

North Bovey



Conservation Area Character Appraisal



Dartmoor National Park Authority January 2012

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.

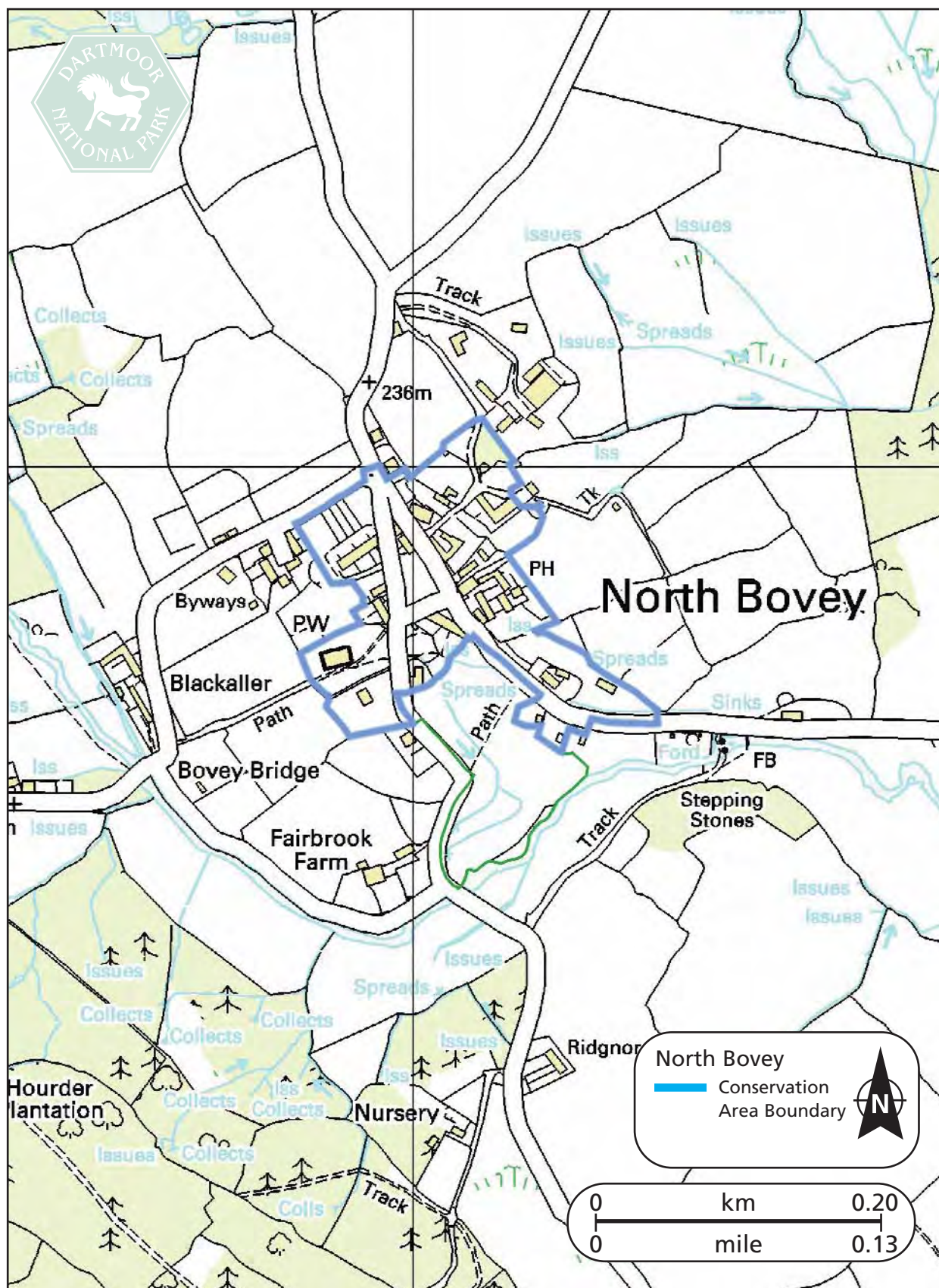
Defining the character of an area is not a straightforward exercise and it is not always possible to reach a truly objective view. The statement of character and appearance in this appraisal is based on various detailed methods of analysis recommended by English Heritage. A range of qualities are looked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

North Bovey is a small village in Teignbridge District situated in the valley of the River Bovey on the eastern fringe of the high moor. Set in a farming landscape and served by narrow country lanes, the market town of Moretonhampstead is just a mile and a half north east where the main routes from Exeter to Tavistock and Bovey Tracey to Okehampton cross.

Sitting on the rising slopes above the valley bottom, and neatly positioned in the angle of the river where it turns left and then right through 90 degrees on its north-west to south-east course, the village occupies a convenient – almost commanding – site near two bridge crossings and a ford. These are around 200 metres distant, however, and do not feature in the village scene. The Conservation Area was originally designated in June 1973.

1. Village History

While the village itself is set in a farming landscape, the parish of North Bovey extends westwards well into the moor, reaching to within one and half miles of Postbridge. According to White's Directory of Devon published in 1850, it included a thousand acres of common: a figure that has probably changed little to this day. This part of the parish abounds with the remains of Bronze Age settlement, while in the far west there is much evidence of tin being extracted, both by ancient 'open' methods (probably of 14th or 15th century date) and by shaft mining – a method thought to have been adopted in Devon around 1500. White's Directory locates two tin mines here called Birch Tor and East Birch Tor (otherwise known as Vitifer), but very much closer to the village was a mine called Great Wheal Eleanor. The main shaft was just over half a mile south west of the village and was worked between about 1876 and 1880. It is highly likely, therefore, that the mining of tin helped sustain the village's economy and the building activity that steadily continued from medieval times through to the 19th century.

There is little evidence from documentary sources to throw light on the origins and early development of the village. In Edward the Confessor's reign (1042 to 1066) there were two manors at 'Bovi' which were held by Joannes. After the Conquest, William granted them, along with more than a hundred other manors in Devon, to Judhael of Totnes.

The first record confirming North Bovey's existence – or at least that of its church – comes from the list of known Rectors that dates from 1279. Some of the church constructed then survives today as the chancel, but the rest of the structure dates from the 15th century. It is likely that about this time, the mid to late 15th century, the settlement we see today began to take shape, so that by late medieval times the green had become the focus for a cluster of farmhouses and cottages – and possibly a church house – which were ranged loosely around it and close by on the lanes leading out. Building activity continued steadily through the 18th century, and as the tithe map clearly shows, by the middle of the 19th North Bovey had flourished to become a sizeable village. Census records show that in the 50 years between 1801 and 1851 the population of the parish had risen from 519 to 600. The indications are, however, that North Bovey's development as a settlement 'peaked' around this time, since during the next forty years or so, to 1886, more dwellings appear to have been lost from the village than gained.

Towards the very end of the century, in 1890, W H Smith's acquisition of what remained of the Earl of Devon's estate in North Bovey, Manaton and Moretonhampstead, heralded a period of investment in all three parishes – mainly by his son Frederick who inherited the estate in 1891 and the title Viscount Hambleden in 1913. Before building a rather stately family home at what is now Bovey Castle (formerly the Manor House Hotel), about half a mile north west of the village, he spent a small fortune rebuilding and restoring the farms he owned and building new homes to house his estate workers – all of high quality and all in a distinctive 'Hambleden' style.

