

Walkhampton



Conservation Area Character Appraisal



Dartmoor National Park Authority June 2017

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 25 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.

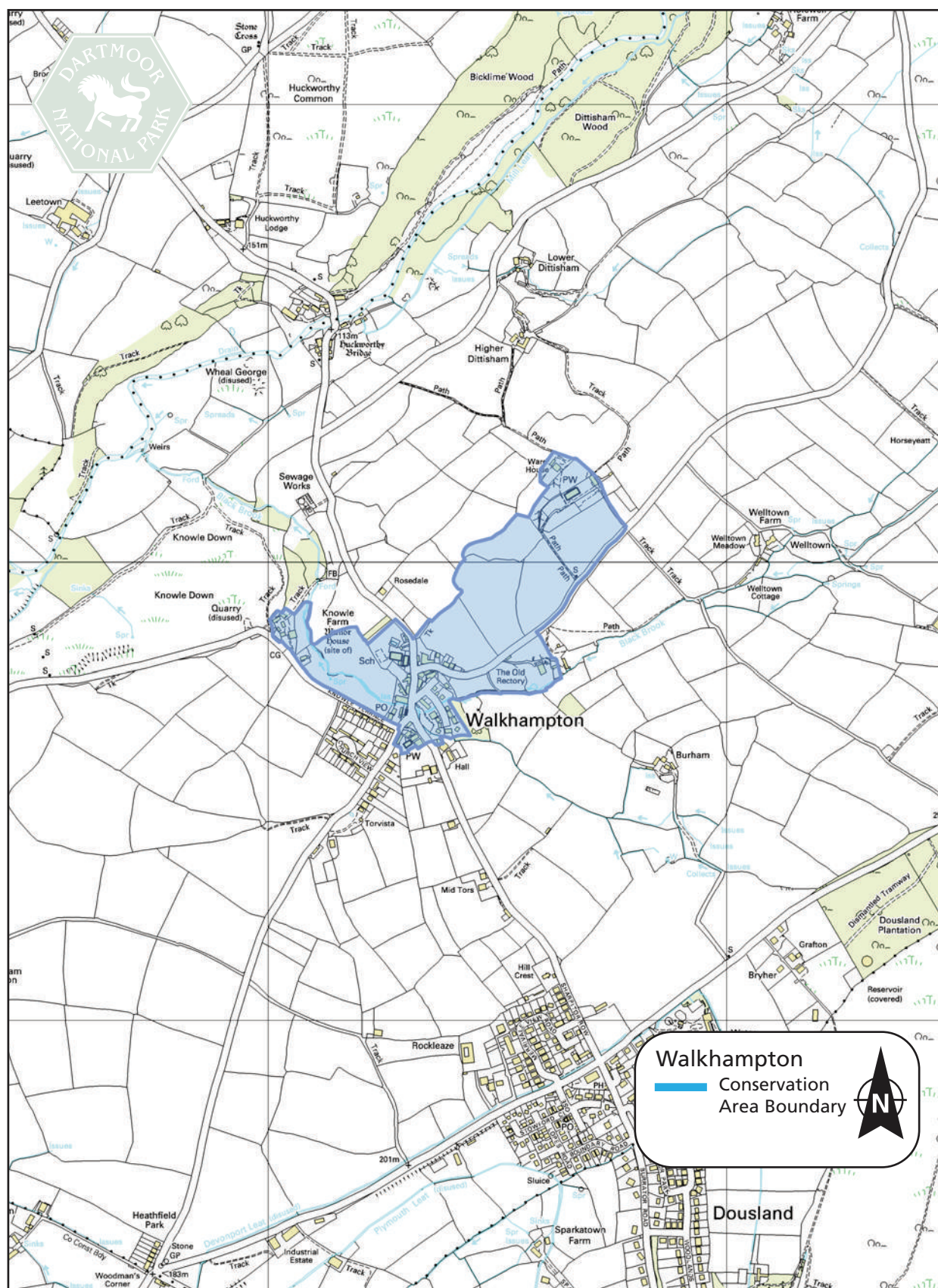
Defining the character of an area is not a straightforward exercise and it is not always possible to reach a truly objective view. The statement of character and appearance in this appraisal is based on various detailed methods of analysis recommended by English Heritage. A range of qualities are looked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

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Map 1 Conservation Area Location



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Introduction

Walkhampton is located some 5 miles/8 kms south east of Tavistock, on the western fringe of Dartmoor. In its earliest surviving forms the name is documented as Walchentone in the 1084 Geld Roll, Wachetone in the 1086 Domesday Survey, and Walchinton in the 1187 Pipe Rolls. Gover et al suggest that these early forms 'look...like a tūn development of a yet earlier river name Wealca (the rolling one)'¹. Fleming, however, suggests the possibility that the name meant "'the tūn of the Wealcynne', in other words 'Cornishtown'"².

While the ancient parish of Walkhampton is large, with much of its land being moorland with scattered farmsteads, historically the village was small, remaining compact until the 19th century, although development in the 20th and 21st centuries has effected a marked expansion in the settlement boundary.



Figure 1 A variety of stone types are found in Walkhampton

The historic village has a clear axis that follows a basic north – south pattern across the valley of the Black Brook. The parish church does not form part of this core, however, being situated some 0.65km to the north east on a ridge at a height of 215m above sea level.

The underlying geology of the area is complex, on the edge of the granite mass, there is a range of metamorphic and intrusive igneous rocks evident in the fabric of the place, as well as granite. The economic value presented by its geological heritage is evident in the historic workings for tin, copper, and granite in the parish, although none of these are evident within the village itself.

The Conservation Area was designated in March 2013 following the production of a draft Character Appraisal document and public consultation.

1. Village History

A wealth of archaeological evidence suggests that the Walkhampton area has been settled since at least the early Bronze Age. Stone rows at Merrivale, Down Tor, and Harter Tor, and pounds near Criptor and Routrundle, attest to human influence in the area for some 3,500 years or more.

It has recently been suggested that there was a large Saxon enclosure to the east of the present village site. This enclosure seems to be located 'at a point where two long-distance pre-Conquest roads merged to cross the Walkham' (at Huckworthy), and it could have 'played a key role in West Saxon control of the area in the early 9th century'³.

Moreover, it is also suggested the site of the church 'is quite a dominant feature within the area of the Walkhampton Enclosure, and a church building must have been in existence on this site at least by c. 1031 as a charter of that date records the lane running past the church as 'the Church Way'⁴. However, only a relatively small portion of this enclosure lies to the north-eastern arm of the Walkhampton Conservation Area being located essentially within open fields.

The Domesday Survey of 1086 records that the Manor of Walkhampton belonged to the king and contained an acre of meadow, a hundred acres of pasture, woodland one league long by half a league wide, with six villagers, four smallholders, two slaves, three cattle, fifty sheep, and four ploughs. In 1380, Walkhampton was described as a 'vill' or hamlet, which may have comprised a couple of farms, farmworkers' dwellings, a corn mill, fulling mill, and smithy. The chief occupation at this time was farming, although tin-streaming is also mentioned in the early records.

Historically the parish had two manors: that of Walkhampton, and also the Manor of Knowle, which was situated just to the west of the village core⁵. Knowle is not mentioned in Domesday but is documented by the 13th century.

The village remained relatively compact for several hundred years. The Walkhampton Tithe Apportionment of 1838 reveals that, apart from the buildings at Knowle, there were only four other buildings on the south side of the Black Brook, which was, at that time, crossed by a ford. The 19th century saw some expansion and infill of the village core, but most of the development towards Yelverton occurred between the late 1920s and the mid 1950s. Further development took place in the 1980s and at the beginning of the 21st century.

For much of its settlement history, then, Walkhampton remained a small agricultural village of farmsteads, cottages, and probably a smithy and other functional buildings. Of the standing buildings in the village proper, Town Farm and Staddons are examples dated to the 17th century with earlier origins; while the row including Lea Cottage has the appearance of a farmhouse of the 17th century or possibly earlier. The fact that Town Farm and Staddons are attached is unusual.

The church and church house are earlier, dating largely from the 15th and 16th centuries, although some elements of the church building at the east end may be of earlier date. These key buildings form an exceptional



Figure 2 Rows of 19th century cottages tightly enclose the main street

separate group in their elevated and isolated position.

The village is unusual in having a school founded in the early 18th century, though the present school buildings are 19th century and later. Lady Elizabeth Modyford was a member of the Slanning family, Lords of the Manor of Walkhampton from the middle of the 16th century until the late 18th century. She endowed the school in 1719 for the education of twenty poor boys, this number increasing to thirty boys by 1785 with a schoolmistress also appointed to teach ten girls. The majority of children of the village have been educated here since that time.

