

South Zeal



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 21 Conservation Areas within Dartmoor National Park.

Designation brings certain duties to local planning authorities:

- ◆ to formulate and publish from time to time proposals for the preservation and enhancement of Conservation Areas and submit them for consideration to a public meeting in the area to which they relate (Section 71)
- ◆ in exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas (Section 72).

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

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

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

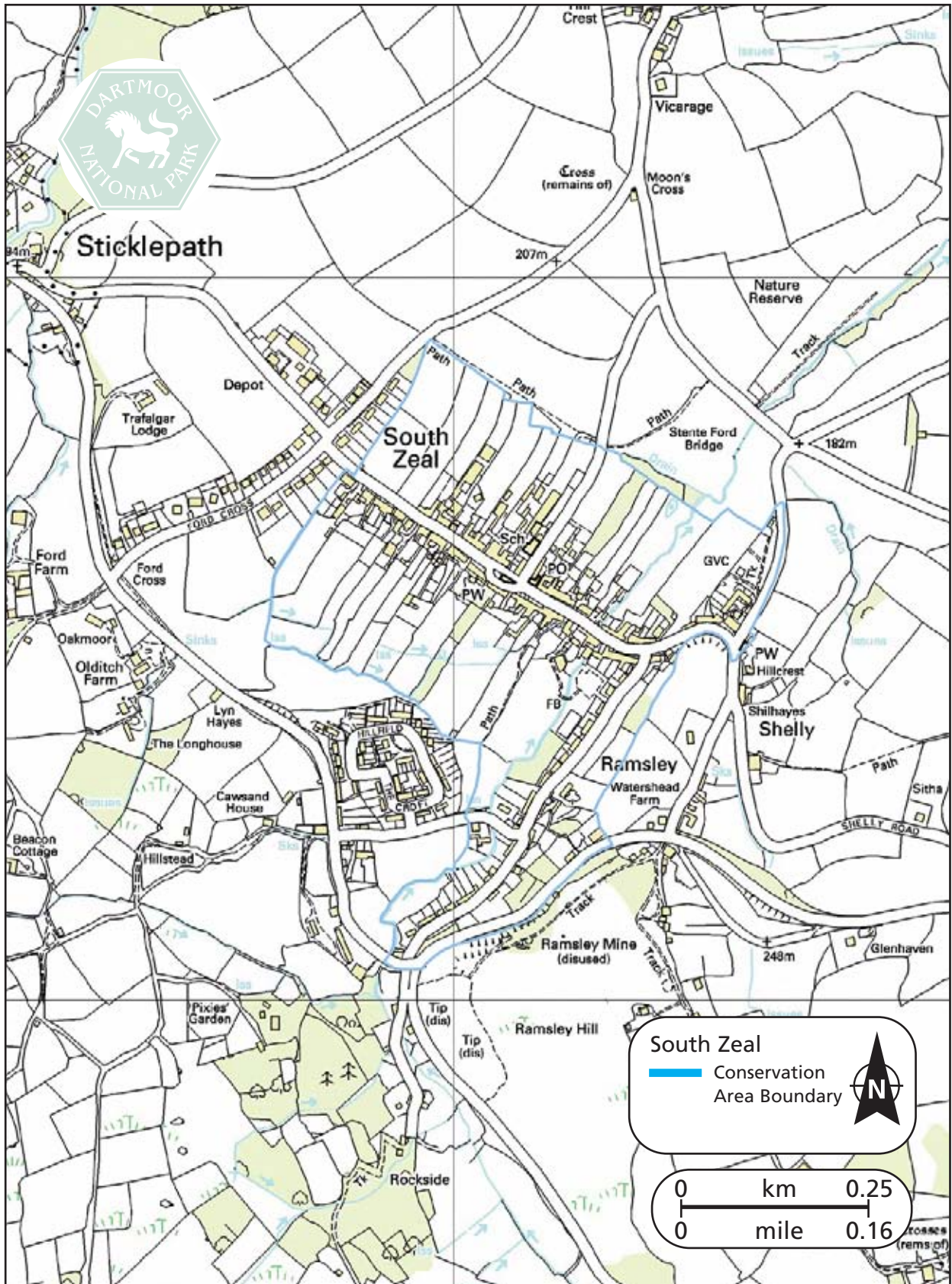
Defining the character of an area is not a straightforward exercise and it is not always possible to reach a truly objective view. The statement of character and appearance in this appraisal is based on various detailed methods of analysis recommended by English Heritage. A range of qualities are looked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

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

Contents

Introduction	5
1 Village History	6
2 Settlement Plan	8
3 Building Types, Materials and Styles	15
4 Key Buildings	20
5 Local Details and Street Furniture	27
6 Spaces and Views	31
7 Modern Development	39
8 Archaeological Potential	41
9 Trees	42
Appendix A: Tree Survey	44
Maps	
Map 1 Conservation Area Location	4
Map 2 Tithe Map 1847	10
Map 3 First Edition Ordnance Survey Map 1886	11
Map 4 Second Edition Ordnance Survey Map 1906	12
Map 5 Ordnance Survey Map c.1954 (part only)	13
Map 6 Conservation Area: South Zeal Settlement	14
Map 7 Conservation Area: Historic Quality and Integrity ...	19
Map 8 Conservation Area: Spaces and Views	33
Map 9 Conservation Area: Trees and Boundary	43

Map 1 Conservation Area Location



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Introduction

South Zeal is a fairly large village located about 4 miles south east of Okehampton and half a mile south of South Tawton, within the District of West Devon. As a planned settlement it was originally located on the major historic route from Exeter to Okehampton and on to Launceston.

The village lies outside the granite mass that rises to the south and has a complex geology of volcanic and metamorphic rocks. A product of the folding and metamorphism was the creation of copper deposits that are recorded as having been worked at Ramsley Mine, ([Emily Mine on the 1st edition OS map \[Map 3 page 11\]](#)), from 1860 – 1909. The ore produced was of high quality (12-19% copper) so it seems very likely that exploitation of this resource started at an earlier date, but that is not proven.

The settlement site runs roughly east-west across an asymmetrical valley and retains much of its medieval layout. The quality and legibility of this plan is the most outstanding feature of South Zeal. Such completeness and clarity is very rare and is, therefore, of national importance. Although the location had the advantages of being on a trade route by a brook, it had the disadvantage of being far from flat, which made building and transportation more awkward.

The Conservation Area was designated in April 1973 and a Guidance Note relating to the burgage plots was published by the Dartmoor National Park Authority in 1997. Based on the findings of this Character Appraisal the area to the south and east, including Ramsley and the adjacent hillside, were considered appropriate for inclusion in the Conservation and were designated in June 2009.

1 Village History

Some settlements show evidence of medieval planning and have charters allowing them to hold markets or fairs, but many represent expansion of a settlement that had already existed for some time. South Zeal has a charter marking its foundation as a new town, dated 1264.

The site chosen was close to the heart of the wealthy parish of South Tawton, on the main road from Exeter to Okehampton. Building work must have begun very soon after the charter, as in 1299 the Lord of the Manor, Robert de Tony, was granted leave to hold a market and two fairs at 'Zeale Tony'. The new town was clearly up and running by then and a successful beginning is supported by records dated 1315 showing that there were 20 burgesses (townsmen with municipal rights) in South Zeal.

In the centuries that followed, however, the town never grew beyond its medieval layout. Quite how long South Zeal maintained the status of market town and trading centre is open to speculation. The evidence from standing buildings suggests that by the end of the medieval period the character of the village was essentially agricultural, as the burgage plots were fronted by farmhouses rather than townhouses. In use the plots became more akin to the system known as 'toft and croft', except that the farmers here were altogether better off and held aspirations far beyond the near subsistence lifestyle more typical of 'toft and croft' living. Records suggest that some of the farmers held land outside the village and the quality of their homes indicate that they sustained a reasonable level of wealth.



Fig 1 – The Heart of South Zeal

Early 20th century

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It seems likely that economic change and de-population in the 150 years after its foundation put paid to aspirations of town status. The pragmatic decision of farmers to adapt their way of living and working to the established layout consolidated and preserved the medieval plan. The most significant change was the erection of a chapel of ease, probably in the 15th century. The location tends to suggest that the planned market square was under-used by this time. Conversely, the settlement had sufficient population and means to support the construction of the Chapel of St Mary.

Without the driving forces for expansion, South Zeal appears to have changed very little in form between the 16th and 19th centuries. Successive generations carried out adaptations and improvements to the houses but there was little re-building and the disastrous fires that affected many places were avoided. As a consequence, South Zeal has an exceptional number of late medieval farmhouses located in its 13th century town plan.

