

Throwleigh



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.

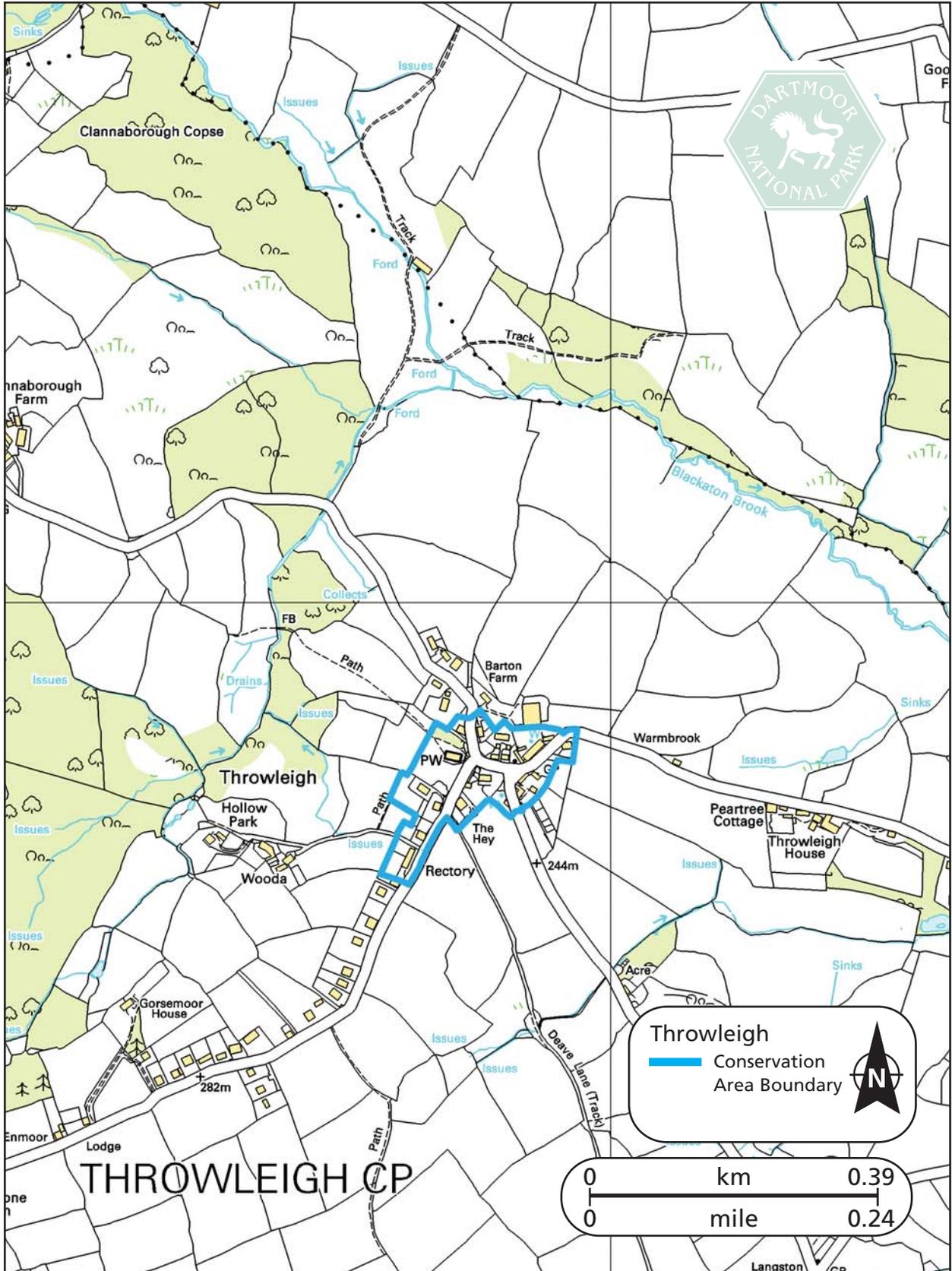
Defining the character of an area is not a straightforward exercise and it is not always possible to reach a truly objective view. The statement of character and appearance in this appraisal is based on various detailed methods of analysis recommended by English Heritage. A range of qualities are looked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



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Introduction

The small historic village of Throwleigh lies about 7 miles ESE of Okehampton. The underlying granite is reflected in its almost exclusive use in construction. To the west is high moorland - Throwleigh Common has evidence of prehistoric habitation and also tinstreaming. To the north, south and east is enclosed and managed farmland.

For the greater part of its long history, Throwleigh consisted of the church, Church House, the Barton (manor farm), agricultural outbuildings and a handful of cottages. Most of these buildings, or their replacements, still exist.

Unusually for such a small and quite remote Dartmoor village, Throwleigh has experienced a remarkable amount of development from the later 19th century to the present day. Some has been complementary, much has not.

The Conservation Area was originally designated in February 1974 and 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 adjacent to Barton Cottages.

1 Village History

The origin of the name Throwleigh is uncertain, but it is mentioned in the Domesday Book. Judging from the OS map of 1886, [Map 3 page 8], the village was always small, dominated by the church and the Barton. The church had its Rectory and Church House, while the Barton had its associated farm buildings and a pair of labourer's cottages across the lane to the east. The Smithy would have served the village and other farms of the parish. Apart from this there were just a few houses/cottages and that was the settlement of Throwleigh.



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Fig 1: View of St.Mary's Church from Village Centre Early 20th Century

In 1895 a new clergyman arrived in Throwleigh. For whatever reason, Rev. George Lincoln Gambier Lowe set about instigating a major phase of modern development which consisted primarily of ribbon development to the south. This highly unusual turn of events, at least in a Dartmoor context, may have been encouraged by the arrival of the railway at Okehampton. Certainly by the time of Rev. Lowe's death in 1933 it had changed the size and social makeup of the village and must now be regarded as part of the distinctive history of Throwleigh. Developments as far south as the Rectory, (presumably built by Rev. Lowe upon his arrival as it is on the 1905 OS map [Map 4 page 9]) are included within the Conservation Area.

Further development occurred during the 20th century, mostly outside the conservation area to the NNE, but also within it. These changes have impacted upon the special historic character of the village, but they have also helped to sustain the community and its shop / Post Office.

