Manaton

Conservation Area Character Appraisal

Dartmoor National Park Authority January 2011

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

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

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

Designation brings certain duties to local planning authorities:

- to formulate and publish from time to time proposals for the preservation and enhancement of Conservation Areas and submit them for consideration to a public meeting in the area to which they relate (Section 71)

- in exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas (Section 72).

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

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

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

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

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

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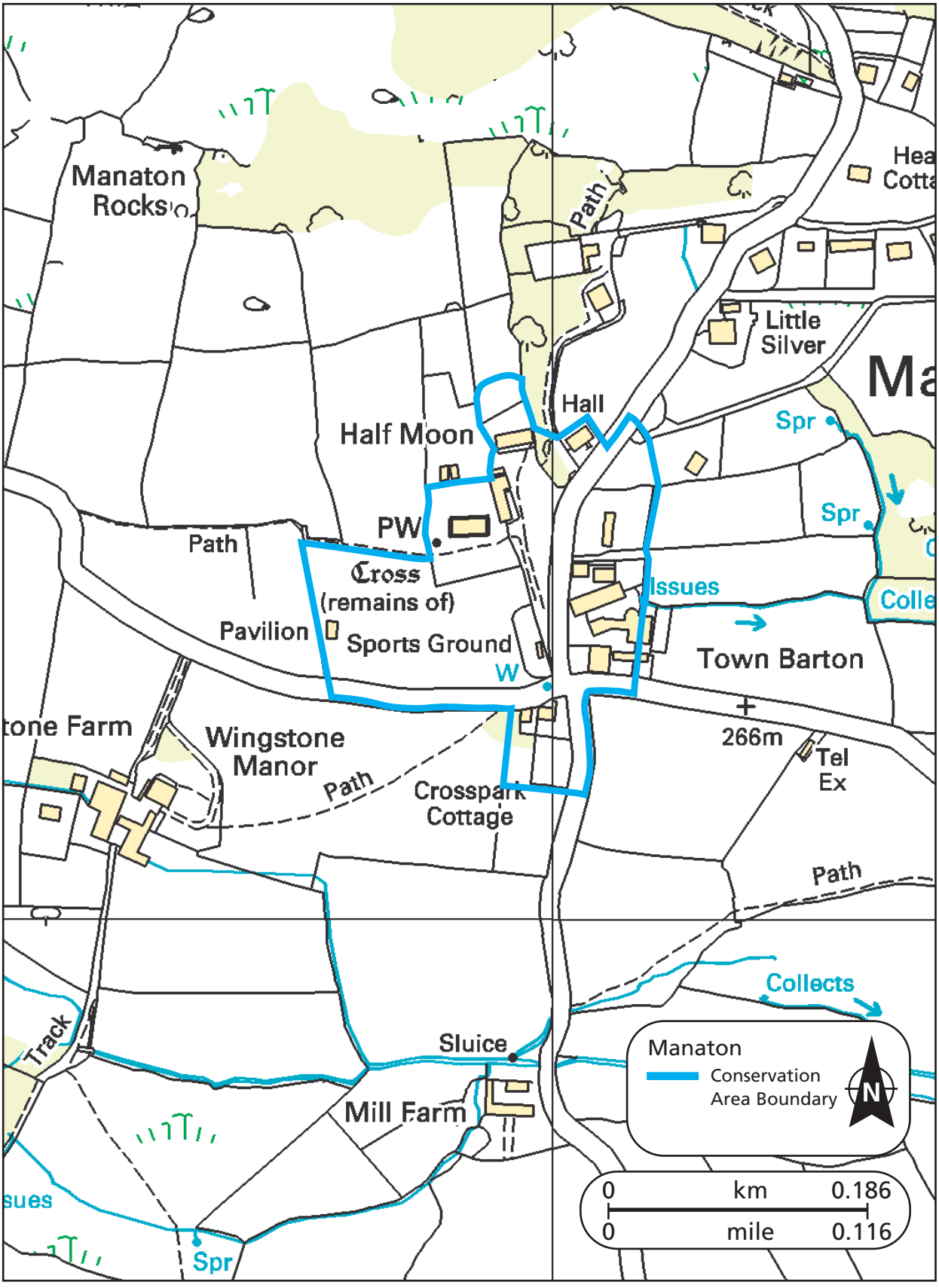
Map 1 Conservation Area Location



Introduction

Manaton is situated on the eastern fringe of the high moor, occupying an exposed site, which is actually more elevated than its truly moorland neighbour, Widecombe-in-the-Moor (by about 20m). Below it, to the east, are the wooded valley slopes of the River Bovey, and stretching away south are the fields and farms that occupy the valley of Hayne Brook – a small stream that rushes east from the moor past Manaton, then south to join the Becka Brook (just above the Falls) before continuing into the River Bovey.

The hamlet is approached along what used to be the B3344; a narrow road that climbs north-west out of Bovey Tracey some five miles distant, to serve a host of isolated farmsteads and a handful of settlements scattered amongst the tors and downs that line the moorland edge. Four miles on from Manaton the road ends at its junction with the Princetown to Moretonhampstead road, but the route north-west along the moorland edge continues via a network of lanes linking Chagford and Throwleigh before reaching South Zeal and the major east-west route around the north of the moor. The Conservation Area at Manaton, which covers most of the settlement, was originally designated in August 1993. Based on the findings of this Character Appraisal no changes to its boundary were considered appropriate, other than to align it with the property boundaries shown in the updated version of the Ordnance Survey Map; namely along the west-side of the sports ground; the east side of Pillars and the north-east side of the Parish Hall.

1. Hamlet History

While flint finds in Church Field (the sports ground) attest to at least a seasonal occupation of Manaton's ancient environs and the Domesday Book to the existence of a manor and possibly a permanent holding at the time of the Norman Conquest, there is scant evidence – either on the ground or in written records – to help explain the origins of the present hamlet. Polwhele wrote in 1790 that a church was built here 'in the Conqueror's time', but this seems to have been based on the words of the Rector of the time, and there is no evidence to suggest he was right.

The earliest record of a church existing at Manaton dates from the end of the 13th century, and because it also served the nearby manors of Neadon, Langstone and Houndtor as well, this doubtless enhanced the settlement's importance. It is in the Diocesan Bishop's registers that the record is found of a sub-deacon named Richard de Bosco being instituted (presumably as Rector) to the 'Church at Manaton' in 1285, under the patronage of Sir Robert le Denneis of Blagdon near Paignton (who held the manors of both Manaton and Houndtor at the time). He died in 1323 leaving his lands and interests in Manaton to his brother-in-law Sir Nicholas Kirkham – whose family descendents retained them until 1698.

