

South Tawton



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 Parish Council.

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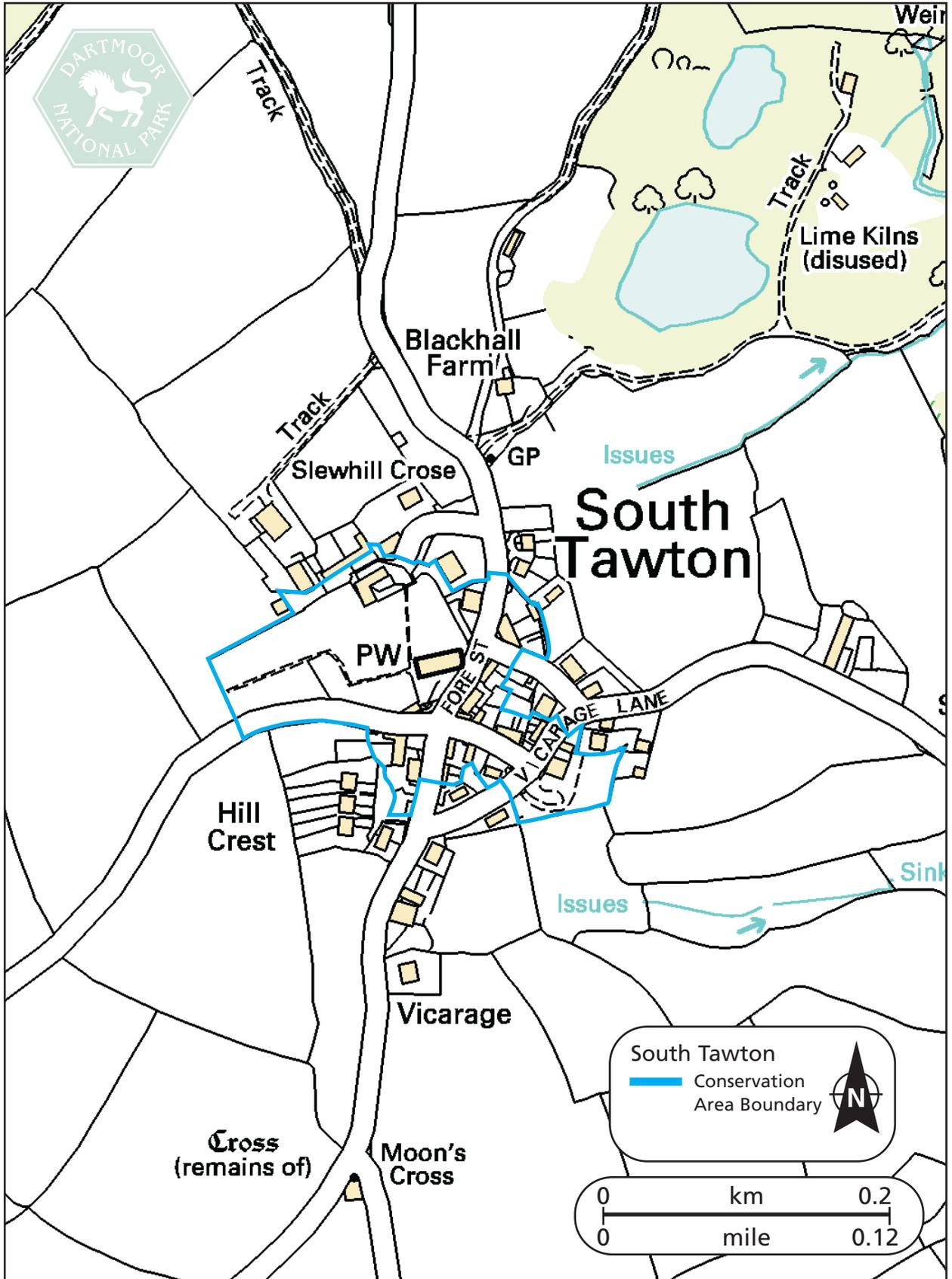
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Map 1 Conservation Area Location



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Introduction

South Tawton is a small village on the northern fringe of Dartmoor where Cawsand Beacon dominates the edge of the high moorland mass. Here, too, the River Taw flows north from the moor, passing through Sticklepath where it is bridged by the old Exeter to Okehampton road that runs east to west skirting this side of the moor. South Tawton is about half a mile further downstream, but a narrow ridge running northwards flanks the river's east bank and separates the village from its valley. The village, therefore, occupies the valley of a tributary stream, sharing this location with its other close neighbour, South Zeal, which lies about half a mile south and is also set in a farming landscape.

A Conservation Area was first designated in South Tawton in April 1973 and was extended to the east of Fore Street in August 1990 to include all of Church Ways and part of Vicarage Lane. Based on the findings of this Character Appraisal an additional area was considered appropriate for inclusion and was designated in October 2010. This was the 19th century extension to the churchyard together with part of the green lane to its south. Two minor amendments were also made to exclude The Barn on the north side and to the south-east the gardens of 1 and 2 Glebe Court.

1. Village History

South Tawton lies at the heart of one of the largest parishes in Devon, covering about 11,000 acres in all, with the vastness of Cawsand Beacon occupying most of its southern half. Here, the remains of Bronze Age settlement are much in evidence, particularly on the Beacon's southern slopes and on those facing east around South Tawton Common where numerous hut circles and other stone relics survive.

When the Domesday Book was compiled in 1086, the manor of South Tawton was recorded as being one of the wealthiest – and most extensive – in Devon. Having land for some fifty ploughs and being grazed by nearly five hundred livestock (mostly sheep), its agricultural landscape had clearly been well-developed during Saxon times, laying the foundation for a prosperous farming economy in centuries to come. In the reign of Edward the Confessor, the manor was, in fact, held by Gytha, the mother of Harold, Earl of Wessex, who later became King.

Historically, South Tawton's development is typical of Devon's small agricultural settlements, with a cluster of buildings comprising the parish church with its associated church house, a vicarage, a range of modest cottages and between four and six farmsteads; one of which was the Manor House (now Blackhall Court and The Cottage). However, its location half a mile distant from the main highway around the north of the moor was enough, it seems, to repress its expansion; not simply because it was off the well beaten track, but more significantly because in about the year 1260 a location astride the highway was chosen to develop a new settlement in the parish – at South Zeal. The hope was this new town would thrive as a focus for trade, and in 1299 Robert de Tony, the then Lord of the Manor, obtained a charter to hold a market and fairs within the newly created borough. But while it failed in its purpose to develop into a successful urban centre (which is why its original burgage plot layout is so well preserved), families of means were nevertheless attracted to take up residence there. Working families, too, were drawn by the opportunities created by the settlement's role as a local centre – which included South Tawton in its hinterland.

Although not the commercial centre of the parish, South Tawton continued to be its religious focus, with St Andrew's Church, and the Church House, at its heart. The quality of their construction, and the richness of the many chest tombs and head stones in the churchyard, attest to the wealth of several local families. Their income was probably derived mostly from the wool and tin trades, and enabled them to build substantial residences throughout the parish, including Wickington, North Wyke, Oxenham, Powesland and Sessland, as well as in South Zeal and South Tawton itself. However, by the time the tithe map was drawn in 1840 small cottages dominated South Tawton's housing stock, with as many as a dozen created from the conversion of former farmhouses. Only Blackhall and Town Barton Farms had agricultural buildings still in use, but even the latter farmhouse is shown divided into two. The land-owning gentry, it seems, had moved out of the village, leaving it largely populated by working families. Some followed a traditional trade, such as shoemaker or smith, but most found employment on nearby farms or at the South Tawton limestone quarry situated on the village's doorstep to the north. The proximity of the quarry may well have played a significant role in bringing about this change in the village's social structure. Certainly it created a demand for modest houses for the families of those who worked there, but possibly also, its less-than-neighbourly industrial activities and processes (including blasting, crushing and burning) could well have encouraged those who could afford to do so to move further afield.