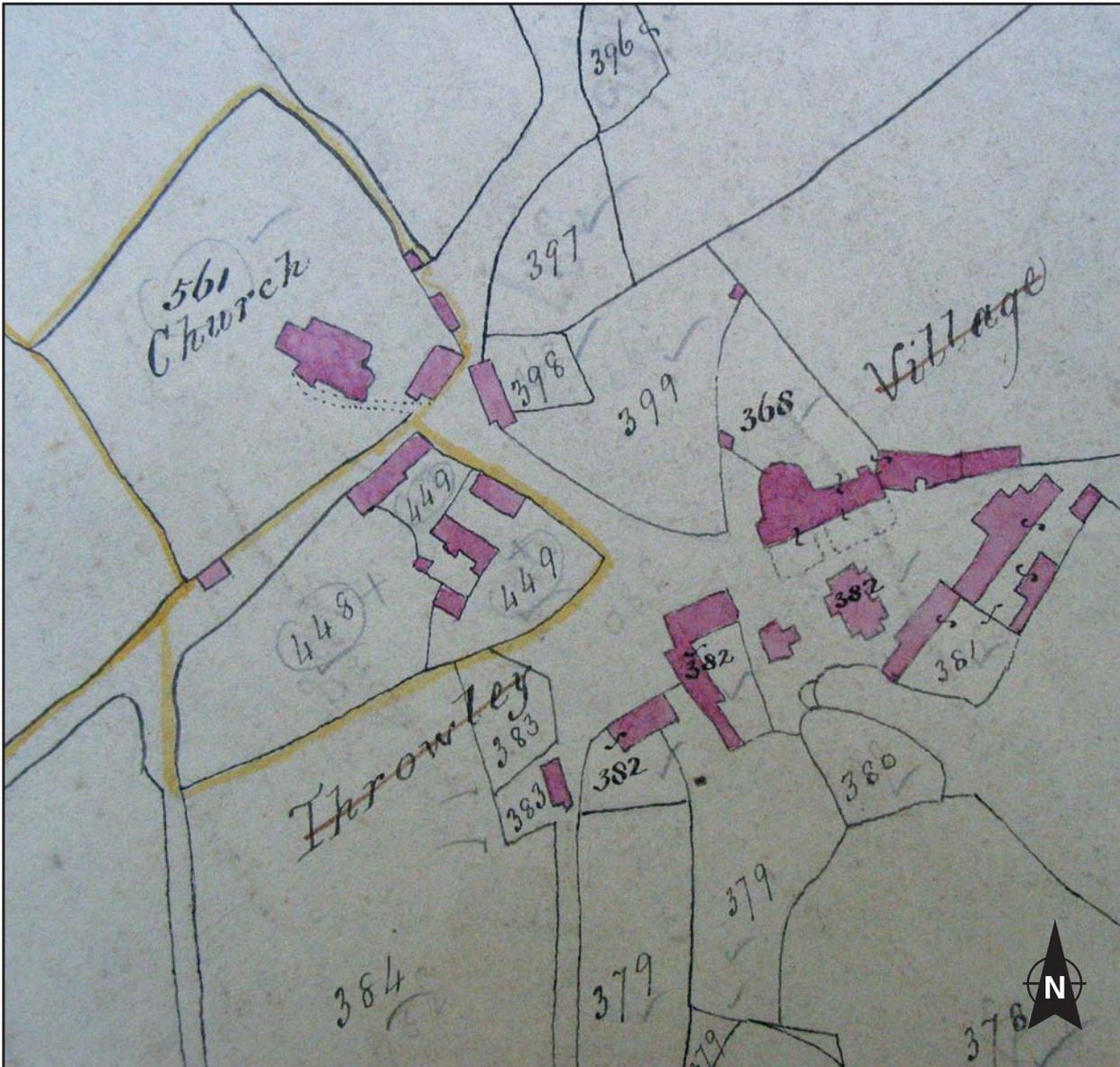
2 Settlement Plan

Throwleigh is a dispersed settlement which has developed around an irregular convergence of four roads and an ancient trackway known as Deave Lane. Originally buildings were loosely scattered between the church and the Barton in a curving sweep that follows an approximate east-west axis. In the SW corner of the village were more farm buildings, now converted and extended as dwellings, and the Smithy, now the village shop. The space in which the Village Cross now stands could be an early feature of some significance – perhaps a planned square.

Historically the land between Wayside and the Barton was orchard, as were the fields SE of Barton Cottages (the converted barns). The former of these is now occupied by a cul-de-sac development which, although only three properties, has introduced a significantly different sense of enclosure to the streetscene and diminished the agricultural character which once prevailed. These, like other modern homes in the village, are set back from the street. In earlier centuries this was indicative of status, hence the Barton and Rectory have front gardens, whilst Wayside and others did not.

The ancient village is nestled at the bottom of the ridge that rises to the SW and is thus protected from the prevailing winds. Only the church stood in an elevated position – visibility and status outweighing the urge for shelter. Conversely, the ribbon development instigated by Rev. Lowe deliberately follows this elevated land, presumably to take advantage of the fine views of Throwleigh Common and the high moors. This ribbon now stretches about half a mile into the countryside towards Shilstone. To the north of the church the village plan is stretched by a series of developments which, apart from Little Phantasy, date from the second half of the 20th century.