The Walkhampton Inn is poorly documented until the 19th century. It has been suggested that the site, on the important Plympton to Tavistock road, may have been in use as early as the 14th century but there is no firm evidence to support this⁶.

In the mid-19th century, the development of a wheelwright's and blacksmith's shop, run by the Veale family, and exploiting the power of the Black Brook, was of some economic significance to the village.

The two rows of cottages north of the wheelwright's shop and opposite the inn were constructed in the early 19th century.

The original Methodist chapel was built and extended in the early- to mid-19th century although a new larger building was dedicated in 1902. These buildings stand testament to the importance of the non-conformist movements in the life of the village. The fact that the congregation was able to found and sustain a separate Sunday School, built in 1933, is also of interest⁷.

2. Settlement Plan

Despite the suggested existence of the Saxon enclosure, and the siting of the parish church on the hill, the main settlement of Walkhampton became established at the bottom of the hill in the sheltered valley of the Black Brook. The church, however, remained an essential element of the village and the two were linked by a well-used path, now known as Elbow Lane. South of the church lies the 19th century vicarage that, although physically separated, is also integral to the village layout. The fields between the church and the main village are a vital component in many views and are essential to the character of the place.

Also essential to the character of the place is the remaining open ground between the village core and the site of the ancient Manor of Knowle, since at least some of the historic village was built on land belonging to that manor.

The main village today is much bigger than it was historically, but it is quite easy to identify the older parts. The core of the village lies to the north of the bridge and is focussed on the triangular space in front of Town Farm, which appears to be an early feature. The jumbled cluster of buildings here is interspersed with alleyways which allow a degree of permeability that is quite distinctive. The earlier properties tend to have small yards or gardens in front of them, whilst some later cottages line the roadside more tightly.



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Figure 3 The Vicarage

The strong north – south development line on the western side of the road continues south of the bridge with the group that includes the former shop. Another larger open space marks the junction here with the focal point of the war memorial. The historic village ends abruptly south of Applegarth on the Yelverton road, but an interesting succession of later developments is sited on the Dousland road, notably the Methodist buildings.

The crossing point of the Black Brook is the centre of the village and offers a good vantage point for the historic layout, including a view of the church. It also has the interest of the historic leat and launder carrying water to power the wheelwrights above the actual brook – an unusually compact example of the genre.

© DNPA



Figure 4 The launder

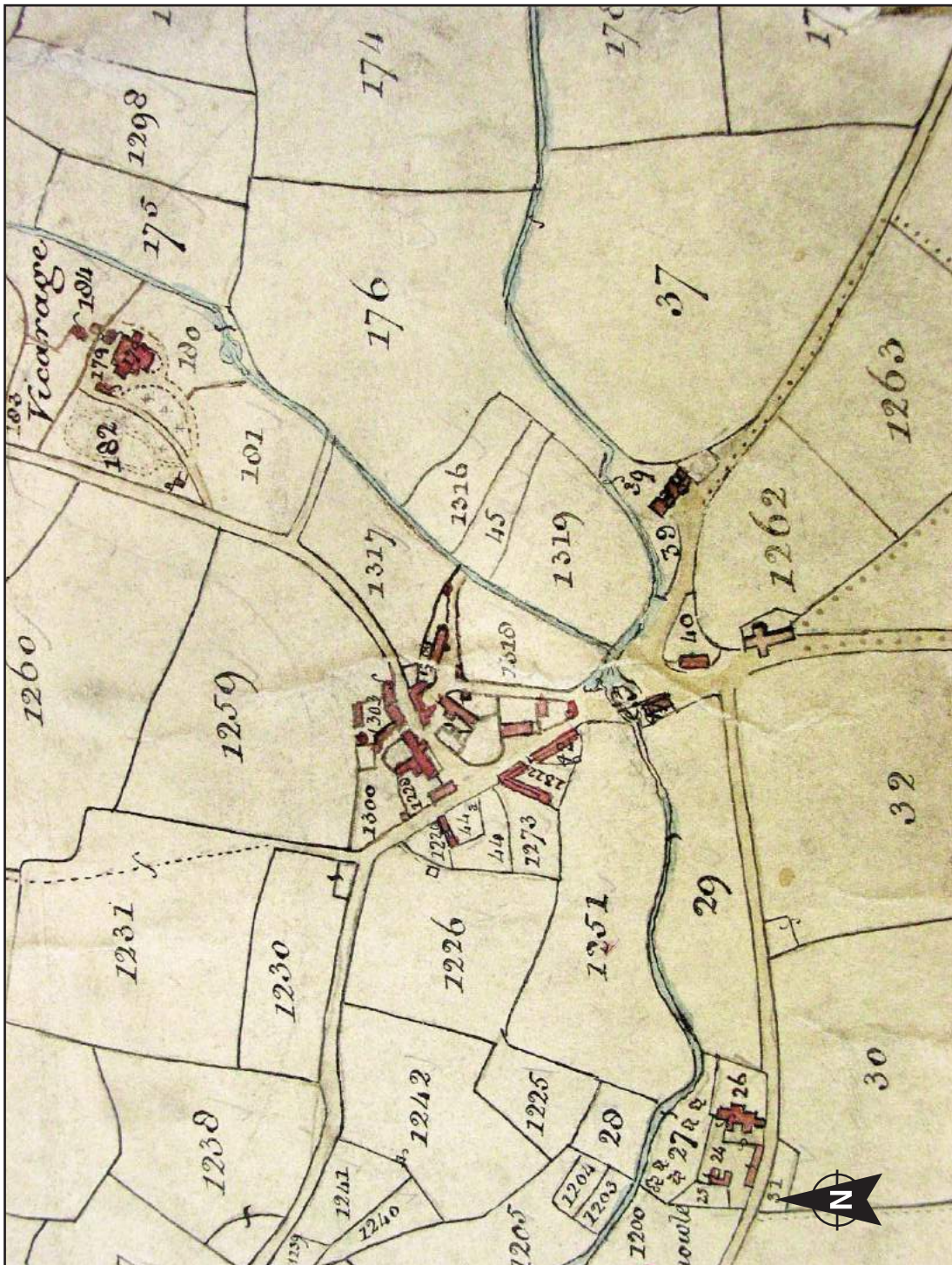


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Figure 5 Granite doorframe

One notable loss has been a row of 19th century southeast facing cottages that occupied what is now the beer garden and car park of the Walkhampton Inn. The cottages where Whitstone now stands may have been much older. Whether the granite doorframe to the rear of the inn was recovered from a local building or elsewhere is unknown, though it is similar in style to a doorway at Welltown Farm.