While the working of this isolated limestone outcrop had provided employment since at least the middle of the 16th century, the output of lime (for use on the land) probably reached its peak in the early years of the 19th century – around the time the wool industry fell into decline. A number of limekilns are recorded as operating in 1798 and, as the tithe map suggests, by 1840 the quarry company itself appears to have built workers' cottages next to the quarry's entrance (at Slew Hill). Production declined during the remaining years of the 19th century and ceased altogether in 1904. The Slew Hill cottages had, in fact, disappeared before the OS Map of 1886 was produced and had by then been replaced with a pub. Its clientele was lost, however, when the quarry closed, and it too had been demolished by the time the 2nd Edition OS Map was published in 1906.

The extinction of the wool trade and the reducing fortunes of the quarry probably accounted for the loss of about half a dozen cottages from the village between 1840 and 1886, and indeed the removal of the agricultural buildings associated with Town Barton. But while a further three or four disappeared by 1906, these losses were nevertheless accompanied by a phase of revitalisation involving the reconstruction of the Vicarage, the Seven Stars Public House, a pair of cottages south of the pub and a terrace of four (with a shop extension attached at one end) to its north.

Not until around the middle of the 20th century did South Tawton begin to increase in size, with new houses and bungalows built on the fringes of the historic parts of the village, taking full advantage of its rural setting. Today, following the conversion of the agricultural buildings associated with Blackhall Farm (and the division of the farmhouse into two), South Tawton is essentially a residential village whose attractions not only include its characterful centre but its rural location off the beaten track.

2. Settlement Plan

South Tawton sits astride a main route which runs northwards from the moorland fringe; formed from the convergence of three separate lanes off the old road between Exeter and Okehampton, two of them emanating from neighbouring South Zeal. Within the village the principal sites of the former Manor House and St Andrew's Church lie to the west of the road as it makes two slight but significant dog-leg turns at either end of the churchyard frontage. Narrow lanes enter at right angles at both these points, and with some of the adjacent buildings set back and sited at an angle, enlarged spaces are created which punctuate the road's passage through. The larger of these spaces, with the Crosstree on its plinth at its centre, occupies a central position that suggests it had a communal function; possibly as a small village green, or as a town place (a term used to describe a farmyard which was shared). Whatever the case, however, the public nature of some of the buildings and structures around it, including the Church House, the lych gate entrance to the churchyard, the Seven Stars Public House and the Crosstree plinth (with its built-in seat, water tap and granite trough alongside) enhance its significance as the village's principal open space.

The second space, downhill from the first, also has a churchyard entrance beside it, as well as a tree planted in a raised bed, but a communal function seems less likely on account of its small size, its adjacency to what was the main farmyard entrance to Blackhall Farm and the fact that part of it appears to have long been in private ownership. What appears to have been a third open space near the vicarage is also shown on the tithe map, at the end of the lane (now Church Ways) running east from the main street (now Fore Street). Indeed, the OS Map of 1886 shows the space as possessing a small triangular green, giving reason to believe its function was also communal. These three open spaces are an integral part of the settlement's street pattern, which is essentially based on a staggered crossroads (on a north-south, east-west axis) but with a secondary route cutting diagonally between the routes running south and east to create a triangular plan.

Of the four routes leading out from the village, the one to the west, towards Sticklepath and the closest bridge crossing of the River Taw, is certainly the most characterful, as it survives as a green lane that provides a graphic reminder of the difficulties faced by the traveller in former times. With South Zeal (and now Sticklepath) reached via the route to the south, the lanes north and east lead out to the many substantial farmhouses located in the more distant parts of the parish, such as Oxenham Manor and North Wyke. The one leading north was significant in other respects as well, as it lead directly to the nearby limestone quarry and on to a crossing of the River Taw at Taw Green, about a mile and a half distant.

From its elevated position alongside the main street, St Andrew's Church dominates the village scene, especially the open space in front of the Church House from where the profile of its tall tower and south-side aisle complete the view. Conversely, the former Manor House at Blackhall, occupies a detached – and slightly sunken – location to the rear of the churchyard forming a separate, farmyard, focus that is somewhat divorced from the body of the village plan. The majority of the village buildings were therefore ranged either along the west side of the main street south

of the Church and the lane to Sticklepath, or for the most part, along the east side of the main street and in a row running back at right angles towards the former vicarage. Although several cottages have since been lost or otherwise rebuilt, this pattern continues to persist today.

Map 2 Tithe Map 1847

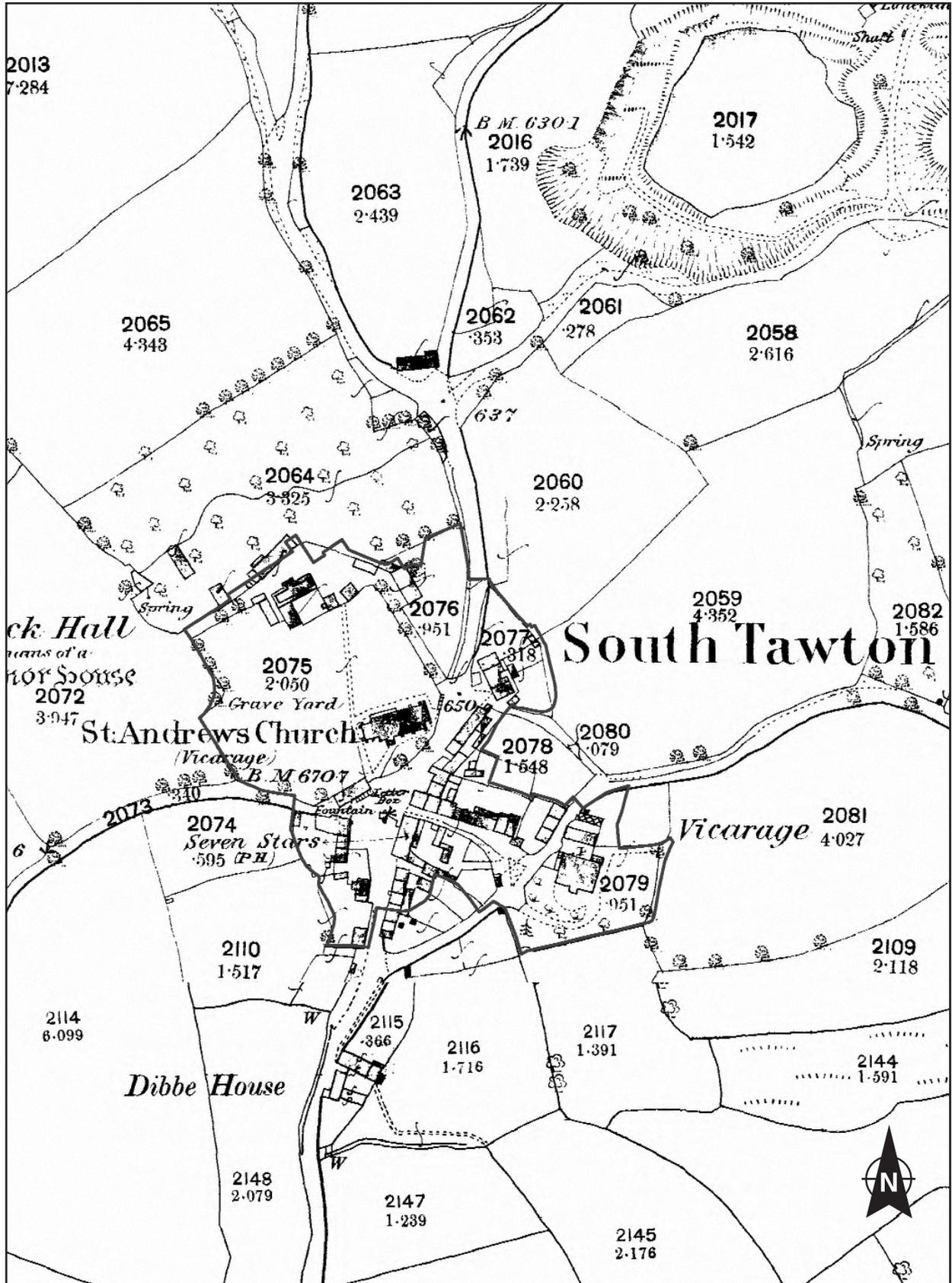


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Historical Footnote:

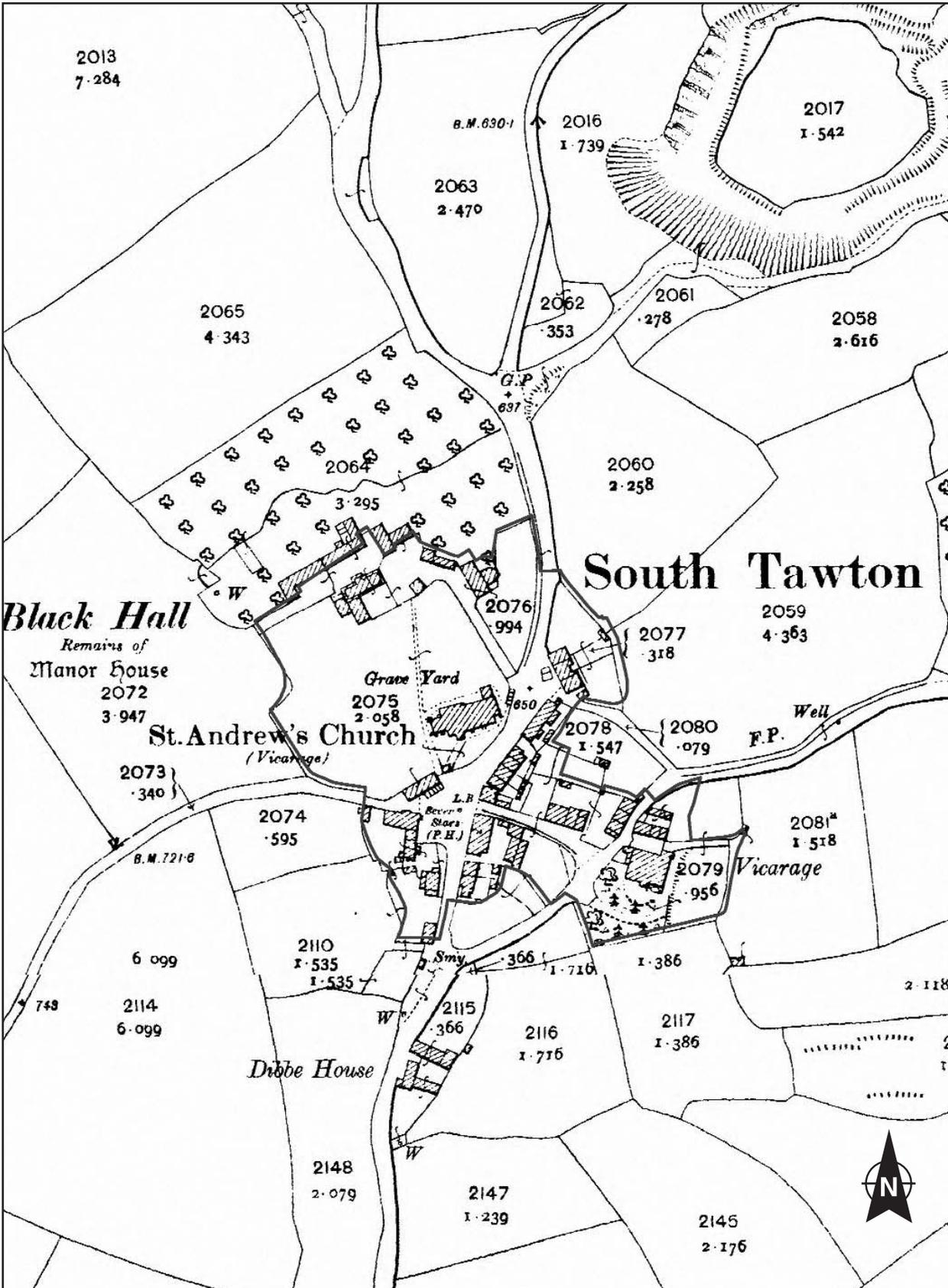
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation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



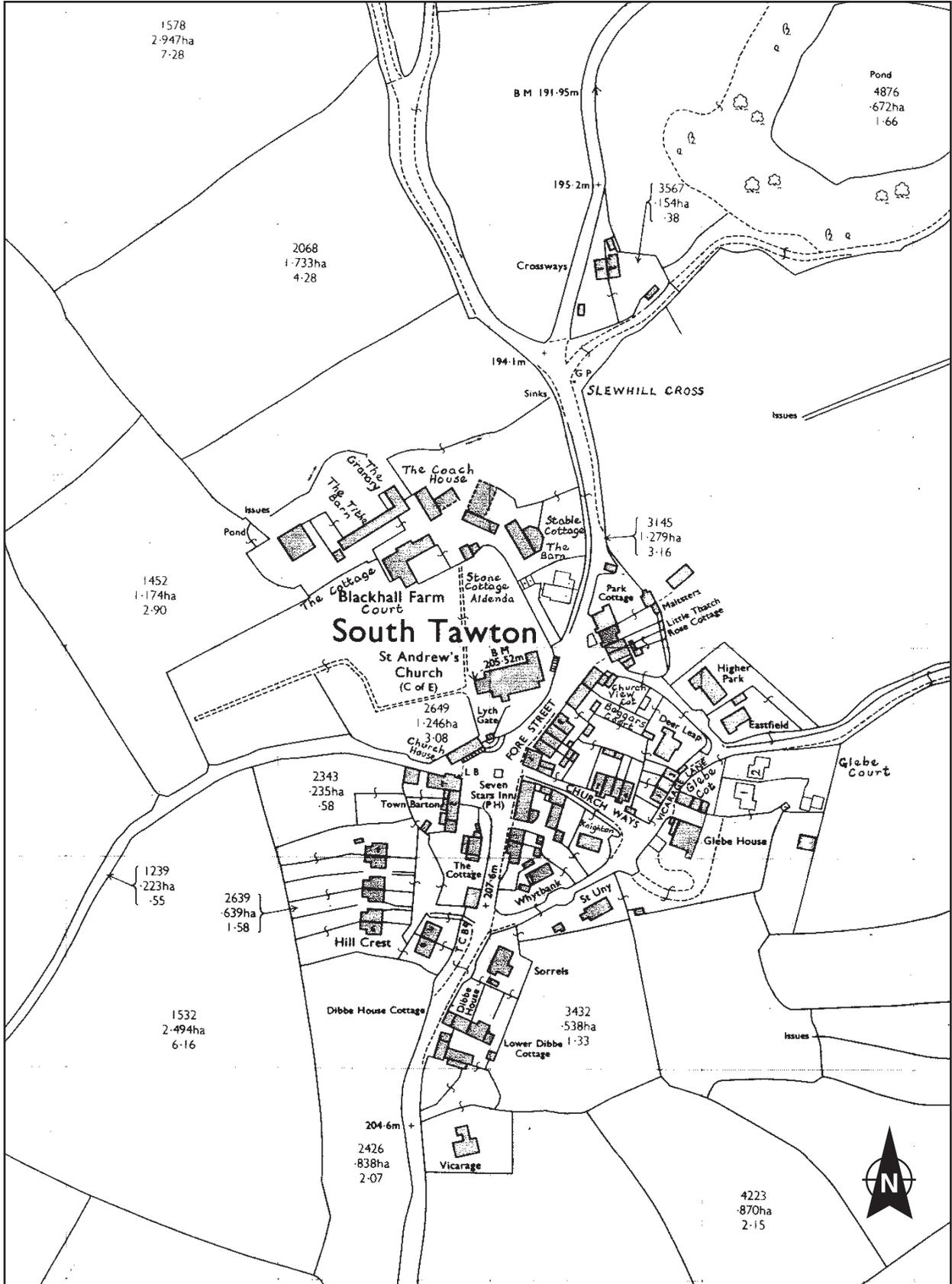
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Map 4 2nd Edition Ordnance Survey Map 1905