In North Bovey village he built six such houses in 1894 in a terrace on the northwest side of the green, it is said for his staff at the Manor. These were not so much additions to the village but replacements, as the site they were built on was formerly occupied by a row of cottages and an Inn. As well as improving a few other cottages, his other main projects in the village were the repair and restoration of the church and the conversion of a former stable block into what is now the village hall. When he died in 1928, the payment of death duties forced the sale of the entire estate, mostly to tenants, but sometimes to 'outsiders' who thought farming here must be highly profitable as the buildings were so well constructed and maintained.

Since then the village has grown only slightly, with six detached houses built on the lanes leading away from the green and a compact development of seven on the lane to Blackaller. The parish population, on the other hand, has declined considerably, falling to 274 in 2001, and doubtless reflecting the incidence of second home ownership, which is now relatively high.



Early-mid 1900s

2. Settlement Plan

The most distinctive feature of North Bovey's plan is its green, roughly square in shape and bounded by lanes along its east and west sides which diverge from a fork in the road from Moretonhampstead at the north end of the village. These continue past the green and make separate descents to the River Bovey; the east-side one giving local access to a fording place and farmland, and the west-side one leading to a bridge crossing near Fairbrook Cottage and on to a number of outlying farms and a former mill. The only other significant route from the village is to the west, across a second bridge over the Bovey at Blackaller, then on past another mill before continuing towards the farms (and former tin workings) dispersed throughout the moorland part of the parish.

As recently as 1842 the most direct route from the green to the bridge at Blackaller was across the churchyard, passing the porch entrance, and down a steep and narrow trackway. By 1886 this trackway had been diverted around the churchyard, but in earlier times it might well have been the only route west, pre-dating the lane to the north with its more gradual climb and an alignment that seems to by-pass properties that already existed. It is possible the village green originally extended as far as the fork in the road, with the patch of green in the angle surviving as a detached remnant. The row of cottages in between date from around 1700, so in earlier, medieval, times the green was possibly much larger, and triangular in shape. The buildings around the green are ranged in quite a casual manner, some with garden frontages and others without, while end elevations are as much a part of the scene as fronts. This informality is continued through the green itself, with trees and other artefacts planted randomly across it. Nevertheless, the green's fairly regular form imparts a measure of order to the overall scene.

While the number of 15th and 16th century buildings that survive in the village today suggests medieval North Bovey was quite small, it is possible the settlement, as well as the green, was in fact a good deal larger. In addition to the church, the other surviving buildings, which congregate around the southern end of the green, are the former farmhouses now known as the Ring of Bells Inn, Gate House and the combination of Chancery Cottage with part of Stone Cross (all three originating as three-room and cross passage plans typical of the period). But with eight of the occupied buildings shown on the tithe map disappearing by the end of the 19th century, the possibility is that any number of these existed in medieval times, particularly the six with long, narrow plans like those of the surviving farmhouses. The very large one opposite the church gate, for example, is reputed to have originally been a Church House – which was converted to five poor houses early in the 19th century, with an upstairs room used as a school. Fire is said to have destroyed three of them in 1838, while most of what remained was demolished in 1869, leaving just a small but tall remnant as a boundary wall close to the car park.

A similar number of buildings survive from the 17th century as well, all to the south of the green, including a row of three cottages (now the Old Post Office, Ivy Cottage and Ingrik), a pair of cottages (now Cherrywood and Littlegate), and a single house (now Clifton Cottage and Briar Cottage). None of these actually face towards the green but are located on the two lanes leading south. Nevertheless, the row of three is so angled that the green is effectively extended along its frontage – to

create a most attractive vista that is further channelled by the Cherrywood and Littlegate pair into the lane leading down to the river.

The 18th century witnessed considerably more building activity, with several extensions as well as new buildings constructed to further enclose the green on its north, east and west sides. Clockwise around it, surviving examples include Church Gate Cottage (originally a pair), September Cottage (also a pair but possibly three, with a shop extension added later), a row of three cottages north of the green, now Moorland View, Moorland Cottage and Linden Cottage (which possibly encroached the land which was formerly part of the green), Glebe Cottage, Chapel Cottage (which apparently lost half its plan – or an attached neighbour – to the site of the Wesleyan Chapel built later in the 19th century), Slate Cottage (which was probably built as two, and originally as part of a row of four, the other two disappearing between 1886 and 1906 and later replaced by a single storey extension), and finally, south of Ingrik, a substantial outbuilding that was reputedly a wheelwright's workshop.

By the time the tithe map was produced in 1842, North Bovey appears to have consolidated into a well-established rural village, with farmhouses and cottages clustered around the green and on the lanes leading from it. By comparison, however, the OS Map of 1886 presents a different picture; of a village that in the intervening years had undergone a measure of decline and a degree of change that was unusually high. On the east of the green, and along the lanes leading east and south, the changes were several, such as the replacement of the old Rectory with a new one; the removal of a cottage to make way for the new school (in 1842), the removal of part of Chapel Cottage to accommodate a purpose-built Wesleyan Chapel and the loss of what appear to have been two farmhouses on each of the lanes leading east and southeast.

On the west side, the loss of the poorhouses has already been described, while by the time the Ordnance Survey Map was revised in 1906, further losses included a range of cottages (Broadmead) near the bridge over the Bovey to the south, and a pair of cottages in the range that now comprises Slate Cottage. On the other hand, a new house, now Oak Tree Cottage, had been built alongside the north edge of the green, while the range of apparently dilapidated cottages to its north west were rebuilt by Lord Hambleton, including the Inn that had been established there. New farm buildings had also been built north of the new Rectory, and soon after, early in the 20th century, the former stables of the old Rectory on the east side of the green were converted to a village hall.

Historic Setting

Some conservation areas have large adjoining areas of rural land which possess special historic or setting value and therefore provide an important landscape context for the designated heritage asset. An Area of Historic Setting is considered to be a local heritage asset which may become a material planning consideration and appears on the Dartmoor Historic Environment Record (HER). North Bovey has such an Area of Historic Setting adjoining the conservation area where an undeveloped field to the south of the village reaches down to the river. This also occupies the foreground of an important view across to the church and includes the site of a medieval water meadow.