Map 2 Tithe Map 1840

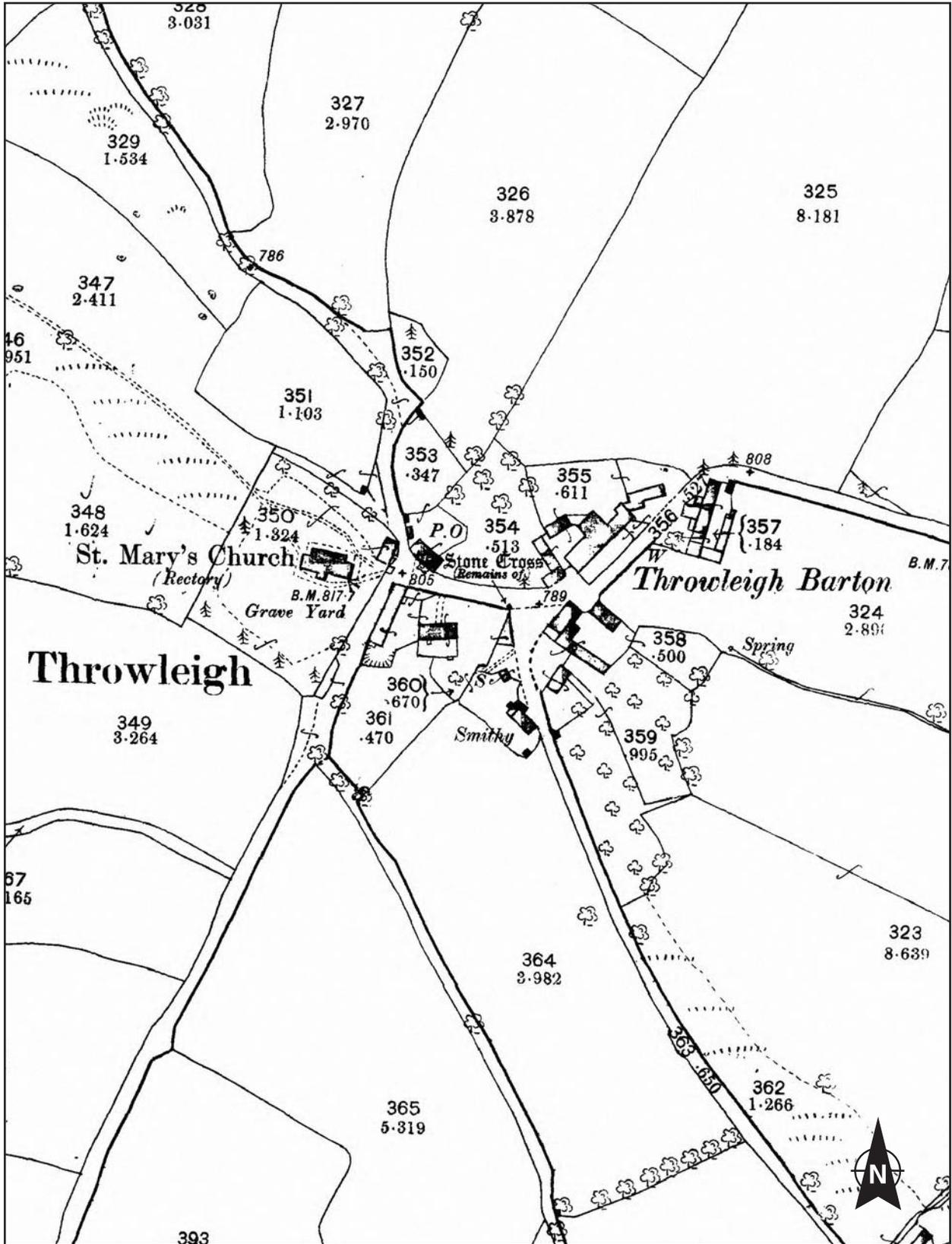


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Historical Footnote:

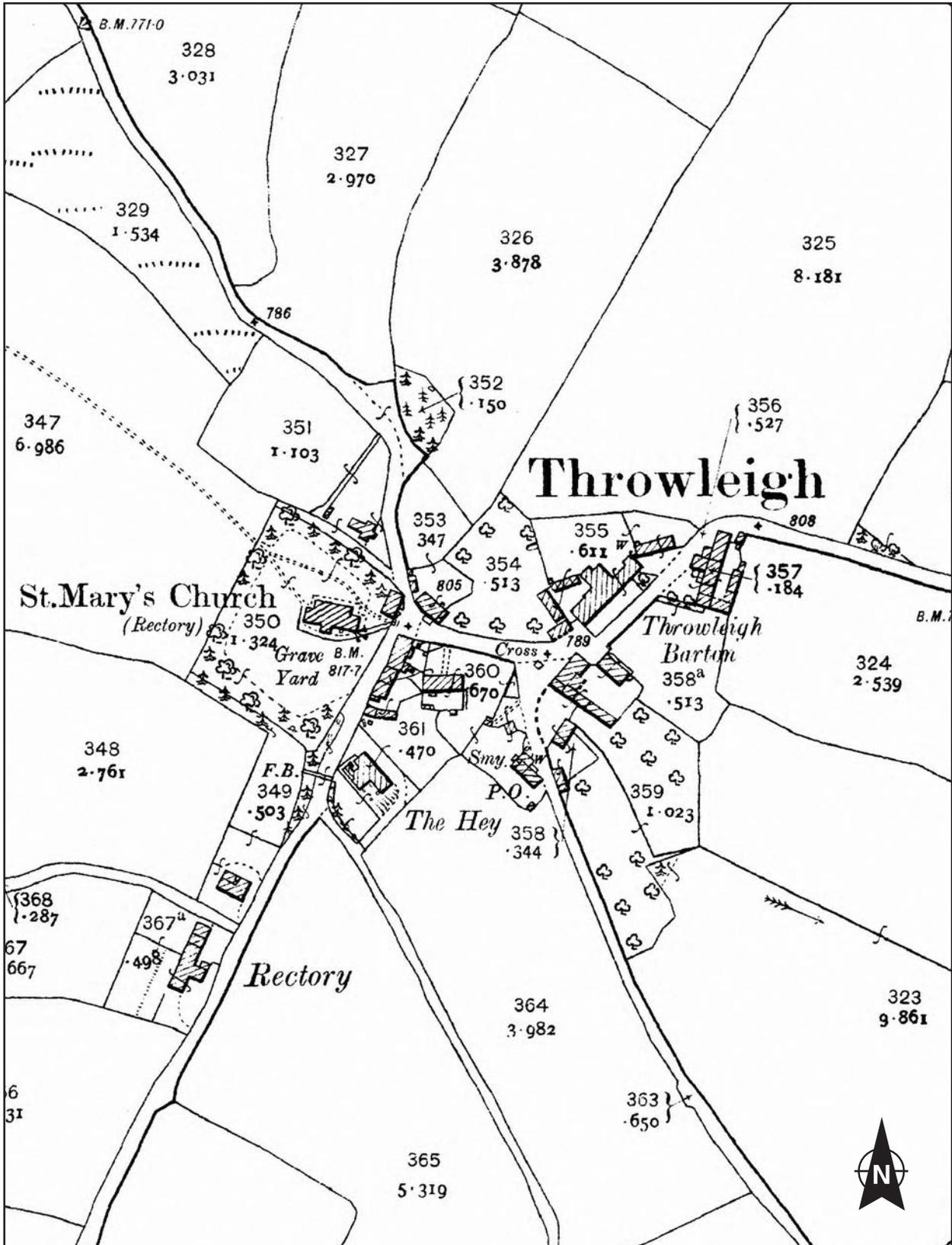
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation 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 1886



