community centre, for the mill workers in particular. Located between Higher and Lower Town and standing above the mills that lined the Mardle, it is a focal point of both the town and the street.



© DNPA

Fig 42 The former Congregational chapel

Former Congregational chapel and Manse: Unlisted

An impressive development of its kind, the chapel appears rather dour compared with the Methodist Church opposite. The scale, stone construction and gothic detailing give the building great presence in the streetscene.



© DNPA

Fig 43 34-39 Chapel Street

Former Golden Lion group: Grade II

A row of substantial three storey properties – the largest in Buckfastleigh apart from the later mill buildings. They overlook the mill sites that were the focus of activity in the 19th century and incorporate the large former inn, The Golden Lion. Numbers 34-35 appear to have been partly used for an industrial purpose, judging by the top floor loading door.

Later expansion



© DNPA

Fig 44 Harewood

Harewood: Unlisted

Harewood is the last villa on Bossell Road that retains its garden setting and reveals the former historic character of this affluent suburb.



© DNPA

Fig 45 Hamlyn House

Former mill known as Hamlyn House and Mardle House: Unlisted

This large late 19th century mill complex dominates the valley floor and represents the pinnacle of manufacturing in Buckfastleigh. The scale is completely alien to the town but the stone construction and ordered facades do have a visual appeal.



© DNPA

Fig 46 Mardle House

Other Notable Buildings



© DNPA

Fig 47 Worker's cottages at Jordan Street

Jordan Street terrace: Unlisted

This terrace was built by the Hamlyn family for their workers. It may lack the architectural ambition of Bossell Terrace, but it is grounded in the local building tradition. A lot of the character relies on the unity of materials and details. Fortunately, the survival of joinery is presently good and the group remains attractive.



© DNPA

Fig 48 The Catholic church

St Benedict's church: Unlisted

A charming little building and a late but well crafted example of Arts & Crafts influenced design; it sits modestly alongside its non-conformist neighbours. Completed in 1939 when the Catholic Church was in expansion, it was funded by Mrs Edith Hamilton.



© DNPA

Fig 49 Abbotswell House

Abbotswell House: Grade II

Another Victorian house on the edge of town, Abbotswell has nice details and is a feature towards the top of Crest Hill.



© DNPA

Fig 50 Outbuildings on Crest Hill

Outbuildings on Crest Hill: Unlisted

This is an attractive group of stone outbuildings on Crest Hill that contributes to the special character and appearance of the area.



© DNPA

Fig 51 The Rock

The Rock: Grade II

This Victorian villa is very prominent in views at the bottom of Lower Town and is a good and unspoilt example of its type.



© DNPA

Fig 52 1 Fore Street

1 Fore Street: Grade II

A nicely kept early 19th century building but it is the traditional shop display spilling onto the street that gives it extra character.

5 Local Details and Street Furniture

Pavements in Buckfastleigh are generally narrow and in places non-existent. Most are surfaced with tarmac, with the notable exception of Fore Street where granite has been used to great effect as part of a coherent enhancement scheme. Despite the local availability of limestone, historically there was more use of granite in the public realm. Some limestone kerbing may be seen, on New Road for example, but granite lines most pavements.

The Church Steps off Station Road have immense character and are an outstanding feature. The sinuous form of the path, quality of paving and added interest in the form of the iron gates and the 'Kissing Steps', all combine to make the climb up to Holy Trinity an experience.



© DNPA

Fig 53 Church Steps



© DNPA

Fig 54 Cobbles, granite steps and limestone kerbs at Silver Street



© DNPA

Fig 55 Cobbles and buff paviours on Fore Street

Along private frontages and opes, the palette of materials is more diverse. Waterworn cobbles may be seen in many locations, notably on Silver Street. In other instances cobbles are found alongside granite setts or slabs of limestone in alleyways and patterned brick pavements, either buff or blue, are an occasional feature; on Jordan Street for example.



© DNPA

Fig 56 Granite slabs and blue pavements in an ope

Throughout the town there are water conduits, some with taps surviving. These are part of a comprehensive water supply dating from 1892 that is said to have been installed following an outbreak of typhoid.



© DNPA

Fig 57 Water conduit with tap on Silver Street



© DNPA

Fig 58 Iron name plate and direction sign

Some old cast iron street name plates and direction signs survive, adding interest to several locations. There are no historic lamp standards but street lighting is generally well located and much of it is in a popular Victorian reproduction style. Traffic signage is quite limited and the traffic calming of Fore Street appears to have worked very well. As with many such schemes it is quite strongly themed in terms of materials and design of bollards, but the individual quality and local distinctiveness of these items has ensured durability and character.

By comparison, the bollards at Crest Hill in Higher Town are unattractive and are a negative feature in an otherwise charming location.



© DNPA

Fig 59 Wooden bench and cast iron bollard on Fore Street



© DNPA

Fig 60 Slate slab bridge over the Town Mill Leat

Considering the fundamental importance of water in the history of Buckfastleigh, it is not very prominent. However, there are a number of places where it adds greatly to the sense of place. The Town Mill Leat appears for a short distance in Plymouth Road and, with the railings on its edge, gives a distinct character to this location. It then disappears from view once again. The Mardle is also anonymous through much of the town. Below Market Street it is first lost in the jumble of mill buildings and then in Lower Town it defines the end of the burgage plots on the north side of Fore Street. Eventually it joins the Dean Burn at Church Bridge to mark what was historically the eastern edge of town.



© DNPA

Fig 61 The River Mardle from Church Bridge



© DNPA

Fig 62 Rubble stone wall built on slate bedrock at Crest Hill

Where enclosure is not formed by the buildings themselves it is provided by rubble limestone walls for the most part, but also by iron railings to some street frontages. Largely out of sight from the public realm there are tall stone walls that divide many of the ancient burgage plots and some are undoubtedly very old in themselves. A few are listed in their own right and others are protected as curtilage structures, but they all contribute to the special interest of the place. Such features may be threatened by various development pressures, including the proposed enlargement of the Mardle Way car park.