Map 2 Tithe Map 1840

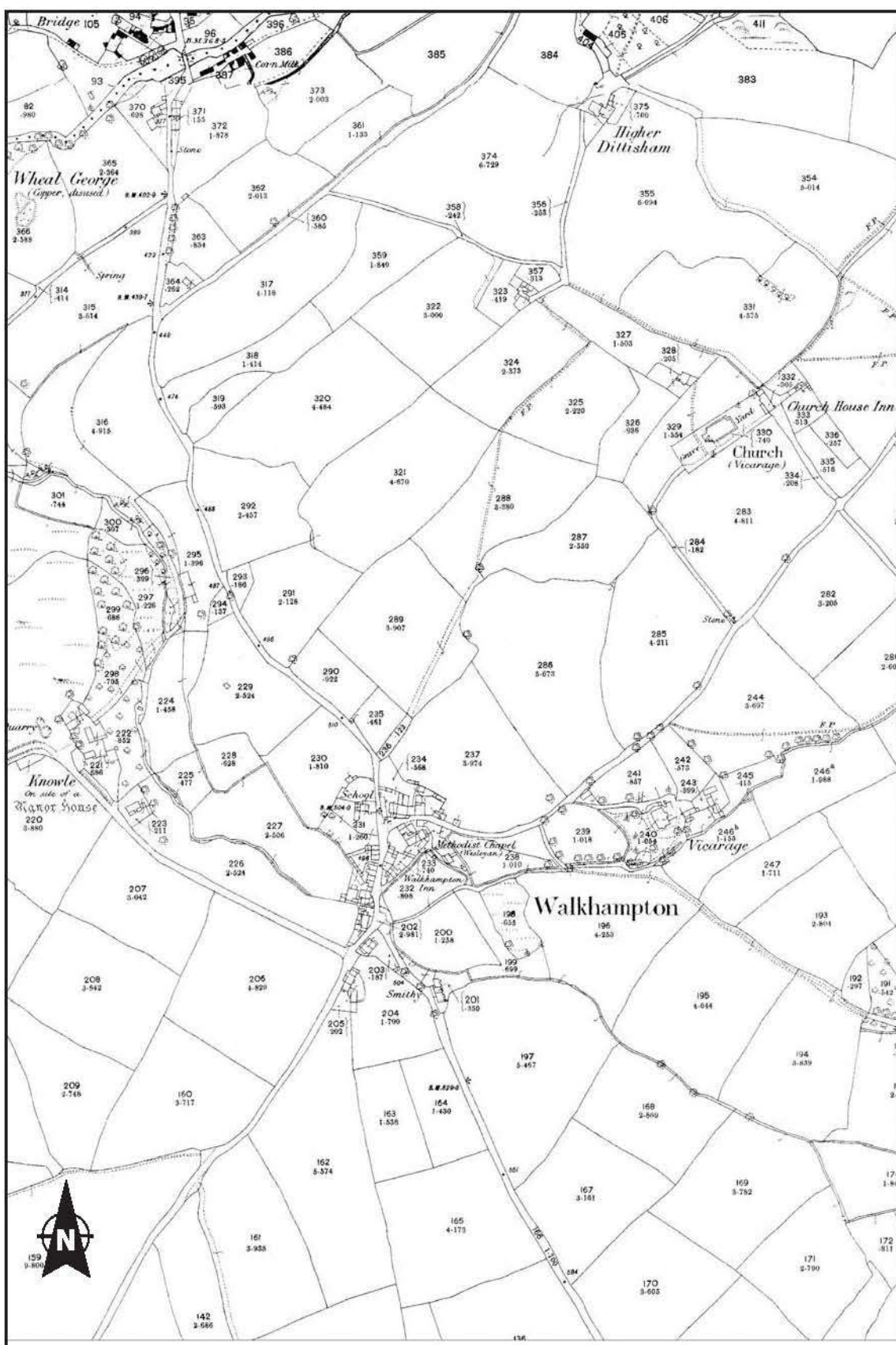


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Historical Footnote:

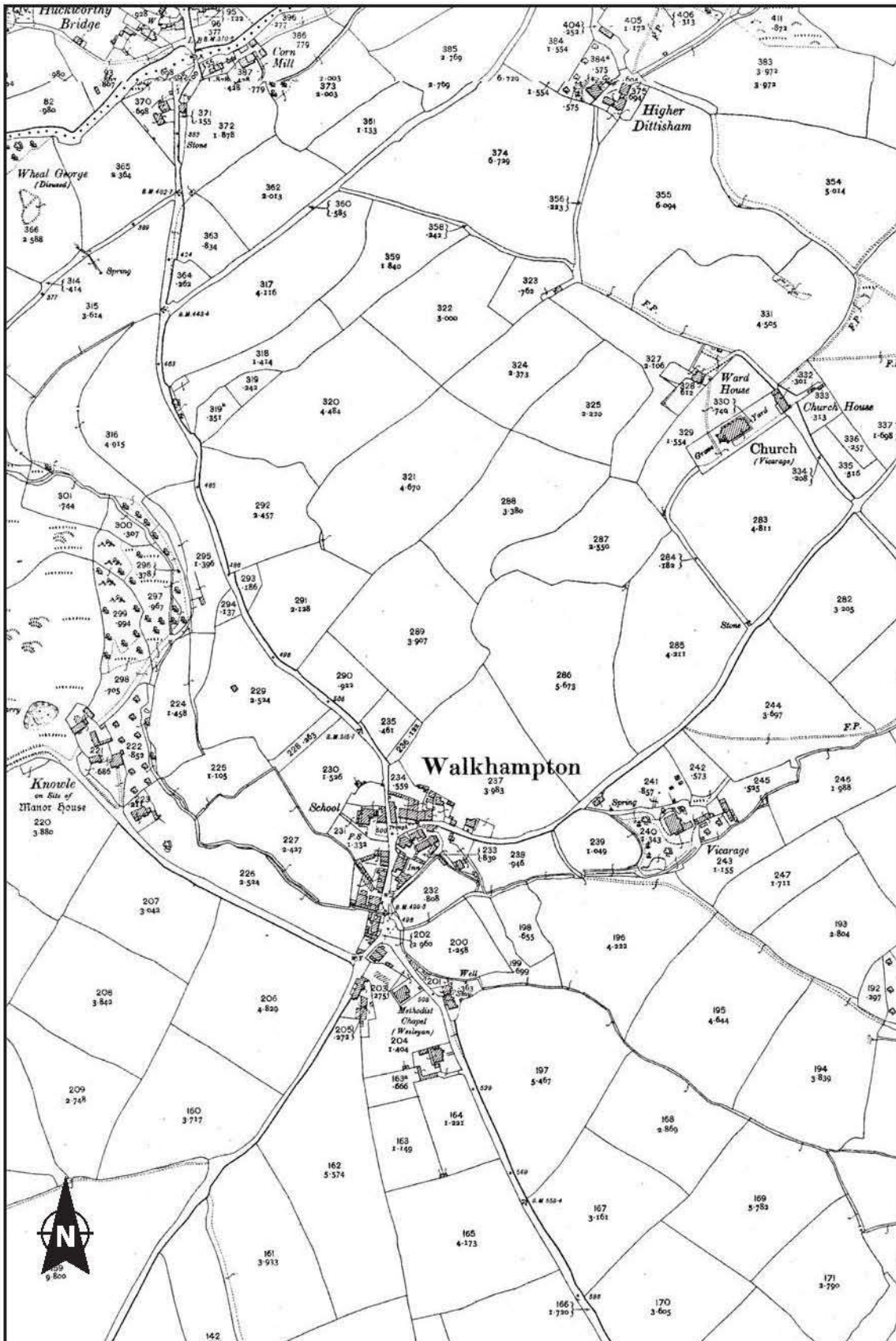
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation 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 1884



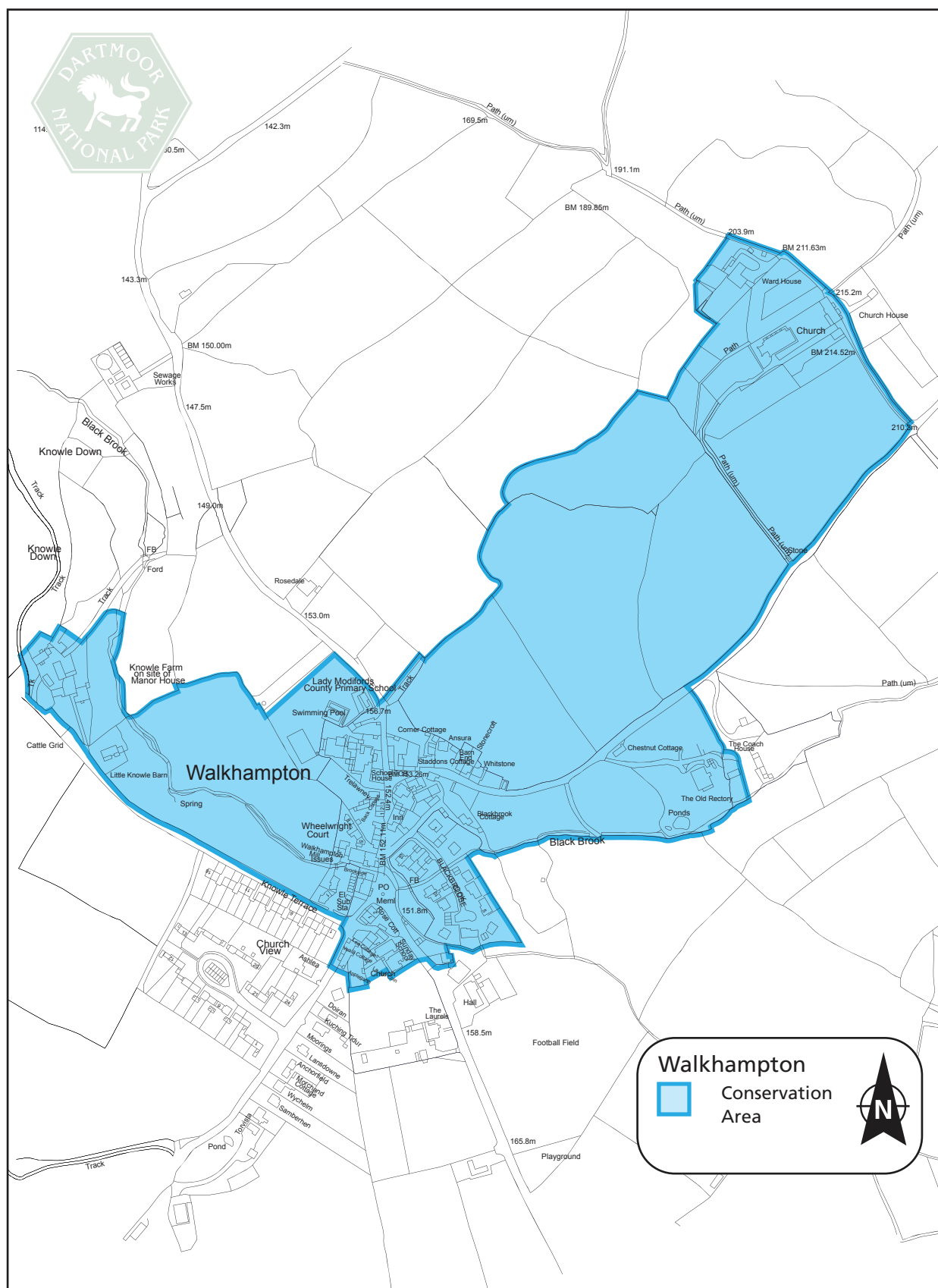
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Map 4 Second Ordnance Survey Map 1905