By 1822 the main road had been diverted to the south – the steep climb on the eastern side of the valley proving too much for the increasing number of coaches using the route. The tithe map of 1847 [Map 2 page 10] indicates a row of four cottages, of unknown age, in the market square immediately west of the chapel. This adds weight to the view that the market was no longer a major factor, though White's Directory of 1850 states that there was still a cattle market held on the first Tuesday after the festival of St Thomas a Becket, (July 7th). There were, however, several farmsteads, two mills, a number of shops and Ramsley Mine. White's Directory records an impressive range of trades still being pursued by residents of South Zeal. These included two tailors, three shoemakers, three carpenters (one also a wheelwright), two shopkeepers, a butcher, a rope and twine maker and a mason. In addition there was the schoolmaster (who was also an overseer), the Parish Post Office and four public houses. Of the eight farmers, four were said to be owners. It is also recorded that sixty children were educated in the school at the expense of H. A. Hoare, whose family had bought the Oxenham estate. The picture at that time is of a settlement that was still providing services to a much wider population.



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Fig 2 – One of the former shopfronts.

The later 19th century saw a number of significant developments. The school was moved from the chapel (which was then drastically renovated) into the substantial and attractive building still in use. There is a former Methodist chapel (now converted to a dwelling) at the eastern end of the village and in Shelly is a Bible Christian Chapel (now the Methodist Chapel) erected in 1866.

2 Settlement Plan

Although the population of South Zeal is that of a village, the plan is quite clearly that of a medieval town. The main street widens at the centre to accommodate the market square and, since the 15th century, the chapel. The houses are arranged along the linear street frontage with long, narrow burgage plots behind. These appear to have always been used for non-domestic purposes and are accessed by a variety of lanes, alleys and cart entrances. It appears that there was never sufficient population pressure for the burgage plots to be developed.



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Fig 3 – Burgage plots seen from Shelly.

The burgage plots on either side of the stream are significantly wider than elsewhere, especially south of the main street. This may have been to allow for the effects of flooding but perhaps these plots were meadowlands that were shared by the community. Today this is the village recreational area and car park.



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Fig 4 – At the lower end of South Zeal many homes are built directly onto the street.

Whilst some buildings front the street directly, especially at the lower end of the village, there are many front gardens enclosed by stone walls. Some of these have distinctive railings and this enclosure does not appear very historic. The Greenbank in front of the cottages immediately west of the Chapel of St Mary may be indicative of the former character. The progressive enclosure of front gardens through the 19th century can be seen by comparing the tithe map [Map 2 page 10] with later OS maps

[Maps 3 and 4 pages 11 & 12]. It seems likely that the gardens began to appear once traffic was diverted onto the new road in 1822.



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Fig 5 – Front gardens are prevalent at the western end of South Zeal, especially on the south side of the street.

Historically the village grew into the smaller settlement areas of Shelly to the east and the hamlet of Ramsley [Maps 3 and 4 pages 11 & 12]. The latter may well have been associated with the early mining activity at Ramsley. Since the mid 19th century there has been progressive ribbon development along the western side of Ramsley Lane, linking it with the main village.

Close to Ramsley a leat was taken from the stream to service the mill before flowing down the street to re-join the stream again. The tithe map [Map 2 page 10] shows a house and a long building on the leat that was surely a mill as well, though no remains are evident today. It is probable that the building on the line of the stream also made use of water power, but for what purpose is unknown.

The only other street is Tawton Lane that links the centre of South Zeal to the older parish settlement of South Tawton. The tithe map [Map 2 page 10] indicates a row of some 12 cottages, many of which were demolished to make way for the school.

Map 2 Tithe Map 1847



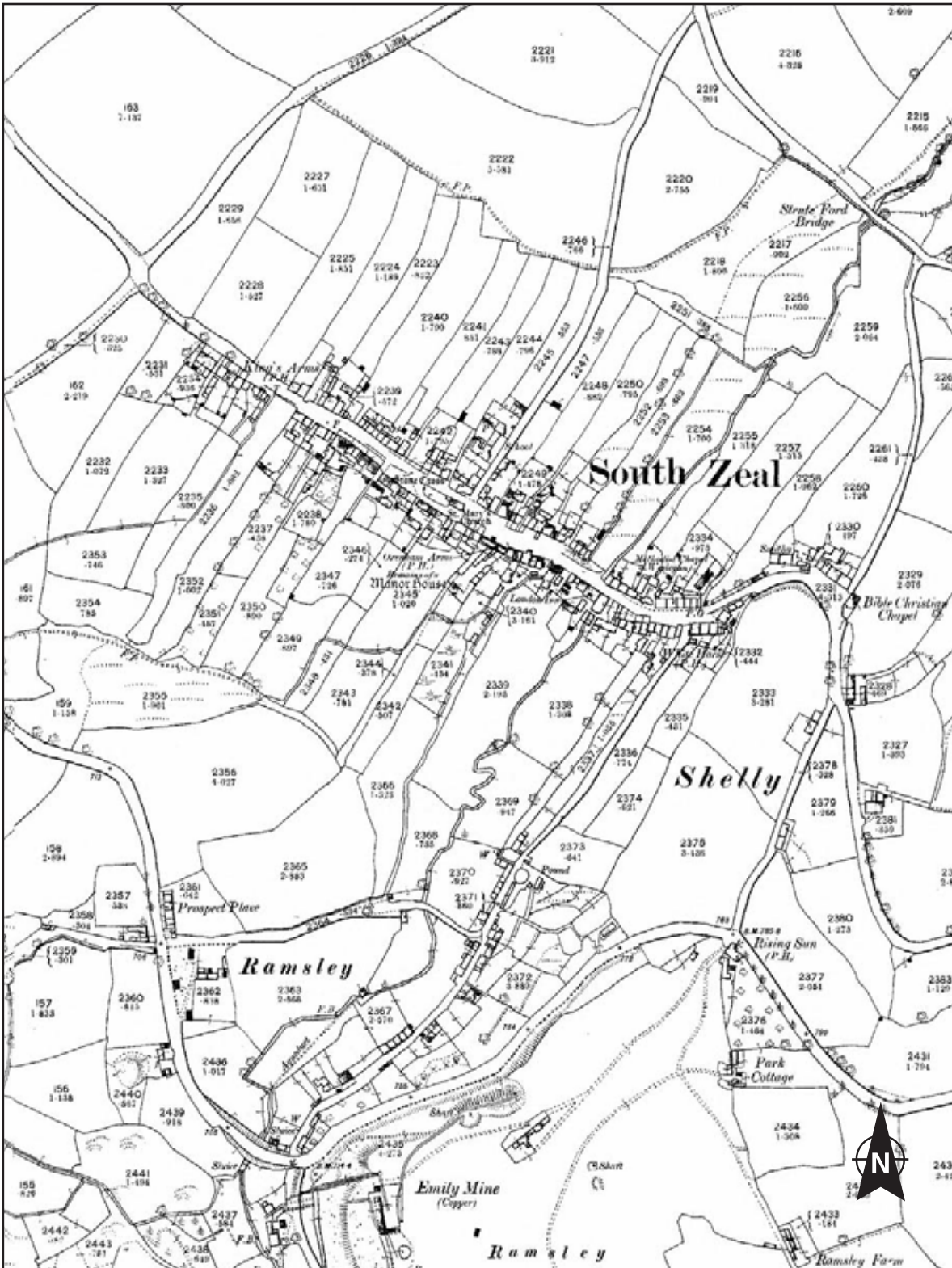
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Note: (not reproduced to scale)

Historical Footnote:

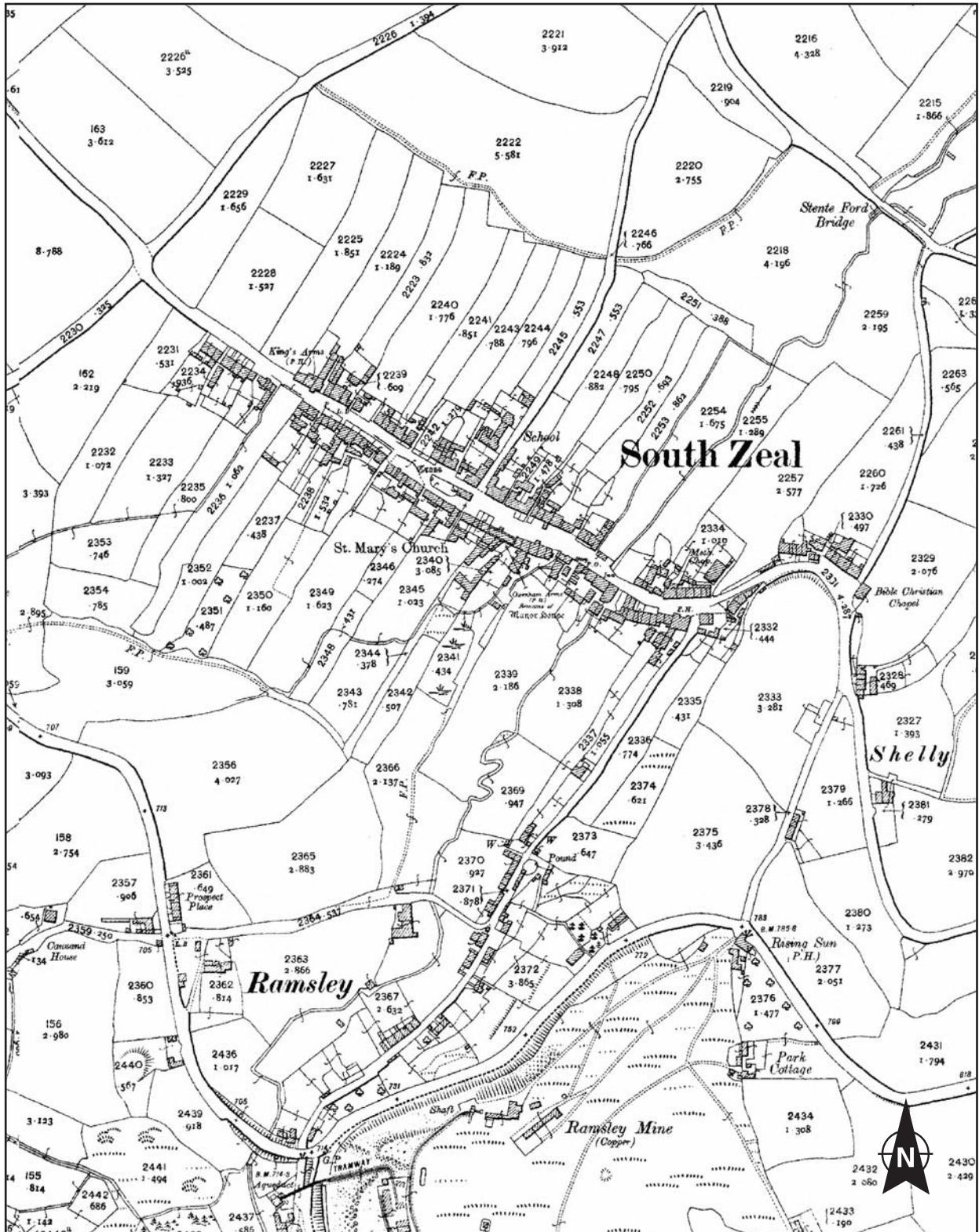
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation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

Map 3 First Edition Ordnance Survey Map 1886



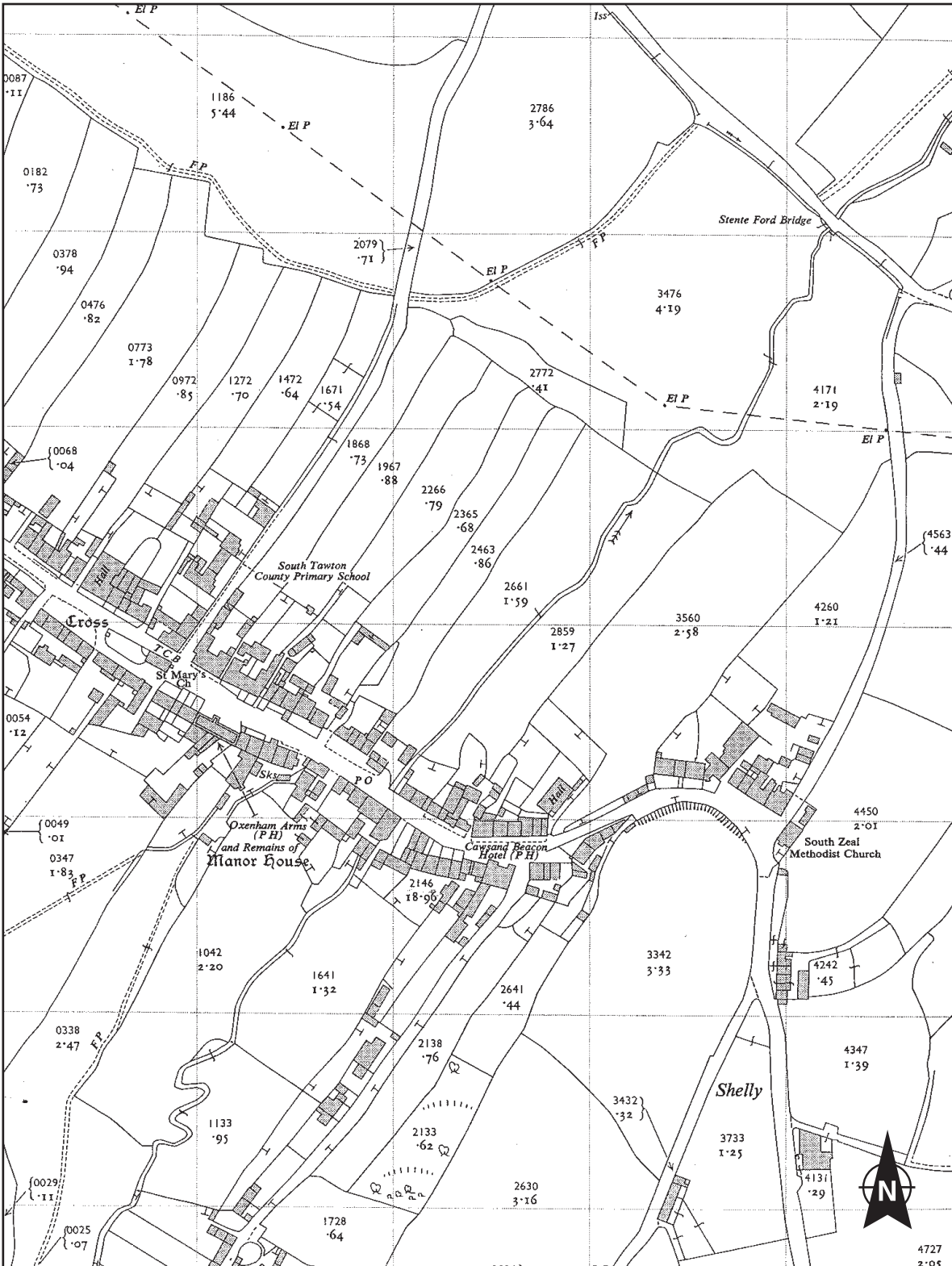
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Map 4 2nd Edition Ordnance Survey Map 1905



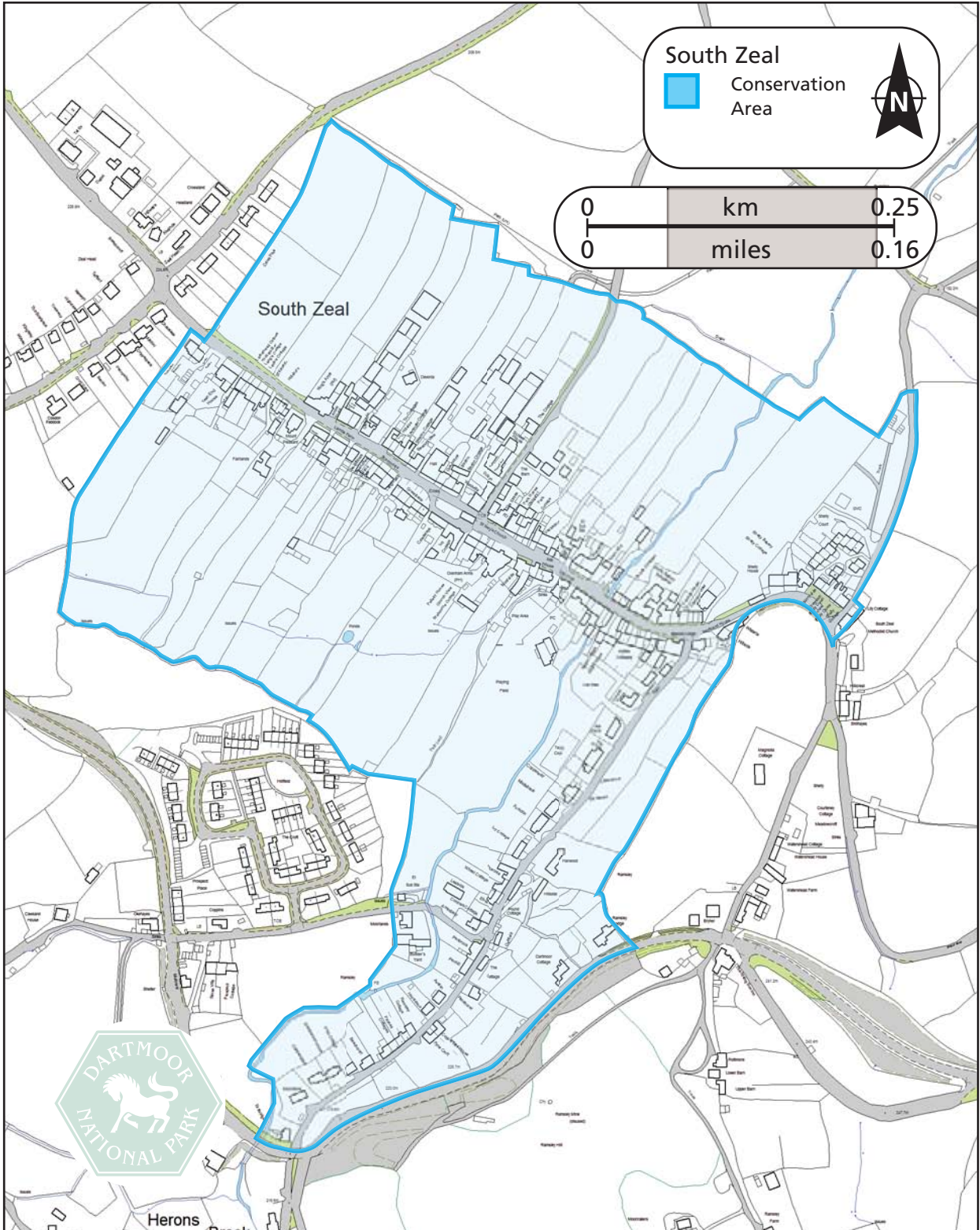
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Map 5 Ordnance Survey Map c.1954 (part only)