© DNPA

Fig 63 K6 telephone kiosk

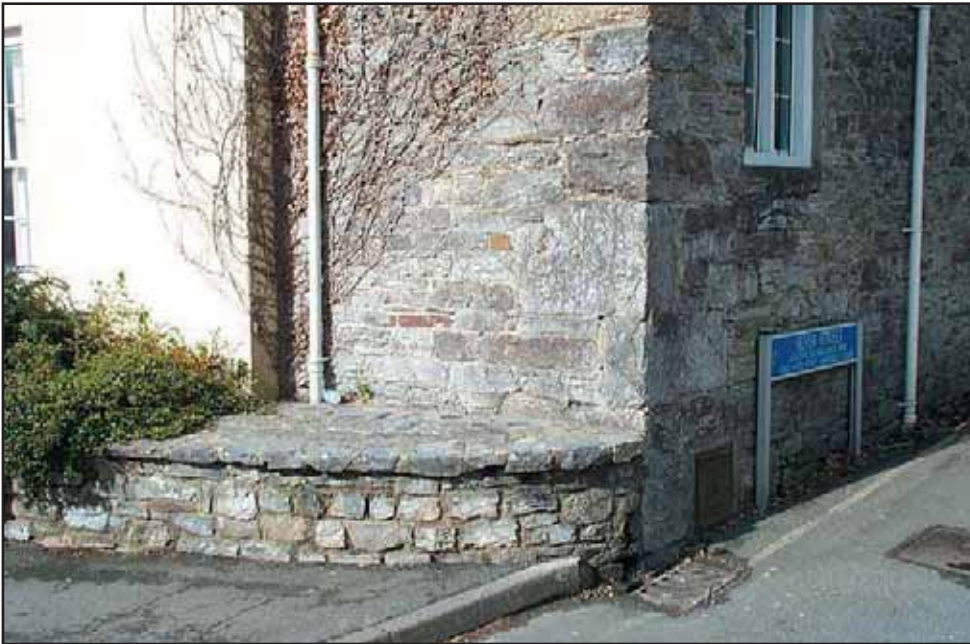
In the corner of the car park in Plymouth Road is a K6 phone box, and the pavement on the south side of Fore Street is punctuated by a traditional red post-box.



© DNPA

Fig 64 Traditional red post box

On the corner of Bridge Street and Silver Street, built against 9 Bridge Street, is what appears to be a limestone bench. Whether designed as such it certainly has that potential use and is an interesting incidental feature.



© DNPA

Fig 65 A limestone bench?

6 Spaces and Views

Spaces

Lower Town

A The Globe junction

The enhancement scheme has narrowed the carriageway and provided seating. Consequently this is now a space where people often stop and chat or rest a while [Figure 66 page 54].

B Fore Street / Elliot Place junction

An attractive space surrounded by good buildings. A significant amount of road has been paved with small granite setts, but the space lacks focus and pedestrians are not encouraged to stop and enjoy the locality [Figure 67 page 54].

C Millennium Green / Millman's Orchard

A well used green space close to the town centre was enhanced in celebration of the millennium. With the Mardle on its north side and Dean Burn to the west the sound of running water is ever-present, as are the ducks that roam around during the daytime [Figure 68 page 54].

D Dial Foundry area

The side lane that leads to the Dial Foundry site is delightfully enclosed by cottages and workshops. The space opens out a little by the bridge and the countryside is just beyond the gardens and allotments on the north side of the Mardle [Figure 69 page 55].

E Farmers' Market

As a car park this space is bland and uninteresting, but it comes to life with the Farmers' Market and although there are only a few stalls it does bring a bit more colour and activity into the shopping area [Figure 70 page 55].

Higher Town

F Bottom of Market Street

The widening of Market Street is rather lost amidst tarmac and parked cars, but it is an historic space. It appears to be a conscious part of the original plan of Higher Town to accommodate the market that ceased long ago and was unsuccessfully revived in the 19th century [Figure 71 page 55].

G Town Corn Mill Site

It seems likely that this was the site of a mill since the earliest years of Higher Town as a settlement. As such it is of great historic significance and is deserving of interpretation. It has potential to be an attractive public space rather than a derelict site [Figure 72 page 56].

H Chapel Street / Market Street junction

This important crossroads represents a sizeable public space but as most of it is given over to carriageway it is of little benefit to the local population. It is a space from which pleasing views can be enjoyed in each direction [Figure 73 page 56].

I Crest Hill

The Y-shaped ending to Crest Hill is a delightful bit of townscape. The island of development creates two intimate little lanes and the gradient means the buildings appear to be stacked up. Despite the poor quality of the surfacing and street furniture this is still a series of connected spaces that are fun to pass through [Figure 74 page 56].

Other

J Top of Bossell Road

A nice little enhancement scheme with planting and a seat from which to enjoy it [Figure 75 page 57].

Please refer to map 7 on pages 60-61.

Views

Lower Town

1 Upper Fore Street

Looking east down Fore Street, the view is very inviting – the variations in building line, eaves and floor heights, shopfronts and fenestration, all give variety within the context of the medieval plan. The bend into the lower part of the street draws the viewer on and where the rooflines converge the green hill rises above the quarry face. This view encapsulates much of the character of Buckfastleigh and its setting - part industrial, part rural, but on the whole, green [Figure 76 page 57].

2 Lower Fore Street

The view back up Fore Street from the junction with Station Road is full of variety and interest. The roofline steps up focussing the eye on the chimneys that vary in shape and size. The full palette of materials in the town may be seen and there is individual interest in every building [Figure 77 page 57].

3 View northeast from front of St Luke's

Looking along Plymouth Road towards Fore Street the view is enclosed at street level with hills rising dramatically beyond. This is one of the few places within the town from which it is possible to glimpse the spire of Holy Trinity. Unfortunately the eye is drawn more by the modern telecommunications mast, especially in winter when the overgrown hedgerows are not in leaf [Figure 78 page 58].

4 View from Church Steps

This view across the rooftops appears jumbled but there is a general harmony in the building forms and materials, with the exception of the modern roof of St Luke's, which is certainly a landmark from elevated views of the town [Figure 79 page 58].