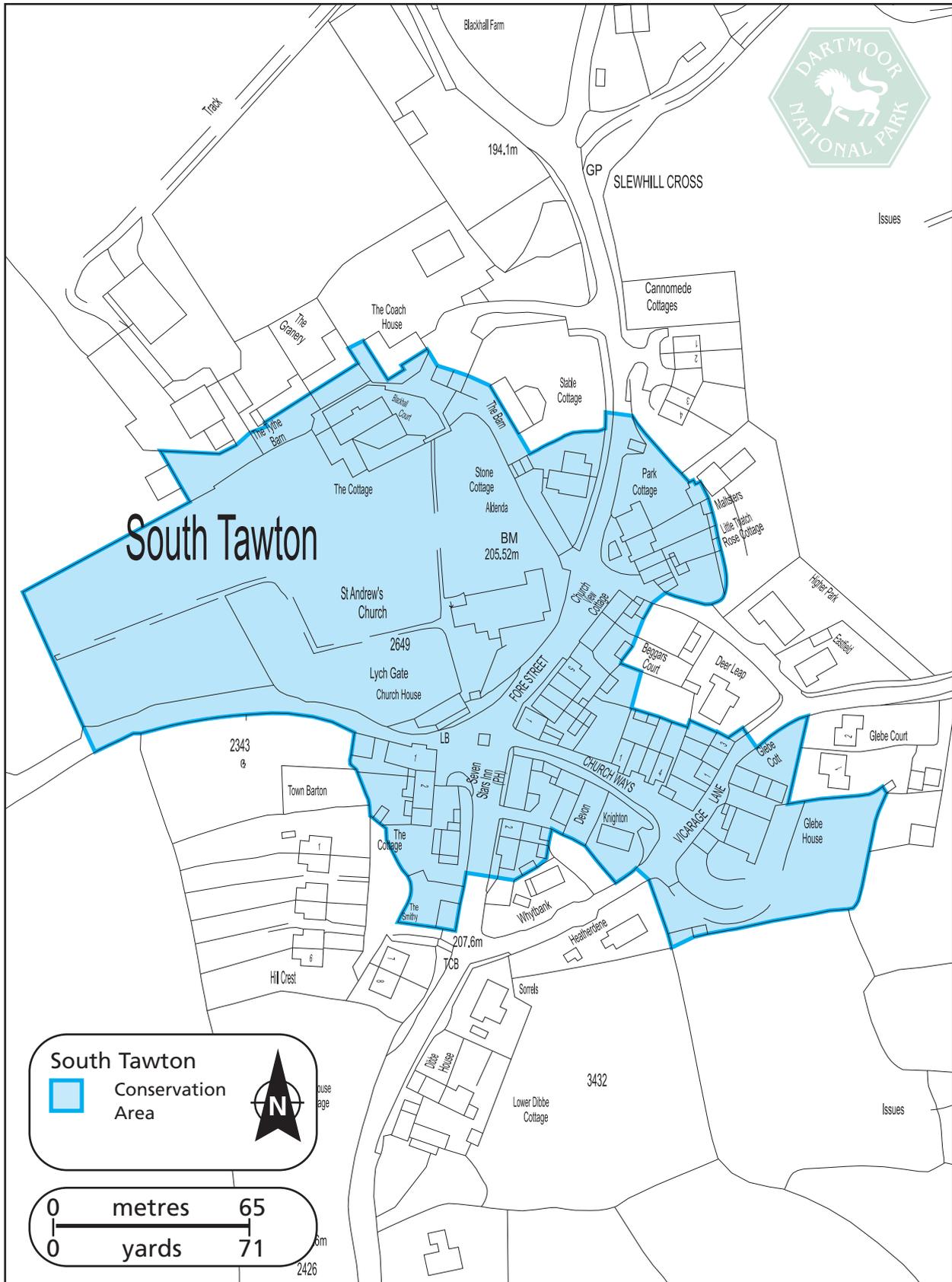
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Map 5 Ordnance Survey Map c.1954



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Map 6 Conservation Area: South Tawton Settlement



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3. Building Types, Materials and Styles

Although the appearance of most of the historic buildings on South Tawton's main street has changed little over the past hundred years, during the previous twenty, between 1886 and 1906 when the OS Maps were published, this part of the village underwent a significant transformation, for this is when the east side of Fore Street was largely redeveloped [Fig 1 below]. Although little information is readily available about the buildings that were lost, if they were all similar to the one glimpsed in one old photograph (which stood on the site of No. 2) they would all have been rendered and thatched – not unlike the cottages in Church Ways before they were substantially overhauled, nor indeed the former Vicarage, which was described in the 1850s as “a neat thatched residence”. The picture this begins to paint, when combined with the one created today by the buildings surviving from the 18th century or earlier, is of a village dominated by buildings with rendered walls and thatched roofs – and therefore having an appearance that was entirely in the Devon vernacular.



Fig 1 An early photograph of the redeveloped east side of Fore Street

The rebuilding of the Seven Stars and the nearby cottages on both its sides, however, introduced a new vernacular that was essentially a Victorian interpretation of rustic charm, based on national rather than locally distinctive designs. Although their quoins and certain of their dressings are of local granite, red brick was used to form the reveals and heads of window and door openings (which were arched, not square), while the dark brown rubblestone of their elevations was laid to decorative effect rather than in the traditional way; on its natural bed and in fairly regular courses. The buildings are indeed well constructed, and in themselves most attractive, but nevertheless they depart considerably from the village's long established character. Their distinctive, gabled fronts heighten the contrast of their materials and style in a most assertive

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Fig 2 The Gabled fronts of the 'new' cottages in Fore Street

manner [Fig 2 above], being quite unlike the roofs of earlier buildings whose eaves run parallel with the street creating harmony along its length – particularly so the cottages at the north end of Fore Street, which retain the long and low form of the farmhouses they once comprised [Fig 3 below]. (The roof of the 18th century house at No.1 Fore Street was originally hipped on all its four sides, but was later heightened and gabled in the manner of its new, Victorian neighbours.) Although appearing somewhat out of keeping with the village's traditional characteristics, the uniform style of the rebuilt pub and cottages gives the impression that they belong to a local estate – which is itself a characteristic that is common to many rural settlements.

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Fig 3 The long, low form of the former farmhouses in Fore Street



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Fig 4 The former Vicarage (now Glebe House)

The only house in the village not originally built in a vernacular or rustic style is the replacement Vicarage dating from between the 1850s and 80s and designed in a polite, classical style with vertical-sliding, painted-timber sashes and a shallow-pitched, slated roof [Fig 4 above]. Typical of its age and type, however, its principal elevations are well screened from public view and therefore contribute little towards the village's architectural character. Slate as a roofing material was probably first used on a domestic building in the 18th century (e.g. at 1 Fore Street), and was subsequently favoured in the 19th century for new buildings (such as those on the east side of Fore Street, which have red-crested ridge tiles) and sometimes also for existing ones that had previously been clad in thatch (e.g. Town Barton [Fig 5 page 17] and the cottages in Church Ways [Fig 6 page 17], whose ridge tiles are a grey-blue standard type). Thatch, therefore, is found only on houses dating from the 18th century or earlier, each of which have painted timber windows (mostly casements, but sashes in the case of Blackhall Farm), rendered stone and cob elevations, and often porches that are also roofed in thatch. Significantly, the ridges of their roofs are all laid flush, following the local, Devon tradition [Fig 7 page 18].