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Map 5 Conservation Area: Walkhampton Settlement



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3. Building Types, Materials and Styles

Refer to Architectural Historic Integrity and Quality – Map 6

The original architectural character of Walkhampton is typical of the Devon vernacular; earlier cottages and farmhouses have a simple linear form with gabled ends, massive walls, substantial chimneys and small, usually unordered windows. This character is typified by Town Farm, Staddons, and the Church House. Lea Cottage and Veale Cottage is also a relatively early building, albeit much altered now and having the later extension that is Applegarth. Varied slate and other rubble stone construction prevails with granite used for lintels and some quoins. Render is still prevalent on domestic buildings and in the past all are likely to have been rendered and/or lime washed. A recent tendency to expose stonework and 'tidy it up' by comprehensive re-pointing is inconsistent with historic traditions.

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Figure 6 Total re-pointing can strip historic character

Slate was once ubiquitous and at one time would have come from Mill Hill or the South Devon quarries; later it was Welsh and now comes from across the globe in the later 20th century there was much replacement with fibre cement 'slates' that diminish the quality of the roofscape a great deal. Simple clay ridge tiles are normal but the late Victorian homes have decorative tiles. It is very likely that there would have been thatched roofs in the past but none remain today.

Older homes tend to have minimal overhangs at the eaves and all buildings had cast iron rainwater goods in either half round or ogee profiles, but these have mostly been replaced in plastic. Verges are also simple and either slated or rendered to the underside of the slate. Later 19th century 'pattern book' cottages tend to have more obvious overhangs and eaves dormers. Apart from these examples, some later



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Figure 7 Traditional eaves and rainwater goods

alterations and new build, dormers (and rooflights) are not part of the village scene.

There is some corrugated iron, notably the pre-fabricated workshop/store immediately north of the Old Sunday School.

The survival of historic windows and doors is generally poor, but the few examples that remain offer a glimpse of the former historic character that prevailed. Many units have been replaced in poorly detailed uPVC, but there are also timber windows that fail to reflect the historic pattern of glazing and are finished with incongruous modern stains. Though the village shops have now closed, their shopfronts remain as evidence of their historic usage.

The old barns of the village also follow the vernacular tradition with rubble stone walls and slate roofs. They would also have been lime washed in most cases. The wheelwright's shop was a significant industrial complex at the heart of the village, its associated house being more visible from the street, and a range of outbuildings having been replaced by modern development.

There is a cluster of small but attractive 19th century outbuildings to the rear of the cottages opposite the Walkhampton Inn and visible through the gap between the two rows. These add an extra layer of interest to the townscape and make a significant contribution to the special character of the place.

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Figure 8 Historic Georgian and Victorian casements at Staddons

© DNPA



Figure 9 Traditional outbuilding



© DNPA

Figure 10 Brookside retains its original sash windows

From the beginning of the 19th century elevations became more ordered and symmetrical with larger sash windows more common than casements, as seen on the Walkhampton Inn and Brookside.



© DNPA

Figure 11 Whitstone is one of the late Victorian houses

In the 1890s dwellings were built to a favoured style that is faintly gothic and this probably reflects the influence of the Maristow Estate. There are four late Victorian houses that have eaves dormers to their principal elevations and are presumably based on pattern book designs. Rubble stone is still used and in the most notable example opposite Town Farm it was left exposed with dressed granite detailing combined attractively with red brick.

Brick is used for lintels, quoins and chimneys on later buildings as it was economical to do so after the arrival of the railway nearby - the same reason Welsh slate appears to have been used on the roofs along with decorative ridge tiles.

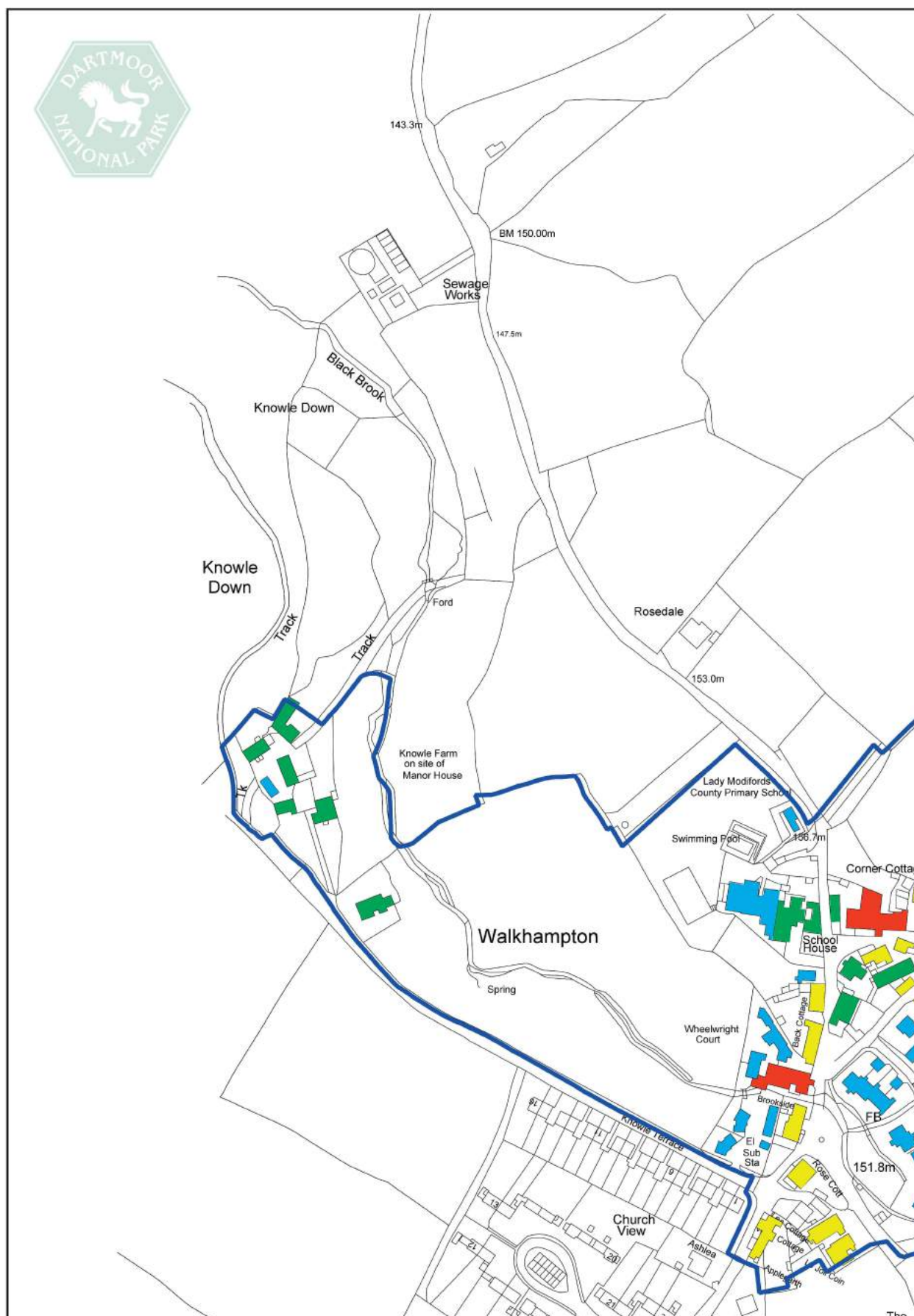
The school bell tower is a rare example of such architectural presence in an historically small settlement, but the design is in keeping with the significance of the school in the community. School House is also an attractive component of the group of buildings at this end of the village.