5 Views from the public footpath past allotments

A walk along the footpath adjacent to the allotments allows a sequence of views that reveal the development pattern of Lower Town in particular, but also of the whole town. Burgage plots and side lanes are apparent, as are the large civic buildings and beyond some of the villas on higher ground may be identified [Figure 80 page 58].

6 Alleyways and side streets

The views down the opes of Buckfastleigh are too numerous to list and as many (if not more) potential views are blocked most of the time by gates. They vary in character from side streets to pedestrian accesses but all exist as a result of adaptation of the medieval plan. Development and exploitation of the burgage plots has taken many forms and each of these access points adds in some way to the overall quality of the townscape [Figure 81 page 59].

Higher Town

7 Crest Hill

It is difficult to choose a single view of Crest Hill that is best, such is the strength of character. The tight little streets at the bottom are like an intimate village scene and looking up the views narrow and then close in a way that is irregular and enticing [Figure 82 page 59].

8 Down Market Street

From the bottom of Crest Hill, in front of the Waterman's Arms, there is a fine view along Market Street that leads all the way to the Old Vicarage [Figure 83 page 59].

9 Down Chapel Street

The view east from in front of Park View captures the character of Chapel Street. Before the demolition of the Town Mill and its chimney the view epitomised Victorian Buckfastleigh – the industrial focal point framed by the chapels [Figure 84 page 62].

10 From the top of Silver Street

In the foreground is the tightly enclosed Silver Street; beyond is the roofscape of the town and the quarry marked rolling green hills that provide its setting [Figure 85 page 62].

Please refer to map 7 on pages 60-61.



© DNPA

Fig 66 The junction of Chapel Street, Fore Street and Plymouth Road



© DNPA

Fig 67 The bottom of Fore Street



© DNPA

Fig 68 The Millennium Green



© DNPA

Fig 69 Side lane leading to Dial Foundry



© DNPA

Fig 70 The Farmers' Market



© DNPA

Fig 71 The ancient location of the market



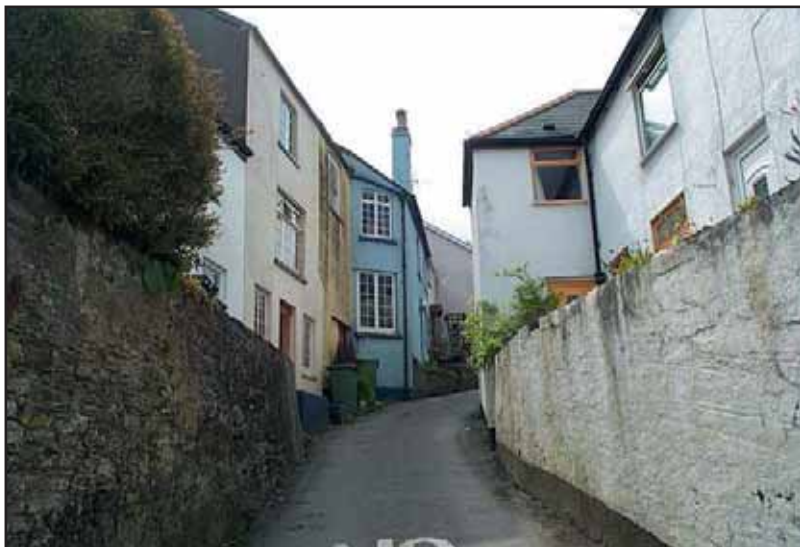
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Fig 72 The site of the former Town Corn Mill



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Fig 73 The top of Market Street



© DNPA

Fig 74 East side of Crest Hill



© DNPA

Fig 75 Bossell Road enhancement scheme



© DNPA

Fig 76 Looking down Fore Street



© DNPA

Fig 77 Looking up Fore Street



© DNPA

Fig 78 Looking northeast from St Luke's



© DNPA

Fig 79 Looking west from Church Steps



© DNPA

Fig 80 The view of the Dial Foundry site from the public footpath



© DNPA

Fig 81 A typical Buckfastleigh ope



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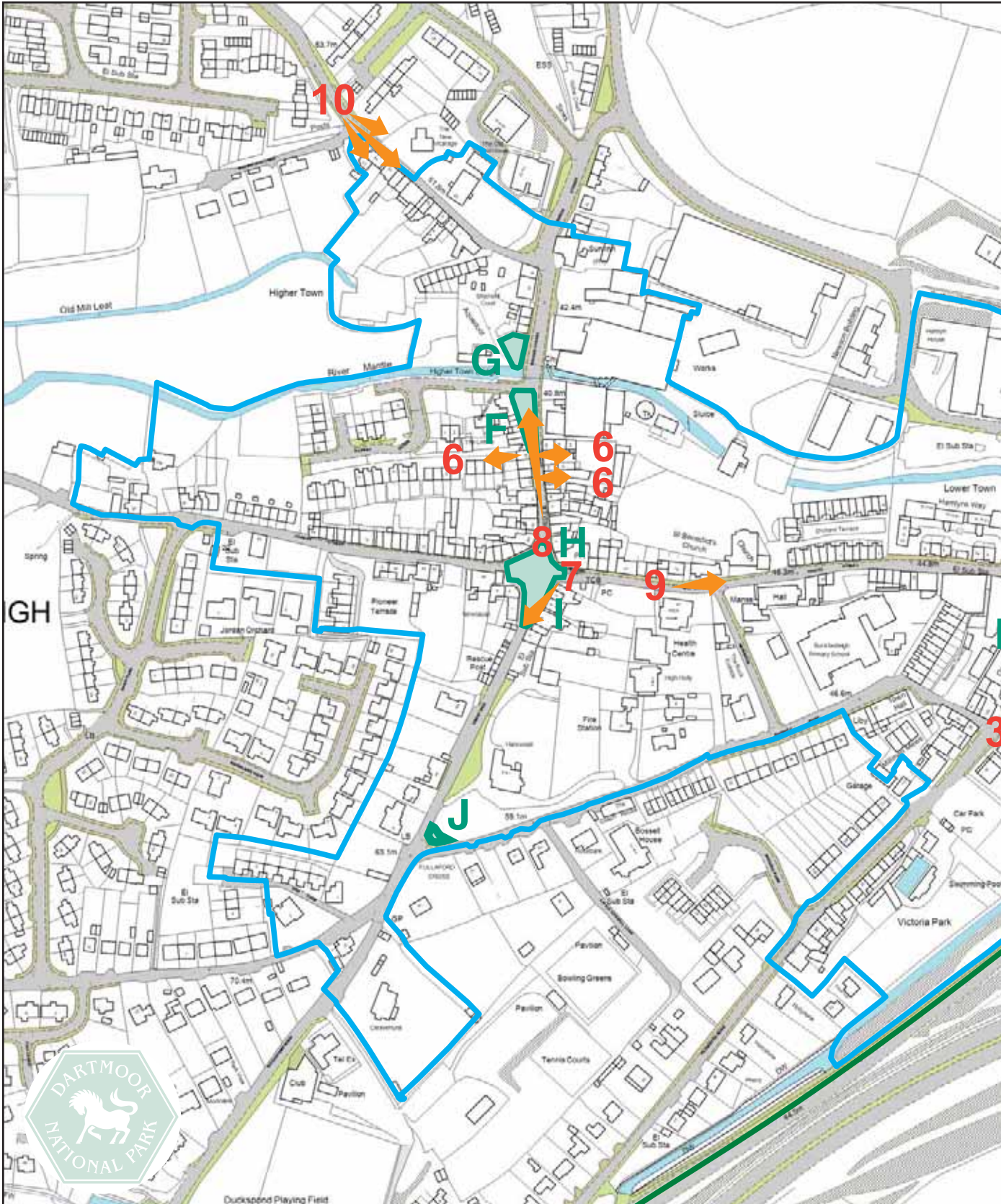
Fig 82 Looking up the eastern side of Crest Hill