Map 2 Tithe Map 1842

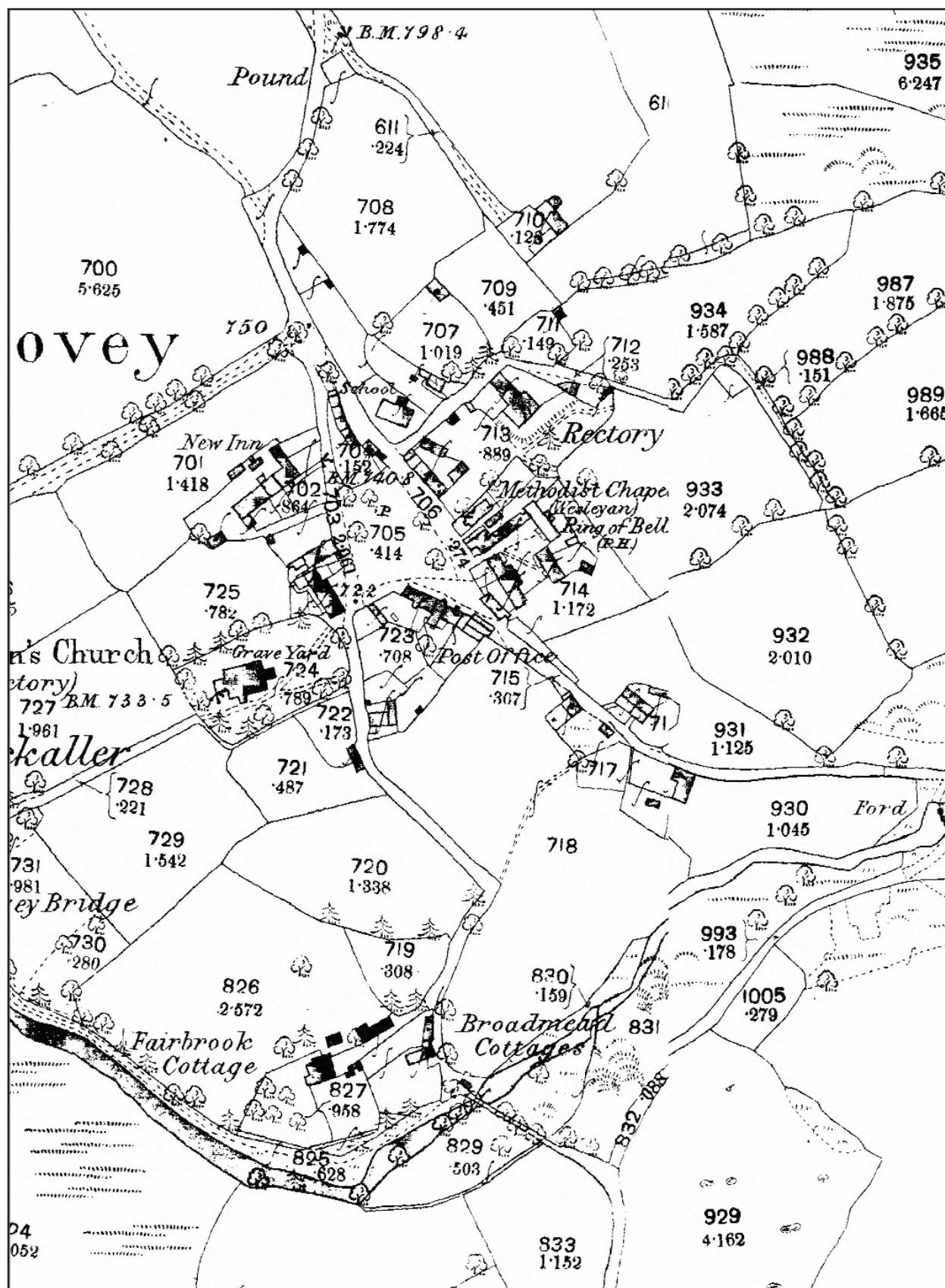


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Historical Footnote:

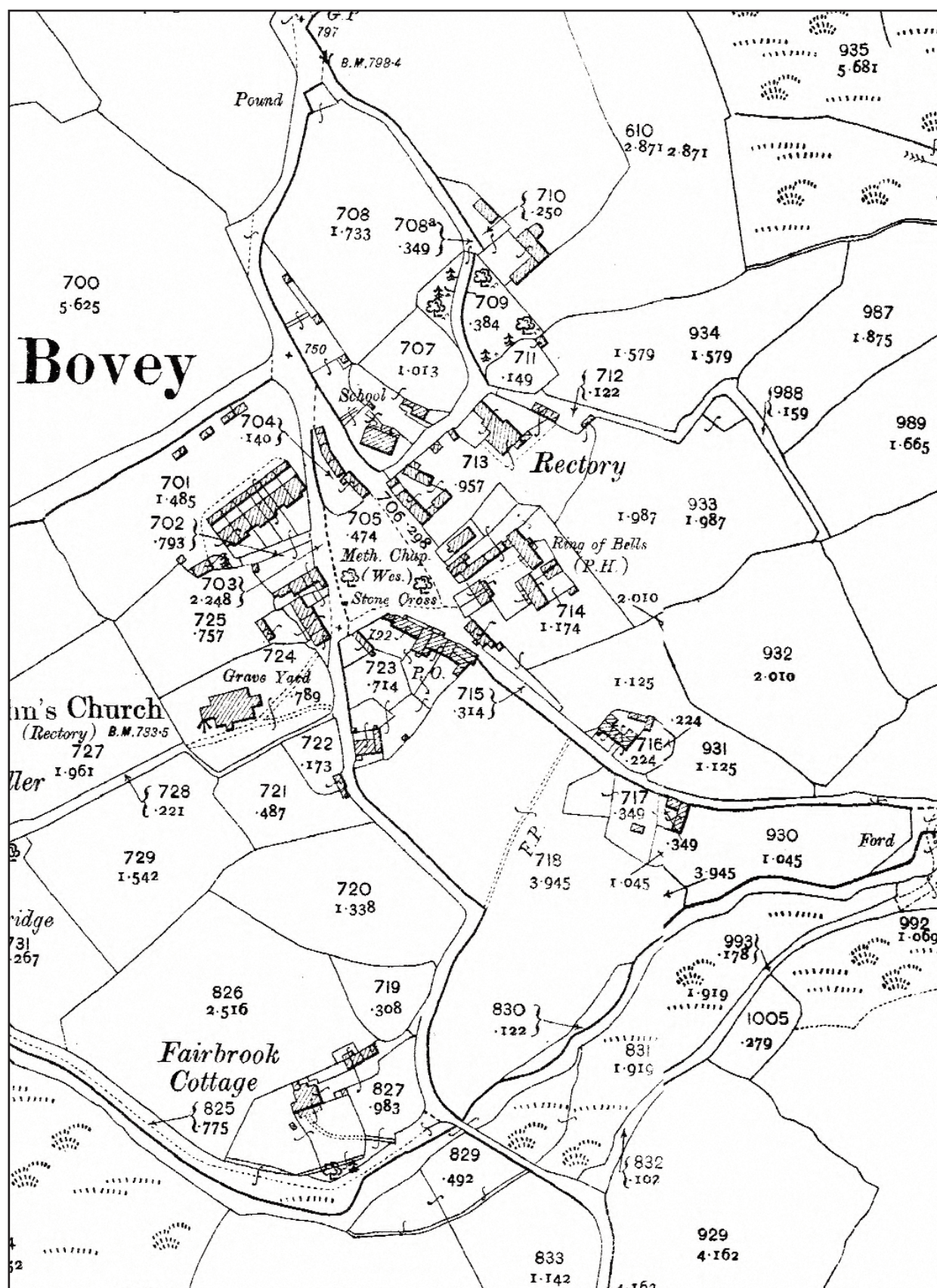
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation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