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Map 6 Conservation Area: South Zeal Settlement



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3 Building Types, Materials and Styles

[Refer to Architectural Historic Integrity and Quality – Map 7, page 19]

The majority of cottages and houses of South Zeal are characterized by having a linear form parallel to the street. Most buildings span the full width of their associated burgage plots - they form clusters and informal terraces that are mostly punctuated by gaps allowing access to the land behind. The older examples date from the 16th and 17th centuries and are mostly 2 or 3-room cross passage dwellings – the typical Devon farmhouse.



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Fig 6 – Crossways is a typical 3-room cross passage house.

This suggests that by the 16th century at least, South Zeal was established as an agricultural settlement rather than the town that Robert de Tony intended it to be. Some properties, most notably the Kings Arms and the Oxenham Arms, have 2 storey porch extensions that usually date from the 17th century and imply a degree of wealth and status. The Victorian cottages at Shelly have attractive porches; apart from these there is a general absence of historic porches and only a few door canopies. Where modern porches have been added this has usually been detrimental to the visual character of building and streetscene.



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Fig 7 – The cottages at Shelly have historic porches.

To the rear are a variety of lean-tos and extensions that follow the burgage plots. Some are domestic but many were used for agricultural or manufacturing activities. Some non-domestic buildings front the street,

but not many. This can be seen in historic context on the tithe map [Map 2 page 10] which shows dwellings in pink and others in grey.

Historically the great majority of buildings would have been typical of the local vernacular – rendered and/or limewashed stone and cob walls, with low eaves and thatched roofs. In the last 200 years slate has become the dominant material, firstly on new buildings and then as a replacement for thatch on old ones. In the last 50 years a lot of roofs have been renewed in artificial slate which lacks the character of a natural product. The loss of thatch over the last century has perhaps had the greatest impact on the special character of South Zeal as the roofscape is so prominent in views within the settlement and from outside looking in.

The traditional external finish was hand-thrown lime render with a roughcast finish. At some point in the 19th century it became fashionable to renovate in cement render with a coursed finish intended to imitate stonework. A few re-rendered buildings have granite quoins exposed. Until the latter part of the 19th century the only buildings with exposed stonework are likely to have been the chapel and what is now the Oxenham Arms. Thereafter a trend developed for building in exposed granite rubble. The dressed faces and tight jointing exhibit good workmanship and the style is a feature of the village. The domestic buildings of this period reflect the ceiling heights favoured at the time and, as a consequence, have much higher eaves.



Fig 8 – Render imitating stone and coursed but roughly dressed stonework.

Nearly every dwelling in South Zeal retains a chimney so they add greatly to the roofscape. Most are axial stacks and many have been re-built in brick. There are a few fine granite examples with substantial drip courses that indicate the roof was previously thatched. One substantial lateral stack is seen on Moorside, with a tall brick shaft on top that gives it unusual proportions [Fig 9 page 17]. There appears to have been another lateral stack on Ivy Cottage in the centre of the village, but this has been truncated below eaves level.



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Fig 9 – Lateral chimney stack at Moorside.

Dormers are not a characteristic of the village at all and there are few visible rooflights to disturb the flow of the roofscape. Slate roofs usually have fascia boards to their eaves, some have little overhang – just enough to compensate for the undulations in the walls, others have more substantial box soffits. Some examples of historic cast iron guttering remain – in half round or ogee profiles. A lot of guttering has been replaced with inferior plastic, often in inappropriate box profile. Roofs of the later 19th and early 20th centuries often have decorative ridges with toothed or pierced tiles and finials.



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Fig 10 – The ridge, eaves, windows and canopy of Park House and Cottage epitomise 19th century re-modelling.

The older buildings have small casement windows, often arranged with characteristic asymmetry. A few have granite hoodmoulds that illustrate the relative affluence of some residents in the 16th and 17th centuries [Fig 11 page 18]. Those built, or re-modelled from the mid 18th century, tend to have regular fenestration with vertical sliding sashes or larger casements. Many such dwellings appear to have much earlier origins and it is rather surprising that more are not protected by statutory listing. A few unusually subdivided casements survive that add distinctive character [Fig 12 page 18]. The survival of historic fenestration is not good – many dwellings have modern replacements in timber or, increasingly, PVCu.



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Fig 11 – Late 19th century style casement in late 16th century granite frame with hoodmould.

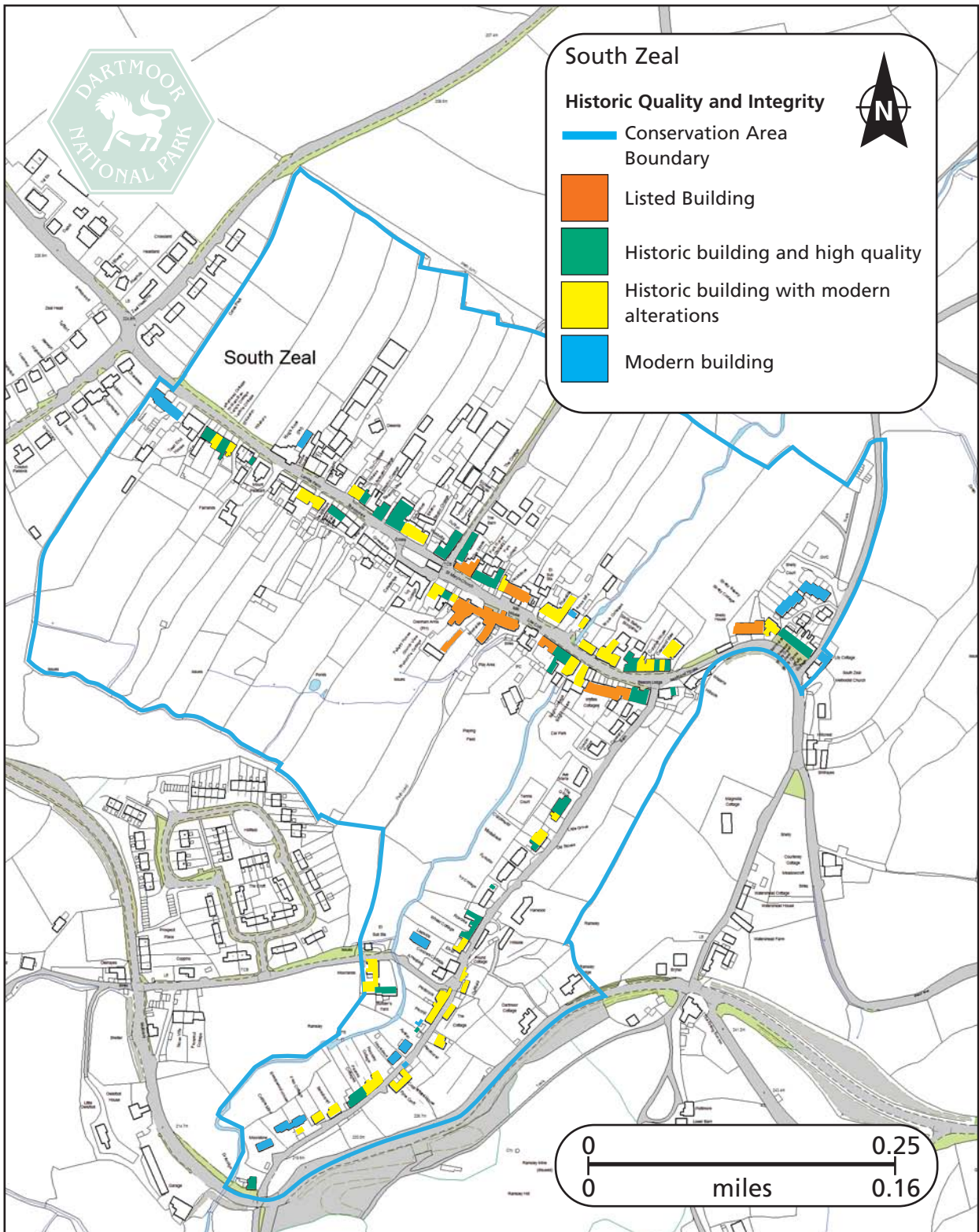


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Fig 12 – One example of unusual casement subdivision.