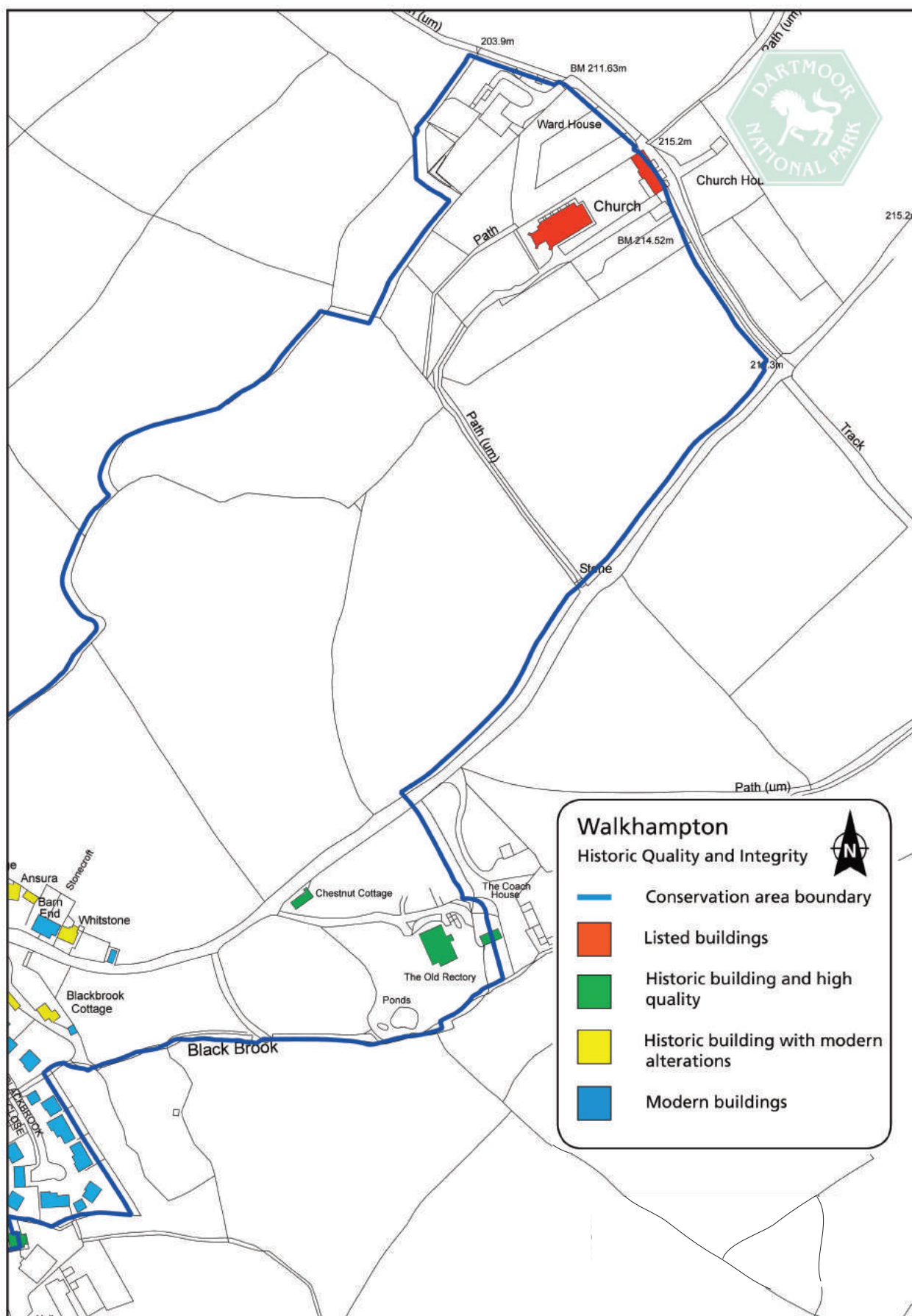
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Figure 12 Brick stacks are part of the roofscape

Map 6 Conservation Area: Historic Quality and Integrity





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4. Key Buildings

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Figure 13 The church

Church of St Mary – Grade I

The 15th century parish church is strikingly located and distinctive in its character. The battlemented tower, decorated by remarkable octagonal pinnacles, is one of the finest on Dartmoor. The south aisle is a good example of massive and neat granite ashlar. Much of the inside of the church reflects the tastes of the Victorians – the church was ‘restored’ in 1860 -1, with the sanctuary tiled in memory of Lady Lopes who died in 1872. The church is visible from miles around, dominating the landscape, but curiously remains largely unseen from some of the older parts of the village. However, there is a clear view from fields below the church to the site of the ancient Manor of Knowle and this open vista is worth preserving.

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.



© Sue Andrew

Figure 14 The Church House

The Church House – Grade II*

The list description states this to be 'one of the most complete church houses in Devon'. The 15th or early 16th century building complements the setting of the church itself and has its own particular interest, especially in the form of its granite window frames. Its picturesque appeal has long been recognised as it was recorded in an etching by Samuel Prout in 1812 (Fig.15). The building's licence as an inn was revoked in 1895 and it was converted into cottages shortly afterwards. Church House was restored in the early 1980s.

© DNPA



Figure 15 1812 etching by Samuel Prout

Lady Modyfords School – Unlisted

This is a key building due to its history, location, and the relative grandeur of its architecture. The bell tower, built in 1894, is visible from many vantage points around the village. The School House, of 1895, is a neat and sober example of Victorian institutional building.

© DNPA



Figure 16 Lady Modyfords School



© DNPA

Figure 17 Veale and Sons

The Wheelwright's Shop – Grade II

The wheelwright's shop, powered by water from the Black Brook delivered through a wooden launder to an overshot wheel, was founded in the mid-19th century by Philip Veale. In the late 19th century the building was extended by a blacksmith's shop, and in the 20th century a further addition was constructed with corrugated iron sheeting, though this has since been demolished. In a report written in 1998, the year after the business closed, mills expert Martin Watts stated, 'The Wheelwright's Shop at Walkhampton is remarkable survival of a once widespread local industry and unusual in that it retains several machine tools that were driven by water power. As a water-powered wheelwright's shop that still retains its prime mover and machinery in full working order, the site at Walkhampton can be considered unique in England'⁸. Although the setting of the former Veale & Sons works is now rather compromised by modern development, the buildings clearly demonstrate that in the 19th century the village was more than just a small agricultural settlement. The wheelwright's shop is now known, and listed, as 'Walkham Mill'.

© DNPA



Figure 18 The Walkhampton Inn

The Walkhampton Inn – Unlisted

Whatever the date of its original construction, the inn was clearly extended and re-modelled in the 19th century and it retains much of its appearance from that time. It is a big building by the standards of Walkhampton, located right on the main north-south route through the village.

© DNPA



Figure 19 Staddons

Staddons House and Cottage – Grade II

Staddons is another house of the 17th century, with 19th century alterations. Its name is probably associated with a former owner. This is

now one of the more unspoilt of the more ancient houses in the village, with windows of the early and later 19th century. The artificial slate roof reduces its historic character but it is an important part of the key group at the heart of the settlement.



© Sue Andrew

Figure 20 Town Farm

Town Farm – Grade II

Town Farm was the prime historic farmstead of Walkhampton and the buildings associated with it are a key character feature of the village. Originally a 17th century 3 room and cross passage plan, typical of many farmhouses at the time, it was adapted in the 19th century when the present farm buildings were erected. Town Farm was restored in the 1990s. The barns have been quite gently converted in terms of new openings. Town Farm forms a group with neighbouring Staddons. .



© DNPA

Figure 21 Town Farm barns



© DNPA

Figure 22 Late Victorian cottage

Cottage opposite Town Farm – Unlisted

This cottage dated 1892, although of a standard design, is well detailed and adds to the sense of place. The old porch is integral to the design – it is a pity the window pattern and material has been lost.

Other notable buildings



© DNPA

Figure 23 The original Methodist Chapel

Southside – Unlisted

This was built as a Methodist meeting house, c. 1819, but eventually proved too small. Now converted to a dwelling, this building remains of interest as the original village chapel.