The church referred to in the Bishop's registers as existing in 1285 is not the one standing today, although it could well have stood on or near its site. The present church is indeed the oldest building that stands in the settlement but its fabric dates from no earlier than the early part of the 15th century. In 1342, following a visitation, the Archdeacon of Totnes actually reported that the nave of the church then standing was 'badly

roofed'; that it had no chancel, and that the place where the High Altar was set was both 'mean and inadequate'. He also noted that the parishioners were reluctant to contribute towards the costs of the improvements needed, saying that it was the Rector's responsibility. Quite how this impasse was resolved isn't known, but it makes sense of the facts that more than 50 years passed before construction of the present church began, and that this appears to have been carried out in stages, suggesting the raising of funds was a difficult and gradual process. As Manaton was, and always had been, a tiny settlement in a sparsely populated parish, this is perhaps not surprising. It probably reflects, too, that it was supported by a farming economy, which, in such a demanding, upland location, was a difficult one to sustain. Nevertheless, the wool industry brought a good deal of wealth to this part of Dartmoor, and the tin mining industry as well, and the dedication of one of the church's oldest bells (made in the 1440s) to St George suggests a connection with the Guild of St George of Manaton, said to have had interests in the production of tin.

From the evidence available today, the medieval settlement at Manaton appears to have comprised no more than a church, a church house beside it (given to the parish in 1597) and two farms at Half Moon and at Town Barton (whose medieval buildings have been totally replaced). Such a diminutive size is, in fact, typically south western and an essential characteristic of the dispersed settlement pattern that has long prevailed. Even by 1842 the pattern had hardly changed, with only two new buildings added to the scene (Cross Park in the 18th century and The Rectory early in the 19th). Its overall size has changed little since, with buildings lost as well as gained, and whereas the neighbouring hamlets of Freelands and Water developed and merged during the 19th and 20th centuries, Manaton remains characterised by its smallness of scale.

Figure 1 Taken in the early 1900s when a post office occupied the left end of Half Moon

2. Settlement Plan

Although Manaton has always been a tiny rural hamlet, the possession of a parish church and a very sizeable green heighten its visual presence and significance as an historic settlement – seemingly out of all proportion with its size. The church, on the one hand, is a landmark in the landscape, serving to pinpoint the settlement as no other building can. Within the hamlet itself, however, it is the green, and not the church, which is dominant, especially now that the maturing trees alongside it contrive to mask the church from view.

The nearly triangular green extends for almost the entire length of the settlement's plan, its size as much as anything surely prompting William Crossing to remark in 1905 'The village of Manaton possesses a green, and there is no other village on the Dartmoor borders that has a more pleasing appearance'. At its broadest next to the lane that leads off north-eastwards towards Neadon and Langstone, it is here, on a line running diagonally across to the lych gate, that the character of the green changes. Narrowing slightly northwards, it is confined between the buildings and outbuildings of Church Cottage and Ivy Cottage on the west side and a high boundary wall on the east, before reaching Half Moon which extends right across its end. The enclosure here, being created by buildings and walls at its edge, has the character of a sizeable village. By contrast, however, the remainder of the green, which tapers to almost a point at its south end, has more the character of a parkland setting, being lined with mature trees and boundary hedges that mask the few buildings that are ranged behind them. Both these different characters are in complete contrast to the exposed nature of the hamlet's setting. In a physical sense, the buildings and trees supply valuable shelter, while in a visual sense they divorce the green from the moorland around. The buildings, walls and hedges of Cross Park, on the opposite side of the crossroads to the south, have a similar kind of impact, bringing the junction into the hamlet by blocking much of the view towards the moorland hillsides beyond.

Although the green has remained a distinctive feature of Manaton's plan form since medieval times, most of the buildings and sites around it have undergone changes that have affected the settlement's character and appearance, and also throw light on its development as a focus for the local community.

It is probably true that the original boundaries of the churchyard site were established long before the present church was built, so when the space was enlarged in 1950 some of its historic significance was lost. Nevertheless, the change did produce an enhancement of the church's setting, which was previously confined along its south side, and opened up the moorland view south from the porch.

After first becoming an inn, the Church House became a poor house in 1818, which is probably the time it was thoroughly refurbished and extended at its north end. Since the 1830s it has been used for a variety of community uses, possibly as a church school before the state school was built on the opposite side of the green in 1859, and as a church hall-come-parish room before the Iron Room became available late in the 19th century (so called because it was originally constructed of the material). Now, of course, the extended Church House is a pair of residences called

Church Cottage and Ivy Cottage – while the Iron Room, north east of the green was enlarged in the 1930s, demolished by a falling tree in 1964, and replaced by the existing Village Hall a few years later. The site of this Hall, and the Iron Room before it, is where the Old Parsonage shown on the tithe map once stood. The name suggests church ownership, and in all probability it was demolished shortly after 1842 when the Rectory built behind it was established. The construction of the Rectory, and the creation of its gardens and grounds, extended the settlement's plan northwards into the wooded and moorland landscape of Manaton Rocks. Although set well into the site by a distance equivalent to the length of the green, it is perhaps significant that the linkage of the house with the heart of the settlement is visually strong, being represented in the entrance arch and gateway on and next to the green.

Also now a residence is Half Moon, a name possibly originating from the time it was used as an inn, from the late 19th century to about the middle of the 20th when a post office occupied its west end as well [Figure 1 page 6]. Some time before the middle of the 19th century the original farmhouse had been divided and extended at both ends to create the pair of cottages shown on the tithe map.

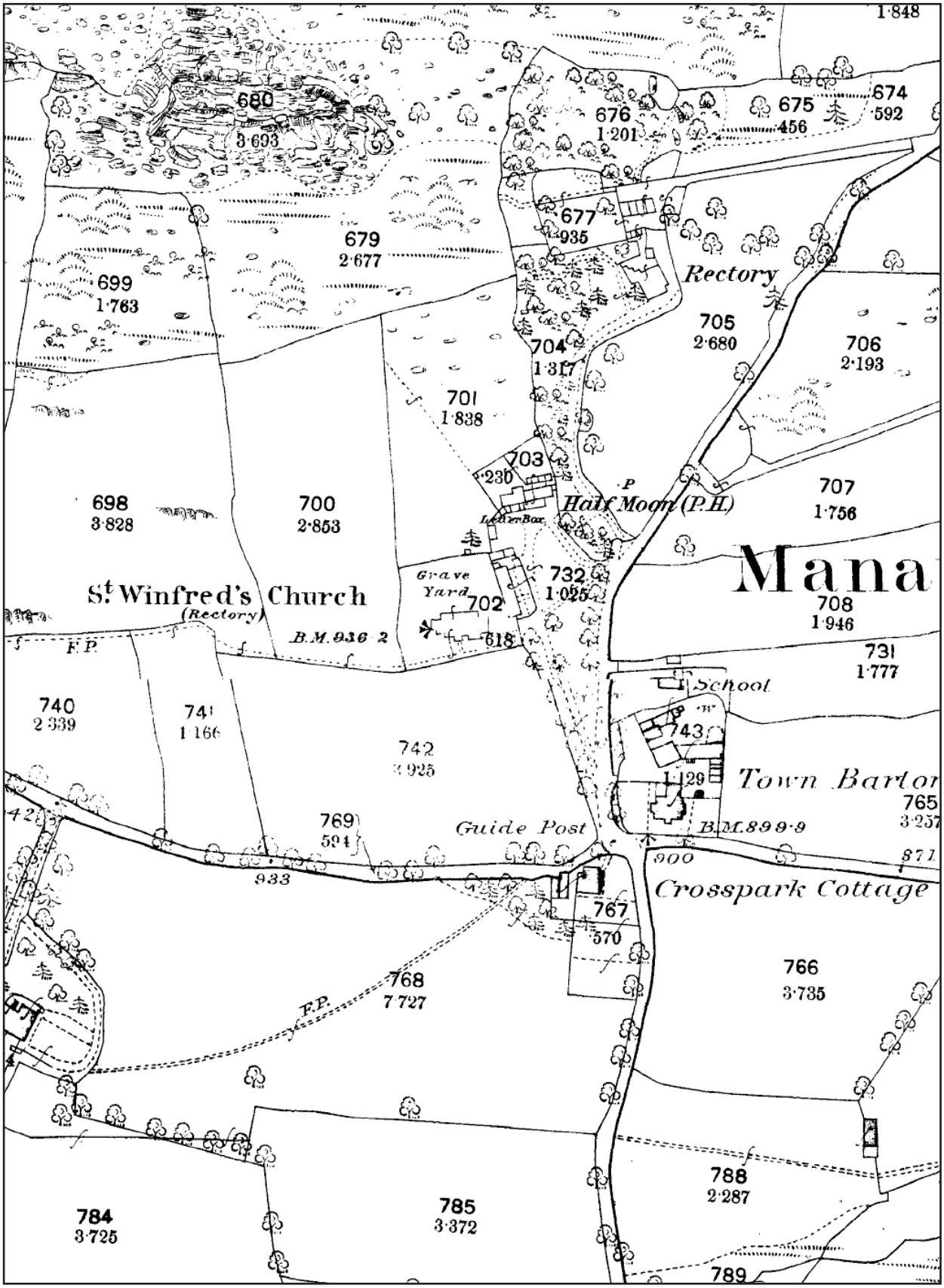
The most radical changes, however, were those affecting the buildings and sites on the southeast side of the green. The medieval farmstead at Town Barton was completely removed during the latter half of the 19th century and replaced by the farmhouse and farm buildings existing today. When built they represented all that was modern at the time; planned and arranged with the purpose of improving the efficiency – and profitability – of the farm through the introduction of up-to-date methods and practices. As part of this wholesale replacement, a piece of land open to the green, where the access to the former farmyard had been, was taken into the adjacent site to the north, whereupon a new school was built in 1859, followed by a school house for teachers in 1893. When the school was closed in 1947 both the buildings were put to residential use, although one of them housed a small shop in the 1970s which had been previously located in a cottage some distance away (now demolished) that stood next to the former Mill at Mill Farm.