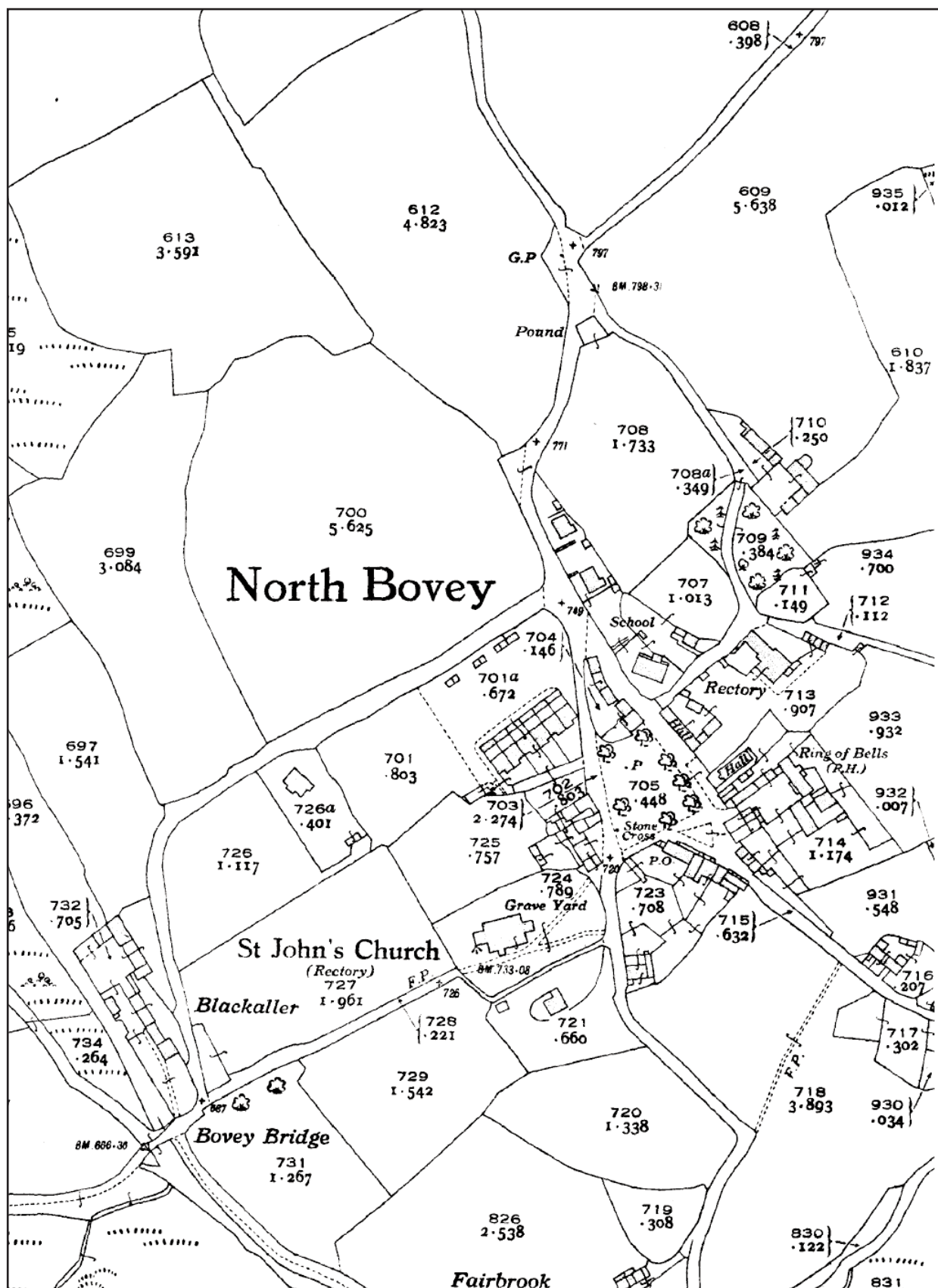
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Map 4 2nd Edition Ordnance Survey Map 1905



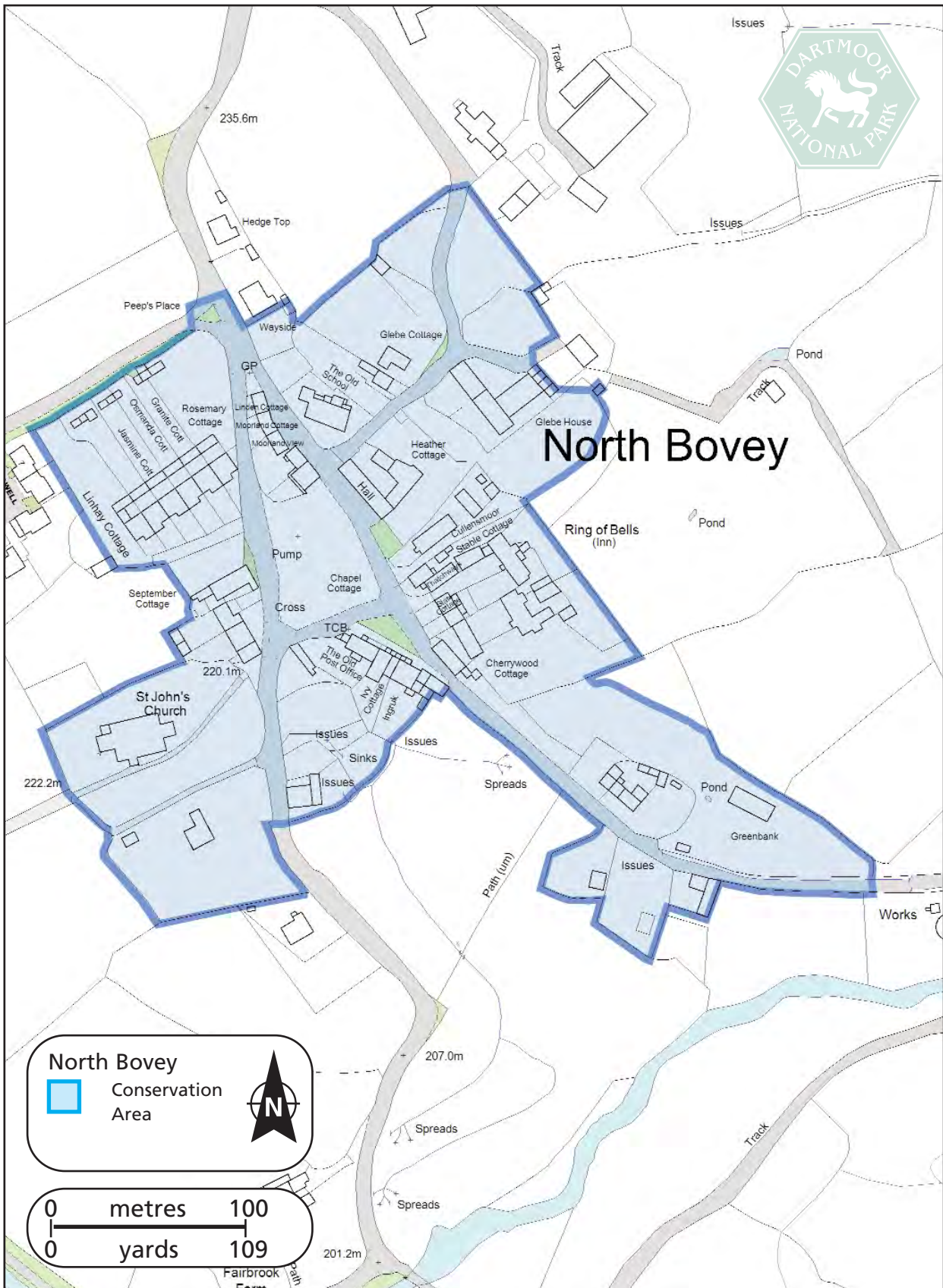
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Map 5 Ordnance Survey Map 1936