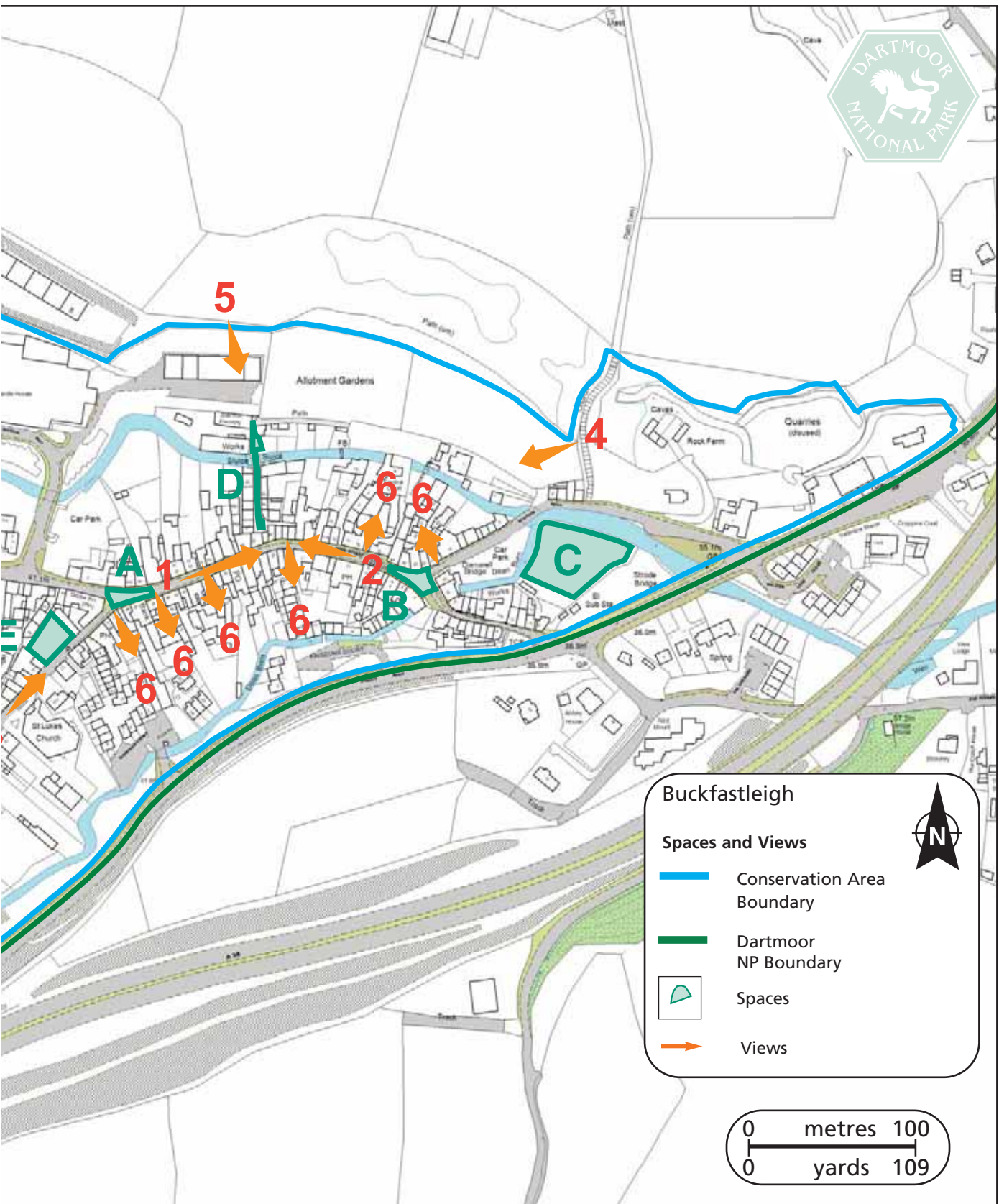
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Fig 83 Looking down Market Street

Map 7 Spaces and Views



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© DNPA

Fig 84 The view looking east along Chapel Street



© DNPA

Fig 85 Looking southeast from the top of Silver Street

7 Modern Development

Over the last fifty years there has been considerable modern development in Buckfastleigh. Most has been on the fringes of the historic cores and has had little impact on the special character of the Conservation Area, though just outside the Conservation Area Bossell House has lost its historic setting through infill development.