Old Chapel and Old Sunday school – Unlisted

The Old Chapel was built as a Methodist chapel in 1902 to replace the earlier, smaller chapel. In 1933 a Sunday School was built in the same style next door. Both buildings closed in 1983 and were converted to private dwellings in 1984.



© DNPA

Figure 24 The second Methodist Chapel



© DNPA

Figure 25 The Sunday School

Lea Cottage and Veale Cottage – Unlisted

The massive chimney with slate drips and the evidently raised eaves are both indications that these cottages are part of a relatively early farmhouse or cottage. It is possible that Applegarth occupies part of the footprint of the original building but it was either re-constructed or heavily modified in the 19th century.

© DNPA



Figure 26 The Lea Cottage group

Cottages opposite the Walkhampton Inn - Unlisted

The cottages directly opposite the Walkhampton Inn were built by Richard Adams, the owner of Town Farm, in 1834, as evidenced by the initials on the date stone underneath the eaves. The four cottages alongside were probably built slightly earlier in 1827.

The Old Post Office - Unlisted

The Old Post Office served as the village post office until 1989. The shop then became a saddlery for a short time before being converted into residential accommodation.



Figure 27 A row of outbuildings with great character

Small outbuildings – Unlisted

Those to the rear of the cottages opposite the Walkhampton Inn have already been mentioned; there is another north of the school which is also an historic remnant.

The former Walkhampton Stores and Post Office – Unlisted

Walkhampton Stores served as a village shop from at least the middle of the 19th century until 2005. The post office became part of the establishment in 1989 when the Old Post Office closed. Early photographs show the name C. C. Neal painted over the shop front after Charles Cottell Neal who took over the shop in 1902.

Cottage opposite Town Farm - Unlisted

This cottage, dated 1892, although of a standard design, is well detailed and adds to the sense of place. The old porch is integral to the design although the original window pattern and material has been lost.

The Old Rectory, formerly the vicarage - Unlisted

It is likely that there has been a vicarage on this site for many hundreds of years since the glebe lands stretched from here up to the church on either side of Church Lane.

The Old Smithy - Unlisted

This three bay house was built in 1895 at the instigation of Sir Massey Lopes, Lord of the Manor of Walkhampton, as evidenced by his initials above the porch. Moxham's Garage, next door, was the site of the blacksmith's forge in the 19th century.

The bridge

The bridge was built in 1842 to replace an ancient ford.

Walkhampton War Memorial Cross

Walkhampton, like many Dartmoor villages, erected a War Memorial Cross, to honour its dead. The cross records the names of sixteen young men who died in the Great War and seven who were killed in the Second World War.

Site of the Poor House

A slate tablet set into a garden wall towards the bottom of Church Lane, records the original site of the parish poor house. *The Land of this House. Was Bought of Jno Wrayford. And Rebuilt in 1785. The Revd. Geo. Jope Vic: Jac Spurr and Abr. Giles Church Wardens.* The poor house itself is no longer extant but records concerning the care of its inmates do survive.

5. Local Details and Street Furniture

The historic village is mostly without pavements, apart from small lengths opposite the Walkhampton Inn and by the brook near the war memorial. The fact that the road surface runs up to the enclosing walls or buildings is a character feature. At the northern end of the village are a variety of historic surface materials that add to the richness of the streetscene. There are random stone cobbles and hoggin, (compressed crushed aggregate of varied size), on the path from Staddons to the old chapel, as well as more formal paving in the form of granite setts, brick paviours and even granite slabs in front of The Cottage. On the western side of the inn are traces of historic surfacing beneath the tarmac and there is a modern granite sett paving scheme by the memorial seat adjacent to the bridge.

© DNPA



Figure 28 Rough cobbles, granite slabs and hoggin at The Cottage



© DNPA

Figure 29 Granite setts at The Old Post Office



© DNPA

Figure 30 Patterned brick setts at Staddons



Figure 31 The granite troughs

The pair of granite troughs in front of Town Cottage are a distinctive incidental feature which adds considerably to the character of the space.

The fact that there is very little street furniture is characteristic. Street lighting is limited in the old parts of the village and that is beneficial to the character. What lighting exists is generally located on the telegraph poles; these and the overhead wires are harmful to the quality of a number of the most significant views.

Where the streetscape is not enclosed directly by the buildings themselves, it is bounded mostly by mortared stone walls. Some of these are low walls with iron railings on top and this 19th century trend is now part of the village scene, but not one that ought to be seen as a precedent for future works. Boundaries on the historic fringes of the village tend to have Devon banks, some with carefully laid stonework, and these have become incorporated into the village fabric in places. Some of the stone banks that flow out into the surrounding land may be of great antiquity and add to the landscape setting, especially between the church and the main village.



© DNPA

Figure 32 Stone hedge bank



© DNPA

Figure 33 Rubble stone wall

© DNPA



Figure 34 Low wall with cast iron railing

© DNPA



Figure 35 Traditional gateway at Brookside



© DNPA

Figure 36 Gateposts at The Walkhampton Inn



© DNPA

Figure 37 Cottage gate

Entrances are generally simple with many examples of monolithic granite gateposts. Where they remain there are usually simple gates, mostly in timber but with some iron; Brookside has a good example of a narrow cart entrance. The steps, gateway and stile at the entrance to Elbow Lane are attractive, as is the old kissing gate southwest of the churchyard. The Victorian iron fencing and stockproof pedestrian gateway by the Church House, although somewhat battered, still represent a positive feature. Like the granite cross they add to the sense of place here.

© DNPA



Figure 38 Gate on Elbow Lane



© DNPA

Figure 39 Iron gateway near the Church House



© DNPA

Figure 40 Kissing gate southwest of the churchyard

© DNPA



Figure 41 The telephone kiosk

The K6 telephone kiosk occupies a prominent focal point by Town Farm and so it is of particular significance. At the other end of the central spine is the war memorial, a stronger and more important focal point. Between the two principal spaces is the bridge of 1842 which is an important historic feature in its own right.

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Figure 42 The war memorial



© DNPA

Figure 43 The bridge and leat



© DNPA

Figure 44 Coping stones to bridge parapet

6. Spaces and Views

Spaces

A The Churchyard

The church is a fine building and is enhanced by the quality of its immediate setting. The churchyard is enclosed to the south by an attractive wall with a good granite coping. Within is an impressive range of headstones and memorials, some of which are listed. They are set in a fairly regular formation that is unusual in Devon; they are also mostly standing and the whole effect is harmonious and pleasing. Two paths exit the churchyard in the direction of the village, one which follows Elbow Lane down to the Church Lane, and another which follows a footpath over fields to the north end of the village. Fine views of the village and Knowle Farm are available from this footpath.

B Town Farm triangle

The roughly triangular space at the northern end of Walkhampton is a rewarding informal village space with an attractive group of buildings around it, a good range of historic surfacing, and extra features such as granite troughs and telephone kiosk. The kiosk was listed as being of special architectural or historic interest in 1988. The narrow cobbled way through Back Town from Staddons to Southside is especially resonant of the old village.

The Town Farm triangle is, however, rather dominated by overhead cables and road signs, but, despite this, and modern alterations to some of the buildings, the positive attributes ensure that it is still special.

C War memorial square

This space has the feeling of a village square with the focal point of the memorial, the bridge and surrounding buildings. Planting reduces the impact of the Blackbrook Close development, built in 1982, that has closed former rural views. The area of land to the front of these houses has been registered as the village green.

The pedestrian may enjoy the brook and there are satisfying views in most directions. Due to there being effectively four lanes given over to the small number of moving vehicles, and another to parking, the memorial, however, seems somewhat isolated in the centre.

Views

1 Entering from the north

Coming into the village from this end there is a pinched view between Town Farm barns and the school. Captured in this frame is the Walkhampton Inn, set at an angle which draws the viewer forward in anticipation of what may lie ahead. The right of the view has the eye-catching ornate bell tower.

2 From the school looking south

Leading on from the above, the view from the inn is also enticing as the focal point of the war memorial appears with the bridge before it.

3 War memorial looking north

The view back along the spine of the village really encapsulates the place. The brook, the bridge, the mill, the inn, cottages and Town Farm with the telephone box as well. The attractive trees on the rising land beyond complete the view.

4 The church from the bridge

There are several glimpsed views of the church tower from within the village, but the most significant is from the bridge in the heart of the main street.