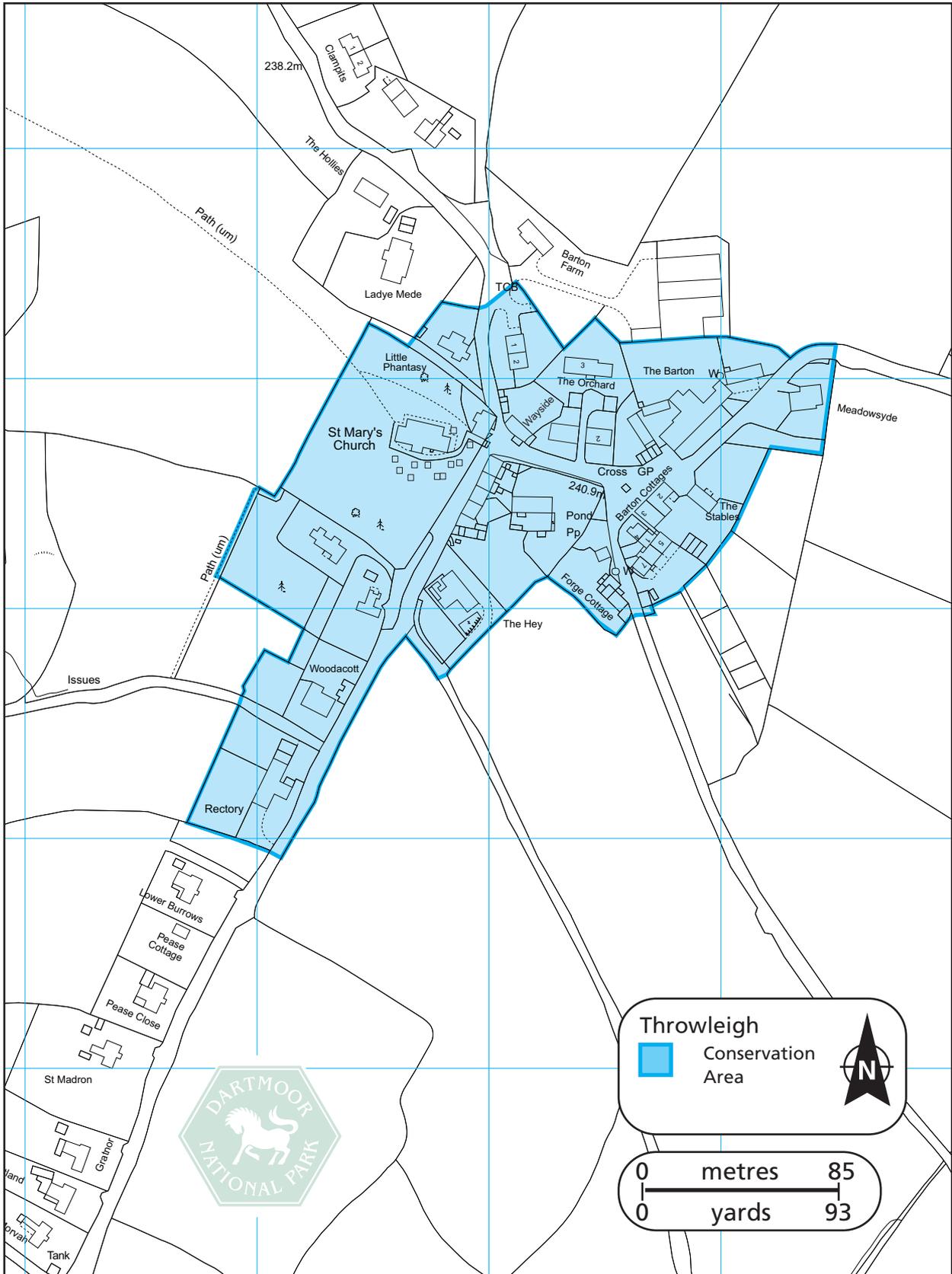
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Map 4 2nd Edition Ordnance Survey Map 1905



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Map 6 Conservation Area: Throwleigh Settlement



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3 Building Types, Materials and Styles

One of the characteristic features of Throwleigh is the number of buildings with exposed stonework, even on modern buildings. Granite is ubiquitous and only on the Barton, Wayside and the house at the Smithy is it covered by render [Fig 2 page 12].



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Fig 2: Forge Cottage is one of few rendered buildings in the Conservation Area

Historically thatch would have been used on all buildings bar the church and it remains the typical roof covering with simple plain wrapover ridges. As in much of Devon many farm buildings had their thatch replaced with corrugated iron in the later 19th or 20th centuries. There has been a trend in Throwleigh for slate to be introduced when redundant barns are converted to residential use and on new dwellings. This has had a quite fundamental impact on the historic character of the village [Fig 3 page 12]. The cladding of walls with slate is not characteristic of Throwleigh (in its sheltered location) so that its introduction tends to appear out of keeping with its authentic appearance.



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Fig 3 : Slate is a recent introduction to Throwleigh

Whilst the majority of houses and cottages have a linear plan and face the street, their locations and the spaces between mean that gables are a strong feature in many views. As axial chimney stacks are the norm this makes them more prominent. Some chimney shafts have been re-built in brick or rendered blockwork and those on newer dwellings generally lack the character of older stacks [Fig 4 page 13]. Dormers are not a local tradition.