Panelled doors are most common on houses, though many are part-glazed. Non-domestic doors tend to be simple boarded types.

Map 7 Conservation Area: Historic Quality and Integrity



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4 Key Buildings



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Fig 13 – The Chapel of St Mary.

Chapel of St Mary: Grade II*

This small and distinctive chapel of ease is the emblematic building of South Zeal. The pretty bellcote is the most obvious feature remaining from the 16th century. Two plaques dated 1713 and 1877 record quite major refurbishments. As a physical focal point it has obvious and immediate presence, but as a place of worship, a school and community building it has also been a social centre for centuries.



© DNPA

Fig 14 – The Oxenham Arms.

Oxenham Arms: Grade II*

Originally the manor house of the Burgoyne family, the Oxenham Arms is a magnificent example of granite construction and domestic planning of the

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.

late 16th or early 17th century. The quality and status exhibited in its construction is remarkable and the fact that the fine interior may be enjoyed by locals and visitors is a major positive feature of the Conservation Area.



© DNPA

Fig 15 – The Mill House.

Moorside and 1 & 2 Mill House: Grade II*

Immediately alongside the Oxenham Arms are Moorside [Fig 8 page 16] and then the old mill. Together they represent the essence of South Zeal – good quality homes of the 16th century with a series of later alterations. Some of the more recent changes have diminished the character but as a group they retain considerable visual interest.



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Fig 16 – The Kings Arms.

The Kings Arms: Grade II

By virtue of its location at the western entrance to the village it is an important visual landmark. In addition it is another fine example of a 16th century house which has the added interest of its grand porch, a granite window and the thatched roof.



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Fig 17 – Shelly House and Cottage.

Shelly House and Cottage: Grade II

Entering or leaving the village to the east is another important thatched home of the 17th century. The long thatched roof leads the eye around the corner whichever way it is viewed and it is an important focal point.



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Fig 18 – The Stores.

The Stores: Grade II

Another important building of the 16th or 17th century with superficial later re-modelling. Prominently located on the corner of the junction with Tawton Lane, the fact that it still functions as the village shop is an additional layer to the special character it possesses.



© DNPA

Fig 19 – The School.

The School: Grade II

A fine and substantial example of a purpose-built Victorian school. With its durable ironstone walls set off by fine bathstone details, as well as its prominent belltower, it is an assertive presence in the Conservation Area.

Other Notable Buildings



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Fig 20 – Victorian property with original details.

Property adjacent to The Stores: Unlisted

One of the stone-built 19th century buildings that add interest to the streetscene. Apart from a replacement door it retains a lot of features including narrow sashes with coloured glass on the return beside The Stores.



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Fig 21 – The Methodist Chapel.

Methodist Chapel: Unlisted

Originally built as the Bible Christian Chapel this tall building on an elevated site is a dominant feature on the edge of the settlement, as well as part of the social history of South Zeal.



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Fig 22 – White's Cottages and Cawsand View.

White's Cottages and Cawsand View: Grade II

A further variation on the theme of 16th and 17th century houses – this terrace of six cottages is formed from two older properties. The reason why White's Cottages angle away from the street is uncertain but could be of interest. They also occupy much of the frontage of one of the wider burgage plots alongside the stream.



© DNPA

Fig 23 – Yellands.

Yellands: Grade II

One of the most coherent and thorough 19th century re-modellings of a house dating from the 16th century.



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Fig 24 – The unspoilt bay-fronted Glenelvin.

Glenelvin: Unlisted

Probably built in the late 19th century, this is one of the nicest and least altered granite houses built at that time. The granite gives a local twist to a pattern book design and it has the Art Nouveau railings that were popular in South Zeal at the time.



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Fig 25 – Barns at Shelly.

Shelly barns: Unlisted

These barns are a reminder of the agricultural character that was hidden in much of the village. The prominent location makes them all the more important to the special character of Shelly.



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Fig 26 – Langmead and Bracondale.

Langmead and Bracondale: Grade II

Standing above the street near the Greenbank this pair of cottages was formed from another house of the 17th century or earlier. The combination of historical vernacular character and unusual window pattern gives the pair a distinctive appearance.

5 Local Details and Street Furniture

The street scene retains an informal character throughout the village. Pavements are tarmac, mostly edged with attractive granite kerbs. They appear and then stop in various places. Where the leat once ran down the main street, visible and audible, it is now beneath pre-cast concrete slabs [Fig 27 right]. On Tawton Lane, beyond the school, is a stretch of raised pavement [Fig 28 below].

A small patch of cobbled pavement outside Crossways gives an indication of the character that prevailed in the past. A few other remnants of historic surfacing survive, mostly on private land. Probably the best example is the dual path leading up to Park House and Park Cottage [Fig 29 page 28]. There is also a quite substantial length of cobbled gully that runs downhill from the Oxenham Arms [Fig 30 page 28]. Compared to these historic examples the modern cobbling in the seating area where the leat rejoins the stream lacks character, but at least an effort was made. The granite setts on the forecourt of the Village Hall are more pleasing. Some of the tracks and lanes that service the burgage plots retain informal surfacing of compressed aggregate or hoggin, as it is sometimes known.



Fig 27 – Concrete slabs cover the leat.

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Fig 28 – Raised pavement on Tawton Lane.

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Fig 29 – Paving at Park House.



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Fig 30 – Cobbled gully outside the Oxenham Arms.

Most of the street lighting is provided by pastiche Victorian lamp standards. They blend in well, but seem rather skinny compared to the genuine example on The Greenbank in the centre of the village [Fig 31 below]. Overhead cables and poles were removed c1992, which has enhanced the street scene. Outside Beacon Lodge is a nice old bus stop [Fig 22 page 24].



© DNPA

Fig 31 – The old lamp post at Greenbank



© DNPA

Fig 32 – K6 telephone box – Grade II.



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Fig 33- The Village Cross – Grade II.*



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Fig 34 – Seat built into a garden wall.

The Grade II listed K6 telephone box complements the Chapel of St Mary, but the adjacent grit box is rather incongruous [Fig 32 page 28]. The Village Cross (Grade II*) is a remarkably complete example of its kind that probably dates from the 15th century and may have been erected at the same time as the Chapel of St Mary [Fig 33 above].

There appears to have been an enthusiasm for enclosing front gardens during the 19th century. This is provided by a variety of methods, all based on stone walls. Rubble stone is often capped by granite that is sometimes dressed very nicely [Fig 35 right]. There is an interesting example towards the western end of the village, where the wall is stepped in an apparently conscious effort to provide a seat for those struggling up the hill [Fig 34 above right].



© DNPA

Fig 35 – A good example of 19th century front garden enclosure.

Well crafted but unpretentious granite gateposts abound and a variety of iron gates and railings add interest and character. Simple ironwork from the mid 19th century and the 20th century is sandwiched by excellent and quite flamboyant examples of Art Nouveau. These decorative cast iron railings and gates were so popular in South Zeal that they must be considered an essential element in the distinctive character of the place [Figs 36 and 37 below].



Figs 36 – Example of Art Nouveau ironwork.

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Figs 37 – Example of Art Nouveau ironwork.

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A property at the bottom of the hill, next to the Old Post House, has a large bracket that clearly held a substantial hanging sign – was this possibly one of the public houses? In addition, there are a number of properties that retain shop windows and these are an important reminder of the various activities and trades that were supported by South Zeal and its hinterland.

6 Spaces and Views

Spaces [Refer to Map 8 page 33].

A Market square

The widening of the main street in the centre of the settlement is a conscious design feature that reflects the ambition of the initial plan. The space was clearly intended to be the market square for South Zeal and as such is a very important feature. Tawton Lane meets the main street here and the space has been dominated by the chapel since the 15th century [Fig 38 page 34]. The attractively enclosed garden next to the chapel is a place for quiet relaxation. It adds to the setting of the buildings around it [Fig 39 page 34]. Next to the chapel on the southern side is an area of gravel with signs of trees or shrubs having been planted in the not-too-distant past. The planting seems to have failed and this has the appearance of a somewhat forgotten corner.