The site of the school buildings north of Town Barton had been part of a much larger field that ran away east from the green. As the tithe map shows, this pattern was followed by a further two fields to its north and gives reason to speculate that in medieval times there could have been other properties facing the green. Without investigation, however, the only other structures in the hamlet known to be medieval – in addition to the oldest parts of the Church, Church Cottage and Half Moon – are the arched and gateway entrances to the former Rectory (and previously the Old Parsonage) site. Neither, however, is in its original position, since both have been brought from elsewhere – the arch as a straightforward reconstruction, and the gatehouse a 19th century re-working of probably 16th century material.

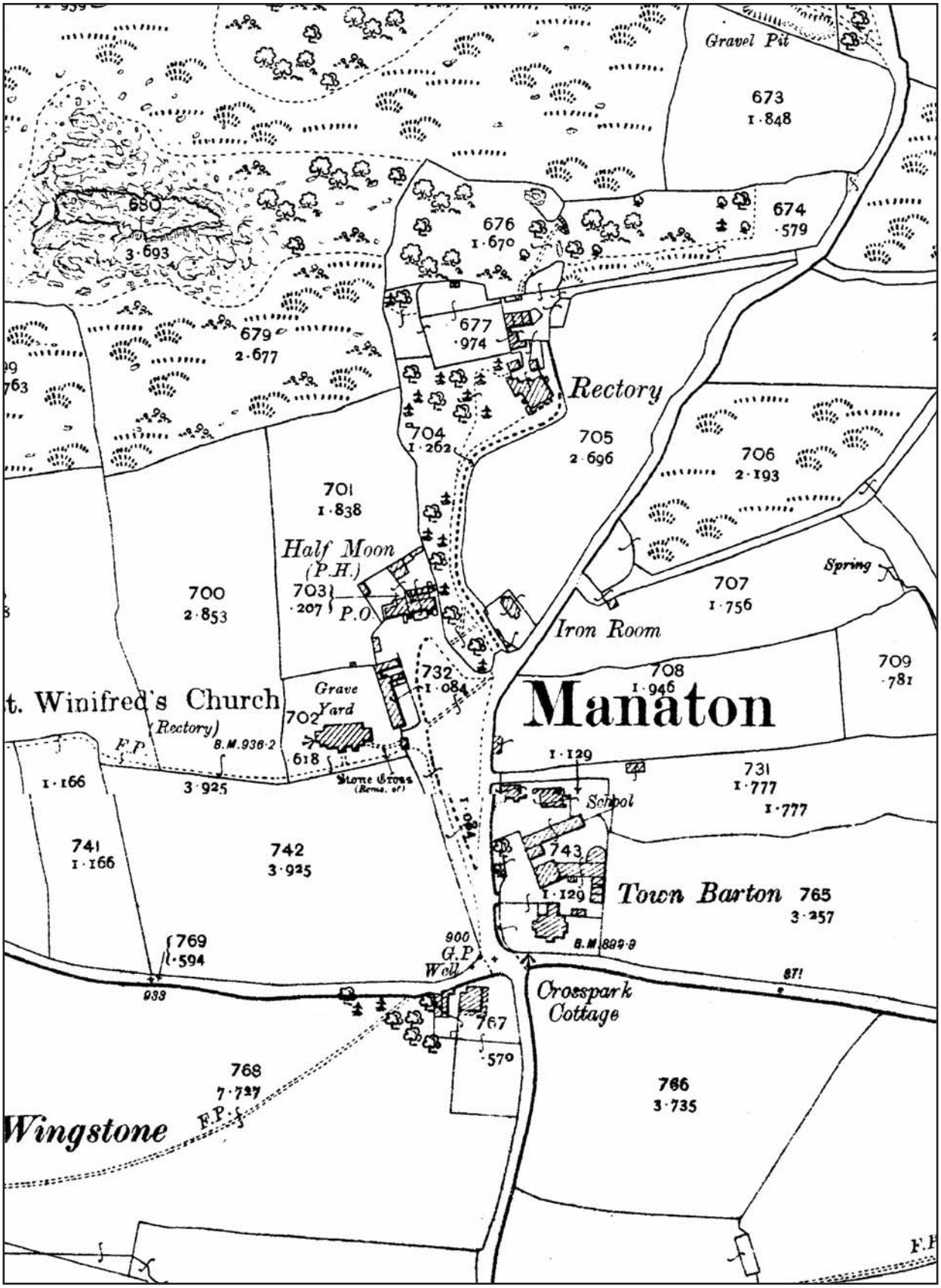
Map 2 Tithe Map 1838

Historical Footnote:
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation Agreement required the creation of a large scale Map showing each plot of land in the tithe district and an accompanying Apportionment listing relevant details. The Tithe Act 1936 provided for the gradual redemption of all tithes by the end of the century.