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Map 6 Conservation Area: North Bovey Settlement



3. Building Types, Materials and Styles

As well as being mostly grouped around the village green, the majority of the buildings within the Conservation Area originate as either cottages or farmhouses from the 18th century or earlier, and as such their style and form is essentially vernacular. Thatched roofs dominate the scene, and while a few have their granite walls exposed, most however are painted, or rendered and painted. The combination of thatched roofs and painted walls creates considerable harmony throughout the Area, and for this it has exceptional charm. The painted walls are all white or off-white, and nearly every thatched roof is finished with a flush ridge; these factors enhance the Area's historic integrity and the visual cohesion across and around the green. The generally long, low proportions of the buildings have a similar effect, an appearance that not only characterises the three-room and cross passage farmhouses amongst them, such as Gate House [Figure 1 below], but the cottages too, which more often than not are arranged in rows or pairs [Figure 2 page 15].

Windows are almost entirely painted timber casements with flush fitting, multi-paned lights [Figure 3 page 15]. The only non-casements to be



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Figure 1 Gate House

found are the pair of multi-paned vertical-sliding sashes in the Ring of Bells Inn, just to the right of the porch, while in the converted stables adjacent, leaded lights are found in lieu of timber glazing bars (a type also found at Briarcroft). The number of modern single-paned domestic casement windows like those in Clifton Cottage are few, while those in the 19th century lean-to on the front of Stone Cross Cottage replace shop windows that were originally multi-paned. Next to this lean-to is the most impressive porch in the village – the only 2-storey example which, according to its date stone, was added to Chancery Cottage in 1738

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Figure 2 September Cottage, built originally as two, or perhaps three, small cottages

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Figure 3 A typical flush-framed, multi-paned casement window

[Figure 4 page 16].

Although none are so imposing, open fronted porches are a traditional feature of many vernacular buildings in the village. Gabled types are the more common, and visually the more assertive, whether thatched as on the Old Post Office row [Figure 5 page 16] or slated as on the Ring of Bells Inn [Figure 16 page 24]. Less common are the slated lean-to types as on the Littlegate/Cherrywood pair [Figure 6 page 16], and the simple slated



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Figure 4 The 2-storey porch at Chancery Cottage



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Figure 5 Thatched and gabled porches on the Old Post Office row



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Figure 6 Slated 'double porch' at Littlegate/Cherrywood

canopies as on the rears of the Moorland View row [Figure 7 page 17].

Relatively few buildings date from the 19th century, the principal one now (following the loss of all but the service wing of the former Rectory) being

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Figure 7 Slated 'double' canopy at rear of Moorland View

the terrace of six cottages built by Lord Hambleden in 1894 [Figure 8 below]. Tall and individually large in scale, their formal style and appearance is most distinctive and contrasts with the vernacular style of the buildings around it – as do their exposed granite walling with its 'crazy-paving' pattern, their brick dressings and their slated or tiled roofs with decorative ridge tiles. Completing the contrast in a rather distinguished manner is the crenellated garden walling at the front and the gateposts capped with ball finials.

The other significant 19th century building was the school; a much simpler

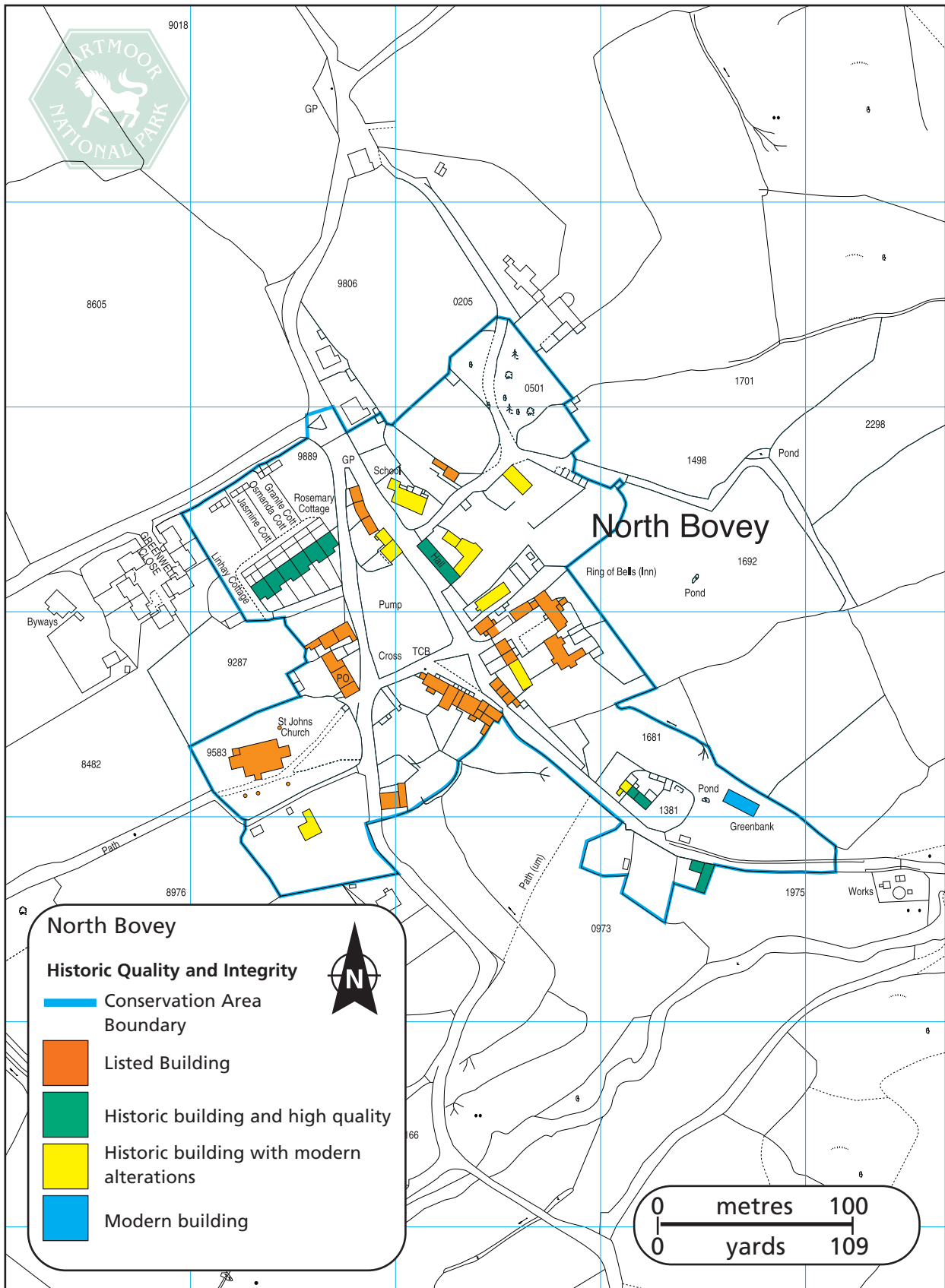
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Figure 8 Part of the terrace of six cottages built by Lord Hambleden in 1894