B Shelly

The space in front of the cottages at Shelly is a focal point on entering and leaving the village to the east. Although primarily a car park today the open area contributes to the character of the buildings [Fig 40 page 34].

C Seats by the stream

The seating provided at the junction of stream and leat is an excellent spot to enjoy the sound of water and the view up the main street [Figs 41 and 42 page 35].

D The Greenbank

The Greenbank itself has the character of a communal space. The seat allows nice views of the cross, chapel, main street and countryside beyond when not obscured by parked vehicles [Fig 43 page 35 and Fig 44 page 36].

E The Recreation Ground

Occupying the wide plots either side of the stream, the recreation ground is an important community facility that offers a chance to appreciate the character of South Zeal behind the buildings.

Views

1 From the recreation ground and car park [Fig 45 page 36]

2 From Shelly looking west

The thatch of Shelly Cottage falling away down the hill leads the eye round the corner and also provides the foreground to views of the main village beyond [Fig 46 page 36].

3 West from the stream

The sitting area offers a fine vantage point to enjoy the attractiveness of the village centre with the Chapel as the focal point [Fig 47 page 37].

4 Along Tawton Lane looking south

Approaching South Zeal from South Tawton there is a keen sense of arrival on passing the shool. The view is closed and framed by attractive buildings with the backdrop of high moorland - when visibility allows [Fig 48 page 37].

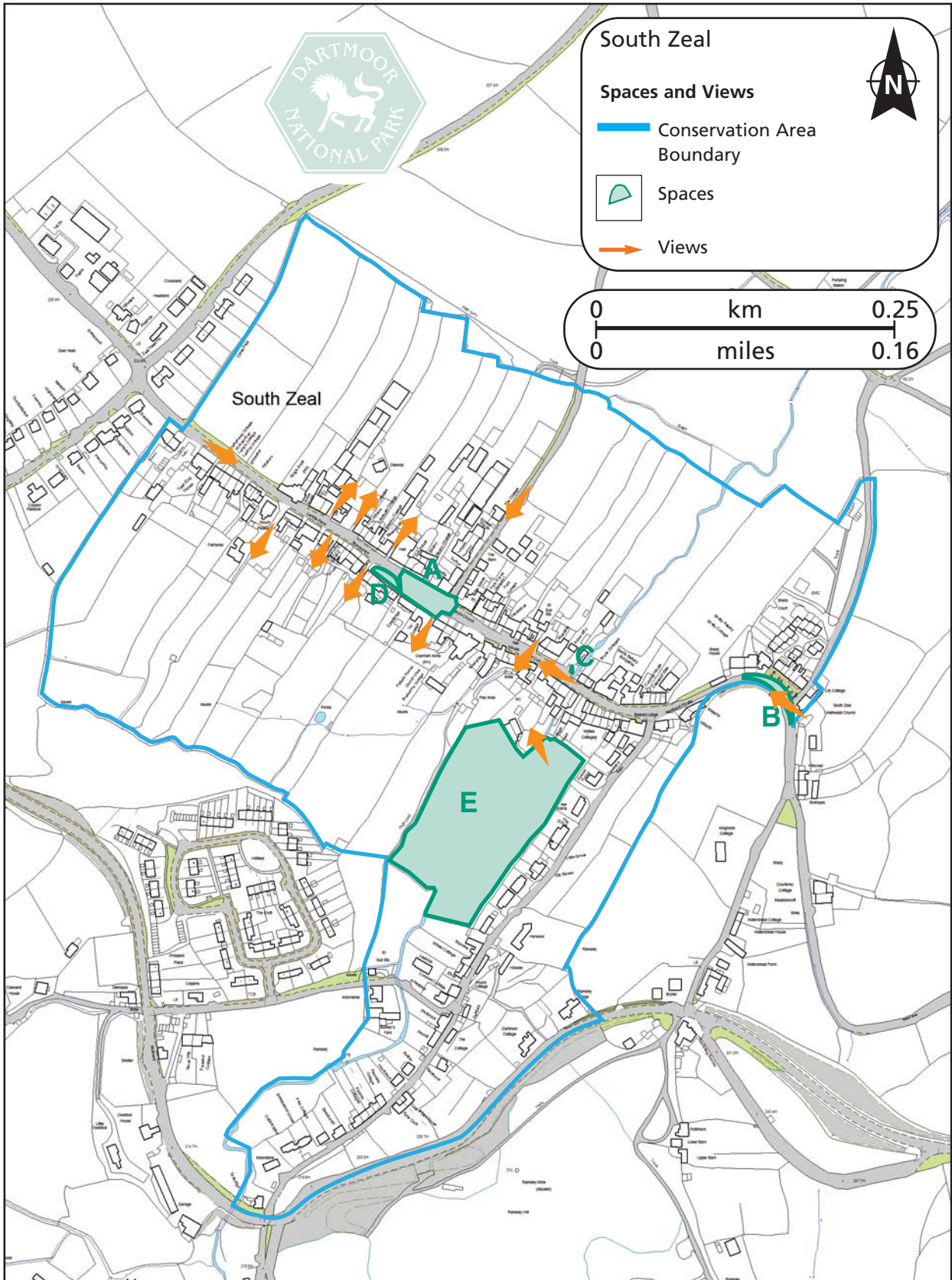
5 Entering the village from the west

Dropping down into South Zeal the form of the village is apparent. The importance of the roofscape and the green setting may be well appreciated in the sequence of views that develop from here [Fig 49 page 37].

6 Glimpsed views

The concentration of building along the street frontage generates more interest in the numerous glimpses available through a variety of access lanes and other gaps [Fig 50, 51 and 52 page 38].

Map 8 Spaces and Views



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© DNPA

Fig 38 – The upper part of the village square.



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Fig 39 – The Chapel garden.



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Fig 40 – Entering the village at Shelly.



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Fig 41 – An enhancement scheme.



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Fig 42 – The stream.



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Fig 43 - Greenbank



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Fig 44 – The seat at Greenbank.



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Fig 45– The roofscape seen from the village car park.



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Fig 46 – View from outside the Methodist Chapel.



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Fig 47 – Looking towards the centre of the village.



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Fig 48 – The view along Tawton Lane towards the centre.



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Fig 49 – Entering the village from the west.



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Fig 50 – Glimpsed view towards the recreation ground.



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Fig 51 – Some gaps are narrow.



© DNPA

Fig 52 – Other access points pass through buildings.

7 Modern Development



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Fig 53 – Infill development between Ramsley and South Zeal.

The most significant modern development has occurred along Ramsley Lane and at Shelly. The buildings themselves are quite respectful of the local character in terms of scale and materials. The impact on the character of the village layout is, however, more significant. The undeveloped burgage plots are essential to the special historic character of the place and any development inevitably reduces the overall quality.



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Fig 54 – Development on the old bakery site at Shelly.

Opportunities for infill within the village itself have been rare. There is one example near the stream on the northern side of the street that fits in well, although a view into the backlands has been obscured.



Fig 55 – Small infill dwelling.

Considerable development has occurred outside the Conservation Area to the south. At present the impact on the setting of South Zeal is not too great but care is needed to avoid harm in the future.

8 Archaeological Potential

The archaeological potential of South Zeal lies in its origins as a 13th century town with its medieval town layout and its subsequent failure to develop substantially since then. Consequently its historic core remains largely unchanged with an exceptional number of medieval houses still extant situated along both sides of the wide main street.

At right angles to the main street are the narrow strips of the medieval burgage plots, originally each one relating to an individual property, a number of small lanes and alleys which allowed access to these are still present. Only limited development down the lengths of these plots, (School Lane in particular), makes them historically unique and important archaeological features which contribute greatly to the overall medieval townscape.

Tithe map evidence reveals that there has been some rebuilding and the loss of some sites and these are areas which should be regarded as being particularly sensitive. The row of four cottages shown immediately to the west of the Chapel of St Mary occupied what is now a grassed area; a long building shown on the Tithe map situated alongside the leat was most probably another mill building, as was the building shown on the line of the stream to the south. A number of buildings are shown along School Lane, presumably removed by the construction of the school in 1875.

9 Trees

South Zeal is a linear village with long burgage plots extending behind properties which face onto the main street. Some of the burgage plots remain as small fields and others have been incorporated into gardens. Many trees are growing in these gardens but they are not particularly visible from publicly accessible land. There is a limited range of species throughout the Conservation Area with a high proportion of semi-mature trees. The survey was difficult to carry out because of restricted views into the enclosed gardens and therefore younger trees may well be growing in these gardens which are not identified on the survey.

The mature hedgerows which form the boundaries of the burgage plots create an almost wooded landscape and the character of the village would change if the hedgerows were to be managed more intensively.