Map 3 First Edition Ordnance Survey Map 1886

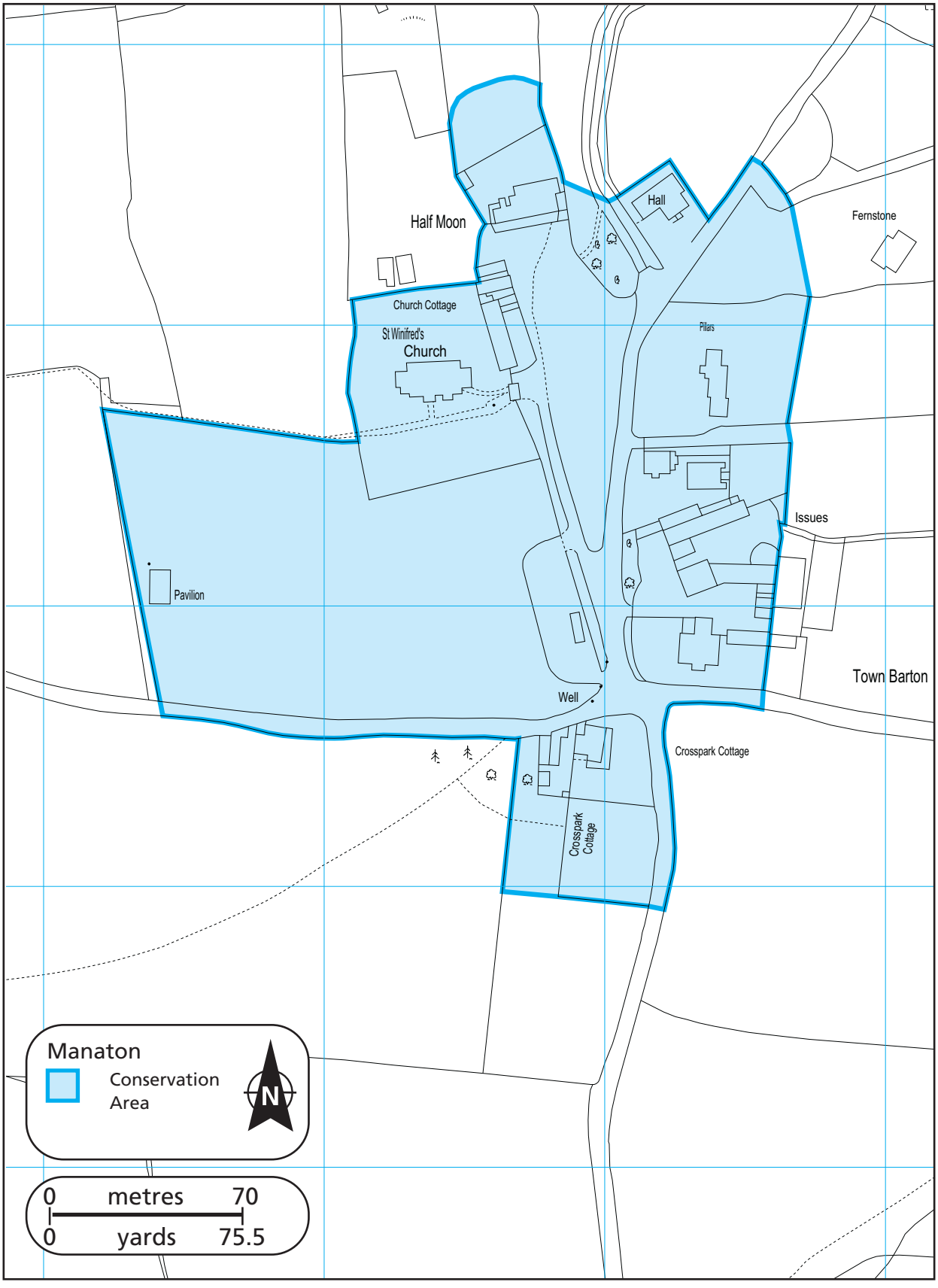


Map 4 2nd Edition Ordnance Survey Map 1905



Map 5 Ordnance Survey Map c.1954

Map 6 Conservation Area: Manaton Settlement



3. Building Types, Materials and Styles

As well as being few in number, most of the historic buildings in the Conservation Area are partially obscured from public view by hedges, trees and other buildings. For the most part, therefore, it is the appearance of their upper floors and roofs that most influences the Area's overall character.

Figures 2 and 3. The long, low proportions, flush casement windows and thatched roofs of Church Cottage (top) and Half Moon (above) are typical of their medieval age, but one has its granite walling exposed and the other has it clad in (painted) render.

Thatch and natural slate are the traditional roofing materials, and in numerical terms their use is evenly split. In fact the split corresponds with the buildings' ages, with those built during the 18th century or earlier thatched, and those of the 19th slated – the single exception now being the large wing at the front of Ivy Cottage, which was slated when built at the turn of the 19th century, but 'converted' to thatch at the turn of the 20th. This change not only helped the wing assimilate with its parent and neighbours, it contributed also towards the apparent dominance of thatch in the settlement as a whole. This appears to be so, not simply because the buildings under thatch are the more prominently sited, but they are also orientated so that their long elevations face public space [Figures 2 and 3 page 14]. Slated roofs, on the other hand, are mostly viewed obliquely so they appear much less imposing [Figure 4 page 15].

Figure 4 Town Barton farmbuildings

Wall finishes are split evenly too, between exposed granite and render, but there is no correlation with age or style. What evidence exists suggests that in centuries past the former was the more prevalent. The render on parts of the church, for example, was applied in the 1930s, while photographs taken in the early 1900s show the post office portion of Half Moon with granite walling exposed – indicating, perhaps, that the render wasn't applied to the remainder of this building until it became an Inn in the 19th century. The render on Half Moon is painted, and so too the rendered front of Town Barton farmhouse, although when originally built this was left in the natural state that remains on its sides and rear [Figure 5 page 16]. The render of the church is likewise in a natural, unpainted state, as it is on the teachers' house next to the school, on the end gable of Church Cottage and on the principal elevations of Cross Park.

Town Barton supplies the largest grouping of granite buildings, although the farmhouse itself is rendered as if to define its domestic use. Built after 1842 and before 1886 by the Earl of Devon, the farm buildings are