The industrial zone between Higher and Lower Town has seen buildings come and go. Today many of the buildings are basic and functional, but one notable exception is the Dragonfly foods building, just outside the present Conservation Area. It deserves praise for its design quality compared with similar units elsewhere.



© DNPA

Fig 86 Dragonfly foods

Hamlyn Way is evidently modern and does not aspire to be of note, but in its way it is a late 20th century equivalent of the 19th century Orchard Terrace. In a similar way, Sherwell Court, on Bridge Street, is fairly inconspicuous in its form and scale, but rather poor in its materials and detail.



© DNPA

Fig 87 Hamlyn Way

In Lower Town, Hosking's Court and Kingcome Court occupy former burgage plots on the south side of Fore Street. Kingcome Court is the more successful in terms of layout as it respects the medieval plan and incorporated/replaced older buildings to the rear of The King's Arms. The design and use of materials makes this the most pleasing modern development in the Conservation Area.



© DNPA

Fig 88 The pedestrian access to Kingcome Court from Fore Street

It is unfortunate that similar care was not taken with the Market Close development in Higher Town. It is apparent that some effort was made to create a linear development on the higher, southern side of the site, but this lacks the clarity and rigour epitomised by developments such as Bossell Terrace, where the actual burgage plot itself was followed.

The boldest and most prominent new building in the Conservation Area is St Luke's. Still very new, it is too early to make a judgement of the building; but it is well used and is very much a community space. There are questions as to how the modern materials will fare – only time will tell.



© DNPA

Fig 89 St Luke's

8 Archaeological Potential

The town plan of Buckfastleigh, with its deliberately laid out burgage plots is clearly medieval (post-Conquest) in character. Its origins as a settlement are unclear since there is no documentary reference to its foundation; Buckfast Abbey is listed in the Domesday Book (1086) as the owner of several manors throughout Devon, but none close by. However neither this, nor the fact that Buckfastleigh does not appear in the documentary record until the 13th century should preclude the possibility of early settlement.

A small excavation within the former parish church of Holy Trinity on the hill above Buckfastleigh has revealed evidence for Anglo-Saxon occupation; it has been suggested that the early, pre-Conquest, abbey (founded AD1018) was located here and that the Abbey moved to its present site in the 12th century. There is therefore potential for further Anglo-Saxon remains to lie within the fields around the church and even within the present day town.

The present town plan has many of the characteristics of a 12th or 13th century medieval borough, although Buckfastleigh never achieved this status. However, both Higher and Lower Town have long burgage plots, those in Lower Town linking the main street frontage to the rivers behind. The rear portions of the burgage plots which are currently undeveloped, may, as was probably the case in Higher Town, have been used for agricultural or horticultural purposes, or may, in Lower Town, have been used in the cottage woollen industry which thrived in Buckfastleigh since medieval times. Medieval pottery (before AD 1500) was found in a residual context on the site of the Market Close development.

There is, therefore, potential for archaeological remains and artefacts to survive within the burgage plots. The burgage plot boundaries are themselves important archaeological features and worthy of conservation.

9 Trees

Numerous trees, with a diverse mix of species and age classes, are growing within the Conservation Area, and they are an important component of the town scene. The most notable trees are those mature trees growing in the grounds of Hazelwood and the linear groups of broadleaves growing along the banks of the River Mardle and Dean Burn.

Outside the Conservation Area the broadleaved woodland around Rock Farm and the mature trees in Victoria Park and Bossel House add to the character and setting of the town.

New trees have been planted in private gardens throughout the Conservation Area, but there is little suitable land available for extensive planting. New trees have also been planted in the housing estates around the Conservation Area and as they mature these will add to the character of the area. There are additional opportunities for planting in the gardens and land adjacent to the Conservation Area itself.

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.

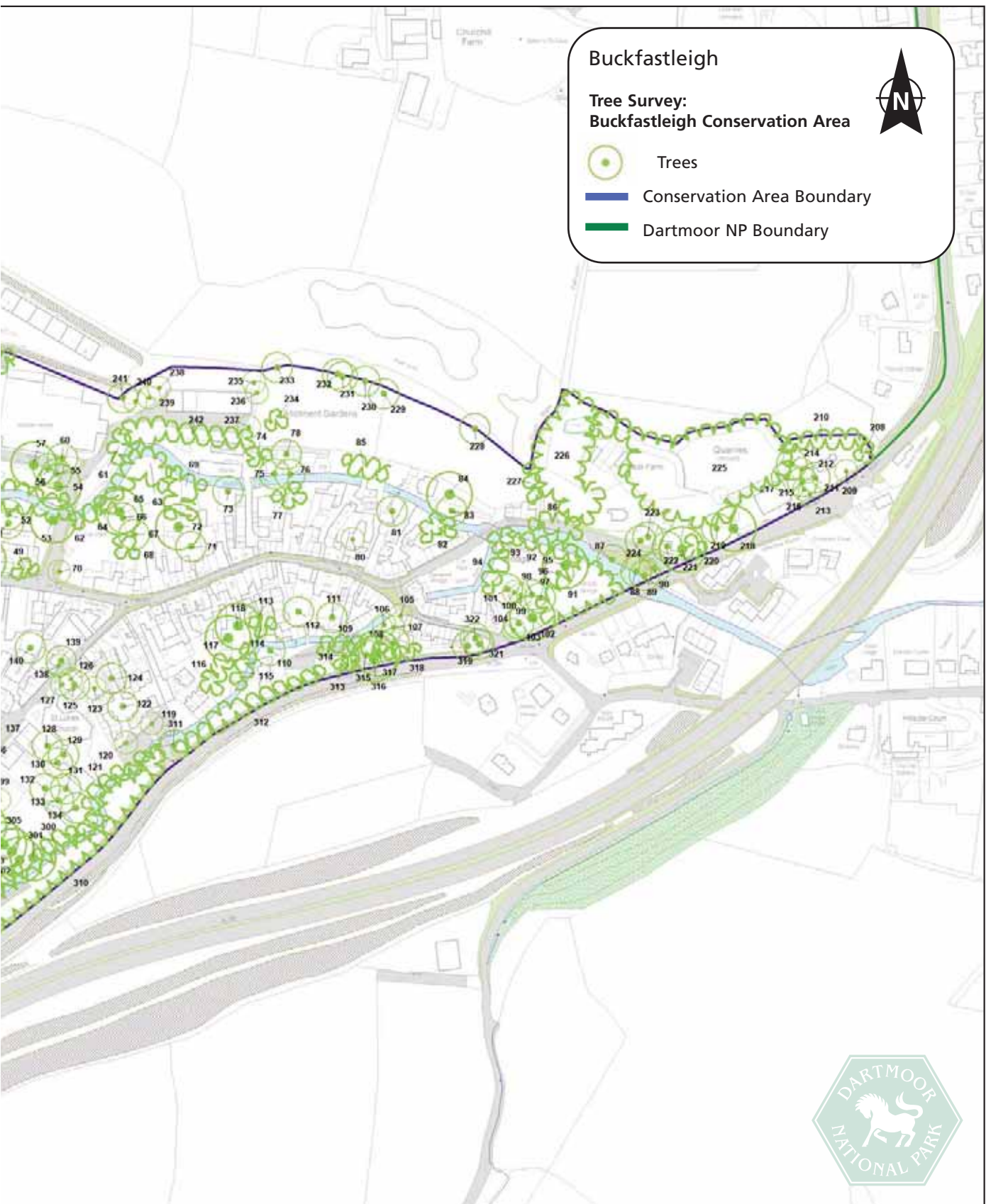
Hedgerows Footnote:

The Hedgerows Regulations 1997 require owners of hedgerows bordering agricultural land to notify the Local Planning Authority before removing a hedgerow or section of hedgerow. The Authority has 6 weeks from receipt of the Hedgerow Removal Notice to determine whether the hedgerow is 'important' and if it is consider protecting it with a Hedgerow Retention Notice.

Map 8 Conservation Area: Trees and Boundary



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Tree Survey: Buckfastleigh Conservation Area

(see Tree Survey map page 70)

Number	Species	Age Class	Number	Species	Age Class
1.	Willow	Semi-mature	49.	Group of mixed broadleaves	Semi-mature
2.	Group of cherry	Semi-mature	50.	Linear group of broadleaves	Semi-mature to mature
3.	Elm	Semi-mature	51.	Apple	Semi-mature
4.	Group of elm	Semi-mature	52.	Apple	Semi-mature
5.	Cherry	Young	53.	Alder	Mature
6.	Rowan	Young	54.	Birch	Mature
7.	Cherry	Young	55.	Sycamore	Semi-mature
8.	Palm	Young	56.	Sycamore	Semi-mature
9.	Cherry	Young	57.	Birch	Mature
10.	Cherry	Young	58.	Birch	Semi-mature
11.	Ash	Young	59.	Group of mixed broadleaves	Semi-mature to mature
12.	Rowan	Young	60.	Cypress	Semi-mature
13.	Rowan	Semi-mature	61.	Group of mixed broadleaves	Mature
14.	Cypress	Young	62.	Group of mixed broadleaves	Mature
15.	Cherry	Semi-mature	63.	Group of mixed broadleaves	Semi-mature to mature
16.	Hawthorn	Young	64.	Group of mixed broadleaves	Semi-mature
17.	Cherry	Young	65.	Sycamore	Mature
18.	Group of mixed broadleaves	Semi-mature	66.	Spruce	Semi-mature
19.	Group of mixed broadleaves	Semi-mature	67.	Spruce	Semi-mature
20.	Cherry	Young	68.	Group of mixed broadleaves	Semi-mature to mature
21.	Sycamore	Semi-mature	69.	Group of mixed trees	Semi-mature to mature
22.	Linear group of broadleaves	Semi-mature	70.	Rowan	Young
23.	Group of hawthorn	Young	71.	Eucalyptus	Semi-mature
24.	Cherry	Semi-mature	72.	Birch	Mature
25.	Linear group of broadleaves	Semi-mature	73.	Cherry	Semi-mature
26.	Hawthorn	Young	74.	Group of mixed broadleaves	Mature
27.	Group of mixed broadleaves	Semi-mature	75.	Ash	Semi-mature
28.	Group of mixed broadleaves	Semi-mature	76.	Sycamore	Semi-mature
29.	Group of willow	Mature	77.	Group of mixed broadleaves	Mature
30.	Birch	Mature	78.	Willow	Semi-mature
31.	Group of mixed trees	Mature	79.	Group of mixed broadleaves	Semi-mature
32.	Group of mixed trees	Young	80.	Acacia	Young
33.	Ash	Mature	81.	Poplar	Semi-mature
34.	Cherry	Semi-mature	82.	Group of mixed broadleaves	Semi-mature
35.	Group of mixed broadleaves	Semi-mature	83.	Eucalyptus	Semi-mature
36.	Horse Chestnut	Mature	84.	Maple	Mature
37.	Rowan	Semi-mature	85.	Group of mixed broadleaves	Semi-mature
38.	Ash	Semi-mature	86.	Linear group of broadleaves	Semi-mature to mature
39.	Group of mixed broadleaves	Semi-mature	87.	Ash	Semi-mature
40.	Alder	Young	88.	Sycamore	Semi-mature
41.	Alder	Young	89.	Ash	Semi-mature
42.	Apple	Mature	90.	Ash	Semi-mature
43.	Linear group of broadleaves	Semi-mature			
44.	Birch	Semi-mature			
45.	Birch	Semi-mature			
46.	Birch	Semi-mature			
47.	Birch	Semi-mature			
48.	Birch	Mature			