Fig 4 : Chimney stacks old and new

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Fig 5 : Beneath the entrance canopy at Church House is an arched granite 16th century door frame.

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Entrance canopies are found on several thatched properties [Fig 5 page 13] and porches have become something of a local feature on new-build and barn conversions [Fig 3 page 12].

Timber casement windows are found on most buildings, with the notable exception of The Rectory which has fine Georgian sliding sashes. The leaded lights in the Church House are a reminder of what windows in the village were like in the more distant past [Fig 6 page 13], although some are replacements.



Fig 6 : Leaded casement windows at Church House

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Wayside has Victorian casements that retain the proportion of the openings and the vertical emphasis of the individual lights [Fig 7 page 14]. Unfortunately some newer and converted buildings have introduced modern materials and designs which tend to look out of keeping in an historic setting.

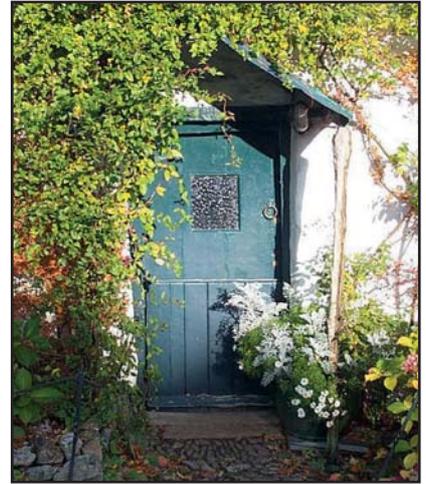
Plank doors are most usual – the historic 3-plank front door at Wayside epitomises this character and the separate half door is a functional feature that has been copied at the Church House [Fig 8 page 14]. Solid and part-glazed panelled doors are also found.

Those homes built tight to the street frontage often have planted verges – an attractive and traditional treatment. Gardens are mostly set behind stone walls and the Barton is an example of exceptional quality [Figs 9 and 10 page 14].



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Fig 7 : Victorian casement windows at Wayside



© DNPA

Fig 8 : The old plank door at Wayside



© DNPA

Fig 9 : The garden wall at Throwleigh Barton shows great care and considerable wealth in the quality of its construction

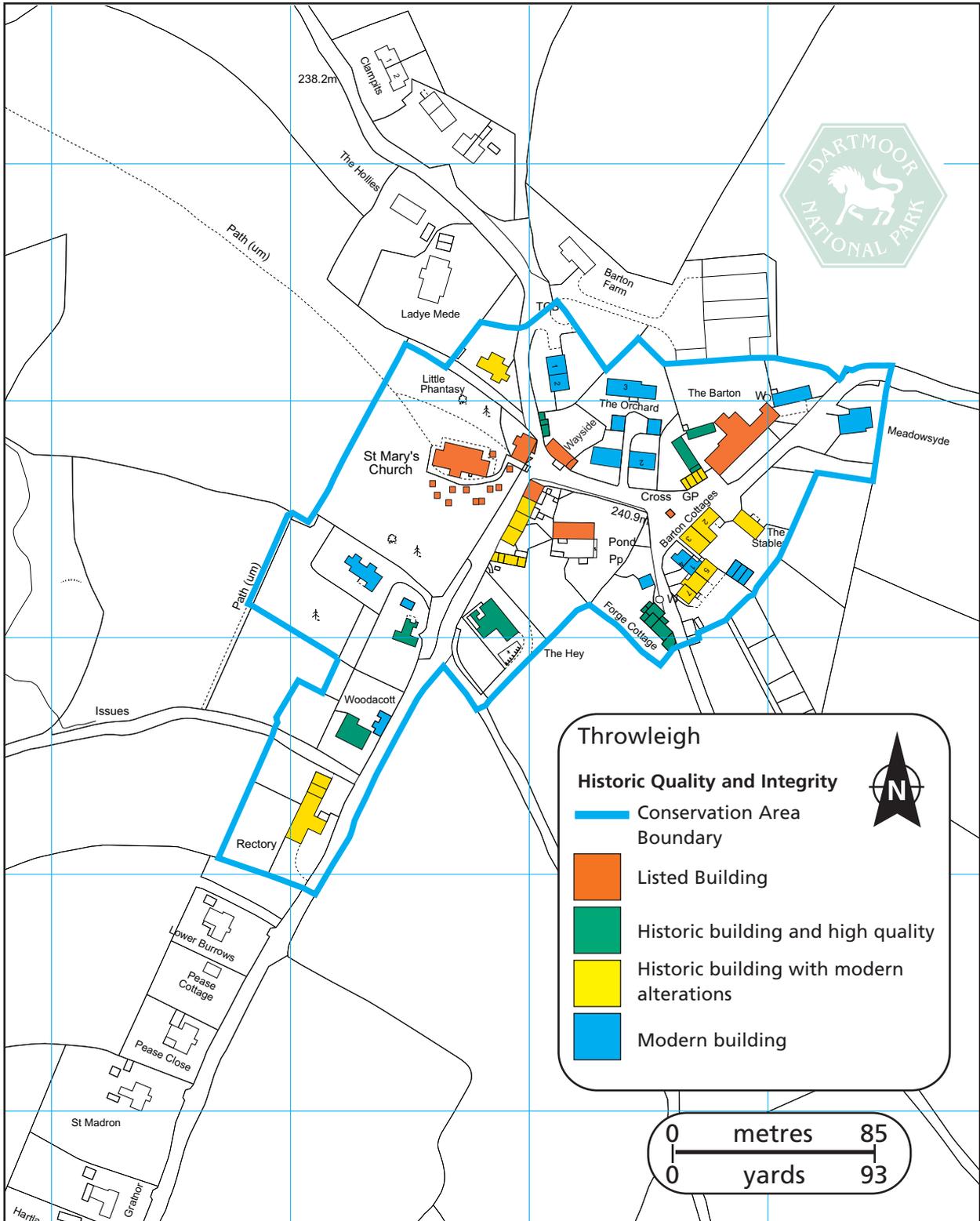


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Fig 10 : Detail of garden wall at Throwleigh Barton

Map 7 on page 15 refers to the historic quality and integrity of the Conservation Area.