building with granite walls and a slate roof, constructed in 1842 on land donated by the Earl of Devon. It was once described as being “very pretty with diamond paned windows”, but unfortunately these have since been replaced in aluminium, and two large rooflights have been inserted into the roof slope. Other residential conversions that have introduced modern features into the historic character of the settlement are those of the Wesleyan Chapel and part of the range of outbuildings that went with the former Rectory. Altogether more successful, however, were the conversions of the small stable into a bar at the Ring of Bells Inn [Figure 17 page 25], and of the former Rectory stable block into a village hall (the latter project apparently the last carried out by Lord Hambleden [Figure 18 page 25]). Elsewhere, various roof renewals have introduced red clay tiles into the village scene, but the material appears alien and somewhat out of place.

Map 7 Conservation Area: Historic Quality and Integrity



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4. Key Buildings

There are twenty-seven Listed Buildings in the Conservation Area including the church, six structures (two chest tombs, two headstones, the village cross and the K6 telephone kiosk), one converted outbuilding and nineteen cottages and former farmhouses. Relative to the size of the settlement this figure is high and gives an immediate indication of how significant North Bovey is in terms of its special architectural and historic interest. The church is Grade I, the Gate House Grade II* and the remainder Grade II.

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Figure 9 Church of St John the Baptist

Church of St John the Baptist: grade I

Other than the two narrow lancet windows on either side of the 13th century Chancel, the windows in the rest of the church (although variously restored using a volcanic stone in the 19th century) are all perpendicular in style true to their 15th century origins. While the lower two stages of the tower and the buttresses are granite ashlar, the remainder of the church is rendered – reflecting the mix that actually characterises the village as a whole, although here the render is unpainted. The chest tomb in the photograph (dated 1641) is one of two in the churchyard that are listed. Better preserved, inside the church, is a memorial floor slab of 1639 to James (?) with the inscription “a scollar of Oxford”.

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.

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Figure 10 Church Gate Cottage

Church Gate Cottage: grade II (Now known as Church Cottage)

This former pair of 18th century cottages is prominently sited next to the path to the churchyard. The symmetrical front with thatched roof appears picturesque, while rendered and painted walls, and flush-fitting casement windows, are characteristic of vernacular buildings throughout the village.

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Figure 11 Cherrywood and Littlegate Cottages

Cherrywood and Littlegate: grade II

Originally built in the late 17th century subsequent alterations to both cottages has created the appearance characteristic of a single farmhouse.



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Figure 12 The front, garden side of the Moorland View row



© DNPA

Figure 13 The rear elevation of the Moorland View row

Moorland View, Moorland Cottage and Linden Cottage: grade II

This row of three cottages has a fairly regular appearance typical of its 18th century origins. The opposing sides of the row present quite different pictures to the street scene, albeit under the same, thatched, roof. The front elevations are rendered and painted, have thatched porches and are set behind front garden areas, while the rear elevations are of exposed granite, have their doors sheltered by slated canopies and are entirely exposed to the highway.



Figure 14 The Old Post Office, Ivy Cottage and Ingrik

The Old Post Office, Ivy Cottage and Ingrik: grade II

Built originally in the 17th century as one large (the Old Post Office) and two small cottages under a long thatched roof, the row was lengthened near the end of the 19th century when a slate-roofed extension was added to Ingrik which infilled the gap between the cottage and a detached outbuilding nearby (said to have been a wheelwright's workshop). The open porches to each of the cottages appear unusually large in scale and dominate their otherwise modest and informal vernacular elevations.

Gate House: grade II*

Roof timbers blackened by smoke from an open hearth evidence that when originally built in the 15th century the ground floor of this farmhouse was open to the roof. Low partitions created its three-room and cross passage plan, while the fireplaces and stacks, and its first floor, were inserted during the 17th century. Externally its traditional façade is relatively unspoilt, including the porch, also added in the 17th century, with its dressed granite sides corbelled to support the roof [Figure 1 page 14].



Figure 15 Chapel Cottage

Chapel Cottage: grade II

This cottage occupies a prominent position next to the entry leading to the Rings of Bells Inn (and formerly to the Gatehouse as well), thus its painted render, thatched roof and flush-fitting casements make an important contribution towards the village scene.



Figure 16 The Ring of Bells Inn

Ring of Bells Inn: grade II

Originally built as a farmhouse in the late 15th or early 16th century with a three-room and cross passage plan, it was probably extended to a four-room plan in the 17th century. It is thought the Hall (the main living room) was open to the roof until about this time, which is when the newel staircase was introduced behind it. Externally it retains a traditional façade and, remarkably, the only two sash windows in the village.

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Figure 17 The converted outbuilding next to the Ring of Bells Inn

Building immediately west of Ring of Bells Inn: grade II

Part of a converted range of probably 18th century outbuildings to the side of the courtyard in front of the Ring of Bells Inn, and attached to the Inn by a single storey link. Before conversion in the 20th century, which was when the porch and windows were added, its granite façade was unpainted. Its eyebrow dormers, and those of the conversions adjacent, suggest the outbuildings were one-and-a-half storeys with lofts on the first floor.

Other notable buildings

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Figure 18 The Village Hall, converted from a former stable

Village Hall (not listed)

Thought to have been a stable block associated with the former Rectory that was located immediately behind it (as shown on the tithe map and confirmed as owned by the church in the documents that go with it), its conversion to a village hall is said to have been carried out by Lord Hambleden early in the 20th century. Its positive contribution towards the character of the village is considerable in view of its length and its prominent siting next to the green. Being single storey, its long thatched roof is especially dominant, but noteworthy too are its exposed granite walls and the series of painted timber windows with mullions and transoms dividing each into six, multi-paned lights. An admirable feature of the upper lights is that they are hinged at the bottom and open inwards in an agreeably inconspicuous manner.



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Figure 19 Down the lane

Eastern Cottage with Lower Hill (not listed)

Located on the lane leading southeast from the green, evidence suggests this slate roofed and rendered building originated in the early part of the 19th century and was extended beyond the left-hand chimneystack, to its present size, early in the 20th. Its simple elongated form, painted walls, mostly flush-framed, multi-paned, timber casements and modest porch (albeit now enclosed) blend well with the characteristics of the older village buildings, while its slated roof is typical of its age. Until the middle of the 19th century at least, it shared its slightly detached location with what appears on the tithe map to be a pair of farmsteads on the opposite side of the lane.