Number	Species	Age Class	Number	Species	Age Class
91.	Group of mixed broadleaves	Semi-mature	146.	Rowan	Semi-mature
92.	Linear group of broadleaves	Semi-mature	147.	Group of mixed trees	Semi-mature to mature
93.	Group of mixed broadleaves	Semi-mature	148.	Maple	Young
94.	Group of pine	Semi-mature	149.	Cherry	Semi-mature
95.	Maple	Mature	150.	Cherry	Semi-mature
96.	Alder	Semi-mature	151.	Group of mixed trees	Semi-mature
97.	Willow	Semi-mature	152.	Beech	Mature
98.	Maple	Mature	153.	Apple	Mature
99.	Apple	Young	154.	Sumac	Semi-mature
100.	Apple	Young	155.	Laburnum	Semi-mature
101.	Cherry	Semi-mature	156.	Cherry	Semi-mature
102.	Sycamore	Mature	157.	Apple	Mature
103.	Sycamore	Semi-mature	158.	Apple	Semi-mature
104.	Cherry	Young	159.	Beech	Mature
105.	Cypress	Young	160.	Birch	Semi-mature
106.	Cypress	Young	161.	Yew	Mature
107.	Pittosporum	Young	162.	Birch	Semi-mature
108.	Eucalyptus	Semi-mature	163.	Willow	Semi-mature
109.	Group of mixed trees	Semi-mature	164.	Hawthorn	Semi-mature
110.	Willow	Semi-mature	165.	Birch	Semi-mature
111.	Cherry	Semi-mature	166.	Apple	Semi-mature
112.	Cherry	Semi-mature	167.	Group of mixed broadleaves	Semi-mature to mature
113.	Spruce	Semi-mature	168.	Beech	Mature
114.	Group of mixed broadleaves	Semi-mature	169.	Sycamore	Mature
115.	Group of mixed broadleaves	Semi-mature	170.	Monkey puzzle	Mature
116.	Group of mixed broadleaves	Semi-mature	171.	Group of mixed trees	Semi-mature to mature
117.	Ash	Mature	172.	Group of mixed broadleaves	Semi-mature
118.	Sycamore	Mature	173.	Sycamore	Semi-mature
119.	Rowan	Young	174.	Sycamore	Semi-mature
120.	Rowan	Young	175.	Linear group of mixed trees	Semi-mature
121.	Linear group of broadleaves	Semi-mature	176.	Pine	Mature
122.	Cherry	Semi-mature	177.	Cypress	Mature
123.	Cherry	Young	178.	Group of mixed trees	Semi-mature
124.	Nothofagus	Semi-mature	179.	Apple	Semi-mature
125.	Yew	Semi-mature	180.	Redwood	Semi-mature
126.	Cypress	Young	181.	Group of mixed trees	Mature
127.	Cypress	Young	182.	Ash	Mature
128.	Apple	Semi-mature	183.	Beech	Mature
129.	Apple	Semi-mature	184.	Oak	Mature
130.	Apple	Semi-mature	185.	Elm	Young
131.	Apple	Semi-mature	186.	Pittosporum	Semi-mature
132.	Apple	Semi-mature	187.	Ash	Semi-mature
133.	Plum	Semi-mature	188.	Cherry	Semi-mature
134.	Plum	Semi-mature	189.	Apple	Semi-mature
135.	Eucalyptus	Young	190.	Laburnum	Semi-mature
136.	Palm	Young	191.	Group of mixed mixed trees	Semi-mature
137.	Palm	Young	192.	Sycamore	Mature
138.	Palm	Young	193.	Cherry	Semi-mature
139.	Palm	Semi-mature	194.	Pear	Young
140.	Birch	Semi-mature	195.	Cypress	Semi-mature
141.	Maple	Semi-mature	196.	Group of mixed trees	Semi-mature
142.	Eucalyptus	Young	197.	Elm	Semi-mature
143.	Yew	Mature	198.	Apple	Semi-mature
144.	Fig	Young	199.	Oak	Semi-mature
145.	Cedar	Young	200.	Cypress	Semi-mature