Other non-domestic buildings in the village are relatively few, but include the centrepiece of the settlement, St Andrew's Church, and in its foreground, its equally fine neighbour, the Church House. Both built around the same time in the 15th and 16th centuries, the quality of their mainly ashlar granite construction and the detailing of the features they possess, have a very up-lifting impact upon the architectural and historic character of the village – particularly when viewed in association with the Lychgate with its splendid granite and cobbled steps.

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Fig 5 Town Barton

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Fig 6 The Cottages in Church Ways after restoration

Of the remaining non-domestic buildings only one, the former Smithy, makes a positive contribution towards the Area's character. The others, including the former agricultural buildings at Blackhall Farm, the stables of the former Vicarage (Glebe house) and the outbuildings to the rear of the Seven Stars, have lost their original character in the process of conversion to residential use. The Smithy, on the other hand, retains a good deal of its original character in terms of its smallness of scale and simple design [Fig 8 page18].



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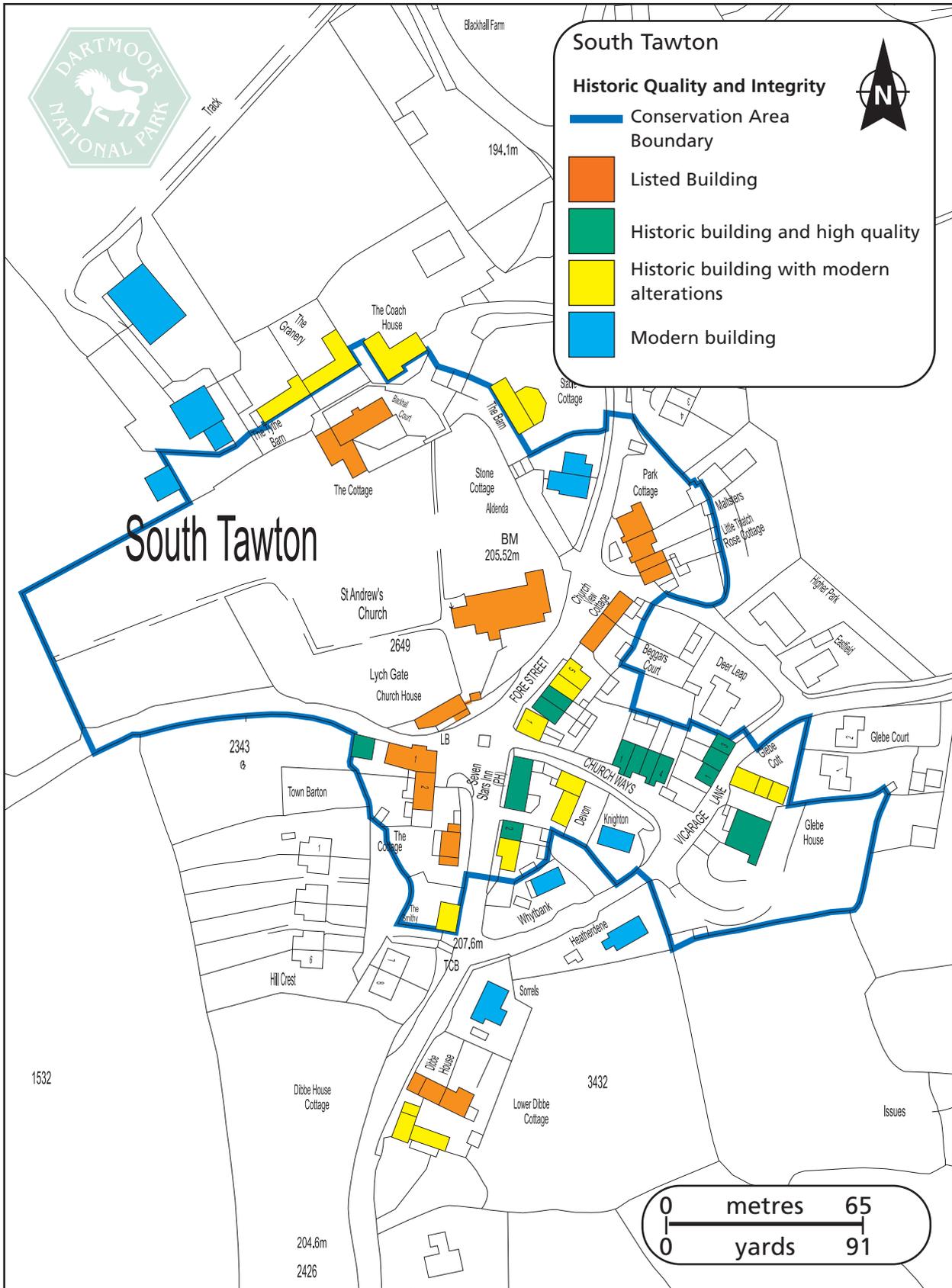
Fig 7 Thatched roof with ridge laid flush in traditional manner



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Fig 8 The former Smithy

Map 7 Conservation Area: Historic Quality and Integrity



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4. Key Buildings

There are 48 Listed Buildings in the Conservation Area; a high figure for such a compact village location, and tending to suggest a wealth of important buildings line its streets. Of this number, however, thirty-three are actually headstones and tombstones located in the churchyard, while a further ten are cottages that formerly comprised four of the village's early farmhouses. St Andrew's Church is Grade I, the Church House Grade II* and the remainder Grade II. Whatever their grade, however, they all contribute significantly towards the Area's special interest and character.



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Fig 9 St Andrew's Church

St Andrew's Church: grade I

Situated in an elevated churchyard beside the main road through the village, and in direct line of sight along its main approach from the south, St Andrew's Church occupies a focal position and dominates the village scene. Perpendicular in style, its pinnacled tower, granite ashlar stonework and the series of tall windows that adorn its crenellated aisles, create a composition which has an uplifting effect on the architectural qualities of the village as a whole. The bath stone used to construct the piers inside reinforces the building's quality and reflects the wealth in the parish that financed its construction in the 15th and 16th centuries.

Listed Buildings Footnote:

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

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



Fig 10 The Church House

The Church House: grade II*

South Tawton's Church House is one of the finest in Devon, built of granite ashlar late in the 15th century or early in the 16th. The granite reveals to its windows, the Tudor arch to one of its doorways, its flush-ridged thatched roof, and the Perpendicular style of its large east-gable window, impart a strong sense of history on the surrounding scene, while its community use today adds a strong sense of continuity.

Pair of Former Farmhouses: both grade II

By 1840 both these farmhouses at the north end of Fore Street had been converted to cottages, four in the one with the yew tree in front, which had small, 1-room plans (now called Park Cottage, Maltsters, Little Thatch and Rose Cottage), and two in the other with 2-room plans (now called Church View Cottage and Beggars Roost). Both are believed to originate from the 17th century or earlier when, as farmhouses, they had typical three- or four- room and cross-passage plans. Although several of their windows appear to have been enlarged or modified to create a fairly regular pattern, their casement form and timber construction nevertheless enhance the buildings' vernacular character. The simple thatched porches that have been subsequently added do likewise, while their continuous thatched roofs, long low proportions and their common painting scheme preserves well the appearance of their farmhouse origins.