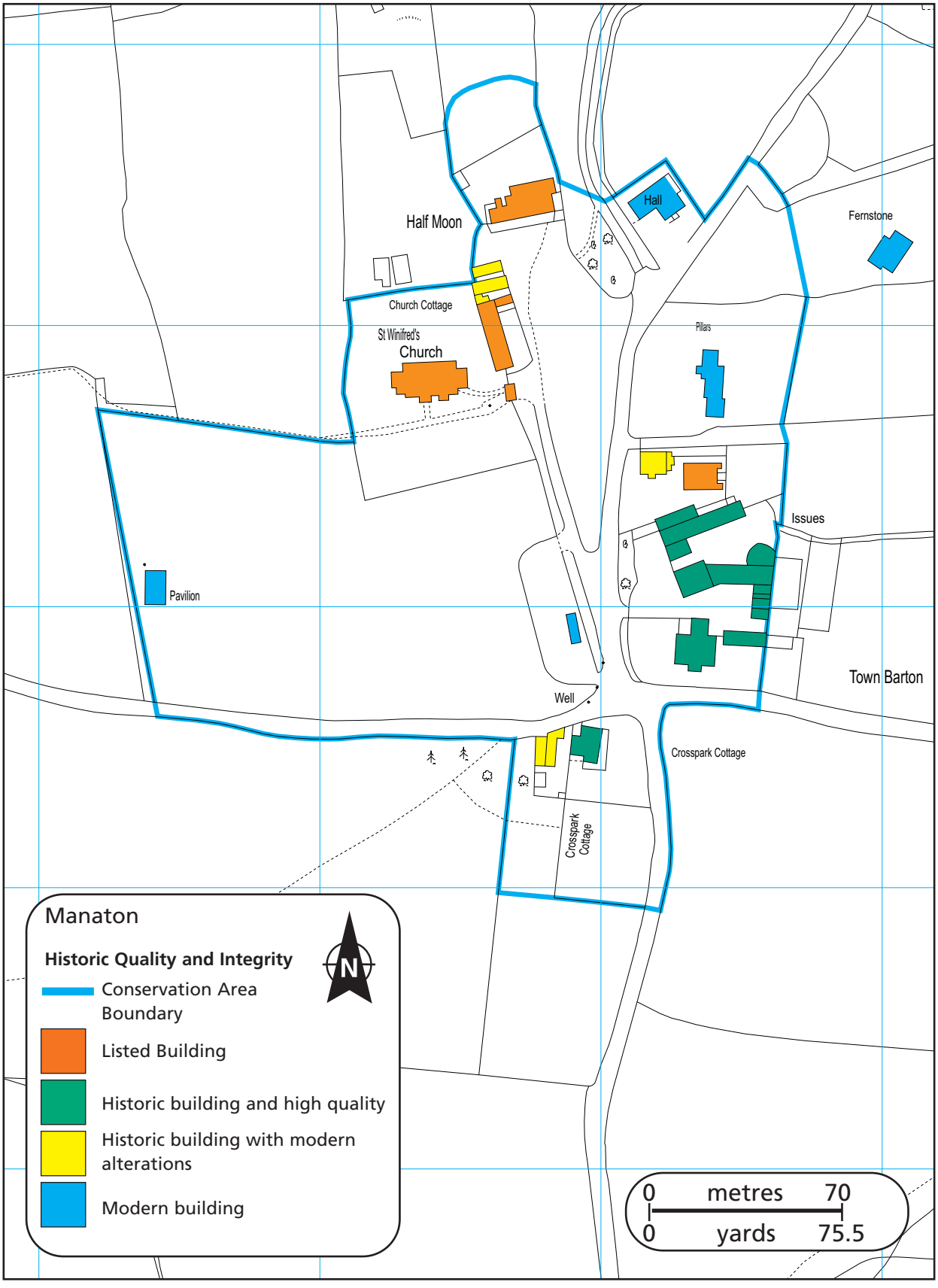
characterised by brick dressings to the door and window openings – a practice later adopted by Lord Hambleden throughout his estate [Figure 4 page 15]. With the gothic styled school building close by [Figure 13 page 21], this corner of the hamlet is decidedly Victorian; its appearance characterised by slate roofs, a multitude of gables and the decorative bargeboards, enclosed porch and timber sash windows (with their typical 2 over 2 pattern) of the farmhouse [Figures 5 and 6 below]. In contrast, at the northern end of the green, and across the way at Cross Park, a vernacular appearance prevails that is characterised mainly by roofs of thatch, multi-paned or leaded casement windows and the open lean-to porches of Half Moon [Figure 7 below].

Figures 5 The side and rear elevations of Town Barton farmhouse

Figure 6 The front of Town Barton farmhouse with its enclosed porch

Figure 7 The open porch at Half Moon

Map 7 Conservation Area: Historic Quality and Integrity



4. Key Buildings

There are twelve Listed Buildings in the Conservation Area, and although seven are structures or artefacts which are relatively small, in combination they contribute considerably towards the Area's character in architectural as well as historical terms. The church is listed grade I and all the others grade II.

Figure 8 Church of St Winifred

Church of St Winifred: grade I

Built during the 15th century in the perpendicular style, it was partially rebuilt after a lightening strike in 1779 and much restored during repairs carried out in 1859 and 1924. Perhaps the most obvious change to its original appearance occurred in the 1930s when the tower and the west end of the south wall were rendered (on account of the severe damp they suffered). Some might consider the resultant mix of exposed granite and render harmful, but it nevertheless reflects the mix that is characteristic of the hamlet as a whole.

Lych gate and Flanking Walls: grade II

This is a quality structure in a very prominent position at the entrance to the churchyard. Its dressed granite walls which are corbelled to support the roof, and the bargeboards in each of the gables, are particularly attractive features – as are the cornices to the copings and benches which run the length of the granite walls that flank it.

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 2563 listed buildings.

Figure 9 The Lych gate

Figure 10 Rear elevation of Church Cottage

Church Cottage: grade II

A building with 16th century origins, although the only obvious external feature of this age is the stone mullioned window on the rear elevation, to the right at first floor. This side of the cottage is probably closer to its original appearance than the front – whose windows are all 20th century and set in openings that were mostly enlarged in the 18th. It is nevertheless a most characterful granite building whose long, low proportions are typical of its age.

Figure 11 Ivy Cottage

Ivy Cottage: grade II

While appearing to be of similar age to Church Cottage – and even a continuation of it – Ivy Cottage probably originated as an unheated room or store that was attached to its north end. A front wing was added just before 1900. Its granite walls and thatched roof are most appropriate, the latter being a recent replacement of the original slate with its flush ridge properly below that of the main roof.

Figure 12 Half Moon House

Half Moon House: grade II

Originating as a farmhouse in the 16th century, it was extended each end in the 18th across the end of the green. In a visual sense, therefore, it is probably the most significant building on the green, closing views north and sealing it off from the wooded slopes that rise behind it.

Figure 13 Church House School

Church House School: grade II

A tablet on the west front proclaims the building to be 'Manaton National School erected AD 1859'. Although converted to a residence after the school closed in 1947, its Gothic style, is well preserved.

Other Notable Buildings

Figure 14 Cross Park Cottage

Cross Park Cottage (not listed)

Built in the 18th century with leaded casements and a thatched roof, this small farmhouse has a distinctly picturesque style that is certainly enhanced by its render not being painted. The thatched, granite barn adjacent, and the high granite walls that shelter its yard, contribute positively towards the farmstead's interest and character.

Figure 15 Town Barton Farmhouse

Town Barton Farmhouse (not listed)

Built in the mid 19th century with tall sash windows and a slated roof, this farmhouse has a fairly formal appearance. However, its low eaves and the decorated gables of its half-dormers and porch purposefully create a cottagey character that is most suited to its rural setting.

Figure 16 Town Barton farmbuildings

Town Barton Farmbuildings (not listed)

Built in stages during the second half of the 19th century to replace a medieval farmstead, the range has the notable characteristic of brick dressings to the wall openings. The range survives today as a complete example of a model period farmstead, and for this it possesses considerable interest.

5. Local Details and Street Furniture

Property boundaries facing the green and the crossroads to the south are mostly marked by granite walls and often heightened by hedges planted behind them. As well as bringing visual cohesion to the Area, the notable ones amongst them add interest too, by incorporating features that enhance their appearance or throw light on former times. At the crossroads, for example, is a well housed in a sentry box-looking structure [Figure 17 below], while the field entrance nearby still has its pair of slotted posts in situ [Figure 18 below]. Another such post is now in use as a bollard at the higher end of the green [Figure 23 page 26].