5 War memorial from Dousland Road

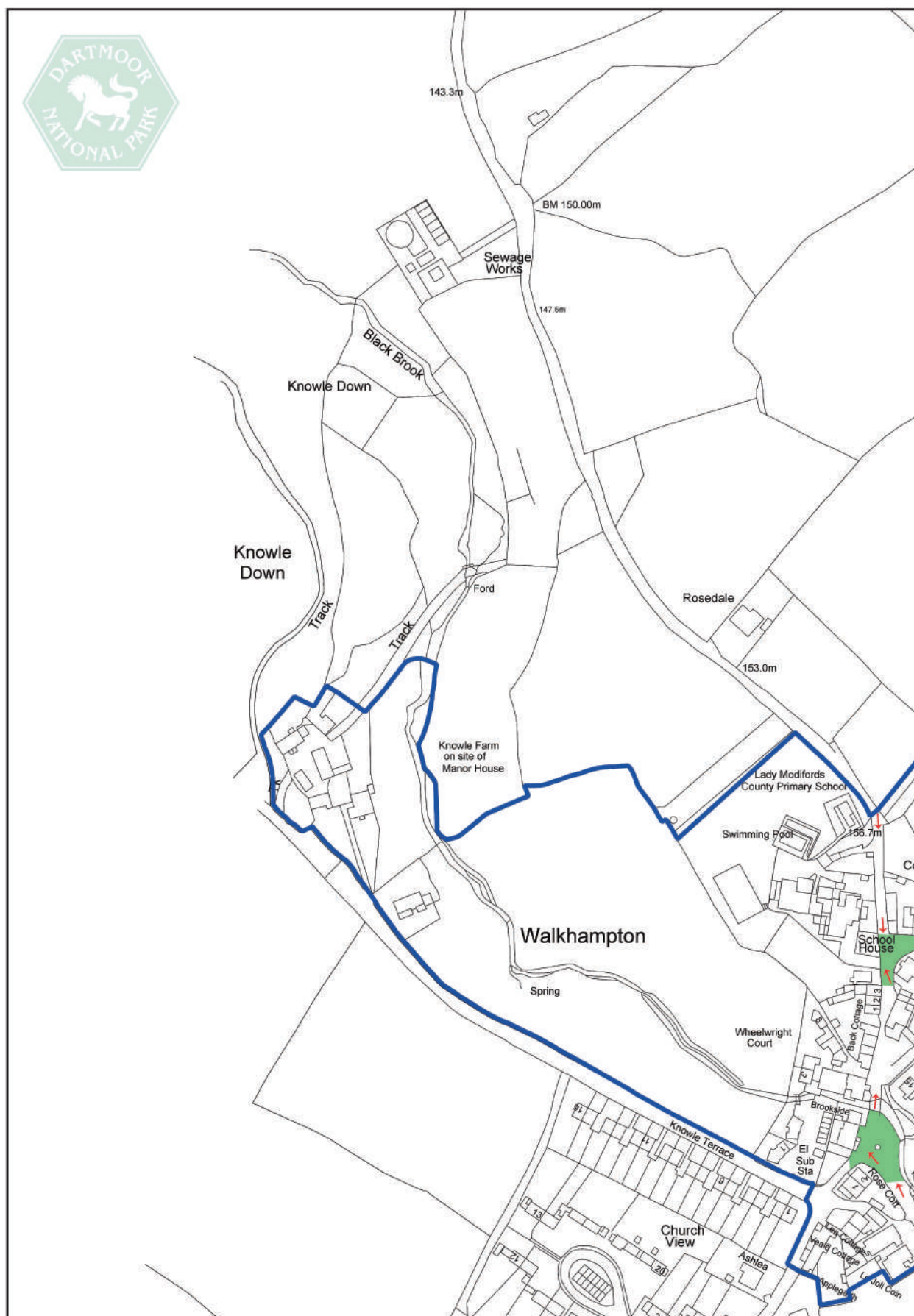
The memorial and the closely packed properties behind give a clear sense of arrival and the view is deflected out of sight over the bridge to the north indicating that there is more to come. However, the view of the brook is often obscured by parked cars.

6 Views of the church from outside the Conservation Area

The elevated position of the church means it can be seen from many vantage points. Unfortunately it is largely obscured by the shelter planting in views from the west but there are good views from the Princetown road to the east.

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Map 7 Conservation Area: Spaces and Views





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Figure 45 The churchyard seen from the south



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Figure 46 The triangle

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Figure 47 The war memorial village square

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Figure 48 Looking into the village from the north



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Figure 49 Looking from the triangle to the war memorial



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Figure 50 Looking north from the war memorial

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Figure 51 View of the church from the centre of the village

© DNPA



Figure 52 The view of the village square from the southeast



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Figure 53 The church seen from the east



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Figure 54 The church and village from the south

7. Modern development

The modern developments outside the Conservation Area have drastically changed the size and character of the village, but for the most part the historic core remains legible. Within the old village, however, there has been modern infill, some of it aesthetically at odds with the vernacular buildings it sits alongside. It is hoped that the establishment of a Conservation Area for the village core will ensure that any future changes will be more sympathetic.

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Figure 57 New build opposite Rose Cottages

8. Archaeological Potential

On Walkhampton Common, just over a mile NW of the settlement, are monuments and settlements (including a stone row, cairns, round houses and enclosures) dating to the second millennium BC. Two features, the Great Western and the Walkhampton Common reaves (prehistoric boundaries) can be traced into the enclosed farmland above Walkhampton; the present day field pattern to the north and west of the settlement is clearly derived from the prehistoric reave system and there is a strong likelihood that prehistoric finds or features exist below ground in this area.

Medieval activity is attested by the presence of the 15th century church, unusually positioned in an isolated location above the village, together with the presence of a restored medieval cross close by. At the church site and within the immediate surrounding area, the small portion of the suggested Saxon enclosure, and within the village itself, is the potential for discovering more about the early origins of Walkhampton and where those lay.

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Information on the Parish of Walkhampton, compiled and written by Mike Brown, may be found online at:
<http://web.archive.org/web/20070703021753/http://www.dartmoorpress.clara.net/WalknContents.html>