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Fig 11 The former farmhouse divided into four cottages



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Fig 12 The former farmhouse divided into two cottages



Fig 13 Blackhall Farmhouse

Blackhall Farmhouse: grade II

Described in the Statutory List as being the former Manor House, its oldest, 16th century, part has a three-room and cross-passage plan typical of the period and faces southeast towards the Church. A large wing was added in the early 19th century to create a very substantial L-shaped plan. Like the original house, its roof was also thatched and, as if to complete the harmony between new and old, the windows of the original part were replaced with multi-paned sashes to match those employed in the wing. These windows also seem to reflect the building's high status, as all the other farmhouses in the village have casements, and were mostly converted to cottages by 1840.



Fig 14 The Cottage, Fore Street

The Cottage, Fore Street: grade II

Built probably in the 18th century, although possibly not in its present day form, this cottage is perhaps the most picturesque in the village. The combination of its thatched roof and porch, rendered elevations and the irregular pattern of its painted timber casement windows, contribute greatly towards South Tawton's local vernacular character.



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Fig 15 *The Seven Stars Public House*

Seven Stars Public House: not listed

As the centrepiece of the part of Fore Street that was redeveloped around 1900, its façade is completely symmetrical, with tall, projecting gables at each end and a projecting chimneystack at its centre – which, strange as it might appear, incorporates the main entrance door together with a first floor window above it. Its articulated, rustic design and the vertical emphasis this creates, is in stark contrast to the surviving vernacular buildings in the village – and probably the earlier inn which it replaced. Nevertheless, the redevelopment that took place in Fore Street came at a time in the village’s history when a display of confidence in its future was very much needed.

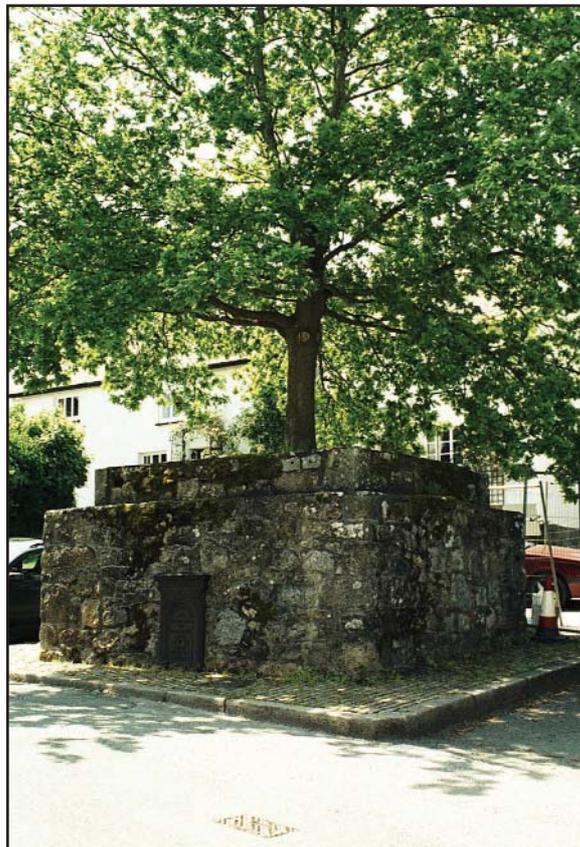
5. Local Details and Street Furniture

Although small in size, the Conservation Area at South Tawton has a wealth of features that contribute positively towards its special interest and character, most notably the lych gate [Fig 16 below] and the Crosstree Plinth [Fig 17 below] that occupy its principal open space.



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Fig 16 The Lych gate



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Fig 17 The Cross Tree Plinth

The lych gate comprises a most attractive, robust-looking blend of ashlar granite, oak framing and natural slate, complemented in its foreground by a splendid flight of granite and cobble steps, and to its left by a most unusual stile made up of three granite slabs set horizontally into the adjacent walls. Built around the time the Seven Stars and the cottages opposite were redeveloped in circa 1900, the lych gate too was a replacement of a much more simple gateway – and rather than being discarded, it seems the piers and gates that stood in its place were transferred to the opposite side of the Church House [Fig 18 below]

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Fig 18 The gateway on the west side of the Church House

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Fig 19 NE entrance to churchyard

At the other end of the churchyard's Fore Street frontage – which itself comprises an impressive rubblestone wall that gathers height as Fore Street slopes away – is another attractive entrance, with granite steps rising steeply to the level of the churchyard. Its ironwork gate is of similar design to the pair removed to the left of the Church House, while the granite piers that support both the gate and the ironwork handrails have elegant, carved heads [Fig 19 page 27]

The Crosstree Plinth is a simple, rectangular structure built of granite ashlar. The tree growing in it today is an oak planted in 1984 to replace the elm that was planted at the time plinth was constructed in 1863. This was apparently at the expense of H A Hoare Esq. of Oxenham, who is named on a ironwork frame that was originally fitted with a water tap (this is on the east side and looks very much like a period fire surround [Fig 20 below]). A granite trough lies against the west side of the plinth (possibly removed from beneath the tap), while on the south side a recessed granite bench was fitted in commemoration of Queen Elizabeth's coronation in 1953.



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Fig 20 The frame on the Cross Tree Plinth

Another tree planted in a raised bed, this time a yew, creates a focus for the smaller space in Fore Street outside Park Cottage and Maltsters [Fig 21 page 29].

Granite boundary walls are not especially common in the Conservation Area as most of the buildings front directly onto the street, and only one or two rear courtyards have high walls to protect them (e.g. at the former Vicarage and the Seven Stars Public House). The granite wall retaining the churchyard is, however, a dominant feature on Fore Street [Fig 22 page 29], and in the churchyard itself, low stone walls with moulded granite cappings define an unusually broad walkway that was formerly two

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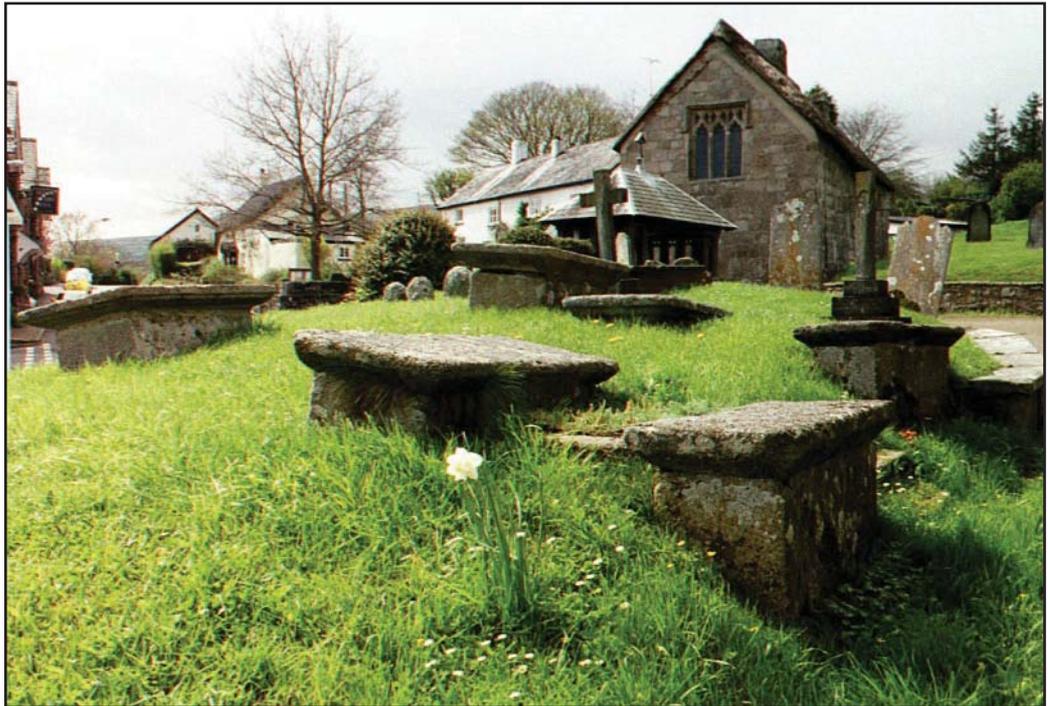
Fig 21 Yew tree outside Park Cottage and Maltsters

separate pathways leading from the lychgate; one to the church porch and the other past the tower towards the former Manor House. Unusual also for such a small village is the large number of early granite tombstones and headstones that survive in the churchyard [Fig 23 page 30] – a clear sign that St Andrew’s served a very large parish that was home to several wealthy families.