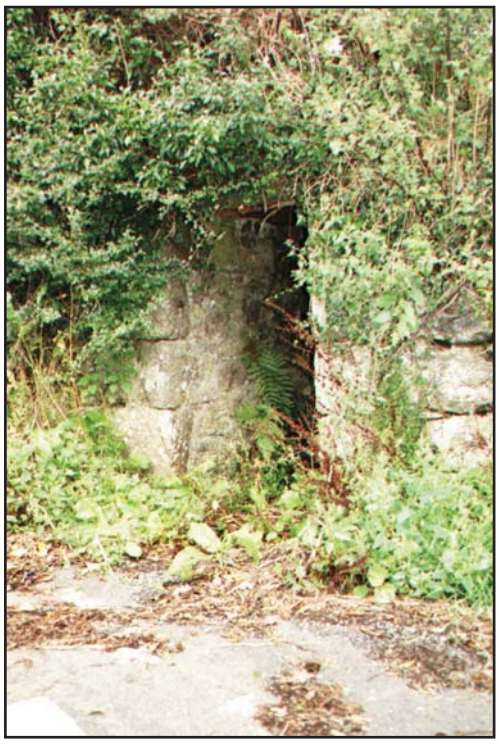


Figure 17 The Well built of granite

Figure 18 A slotted granite gatepost

Rather less rustic are the carved copings and seats of the walls flanking the lych gate, but of an altogether higher status are the medieval granite gateways on and near the northeast of the green at the pedestrian and vehicular entrances to the former Rectory. The 5-piece arch at the former is actually a re-used doorway from a building of 15th or 16th century date – which could possibly have been the Old Parsonage that was demolished nearby [Figure 19 page 25]. The large gateway nearby was constructed in the 19th century using material salvaged from a former gatehouse or forecourt arch that was probably 16th century and clearly served a high status house [Figure 20 page 25].

There are other granite structures adding character and interest to the Area, several of which are close together in the churchyard. A listed chest tomb with some fine architectural qualities is one of them, dating from about 1700 [Figure 21 page 25]. Another is a granite cross (also listed) which is thought to be medieval, and was re-erected in the southwest corner early in the 20th century [Figure 22 page 25]. Not least in significance, is the war memorial, in an appropriately prominent position just inside the lych gate.

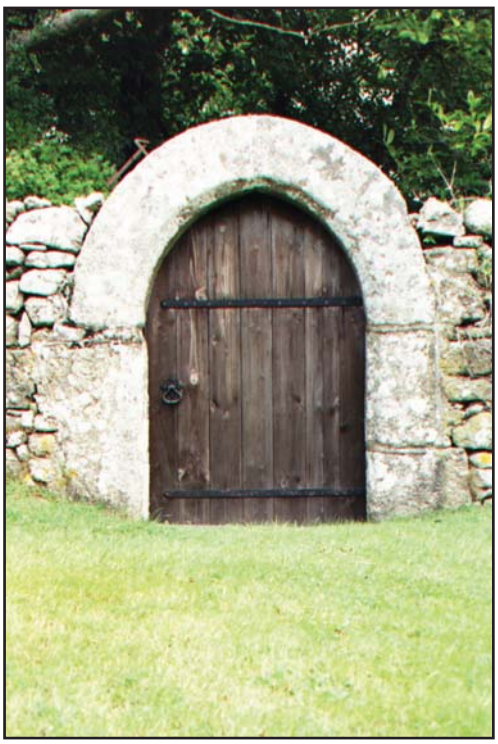


Figure 19 The granite arch on the green

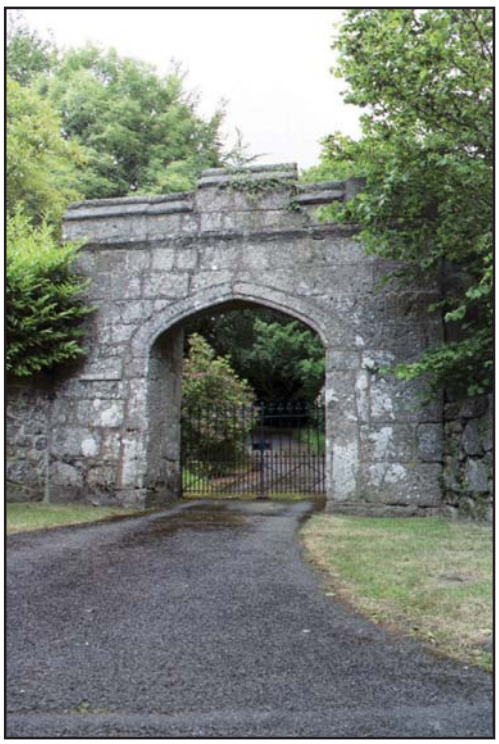


Figure 20 The granite gateway nearby

Figure 21 Chest Tomb in churchyard

Figure 22 Ancient Cross in churchyard

Alongside the green, granite posts act as bollards to deter vehicular access and roadside parking [Figure 23 page 26], and on the green itself a granite slab has been laid to commemorate the new millennium. A noteworthy granite feature near the crossroads is the large structure built to house the traditional, cast-iron letterbox [Figure 24 page 26].

Figure 23 Granite bollards on green

Figure 24 Letter box in its granite housing

Examples of ironwork are of interest as well, including the lamp standards introduced in 1911 next to the gated entrance to the former school and in front of the lych gate [Figure 25 below], and the seat on the green whose elegant form has graced the area since 1897. Ironwork railings also survive to mark the roadside boundary outside Town Barton [Figure 26 below], while over at Cross Park there is a simple rail on the entrance steps to the garden.

Figure 25 Lamp standard by lychgate

Figure 26 Railings outside Town Barton

Figure 27 Exposed area of cobbles

Figure 28 Small boulders protecting the edge of the green

Other than at the very end of the lane to Half Moon where a small area of cobbling is being re-exposed [Figure 27 above], tarmac covers the lanes beside the green. Most significantly, however, kerbstones have not been introduced where grass and tarmac meet, thus preserving the essential rural character of the scene. The small boulders along the edge in front of Church and Ivy Cottages appear inconspicuous now they are embedded in the soil [Figure 28 above]. However, the white painted timber posts at the head of the green are less successful in their integration, as their character and appearance is quite suburban.

6. Spaces and Views

There are some good quality spaces within the Conservation Area and some excellent views associated with them. Refer to Map 8 page 29.

Spaces

Two large open spaces in particular contribute towards the quality of the Area and its landscape setting:

1 the green, including the lanes alongside and the grassy verges south of the lychgate on the west side and in front of Town Barton Farm on the east;

2 the sports ground (formerly called 'church field') south of the church-yard and west of the green.