Map 7 Conservation Area: Historic Quality and Integrity



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4 Key Buildings

Excluding the 11 listed churchyard memorials and gravestones, there are 7 listed buildings in the Conservation Area. These are the backbone of the area and several of them are key character features. The first four buildings form an outstanding group at the centre of the village.



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Fig 11 : The Church of St Mary the Virgin

Church of St Mary the Virgin: Grade I

Standing in its elevated location this fine church dominates the village. Mostly built in the 15th century but with earlier rubble stone fabric evident, it exhibits fine granite ashlar work and an elegant perpendicular tower. Much of the roof structure and many windows date from the 15th century but the north aisle was built in the 16th century.

Listed Buildings Footnote:

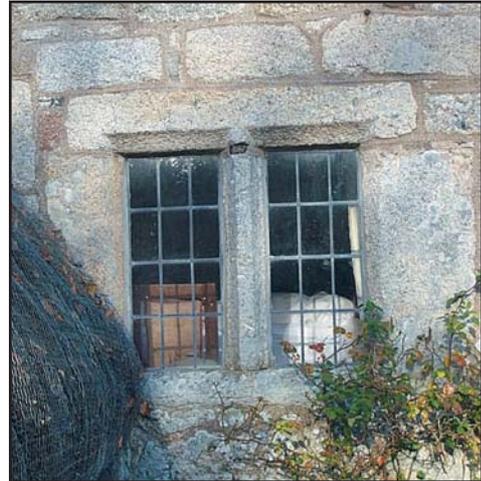
The Secretary of State for Culture, Media and Sport is required to compile lists of buildings of special architectural or historic interest for the guidance of local planning authorities. Conservation policies are often based on these lists. The re-survey of all Dartmoor parishes was carried out during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



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Fig 12 : Church House



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Fig 13 : Granite window at Church House

Church House: Grade II*

Nestled beneath the churchyard is the 16th century church house. Built in granite ashlar it has interesting granite mullion windows in the south elevation – these are a feature next to the lych gate at the entrance to the churchyard [Fig 13 page 17].

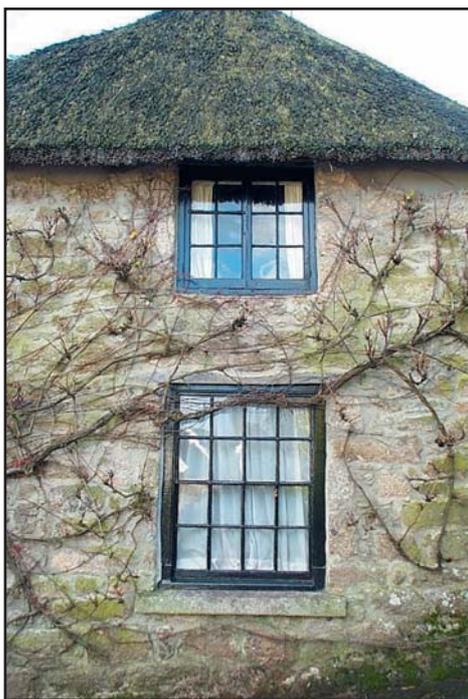


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Fig 14 : Wayside

Wayside: Grade II

A typical 3-room cross passage house in the Devon vernacular tradition. Built of granite rubble with a rendered finish, probably 16th or early 17th century.



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Fig 15 : Old Rectory Cottage

Old Rectory Cottage: Grade II

Not as old as its neighbours, but the hipped thatched roof reflects the Church House and together they frame the church when viewed from the east [Fig 15 page 18].

Throwleigh Barton: Grade II*

A rare and substantial example of a 16th century house which occupies an important location at the eastern edge of the village. For centuries it was the focus of farming activity in Throwleigh.



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Fig 16 : Throwleigh Barton



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Fig 21 : The Old Rectory

The Old Rectory: Grade II

A good example of a polite and substantial house of the early 19th century with a traditional thatched roof. Unusually for its time it has no 'picturesque' features, at least not on the principal elevation.

Other notable buildings



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Fig 17 : Forge Stores and Post Office

Forge Cottage and Stores:

An important functional building and home that retains historic features, including an 18th / early 19th century window in the return elevation of the forge building itself. Now the village stores and Post Office it is the hub of the local community as well as being a key building.



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Fig 18: Church View

Church View and Woodacott:

Woodacott appears on the 1905 OS map [Map 4 page 9], presumably Church View was built shortly afterwards. These houses are fine examples of vernacular revival in the Arts and Crafts tradition. To the casual observer they appear centuries old, but there are enough clues in the construction and fenestration to reveal their true age.



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Fig 19: Woodacott



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Fig 20: *Little Phantasy*

Little Phantasy:

A quirky little home and another contribution to the character of Throwleigh from Rev. Lowe. The original slate roof has been replaced with modern industrial metal sheeting.



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Fig 22 : *Outbuilding opposite Forge Cottage*

Outbuilding opposite Forge Cottage:

With so many of the former barns of Throwleigh having been converted to dwellings, this little outbuilding is a valuable reminder that farming and livestock were the backbone of the community until quite recent times.

5 Local Details and Street Furniture

With the notable exception of the walk from the village cross to the church [Fig 23 page 22], there are no pavements in Throwleigh. There is a general absence of street furniture and, apart from a few direction signs, there is little visual clutter.



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Fig 23 : The only pavement in Throwleigh



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Fig 24 : The Village Cross

The village cross lies at the main convergence of lanes [Fig 24 page 22]. The list description states it was erected in 1897 to commemorate the 60th year of the reign of Queen Victoria. This seems, however, to be a restoration and enhancement date as the OS map of 1886 [Map 3 page 8] features a 'Stone Cross (Remains of)' in this locality. Perhaps the restoration was instigated by Rev. Lowe as one of his first projects.

Roadside walls constructed in assorted styles of granite rubble are a very strong unifying feature of Throwleigh - the huge blocks in the retaining walls near the church are especially impressive [Fig 25 page 23]. Many walls are supplemented by hedges which include a lot of laurel as well as other plants including privet and beech.