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Fig 22 The churchyard wall on Fore Street



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Fig 23 Some of the many early tombstones and headstones in the churchyard

With the exception of the pavement in front of 1 – 5 Fore Street, which is surfaced in exposed-aggregate slabs, and in front of the Seven Stars, where exposed-aggregate concrete has been laid in situ, tarmac is otherwise the prevalent surfacing material. All the pavements in the Area have granite kerbs, except for the rather interesting raised pavement in Church Ways, which has a granite rubblestone revetment wall [Fig 24 below].



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Fig 24 The raised pavement in Church Ways

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Fig 25 The cobbled path outside the Church porch

Away from the highway there are some notable areas of paving, including the slate-on-edge blocks used to floor the lych gate, and the cobbled pathway that leads from it to the entrance to the church porch [Fig 25 above]. The granite setts introduced around the Crosstree plinth, and in an area of pavement next to the post-box nearby, enhance the character of the space they occupy and tend to heighten its visual significance.

6. Spaces and Views

Spaces

The most significant open space in the village is that of the churchyard [1 on Map 8 page 36] which, in part, is probably the most ancient. It is an essential element of the South Tawton's historic plan (with the Church as its focus, the former Manor House to its north and the main body of the settlement to its south and east) and integral to the setting of the Church, Manor House and Church House. In addition, three smaller spaces create a series of important focal points which add character and interest to the village scene, namely

- 2 the space to the south of the Church House, with the Crosstree Plinth at its centre [Fig 26 page 33]
- 3 the space on Fore Street, adjacent to the NE entrance to the churchyard [Fig 21 page 29]
- 4 the space near the former Vicarage at the east end of Church Ways [Fig 27 page 33].

Views

While the view north across the principal space is exceptional in characterising South Tawton's importance as the parish's religious focus [1 on Map 8 page 36], other views are significant in characterising the immediacy of the settlement's historic relationship with its rural setting and its proximity to the high moor, namely:

- 2 from the churchyard looking in an easterly direction [Fig 28 page 34]
- 3 from the churchyard extension looking north [Fig 29 page 34]
- 4 from the churchyard extension looking southwest [Fig 30 page 35]
- 5 from adjacent to the Smithy looking south [Fig 31 page 35].

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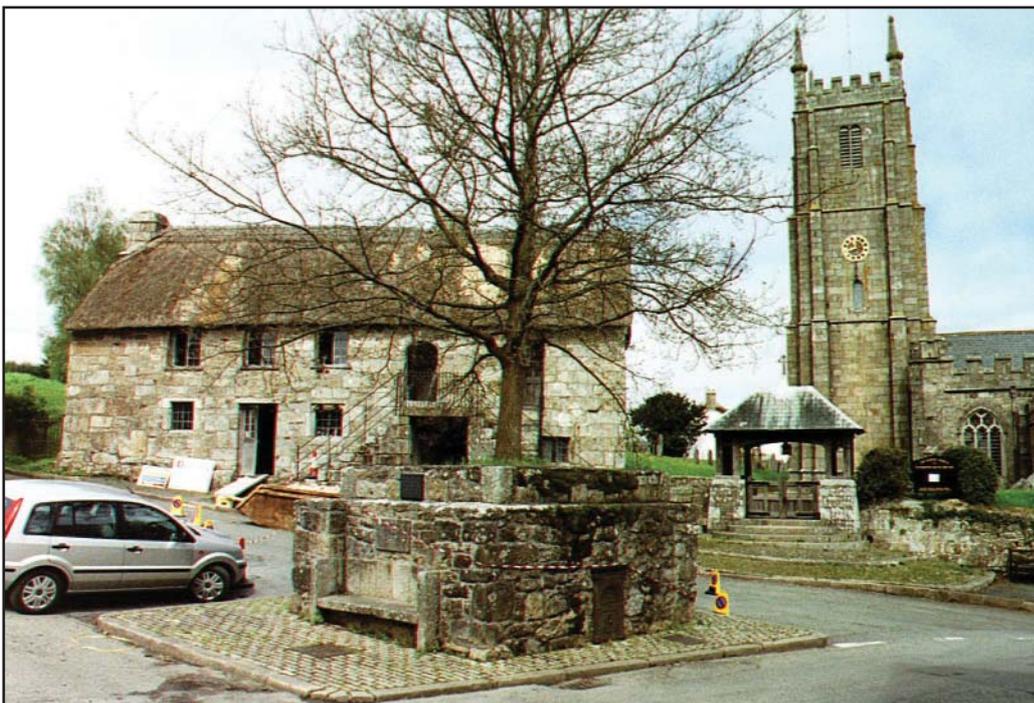


Fig 26 The space south of the Church House

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Fig 27 The space at the east end of Church Ways



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Fig 28 View looking east from the churchyard



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Fig 29 View looking north from the churchyard extension

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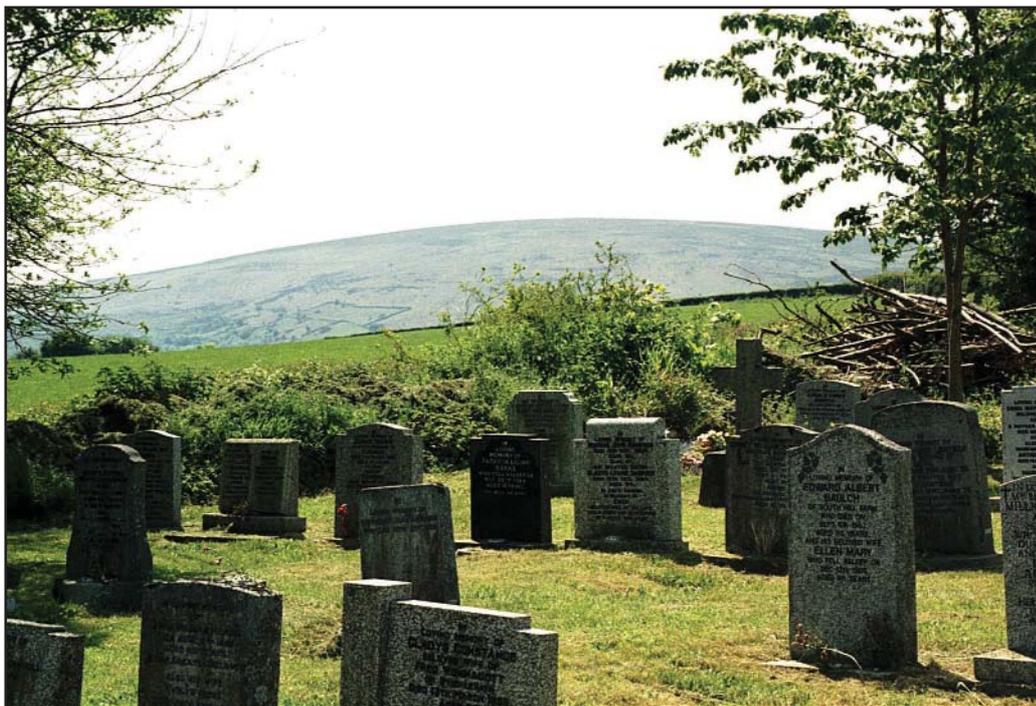