The most significant trees in the Conservation Area are the mature trees growing in the gardens to the south of the village. The woodland at the eastern end of South Zeal, above Ramsley Lane, is especially visible in the landscape and adds to the setting of the village.

Outside the Conservation Area the trees and woodland growing either side of Ramsley Lane add to the setting of the village. The continuous band of trees and woodland that run along the steep bank above the lane are particularly significant.

There is plenty of opportunity for tree planting both in and around the Conservation Area.

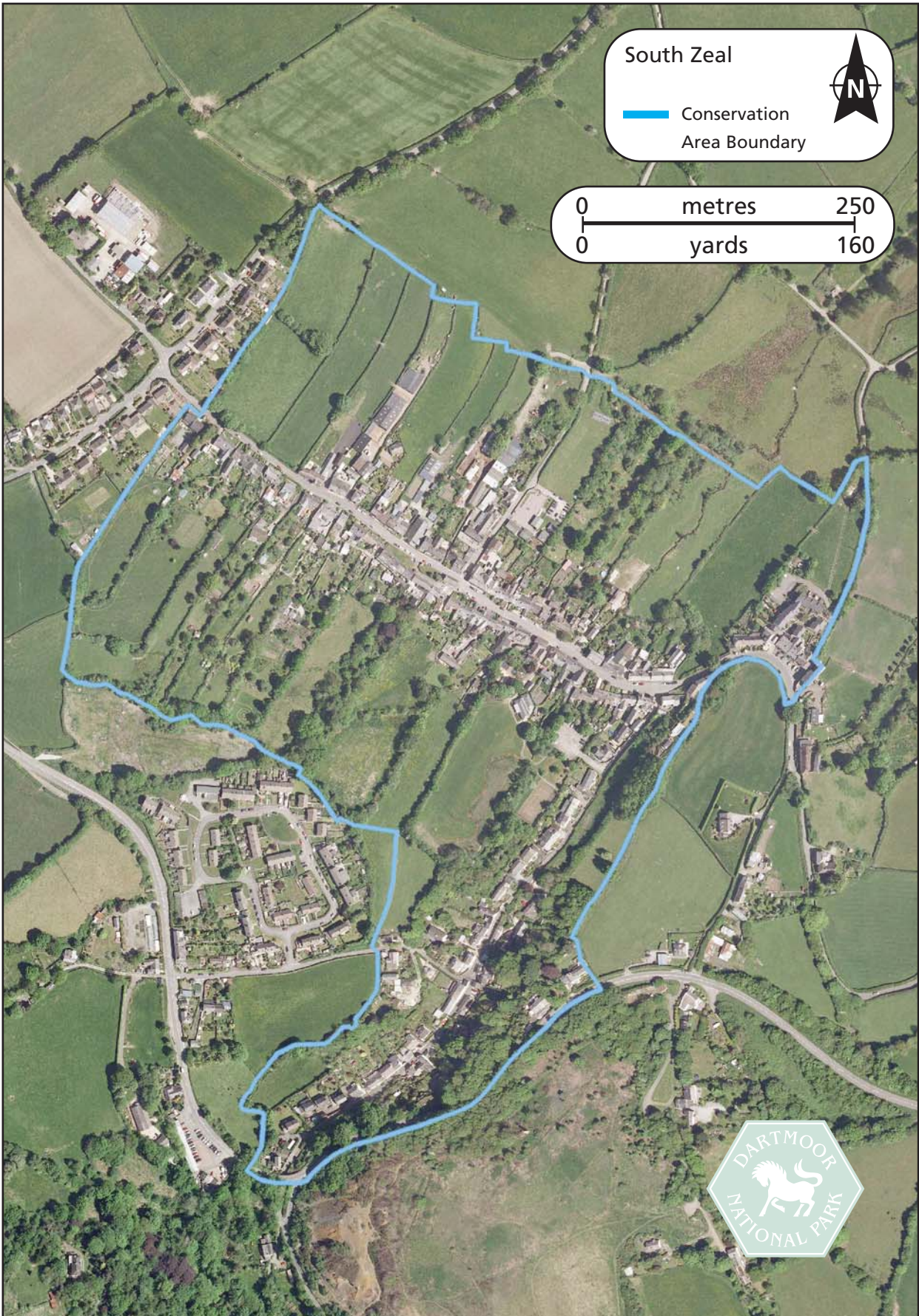
Trees in Conservation Areas Footnote:

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.

Hedgerows Footnote:

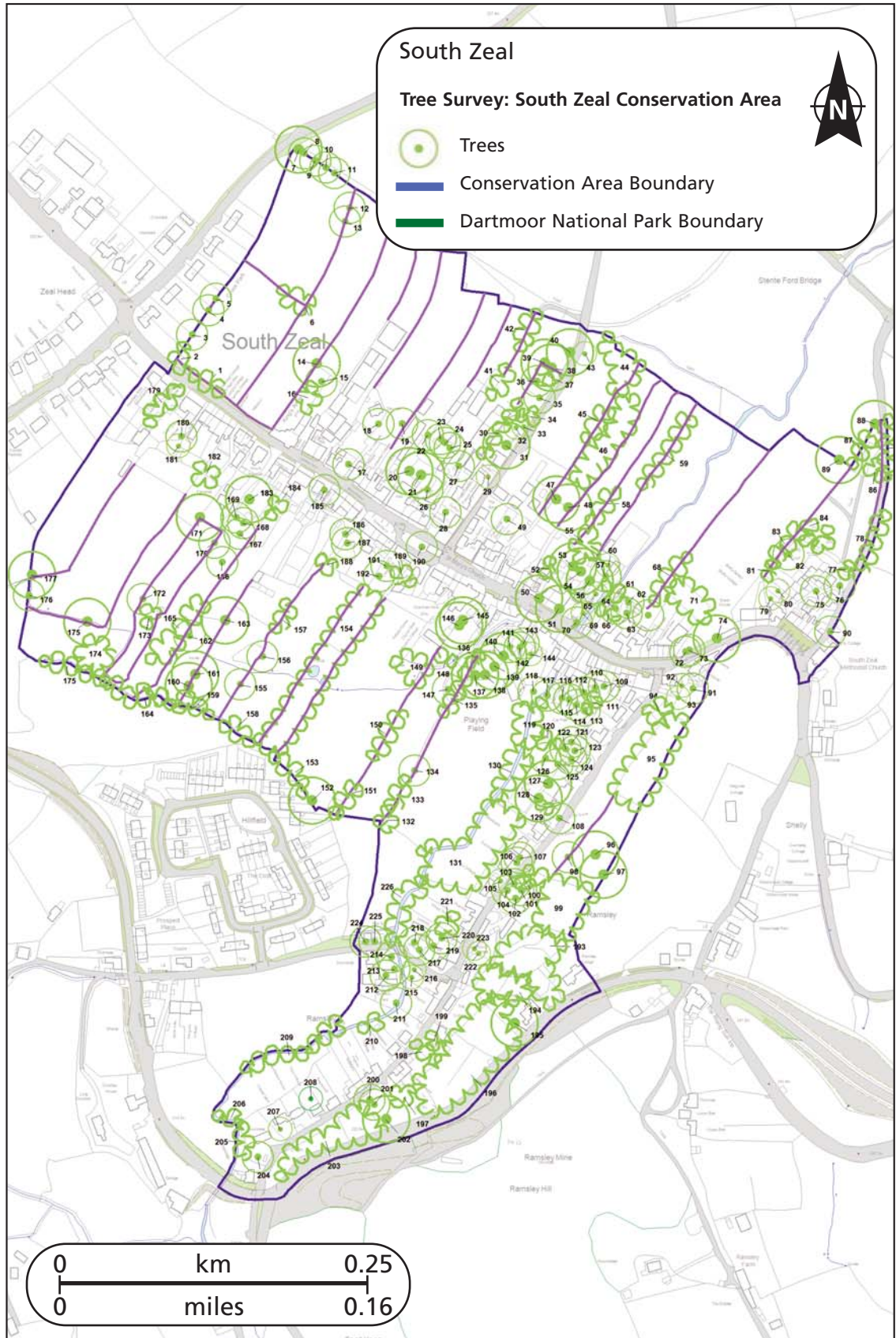
The Hedgerows Regulations 1997 require owners of hedgerows bordering agricultural land to notify the Local Planning Authority before removing a hedgerow or section of hedgerow. The Authority has 6 weeks from receipt of the Hedgerow Removal Notice to determine whether the hedgerow is 'important' and if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

Map 9 Conservation Area: Trees and Boundary



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Appendix A: Tree Survey: South Zeal Conservation Area



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Tree Survey: South Zeal Conservation Area

(see Tree Survey map page 39)