Views

The more important views in the Conservation Area are mostly within the ambience of the green and focus on particularly significant buildings at its edge or significant aspects of its character. In addition, the views south from the churchyard are important in characterising the hamlet's landscape setting:

1 from the southern half of the green looking north towards Half Moon. [Figure 29 page 30]

2 from the northern end of the green looking towards the south end enclosed by trees. [Figure 30 page 30]

3 from the east side of the green looking west towards the church. [Figure 31 page 31]

4 from the churchyard looking south towards Hayne Down. [Figure 32 page 31]

5 from the sports ground looking north towards the church [see Cover]

Map 8 Conservation Area: Spaces and Views

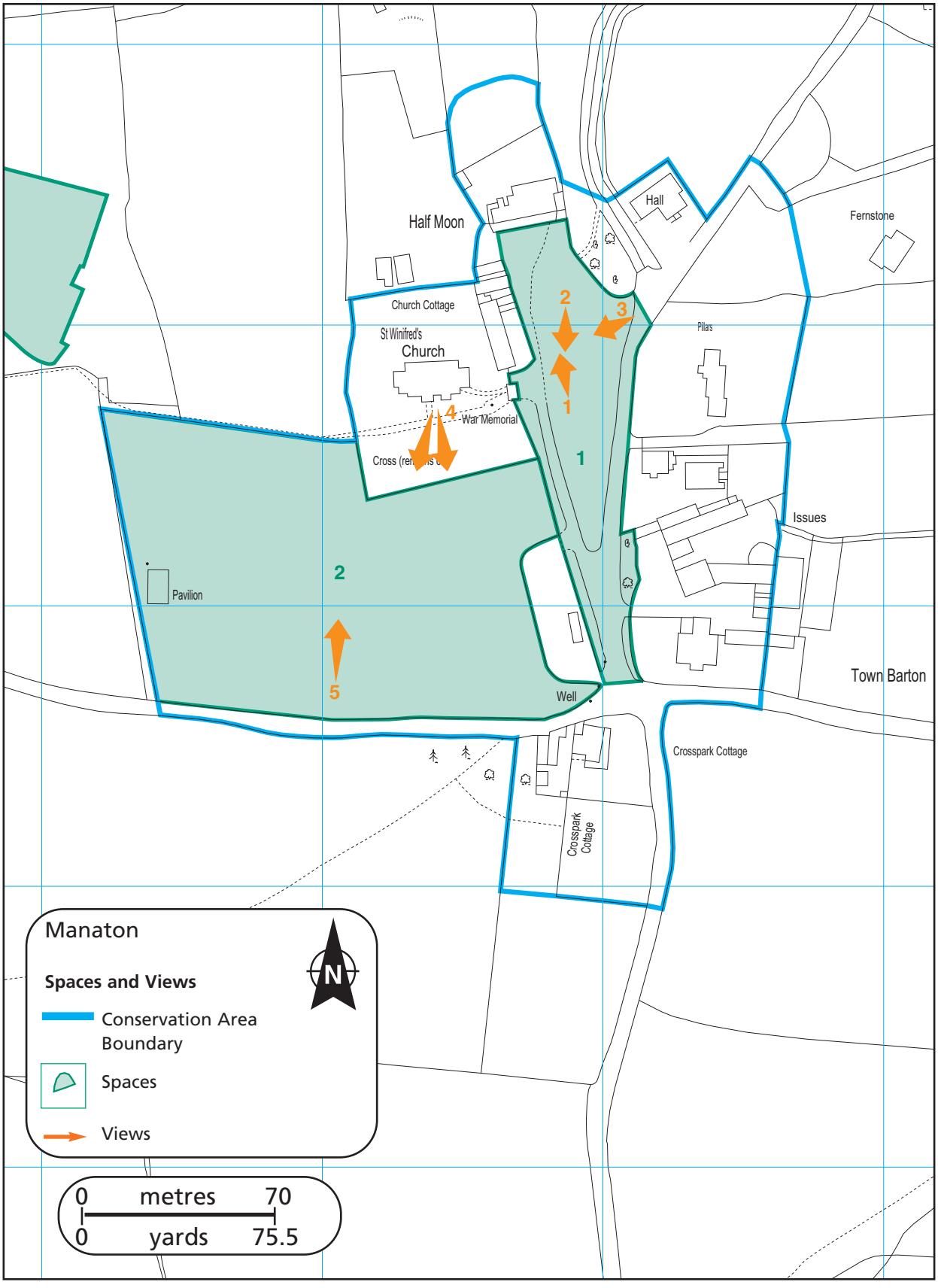


Figure 29 View from the south part of the green looking towards the north end enclosed by buildings and walls.

Figure 30 View from north part of green looking towards south end enclosed by trees and hedges.

Figure 31 View from east side of green looking towards the church

Figure 32 View from beside the church porch looking south towards Hayne Down

7. Modern Development

Development in Manaton during the second half of the 20th century has had a mixed impact upon its character and appearance. Neither of the two houses built on the east side of the green (Pillars and Fernstone) were purposefully detailed to reflect the hamlet's distinctive characteristics, but their discrete siting in large garden plots means their incongruity is well concealed. The only other significant building to be constructed was the Parish Hall in the 1960s. Its detailing is likewise incongruous, and so too its scale and proportions which, in particular, create a very broad gable at the front. Unlike the new houses built nearby, it is very much open to view once the lane to Neadon is entered, and together with its tarmac surfaced forecourt, is incompatible with the character of the Conservation Area.

Other more recent developments have been rather more positive towards preserving and enhancing the Area's character, including the thatching of the prominent wing to Ivy Cottage and the conversion to workshops of part of the range of farm buildings at Town Barton which had become redundant.

Elsewhere in the Conservation Area, in and adjacent to the sports ground, various community facilities have been provided including a traditionally styled pavilion on the far side of the sports field; a not unattractive timber bus shelter just off the crossroads, and behind it a well concealed and suitably surfaced car park [Figure 33 below]. None of them have a harmful effect, although it is fortunate that the nondescript garage sited in the car park is hidden from general view.

Figure 33 The Car Park and Bus Shelter near the crossroads

8. Archaeological Potential

The earliest building within the Conservation Area at Manaton is seen to be the church, which in its present form dates to the 15th century but is undoubtedly a much earlier foundation as the list of incumbents displayed inside the church goes back to 1265. The yew tree in the churchyard is believed also to be of a great age, possibly ranking as the oldest on Dartmoor.

The majority of the other buildings within the area have medieval origins and, as the Tithe Map shows, the whole area has been largely undisturbed by later development; with potential for archaeological remains to be recovered towards the street frontages; and overall the archaeological potential for this Conservation Area is very good. There is particular potential for the remains of the Old Parsonage to be located during any ground disturbance around the village hall.

The long narrow strip fields on the east side of the green may be medieval. It should also be noted that there is still upstanding evidence of much earlier settlement just outside the Conservation Area in the form of prehistoric hut circles/round houses and an associated field system to the north and west of Manaton Rocks.

To the north of Manaton Rocks are the remains of a medieval longhouse. This is set within its own enclosures, which partly overlies an earlier prehistoric wall.

In addition there is much antiquarian reference to a cyclopean (i.e. prehistoric style) stone circle which formerly stood in a field close to Town Barton farm; this was destroyed in the mid 18th century.

9 Trees

Numerous trees, with a diverse mix of species and age classes, are growing within the Conservation Area. These trees are an important component of the village scene. The most notable trees in the village are the mature broadleaved trees growing on and around the village green. A mature yew, many hundreds of years old, is still growing in the grounds of St Wilfred's Church.