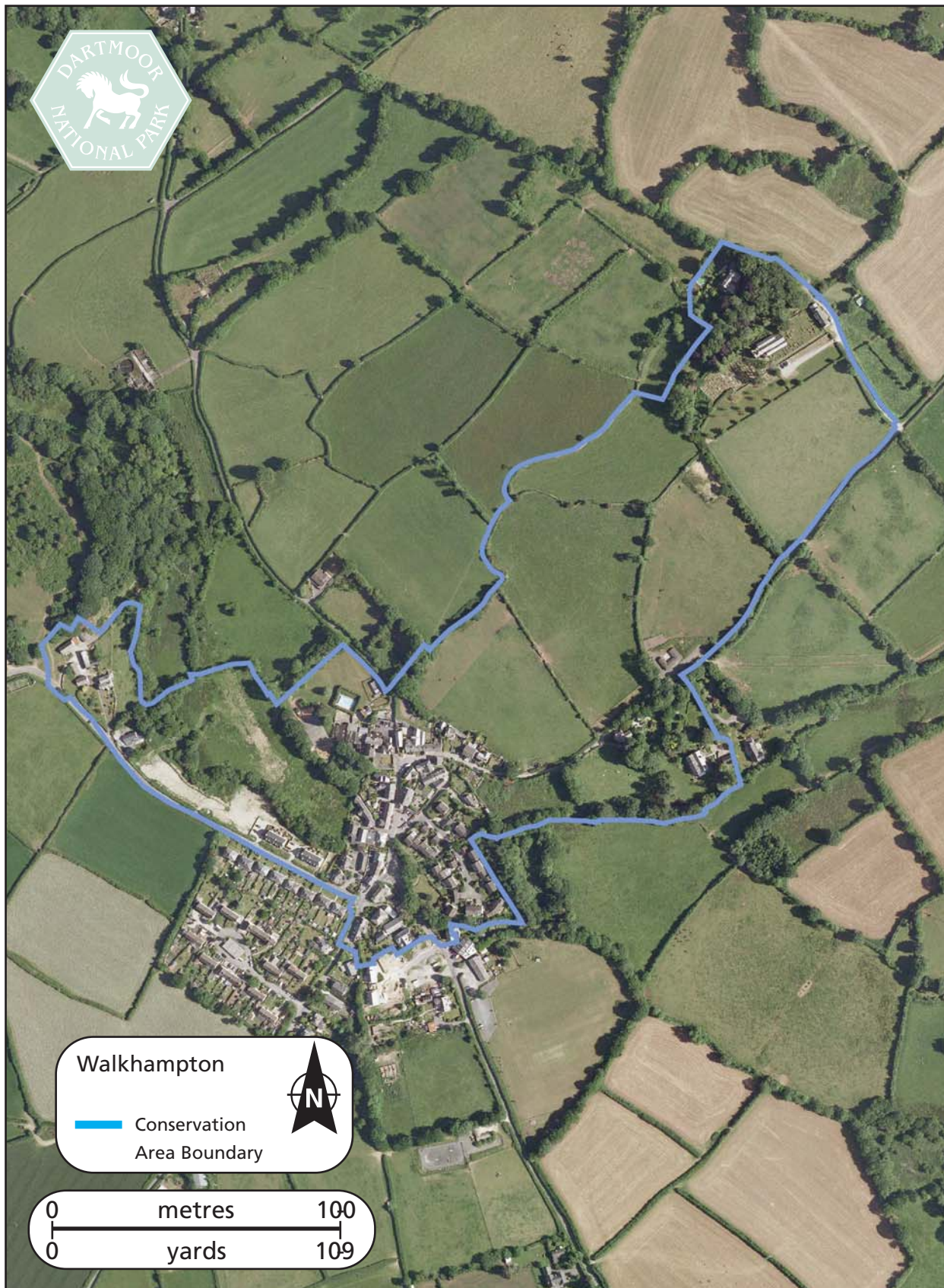
9. Trees

The distribution of trees within the Conservation Area and their significance are covered the following survey and maps. A mixed range of tree species with a diverse age range are growing throughout the Conservation Area. The trees are an important component of the village scene. The trees and woodland growing on the high ground around St Mary's Church are significant features in the landscape. Linear groups of trees growing along the River Walkham dissect the Conservation Area and are a key feature of the village. Individual broadleaved trees growing on the boundaries of the old medieval field system add to the character of the village. New trees and hedges have been planted around St Mary's Church and in the gardens of larger properties, but there is limited opportunity for further planting.

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). 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 8 Proposed Conservation Area: Trees and Boundary



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APPENDIX A

Tree Survey: Walkhampton Conservation Area

Number	Species	Age Class
1.	Ash	Semi-mature
2.	Sycamore	Semi-mature
3.	Sycamore	Mature
4.	Oak	Mature
5.	Linear group of mixed broadleaves	Mature
6.	Rowan	Young
7.	Sycamore	Semi-mature
8.	Group of mixed broadleaves	Mature
9.	Elm	Young
10.	Oak	Mature
11.	Ash	Mature
12.	Ash	Mature
13.	Linear group of mixed broadleaves	Semi-mature
14.	Cherry	Young
15.	Field maple	Young
16.	Birch	Young
17.	Alder	Young
18.	Ash	Young
19.	Hornbeam	Young
20.	Plum	Semi-mature
21.	Birch	Young
22.	Group of mixed broadleaves	Mature
23.	Maple	Young
24.	Cherry	Semi-mature
25.	Cherry	Semi-mature
26.	Cherry	Semi-mature
27.	Apple	Semi-mature
28.	Group of mixed broadleaves	Mature
29.	Sycamore	Semi-mature
30.	Cypress	Mature
31.	Pine	Mature
32.	Linear group of mixed broadleaves	Semi-mature/Mature
33.	Yew	Young
34.	Group of sycamore	Semi-mature
35.	Group of holly and ash	Semi-mature
36.	Group of ash and oak	Mature
37.	Group of ash	Mature
38.	Group of sycamore	Semi-mature
39.	Holly	Mature
40.	Pear	Young
41.	Apple	Young
42.	Cypress	Semi-mature

43.	Cypress	Semi-mature
44.	Pine	Semi-mature
45.	Oak	Mature
46.	Apple orchard	Young
47.	Ash	Young
48.	Ash	Young
49.	Sycamore	Semi-mature
50.	Yew	Semi-mature
51.	Pear	Semi-mature
52.	Holly	Semi-mature
53.	Alder	Semi-mature
54.	Holly	Semi-mature
55.	Amalancier	Semi-mature
56.	Amalancier	Semi-mature
57.	Cypress	Semi-mature
58.	Rowan	Semi-mature
59.	Laburnum	Semi-mature
60.	Rowan	Semi-mature
61.	Cypress	Semi-mature
62.	Group of mixed broadleaves	Mature
63.	Holly	Semi-mature
64.	Ash	Semi-mature
65.	Group of cypress	Young
66.	Cherry	Semi-mature
67.	Spruce	Semi-mature
68.	Cherry	Semi-mature
69.	Oak	Mature
70.	Oak	Semi-mature
71.	Cypress	Semi-mature
72.	Birch	Semi-mature
73.	Beech	Mature
74.	Beech	Mature
75.	Oak	Semi-mature
76.	Linear group of mixed broadleaves	Semi-mature
77.	Willow	Semi-mature
78.	Alder	Semi-mature
79.	Alder	Semi-mature
80.	Oak	Semi-mature
81.	Ash	Semi-mature
82.	Rowan	Semi-mature
83.	Cherry	Young
84.	Yew	Young
85.	Yew	Young
86.	Yew	Young
87.	Apple	Semi-mature
88.	Eucalyptus	Mature
89.	Cypress	Young
90.	Cypress	Young
91.	Willow	Semi-mature
92.	Birch	Semi-mature

93.	Linear group of mixed broadleaves	Mature
94.	Sycamore	Young
95.	Linear group of mixed broadleaves	Mature
96.	Beech	Young
97.	Sycamore	Young
98.	Group of mixed broadleaves	Semi-mature/Mature
99.	Pine	Mature
100.	Pine	Mature
101.	Fir	Mature
102.	Spruce	Mature
103.	Pine	Mature
104.	Beech	Mature
105.	Sycamore	Mature
106.	Beech	Mature
107.	Rowan	Semi-mature
108.	Sweet chestnut	Mature
109.	Sycamore	Mature
110.	Group of mixed trees	Semi-mature/Mature
111.	Group of mixed broadleaves	Semi-mature/Mature
112.	Group of mixed broadleaves	Semi/mature/Mature
113.	Group of mixed broadleaves	Mature
114.	Oak	Mature
115.	Ash	Mature
116.	Oak	Mature
117.	Ash	Mature
118.	Sycamore	Semi-mature
119.	Sycamore	Semi-mature
120.	Group of mixed broadleaves	Semi-mature
121.	Oak	Semi-mature
122.	Linear group of mixed broadleaves	Semi-mature
123.	Ash	Mature
124.	Ash	Mature
125.	Sycamore	Semi-mature
126.	Field maple	Semi-mature
127.	Maple	Semi-mature
128.	Lime	Semi-mature
129.	Lime	Semi-mature
130.	Beech	Semi-mature
131.	Ash	Semi-mature
132.	Beech	Semi-mature
133.	Ash	Semi-mature
134.	Beech	Semi-mature
135.	Birch	Semi-mature
136.	Birch	Semi-mature
137.	Birch	Semi-mature
138.	Birch	Semi-mature
139.	Rowan	Semi-mature
140.	Rowan	Semi-mature
141.	Birch	Semi-mature
142.	Birch	Young

143.	Birch	Semi-mature
144.	Birch	Semi-mature
145.	Birch	Semi-mature
146.	Rowan	Semi-mature
147.	Rowan	Semi-mature
148.	Birch	Semi-mature
149.	Birch	Semi-mature
150.	Birch	Semi-mature
151.	Pine	Mature
152.	Pine	Mature
153.	Pine	Mature
154.	Beech	Semi-mature
155.	Beech	Semi-mature
156.	Group of Western red cedar	Mature
157.	Western red cedar	Mature
158.	Pine	Mature
159.	Broadleaved woodland	Mature
160.	Ash	Mature
161.	Sycamore	Mature
162.	Beech	Mature
163.	Oak.	Mature
164.	Beech	Mature
165.	Beech	Mature
166.	Maple	Young
167.	Cherry	Semi-mature
168.	Beech	Mature
169.	Cedar	Mature
170.	Tulip tree	Mature
171.	Lime	Mature
172.	Lime	Mature
173.	Oak	Semi-mature
174.	Oak	Semi-mature
175.	Oak	Young
176.	Group of holly	Semi-mature
177.	Oak	Semi-mature
178.	Oak	Semi-mature

The survey was carried out from publicly accessible land.



Scale 1:3,000

Walkhampton Conservation Area Appraisal - June 2017