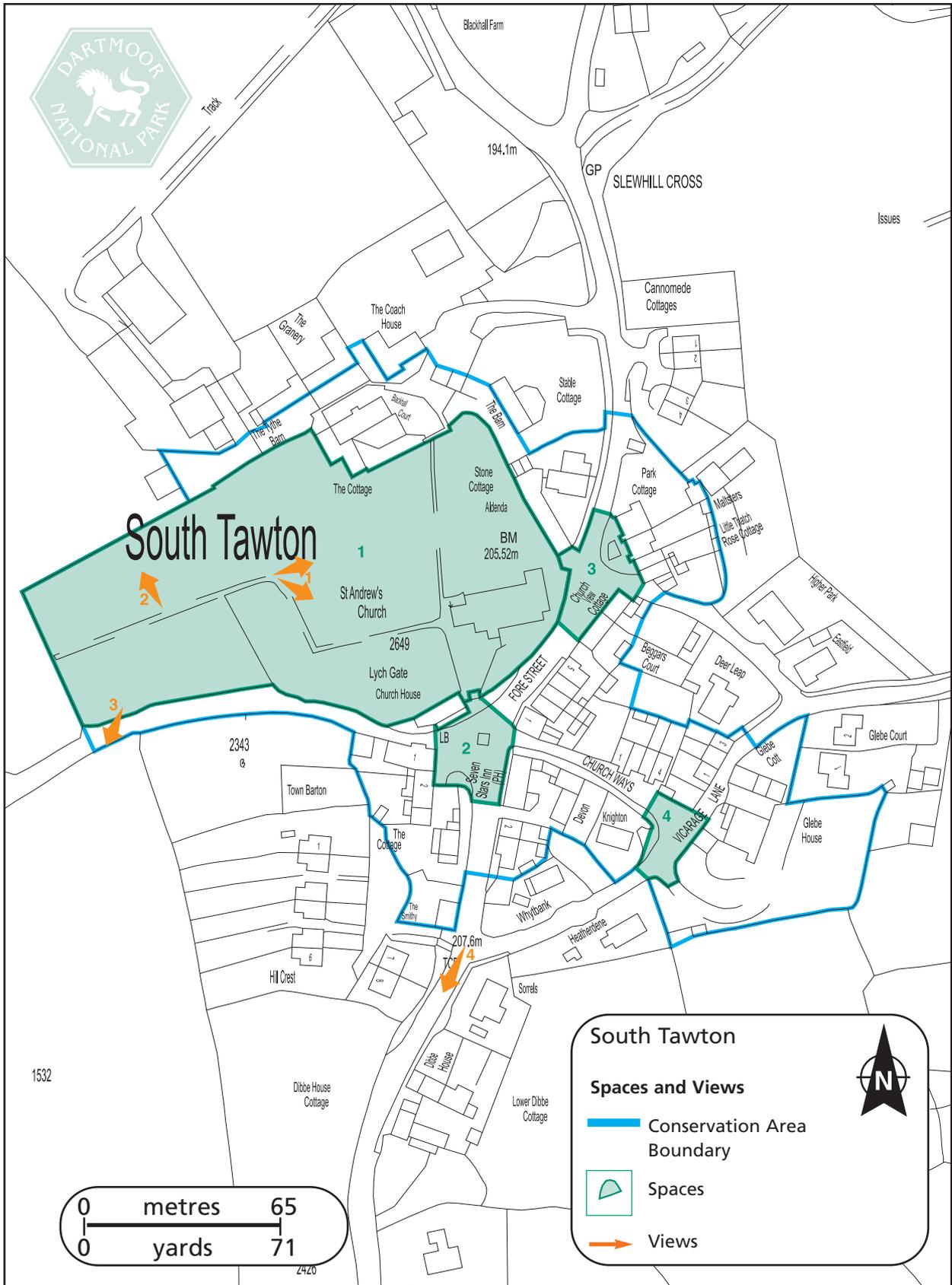
Fig 30 View looking southwest from the churchyard extension towards Cawsand Beacon

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Fig 31 View looking south from beside the Smithy towards Cawsand Beacon

Map 8 Spaces and Views



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7. Modern Development

Although 20th century development has had a considerable impact on South Tawton's setting, being mostly sited along the lanes behind Fore Street and eroding the immediacy of the settlement's historic relationship with the countryside around, the apparent scale of the village and the historic character of its centre have largely remained unaffected – which is indeed fortunate, as the designs and detailing of the bungalows and houses built in the 20th century have little in common with South Tawton's locally distinctive characteristics.

On the whole, the historic buildings in the Conservation Area, particularly those along Fore Street and around the principal space in front of the Church House, have their character well preserved. Plastic windows (and other incongruous modern materials and features) are few, although their introduction into two of the estate-looking cottages has eroded the essential uniformity that characterises the grouping as a whole.

8. Archaeological Potential

There are no recorded archaeological events or finds within the conservation area. However, the place-name is recorded in the Domesday Book of 1086 and there is therefore potential for the site of a manor house and associated buildings and structures to be found, probably within the area of the present day manor and church.

Most of the standing structures within the village are 15/16th century or later and there is a possibility of the remains of earlier buildings surviving below ground in the conservation area.

Traces of ridge and furrow have been recorded in the field north of the manor house (SX 6523 9462).

9. Trees

There is a reasonable distribution of trees throughout the Conservation Area. The most significant trees are those mature broadleaves growing near Glebe House and the linear groups of trees in the grounds of St Andrew's Church. The semi-mature oak growing outside the church is an attractive feature and as it matures will become an important feature of the village.

South Tawton is surrounded by agricultural land and several mature trees are growing along the field boundaries around the Conservation Area itself.

Some planting has been carried out within the gardens of the larger properties inside the Conservation Area. However, outside the Area little planting has been carried out and there are many potential tree planting sites.

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



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Cartographic Engineering 2006

Tree Survey: South Tawton Conservation Area

(see Tree Survey map page 41)

Number	Species	Age Class
1	Oak	Semi mature
2	Rowan	Semi mature
3	Silver Birch	Mature
4	Sycamore	Mature
5	Sycamore	Mature
6	Cherry	Mature
7	Sycamore	Semi mature
8	Sycamore	Young
9	Elm	Young
10	Yew	Mature
11	Yew	Mature
12	Norway Maple	Young
13	Rowan	Young
14	Elm	Semi mature
15	Norway Spruce	Young
16	Rowan	Young
17	Lawson Cypress	Semi mature
18	Lawson Cypress	Semi mature
19	Yew	Mature
20	Lawson Cypress	Young
21	Rowan	Semi mature
22	Hawthorn	Semi mature
23	Ornamental Cherry	Semi mature
24	Wild Cherry	Semi mature
25	Sycamore	Young
27	Lawson Cypress	Young
28	Wild Cherry	Mature
29	Monterey Pine	Mature
30	Beech	Mature
31	Cedar	Mature
32	Fir	Mature
33	Cedar	Mature
34	Beech	Semi mature
35	Copper Beech	Semi mature
36	Cherry	Mature
37	Holm Oak	Mature
38	Hawthorn	Semi mature
39	Fir	Young
40	Apple	Semi mature
41	Apple	Semi mature
42	Copper Beech	Semi mature
43	Hawthorn	Mature
44	Lawson Cypress	Semi mature
45	Sycamore	Mature
46	Beech	Semi mature
47	Sycamore	Mature
48	Linear group of oak, sycamore and cherry	Semi-mature
49	Linear group of oak, sycamore and cherry	Semi-mature
50	Group of sycamore, lime and oak.	Semi-mature