Number	Species	Age Class	Number	Species	Age Class
1.	Group of mixed broadleaves	Semi-mature	50.	Cherry	Mature
2.	Group of mixed broadleaves	Semi-mature	51.	Cherry	Mature
3.	Sycamore	Semi-mature	52.	Group of apple	Mature
4.	Sycamore	Semi-mature	53.	Birch	Mature
5.	Sycamore	Semi-mature	54.	Birch	Mature
6.	Group of beech	Mature	55.	Group of mixed trees	Mature
7.	Oak	Mature	56.	Sycamore	Mature
8.	Ash	Semi-mature	57.	Mimosa	Semi-mature
9.	Oak	Semi-mature	58.	Linear group of broadleaves	Mature
10.	Oak	Semi-mature	59.	Linear group of broadleaves	Mature
11.	Oak	Semi-mature	60.	Maple	Young
12.	Birch	Semi-mature	61.	Group of mixed trees	Young
13.	Oak	Semi-mature	62.	Maple	Semi-mature
14.	Sycamore	Mature	63.	Cherry	Semi-mature
15.	Spruce	Semi-mature	64.	Oak	Semi-mature
16.	Group of apple	Young	65.	Spruce	Young
17.	Birch	Semi-mature	66.	Group of mixed trees	Semi-mature
18.	Cherry	Semi-mature	67.	Oak	Semi-mature
19.	Ash	Semi-mature	68.	Linear group of broadleaves	Mature
20.	Ash	Mature	69.	Cherry	Young
21.	Apple	Mature	70.	Rowan	Semi-mature
22.	Ash	Semi-mature	71.	Group of mixed broadleaves	Young to semi-mature
23.	Apple	Semi-mature	72.	Cypress	Semi-mature
24.	Apple	Semi-mature	73.	Laburnum	Semi-mature
25.	Willow	Semi-mature	74.	Sycamore	Mature
26.	Spruce	Semi-mature	75.	Cherry	Semi-mature
27.	Horse chestnut	Semi-mature	76.	Birch	Semi-mature
28.	Eucalyptus	Semi-mature	77.	Group of mixed broadleaves	Young to semi-mature
29.	Ash	Young	78.	Linear group of broadleaves	Semi-mature
30.	Linear group of broadleaves	Semi-mature	79.	Cherry	Young
31.	Apple	Mature	80.	Cherry	Young
32.	Rowan	Young	81.	Group of mixed broadleaves	Young
33.	Cypress	Young	82.	Horse chestnut	Semi-mature
34.	Group of mixed trees	Young to semi-mature	83.	Linear group of mixed broadleaves	Semi-mature
35.	Ash	Semi-mature	84.	Group of mixed broadleaves	Semi-mature
36.	Spruce	Semi-mature	85.	Linear group of mixed broadleaves	Semi-mature
37.	Group of willow	Young	86.	Group of mixed trees	Semi-mature
38.	Ash	Mature	87.	Linear group of mixed broadleaves	Semi-mature to mature
39.	Hawthorn	Mature	88.	Oak	Mature
40.	Oak	Mature	89.	Sycamore	Mature
41.	Linear group of mixed broadleaves	Semi-mature to mature	90.	Sycamore	Semi-mature
42.	Linear group of mixed broadleaves	Semi-mature to mature	91.	Birch	Semi-mature
43.	Oak	Young	92.	Sycamore	Young
44.	Group of mixed broadleaves	Semi-mature	93.	Palm	Young
45.	Linear group of mixed broadleaves	Semi-mature	94.	Group of mixed broadleaves	Young
46.	Group of mixed broadleaves	Semi-mature	95.	Broadleaved woodland	Mature
47.	Cypress	Mature			
48.	Beech	Mature			
49.	Apple	Semi-mature			

Number	Species	Age Class	Number	Species	Age Class
96.	Sycamore	Mature	147.	Cypress	Semi-mature
97.	Sycamore	Mature	148.	Group of mixed trees . . .	Semi-mature
98.	Oak	Semi-mature	149.	Group of mixed trees . . .	Semi-mature to mature
99.	Group of mixed	Mature	150.	Liner group of mixed . . .	Semi-mature to mature
100.	Group of mixed	Semi-mature	151.	Liner group of mixed . . .	Semi-mature broadleaves
101.	Birch	Semi-mature	152.	Cypress	Mature
102.	Birch	Semi-mature	153.	Group of mixed trees . . .	Mature
103.	Maple	Semi-mature	154.	Mixed woodland	Semi-mature to mature
104.	Cherry	Semi-mature	155.	Sycamore	Semi-mature
105.	Cherry	Young	156.	Willow	Semi-mature
106.	Birch	Semi-mature	157.	Beech	Semi-mature
107.	Cherry	Semi-mature	158.	Linear group of mixed . .	Semi-mature broadleaves
108.	Cypress	Semi-mature	159.	Linear group of mixed . .	Semi-mature broadleaves
109.	Cherry	Semi-mature	160.	Oak	Mature
110.	Birch	Semi-mature	161.	Ash	Mature
111.	Group of birch	Semi-mature	162.	Willow	Semi-mature
112.	Thorn	Semi-mature	163.	Sycamore	Mature
113.	Oak	Semi-mature	164.	Linear group of mixed . .	Semi-mature broadleaves
114.	Rowan	Semi-mature	165.	Group of mixed	Semi-mature broadleaves to mature
115.	Rowan	Semi-mature	166.	Horse chestnut	Semi-mature
116.	Lime	Semi-mature	167.	Poplar	Semi-mature
117.	Beech	Semi-mature	168.	Ash	Semi-mature
118.	Birch	Semi-mature	169.	Oak	Semi-mature
119.	Group of mixed	Semi-mature	170.	Ash	Semi-mature
120.	Group of mixed	Semi-mature	171.	Oak	Mature
121.	Rowan	Semi-mature	172.	Ash	Semi-mature
122.	Maple	Semi-mature	173.	Group of sycamore	Semi-mature
123.	Cherry	Semi-mature	174.	Group of alder	Semi-mature
124.	Laburnum	Semi-mature	175.	Linear group of mixed . .	Semi-mature broadleaves to mature
125.	Cherry	Semi-mature	176.	Oak	Mature
126.	Cherry	Semi-mature	177.	Sycamore	Semi-mature
127.	Beech	Mature	178.	Oak	Mature
128.	Beech	Mature	179.	Group of western	Mature red cedar
129.	Cherry	Semi-mature	180.	Apple	Semi-mature
130.	Linear group of mixed . .	Semi-mature	181.	Oak	Young
131.	Broadleaved woodland .	Semi-mature to mature	182.	Group of mixed trees . . .	Semi-mature
132.	Group of beech	Semi-mature	183.	Pine	Mature
133.	Group of alder	Semi-mature	184.	Group of ash	Semi-mature
134.	Oak	Semi-mature	185.	Willow	Semi-mature
135.	Linear group of	Semi-mature	186.	Cypress	Semi-mature
136.	Group of elm	Semi-mature	187.	Willow	Semi-mature
137.	Horse chestnut	Mature	188.	Group of mixed trees . . .	Semi-mature
138.	Maple	Mature	189.	Group of mixed trees . . .	Semi-mature to mature
139.	Horse chestnut	Mature	190.	Whitebeam	Semi-mature
140.	Lime	Mature	191.	Willow	Semi-mature
141.	Cherry	Semi-mature	192.	Willow	Semi-mature
142.	Cherry	Semi-mature			
143.	Rowan	Semi-mature			
144.	Cherry	Young			
145.	Apple	Mature			
146.	Apple	Mature			

Number	Species	Age Class
193.	Group of mixed broadleaves	Semi-mature to mature
194.	Group of mixed broadleaves	Mature
195.	Birch	Semi-mature
196.	Broadleaved woodland	Mature
197.	Group of mixed conifer	Young
198.	Group of mixed broadleaves	Semi-mature
199.	Group of apple	Semi-mature
200.	Apple	Semi-mature
201.	Apple	Semi-mature
202.	Oak	Mature
203.	Group of mixed broadleaves	Young to mature
204.	Cherry	Semi-mature
205.	Group of mixed trees	Semi-mature to mature
206.	Linear group of mixed broadleaves	Semi-mature
207.	Maple	Young
208.	Apple	Young
209.	Linear group of mixed broadleaves	Semi-mature to mature
210.	Group of mixed broadleaves	Mature
211.	Sycamore	Semi-mature
212.	Cherry	Semi-mature
213.	Cotoneaster	Semi-mature
214.	Cherry	Semi-mature
215.	Cypress	Young
216.	Cypress	Young
217.	Eucalyptus	Semi-mature
218.	Cypress	Semi-mature
219.	Spruce	Semi-mature
220.	Pine	Semi-mature
221.	Group of birch	Mature
222.	Sycamore	Young
223.	Sycamore	Young
224.	Oak	Semi-mature
225.	Judas tree	Semi-mature
226.	Linear group of mixed broadleaves	Semi-mature to mature

The survey was carried out from publicly accessible land.