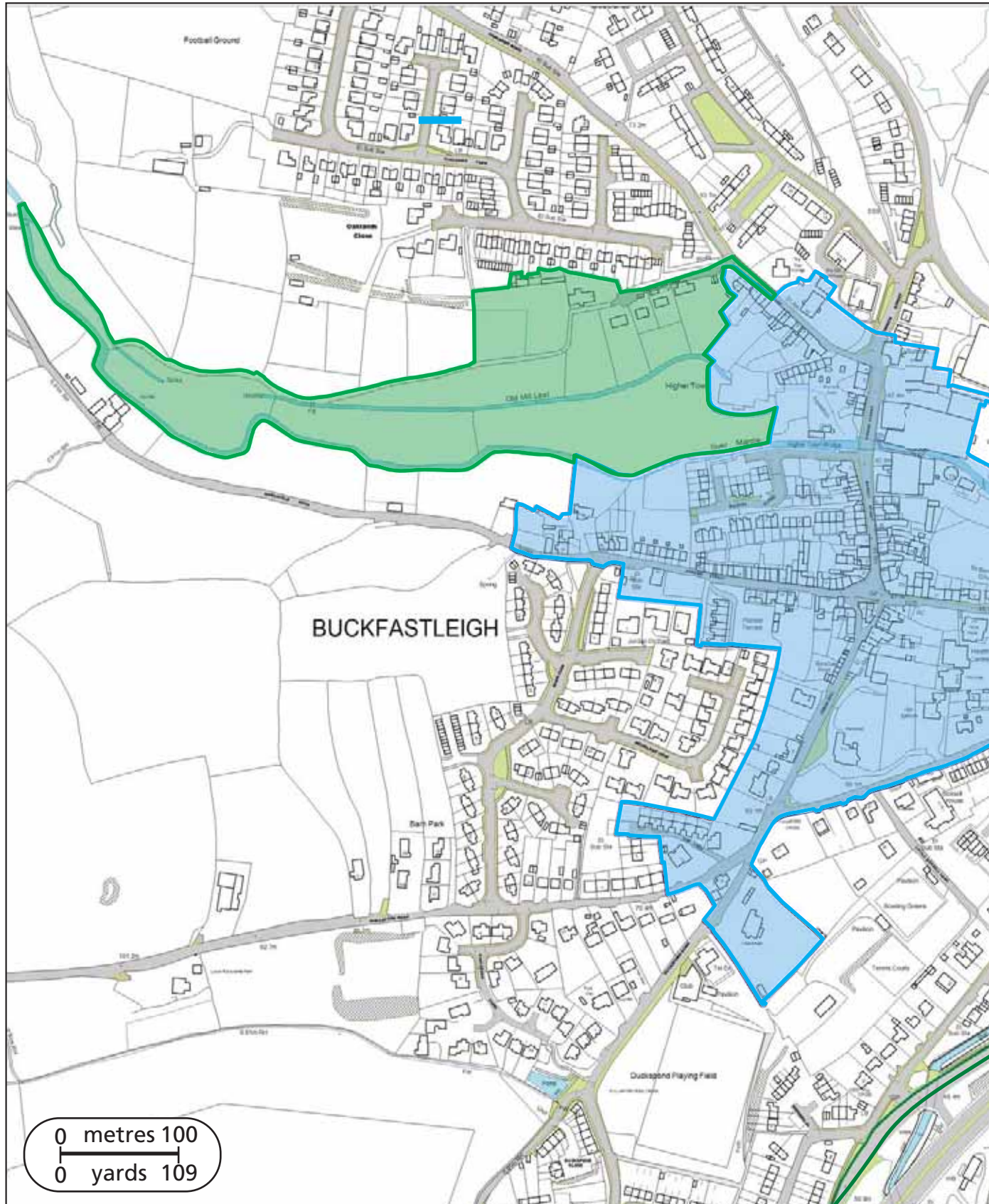
Number	Species	Age Class	Number	Species	Age Class
201.	Oak	Semi-mature	257	Ash	Semi-mature
202.	Rowan	Young	258	Cherry	Semi-mature
203.	Elm.	Semi-mature	259	Cypress	Semi-mature
204.	Spruce	Semi-mature	260	Birch	Semi-mature
205.	Group of mixed trees	Young to semi-mature	261	Rowan	Semi-mature
			262	Apple orchard	Mature
206.	Ash	Young	263	Linear group pf broadleaves	Semi-mature
207.	Sycamore	Young			
208	Group of mixed broadleaves	Semi-mature	264	Elm	Young
			265	Yew	Semi-mature
209	Sumac	Young	266	Group of mixed broadleaves	Semi-mature
210	Group of mixed broadleaves	Semi-mature			
			267	Group of mixed broadleaves	Semi-mature
211	Cypress	Semi-mature			
212	Cypress	Young	268	Eucalyptus	Semi-mature
213	Sycamore	Young	269	Cypress	Mature
214	Cherry	Semi-mature	270	Cherry	Semi-mature
215	Sycamore	Semi-mature	271	Cypress	Semi-mature
216	Cherry	Young	272	Cherry	Semi-mature
217	Ash	Semi-mature	273	Cypress	Mature
218	Eucalyptus	Mature	274	Willow	Young
219	Beech	Semi-mature	275	Cypress	Young
220	Group of cypress	Semi-mature	276	Ash	Semi-mature
221	Spruce	Mature	277	Cypress	Mature
222	Cypress	Semi-mature	278	Oak	Young
223	Yew	Semi-mature	279	Ash	Young
224	Spruce	Semi-mature	280	Eucalyptus	Mature
225	Mixed woodland	Mature to semi-mature	281	Pittosporum	Semi-mature
			282	Beech	Mature
226	Group of mixed trees	Mature to semi-mature	283	Cypress	Young
			284	Cypress	Young
227	Group of sycamore	Semi-mature	285	Cypress	Young
228	Sycamore	Semi-mature	286	Ash	Young
229	Oak	Semi-mature	287	Ash	Semi-mature
230	Elm	Semi-mature	288	Pine	Mature
231	Elm	Semi-mature	289	Lime	Mature
232	Elm	Semi-mature	290	Lime	Mature
234	Elm	Semi-mature	291	Oak	Semi-mature
235	Group of apple	Young	292	Lime	Mature
236	Sycamore	Young	293	Ash	Semi-mature
237	Ash	Young	294	Oak	Mature
238	Ash	Young	295	Oak	Mature
239	Sycamore	Young	296	Pine	Mature
240	Willow	Young	297	Pine	Mature
241	Sycamore	Young	298	Sweet chestnut	Semi-mature
242	Elm	Semi-mature	299	Group of mixed trees	Mature to semi-mature
243	Group of mixed broadleaves	Mature to semi-mature	300	Sycamore	Young
244	Linear group of mixed broadleaves	Semi-mature	301	Group of mixed broadleaves	Semi-mature
245	Group of cypress	Semi-mature	302	Cypress	Mature
246	Linear group of cypress	Semi-mature	303	Lime	Mature
247	Group of apple	Young	304	Lime	Mature
248	Western red cedar	Mature	305	Lime	Mature
249	Western red cedar	Mature	306	Lime	Mature
250	Apple	Mature	307	Lime	Mature
251	Robinia	Young	308	Plane	Mature
252	Plum	Semi-mature	309	Birch	Semi-mature
253	Spruce	Semi-mature	310	Linear group of broadleaves	Semi-mature
254	Apple	Semi-mature			
255	Spruce	Semi-mature	311	Linear group of broadleaves	Mature to semi-mature
256	Eucalyptus	Semi-mature			

Number	Species	Age Class
312	Sycamore	Semi-mature
313	Linear group of broadleaves	Semi-mature to young
314	Group of cypress	Young
315	Cherry	Semi-mature
316	Douglas fir	Semi-mature
317	Pine	Mature
318	Pine	Mature
319	Group of mixed broadleaves	Semi-mature to young
320	Rowan	Semi-mature
321	Rowan	Semi-mature
322	Rowan	Semi-mature

The survey was carried out from publicly accessible land.

Appendix B:

Map 9 Conservation Area: Area of Historic Setting



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