5. Local Details and Street Furniture

The green is perhaps foremost in contributing towards North Bovey's unique character and identity. Not only important in an historical sense, being an integral feature of the settlement's development pattern and plan, but in a visual sense too its intrinsic qualities have a significant impact. The way its grassy surface undulates as it descends diagonally down towards the church; the way the trees (many of them commemorative) have been planted in a seemingly random manner, and the scattered distribution of various artefacts, all combine to create a picture of informality and of a centuries-old focus for community life [Figure 20 below].

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Figure 20 View across the green from the southeast corner

Granite kerbing safeguards the green from misuse and erosion, whilst within it a number of interesting structures and artefacts throw light on former times, including the granite mounting block opposite the village hall, the water pump with its granite trough [Figure 21 page 28] and the medieval cross, which was repositioned here in 1829 after recovery from the River Bovey where it had served as a stepping stone [Figure 22 page 28]. [The original village cross is said to have been broken during the Civil War and, in 1943, was found built into a wall in the cottage opposite, which was then the village stores]. The frame of an attractive old ironwork bench remains on the green too, while of more recent date, just south of the green near the Old Post Office, is a listed K6 telephone kiosk [Figure 23 page 28], with a wall-mounted letterbox close by.



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Figure 21 Water Pump and Granite Trough



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Figure 22 Medieval Cross



© DNPA

Figure 23 K6 Telephone Kiosk



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Figure 24 Former Rectory Gateway

Whilst granite boundary walls bring visual cohesion to the scene, other granite structures also enhance its historic character and interest, including the grandiose rusticated gate piers (with ironwork gates) at the entrance to the former Rectory [Figure 24 above], the modest granite and slate-roofed lychgate at the entrance to the churchyard [Figure 25 page 29], the two architectural chest tombs inside the churchyard [Figure 9 page 20] and just beyond the church porch, an unusual double headstone

dated 1718 and 1722 which is made from a single slab [Figure 26 below]. Also, in the fields directly south, is a system of drainage channels, bridged by long, narrow granite slabs.

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Figure 25 The Lychgate

© DNPA



Figure 26 The double headstone

© DNPA



Figure 27 Cobbled pavement in front of the Old Post Office row

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Figure 28 Cobbled path behind Briarcroft

Although tarmac road surfaces prevail, to the southeast of the green, in front of the terrace that includes the Old Post Office, an extensive cobbled pavement survives with a shallow drainage channel defining its edge [Figure 27 page 29]. A few cobbled thresholds also survive, such as alongside September Cottage, and a private but visible garden path at the rear of Briarcroft [Figure 28 page 29]. Paving the way to the porch entrance of Chancery Cottage, however, are much larger stone slabs that seem to reinforce the building's farmhouse status [Figure 4 page 16].

Creating more of a pedestrian refuge than a path, the area of modern setts within the car park, where the Information Board has been erected, appears entirely compatible with the village setting and the granite walls nearby [Figure 29 below]. At the opposite, north, end of the village, where the road from Moretonhampstead forks and the lane to Blackaller leads off, a pair of miniature greens exist; both occupied by a mature tree and a traditional signpost, and both, therefore, having a close affinity with the main village green [Figure 35 page 38].



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Figure 29 Pedestrian Refuge in Car Park

6. Spaces and Views

The qualities of some of the spaces in the Conservation Area are exceptional, and while there are some excellent views, their numbers are limited by the enclosure created by the village buildings. Refer to Map 8 page 22.

Spaces

The large open space in particular characterises the village's development pattern and its rural setting:

- 1 the village green, including the sub-green in the southeast corner in front of the Old Post Office row;

Additionally there are smaller spaces of value in their own right:

- a the pair of miniature greens in and adjacent to the highway on the north approach to the village;
- b the verge and path on the approach to the lychgate entrance to the churchyard.

Views

Excellent views can be gained from various key locations within the Conservation Area which exemplify the nature of the settlement's setting:

- 1 from the raised-up churchyard looking east to south
[Figure 30 page 33]
- 2 from the southeast corner of the green looking south
[Figure 31 page 33]
- 3 from the lane beside the Hambleden Cottages looking south
[Figure 33 page 34]



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Figure 30 View from the churchyard looking southeast towards the River Bovey.

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Figure 31 View from the southeast corner of the green looking south towards the River Bovey.



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Figure 33 View from the lane beside the Hambleton Cottages looking south towards the afforested slopes on the opposite side of the Bovey Valley.

7. Modern Development

The most significant new-build projects of modern times have been the compact, self-contained group of houses at Greenawell Close in 1977-78 and the redevelopment of the Glebe House Hotel – the former Rectory – which was mostly destroyed following a fire in 1992. Occupying a somewhat detached location in relation to the historic parts of the village (off the lane to Blackaller, outside the Conservation Area to its northwest), the housing group has little impact upon the village scene. Although more closely related to the historic core, being within the Conservation Area and visible from the green, the hotel redevelopment scheme appears compatible on account of the simple forms and natural materials employed – including the slate hanging on the elevation facing the green. Although the only example of its use in the village, it nevertheless repeats the treatment of the historic building it replaced.

For the most part, however, modern development within the Conservation Area has taken the form of extensions to older buildings or their conversion. The former shop extensions to Stone Cross Cottage and September Cottage are now domestic, as too are the former Wesleyan Chapel, the School, part of the workshop next to Ingrik and the outbuilding attached to Slate Cottage [Figure 34 below]. The latter two conversions are perhaps the least obtrusive in terms of their compatibility with the area's historic and architectural character, since modern materials, such as upvc and coated aluminium, and modernising features, such as external flues, ill-proportioned roof lights and large-paned double glazed windows have been avoided. Elsewhere, however, this has not always been the case, resulting in a deleterious impact not only on the character of the building itself but the village as a whole. On the other hand, the subdivision of the former shop window at September Cottage has done much to minimise its incongruous scale.



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Figure 34 The converted outbuilding to Slate Cottage

The only other changes of consequence have been the kerbing of the green and the provision of a public car park and information board. Neither has had a harmful impact. The latter is discreetly but conveniently located just away from the green, while the natural materials used for both are exemplary. By keeping the upstand of the kerbing to a minimum the green's rural village character has been preserved – and creates a subtle and appropriate contrast with the more rustic, 'country-lane' appearance of the miniature greens at the north entrance to the village (which have not been kerbed).

8. Archaeological Potential

The earliest physical evidence for settlement in North Bovey is the 13th century fabric in the Church of St John; the site of the Domesday manor of Bovi is unknown.

The existing Conservation Area in North Bovey is centred around the village green where some surviving buildings are of late medieval date. With documentary reference to destruction of some buildings by fire in the area in earlier periods, plus the fact that the Tithe Map reveals that more buildings have also disappeared since this was drawn in the mid 19th century, the potential for surviving buried archaeological deposits in the Conservation Area is substantial.

The fields which lie to the south of the Conservation Area, and which are crossed by a public footpath contain a number of leats plus the traces of further water channels or carriers. These suggest that these were once water meadows with the water being released to accelerate the growth of early grass in spring, a rare feature in an upland location.