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Fig 25 : Granite block wall retaining the churchyard



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Fig 26 : Traditional surfacing at Throwleigh Barton

The courtyard at Throwleigh Barton is the only extensive survival of historic surfacing, with granite slabs at the entrance giving way to irregular setts further in [Fig 26 page 23]. Wayside has a little cobbling at its entrance [Fig 8 page 14].



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Fig 27 : The wheelwright's stone

The circular stone near the village pond is a feature; formerly used by a wheelwright and not a miller [Fig 27 page 24].

Opposite the Barton is a very attractive butterwell [Fig 28 page 24] – a rare survival in a village context. Simply constructed from three granite slabs it retains the hinges and catch for a simple plank door.



© DNPA

Fig 28 : The butterwell

6 Spaces and Views

Spaces Refer to Map 8 page 26

A Churchyard

The churchyard is an attractive space for quiet reflection [Fig 29 page 27]. It is full of memorials which record the lives of many generations of local folk including Rev. Lowe [Fig 30 page 27], the man who probably had more impact on the physical appearance of Throwleigh than any other.

B Village Cross

At the bottom of the hill below the church is the crossroads that is given formality by the cross [Fig 31 page 27]. Immediately to the west of the Cross is a pond that may be an early feature that could be an indication of former uses of this space in the centre of the village.

Views Refer to Map 8 page 26

1 West from village cross

The trademark view of Throwleigh encapsulates all that is characteristic of the village [Fig 32 page 28].

2 East from the churchyard

Thanks to its elevated position the churchyard offers charming views of the village centre, over thatched roofs to the rolling countryside beyond [Fig 33 page 28].

3 West from the churchyard

The view from the field gate to the west of the church indicates the position of Throwleigh - where moorland gives way to cultivation [Fig 34 page 28].

4 The Old Rectory from the north

Framed by Church House and Wayside, this is a delightfully enclosed view full of character [Fig 35 page 29].

5 Village entrance from the east

From here the village is laid out below; with granite walls, the thatch of the Barton, trees and a glimpse of the church with moorland beyond [Fig 36 page 29].

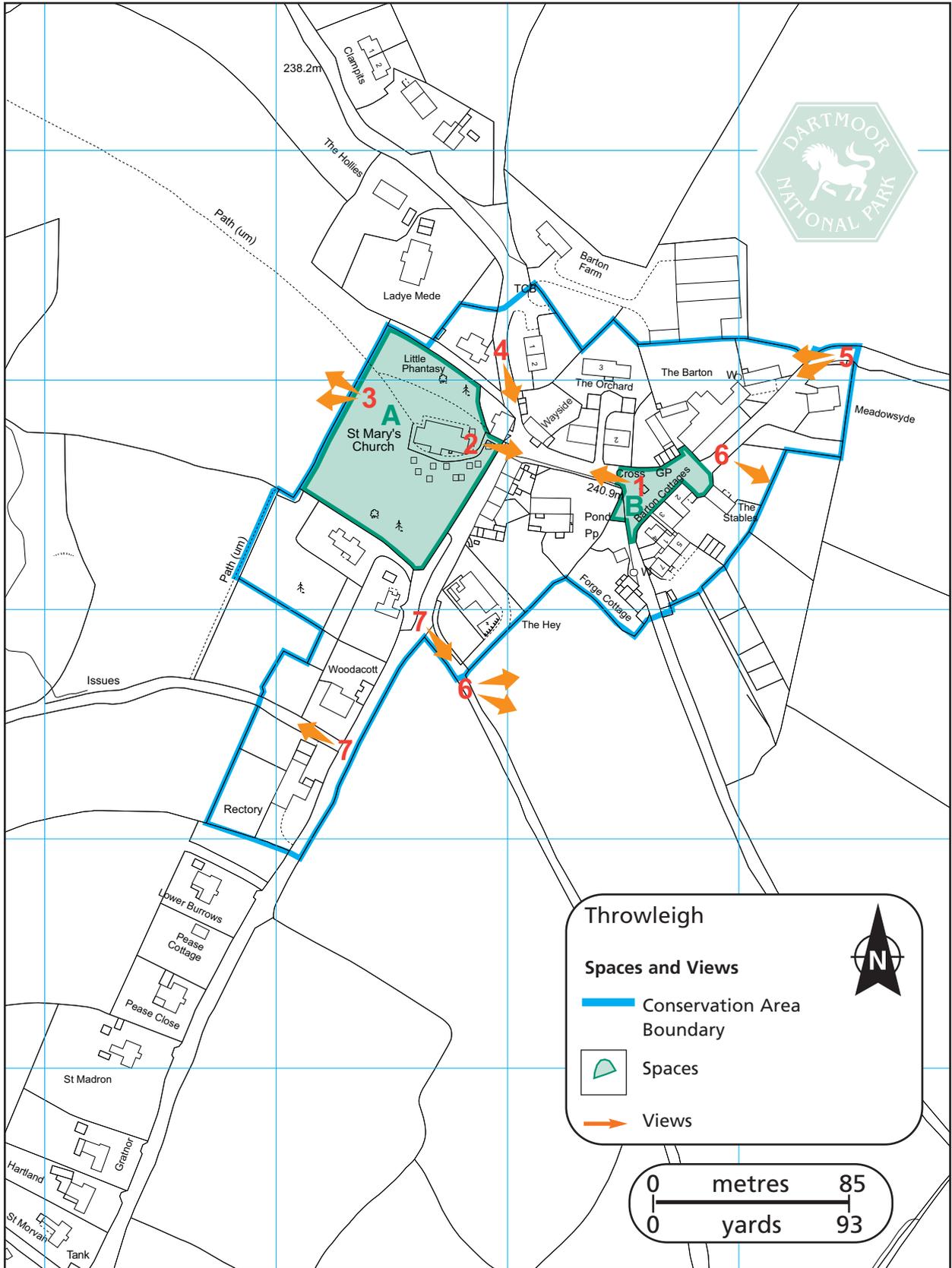
6 East towards Throwleigh House

The view from the centre of the village is one of fertile rolling farmland leading up to the eastern fringe of the moors [Fig 37 page 29]. From the field entrance adjacent to The Hey is an elevated version of this view [Fig 38 page 30].