New trees have been planted in private gardens throughout the Conservation Area, but there is limited scope for large scale tree planting, although trees could be planted around the edge of the sports ground.

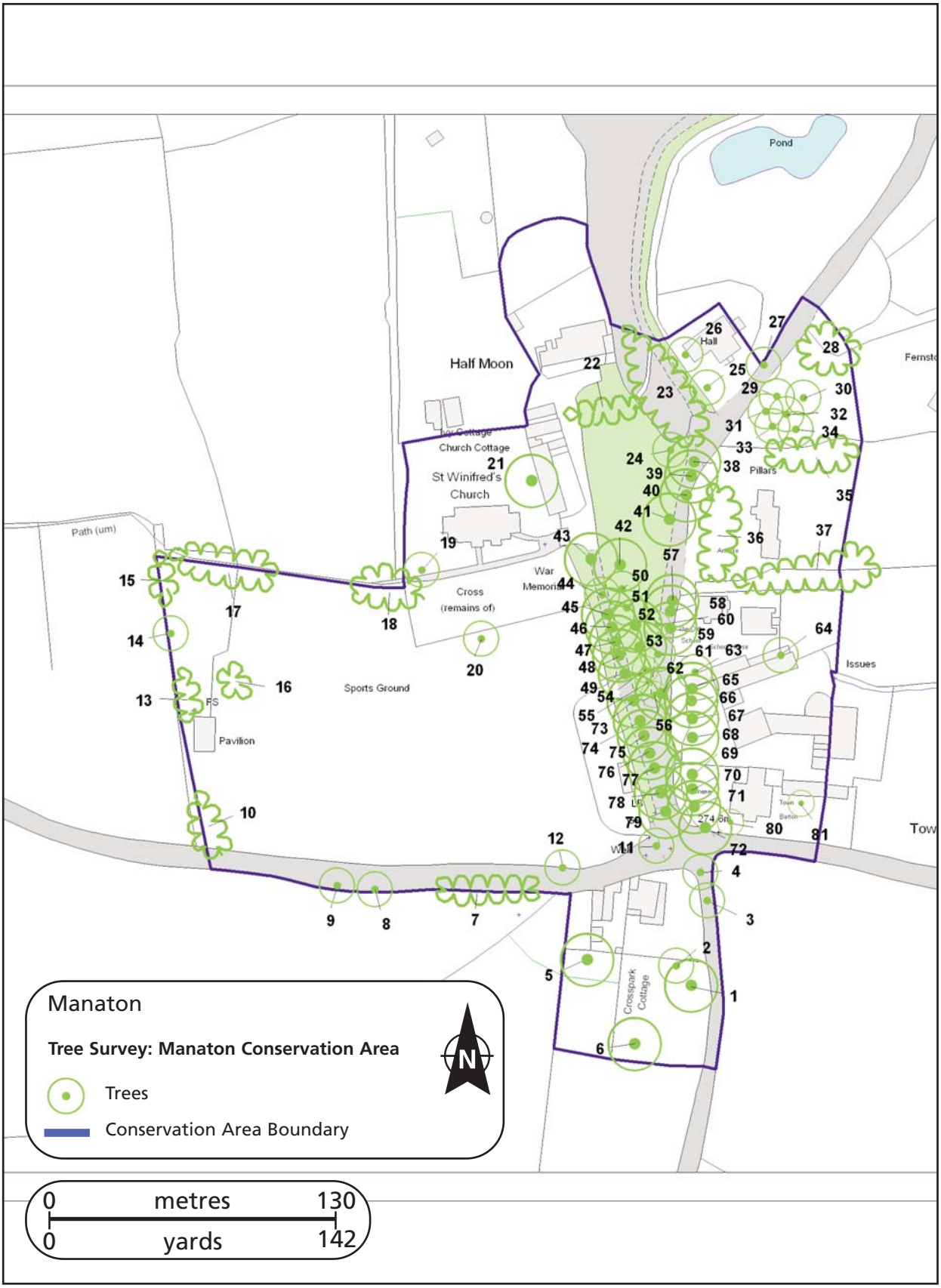
Outside the conservation area broad leaved woodland lying to the north of Manaton and individual nature trees growing on field boundaries contribute to the setting of the Conservation Area.

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

Map 9 Conservation Area: Trees and Boundary

Appendix A:

Tree Survey: Manaton Conservation Area



Tree Survey: Manaton Conservation Area

(see Tree Survey map page 36)

Number	Species	Age Class
1.	Walnut	Mature
2.	Poplar	Semi-mature
3.	Holly	Semi-mature
4.	Laurel	Semi-mature
5.	Beech	Mature
6.	Cherry	Mature
7.	Linear group of beech and holly	Semi-mature to mature
8.	Sycamore	Semi-mature
9.	Sycamore	Semi-mature
10.	Group of mixed broadleaves	Semi-mature to mature
11.	Holly	Semi-mature
12.	Holly	Semi-mature
13.	Group of birch	Semi-mature
14.	Sycamore	Semi-mature
15.	Group of ash	Semi-mature
16.	Group of cypress	Semi-mature
17.	Linear group of sycamore	Mature
18.	Linear group of sycamore	Mature
19.	Cypress	Semi-mature
20.	Oak	Semi-mature
21.	Yew	Mature
22.	Linear group of medlar	Young
23.	Group of mixed broadleaves	Semi-mature to mature
24.	Horse chestnut	Semi-mature
25.	Oak	Semi-mature
26.	Oak	Semi-mature
27.	Hawthorn	Semi-mature
28.	Group of mixed broadleaves	Mature
29.	Cypress	Semi-mature
30.	Cypress	Semi-mature
31.	Cypress	Semi-mature
32.	Cypress	Semi-mature
33.	Swamp cypress	Semi-mature
34.	Poplar	Semi-mature
35.	Group of ash	Mature
36.	Group of cypress	Semi-mature
37.	Group of mixed broadleaves	Semi-mature to mature
38.	Lime	Mature
39.	Lime	Mature
40.	Lime	Mature
41.	Oak	Mature
42.	Lime	Mature
43.	Lime	Mature
44.	Oak	Semi-mature
45.	Lime	Mature
46.	Lime	Mature
47.	Lime	Mature
48.	Lime	Mature
49.	Lime	Mature
50.	Lime	Semi-mature
51.	Lime	Semi-mature
52.	Lime	Mature
53.	Lime	Mature
54.	Lime	Young
55.	Lime	Young
56.	Lime	Young
57.	Lime	Mature
58.	Lime	Mature
59.	Lime	Mature
60.	Lime	Young
61.	Oak	Semi-mature
62.	Oak	Mature
63.	Cypress	Semi-mature
64.	Poplar	Semi-mature
65.	Lime	Mature
66.	Lime	Mature
67.	Lime	Mature
68.	Lime	Mature
69.	Lime	Mature
70.	Lime	Mature
71.	Lime	Mature
72.	Scots pine	Mature
73.	Oak	Mature
74.	Oak	Mature
75.	Oak	Mature
76.	Lime	Mature
77.	Lime	Mature
78.	Lime	Mature
79.	Lime	Mature
80.	Holly	Young
81	Mimosa	Young

The survey was carried out from publicly accessible land.