9. Trees

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

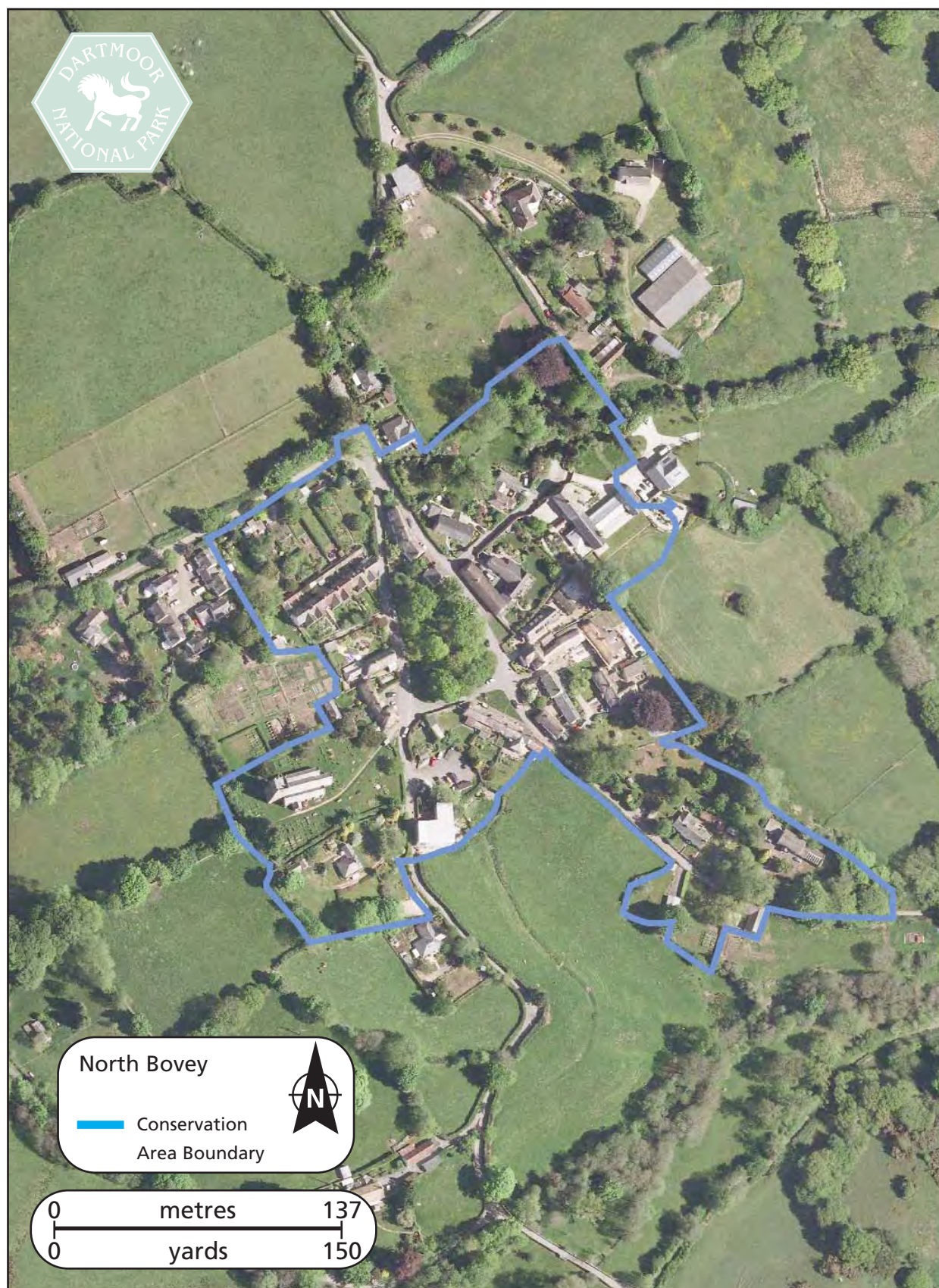
New trees have been planted in private gardens throughout the Conservation Area, but there is limited scope for further planting.

Outside the Conservation Area the linear groups of broadleaved trees, to the south the village, add to the character and setting of the village.

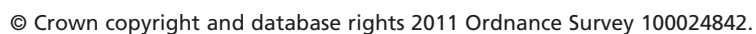
Trees in Conservation Areas Footnote:

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



Cities Revealed aerial photography copyright The GeoInformation Group 2010.



Tree Survey: North Bovey Conservation Area

(see Tree Survey map page 39)

Number	Species	Age Class	Number	Species	Age Class
1.	Linear group	Mature	57.	Cherry.	Semi-mature
2.	Group of broadleaves		58.	Cherry.	Mature
3.	Group of conifers	Mature	59.	Cherry.	Mature
4.	Eucalyptus	Semi-mature	60.	Beech	Mature
5.	Cherry.	Mature	61.	Group of cypress	Mature
6.	Group of mixed trees	Young to semi-mature	62.	Willow	Semi-mature
7.	Apple	Semi-mature	63.	Cypress.	Young
8.	Apple	Semi-mature	64.	Birch	Mature
9.	Apple	Semi-mature	65.	Cypress.	Semi-mature
10.	Cypress.	Young	66.	Birch	Mature
11.	Laburnum	Semi-mature	67.	Linear group	Semi-mature
12.	Sycamore	Mature	68.	Group of ash	Mature
13.	Horse chestnut	Semi-mature	69.	Birch	Semi-mature
14.	Oak.	Semi-mature	70.	Birch	Mature
15.	Elm	Young	71.	Larch.	Semi-mature
16.	Elm	Young	72.	Cypress.	Semi-mature
17.	Sycamore	Young	73.	Linear group	Mature
18.	Ash	Young	74.	Group of broadleaves	
19.	Group of elm.	Young	75.	Group of oak.	Mature
20.	Group of cypress.	Mature	76.	Group of cypress	Young
21.	Yew	Mature	77.	Willow	Mature
22.	Scots pine.	Mature	78.	Ash	Mature
23.	Scots pine.	Mature	79.	Apple	Semi-mature
24.	Yew	Mature	80.	Apple	Semi-mature
25.	Holly.	Semi-mature	81.	Apple	Semi-mature
26.	Laburnum	Semi-mature	82.	Beech	Mature
27.	Ash	Mature		Oak.	Mature
28.	Ash	Mature			
29.	Sycamore	Young			
30.	Cypress.	Semi-mature			
31.	Whitebeam	Semi-mature			
32.	Cypress.	Semi-mature			
33.	Cypress.	Young			
34.	Cypress.	Young			
35.	Willow	Semi-mature			
36.	Fir	Mature			
37.	Oak.	Semi-mature			
38.	Birch	Mature			
39.	Holly	Semi-mature			
40.	Lime	Mature			
41.	Spruce	Semi-mature			
42.	Apple	Semi-mature			
43.	Ash	Mature			
44.	Ash	Mature			
45.	Eucalyptus	Mature			
46.	Mixed woodland.	Mature			
47.	Wellingtonia	Mature			
48.	Lime	Semi-mature			
49.	Lime	Semi-mature			
50.	Eucalyptus	Mature			
51.	Eucalyptus	Young			
52.	Group of sycamore	Mature			
53.	Willow	Mature			
54.	Whitebeam	Young			
55.	Cypress.	Young			
56.	Birch	Mature			

The survey was carried out from publicly accessible land.