7 Trackways

The tracks to the south of The Hey and Woodacott represent a tangible link with the distant past when such tracks were the way to get around Dartmoor [Figs 39 and 40 page 30].

Map 8 Spaces and Views

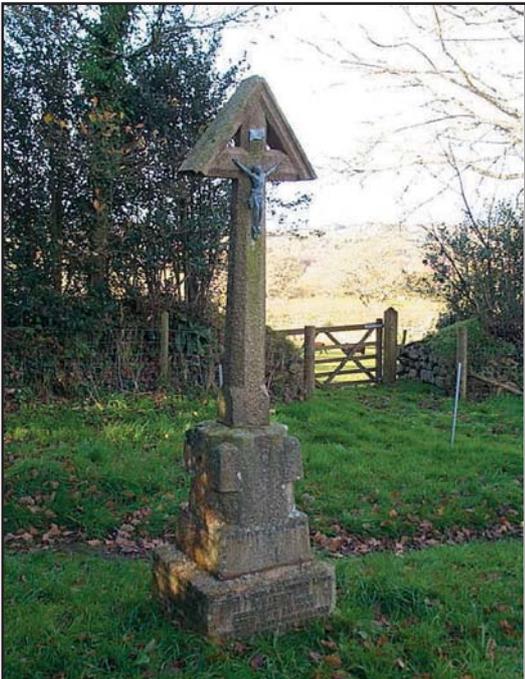


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Fig 29 : The churchyard



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Fig 30 : Memorial to Rev. Lowe



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Fig 31 : Village Cross and the space around it



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Fig 32 : Looking toward the church from the Village Cross



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Fig 33 : Looking down on the village from the churchyard



© DNPA

Fig 34 : The view west from the churchyard



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Fig 35 : Entering the village centre from the north



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Fig 36 : Coming into the village from the east



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Fig 37 : Looking east past Stable Cottage



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Fig 38 : View east from field entrance near The Hey



© DNPA

Figs 39 :The old unimproved lanes



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Figs 40 :The old unimproved lanes

7 Modern development

There has been a significant amount of modern development in Throwleigh, even since the days of Rev. Lowe, whose developments are now 'historic'.

Some barns have been so extensively altered, and even reconstructed, that their origins are no longer discernible. The most recent houses are at least mostly built of granite [Fig 41 page 32] and thereby acknowledge the characteristics of the location, though the layout of The Orchard is rather suburban in appearance. Other developments, such as Tolmen and Church Close fail to reflect the character of Throwleigh but are not prominently located.



Fig 41 : Modern development in the heart of the village – The Orchard

The modern farm buildings north of the Barton reflect the way in which the business of agriculture developed in the 20th century. No doubt, the location chosen was entirely logical, but being on elevated ground the buildings are rather visible from some viewpoints.

8 Archaeological Potential

The main area of archaeological potential within Throwleigh is the historic centre of the village. As the Tithe Map shows, there were a number of buildings within this area which are no longer apparent. This includes the farm labourers' cottages which stood opposite Throwleigh Barton, and were replaced by a modern bungalow. In addition there are other buildings shown to the west and south of the village pond.

9 Trees

Numerous trees are growing within the Conservation Area. There is a wide range of species and age classes throughout the Area and the trees are considered to be an important component of the village scene. The most notable trees stand in the grounds of St Mary's Church, and a magnificent copper beech is growing in the centre of the village. There is limited scope for large scale planting within the Area

Outside the Conservation Area the linear group of mature trees growing on the hedge banks, to the west of the village, and the veteran oak trees, to the west of the church, add to the setting of the village. There may be an opportunity for planting on land around the 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



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Cartographic Engineering 2006

Tree Survey: Throwleigh Conservation Area

(see Tree Survey map page 34)

Number	Species	Age Class
1.	Ash	Semi-mature
2.	Cypress	Young
3.	Birch	Semi-mature
4.	Birch	Semi-mature
5.	Poplar	Young
6.	Birch	Mature
7.	Sycamore	Mature
8.	Group of mixed trees	Mature
9.	Beech	Mature
10.	Sycamore	Semi-mature
11.	Sycamore	Young
12.	Beech	Semi-mature
13.	Sycamore	Young
14.	Beech	Mature
15.	Ash	Mature
16.	Group of mixed broadleaves	Mature
17.	Cherry	Young
18.	Birch	Mature
19.	Cherry	Mature
20.	Birch	Mature
21.	Cherry	Young
22.	Birch	Mature
23.	Oak	Mature
24.	Oak	Mature
25.	Oak	Mature
26.	Beech	Mature
27.	Oak	Mature
28.	Sycamore	Young
29.	Group of beech and sycamore	Mature
30.	Oak	Mature
31.	Oak	Young
32.	Beech	Young
33.	Group of mixed broadleaves	Young
34.	Pine	Mature
35.	Ash	Mature
36.	Eucalyptus	Mature
37.	Group of broadleaves	Semi-mature
38.	Ash	Semi-mature
39.	Willow	Semi-mature
40.	Scots pine	Mature
41.	Linear group of broadleaves	Semi-mature
42.	Birch	Semi-mature
43.	Hawthorn	Young
44.	Sycamore	Semi-mature
45.	Pine	Mature
46.	Group of oak and lime	Mature
47.	Birch	Semi-mature
48.	Oak	Semi-mature
49.	Oak	Semi-mature
50.	Oak	Young
51.	Cherry	Semi-mature
52.	Yew	Mature
53.	Beech	Semi-mature
54.	Beech	Mature
55.	Sycamore	Semi-mature
56.	Elm	Young
57.	Elm	Young
58.	Birch	Semi-mature
59.	Ash	Semi-mature
60.	Ash	Semi-mature
61.	Cherry	Young
62.	Maple	Young
63.	Laburnum	Young
64.	Cherry	Semi-mature
65.	Oak	Semi-mature
66.	Cypress	Semi-mature
67.	Group of mixed trees	Young to semi-mature
68.	Hawthorn	Semi-mature
69.	Hawthorn	Young
70.	Hawthorn	Young
71.	Cypress	Semi-mature
72.	Birch	Semi-mature
73.	Oak	Mature

The survey was carried out from publicly accessible land.