

Chagford



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 21 Conservation Areas within Dartmoor National Park.

Designation brings certain duties to local planning authorities:

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

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

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

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

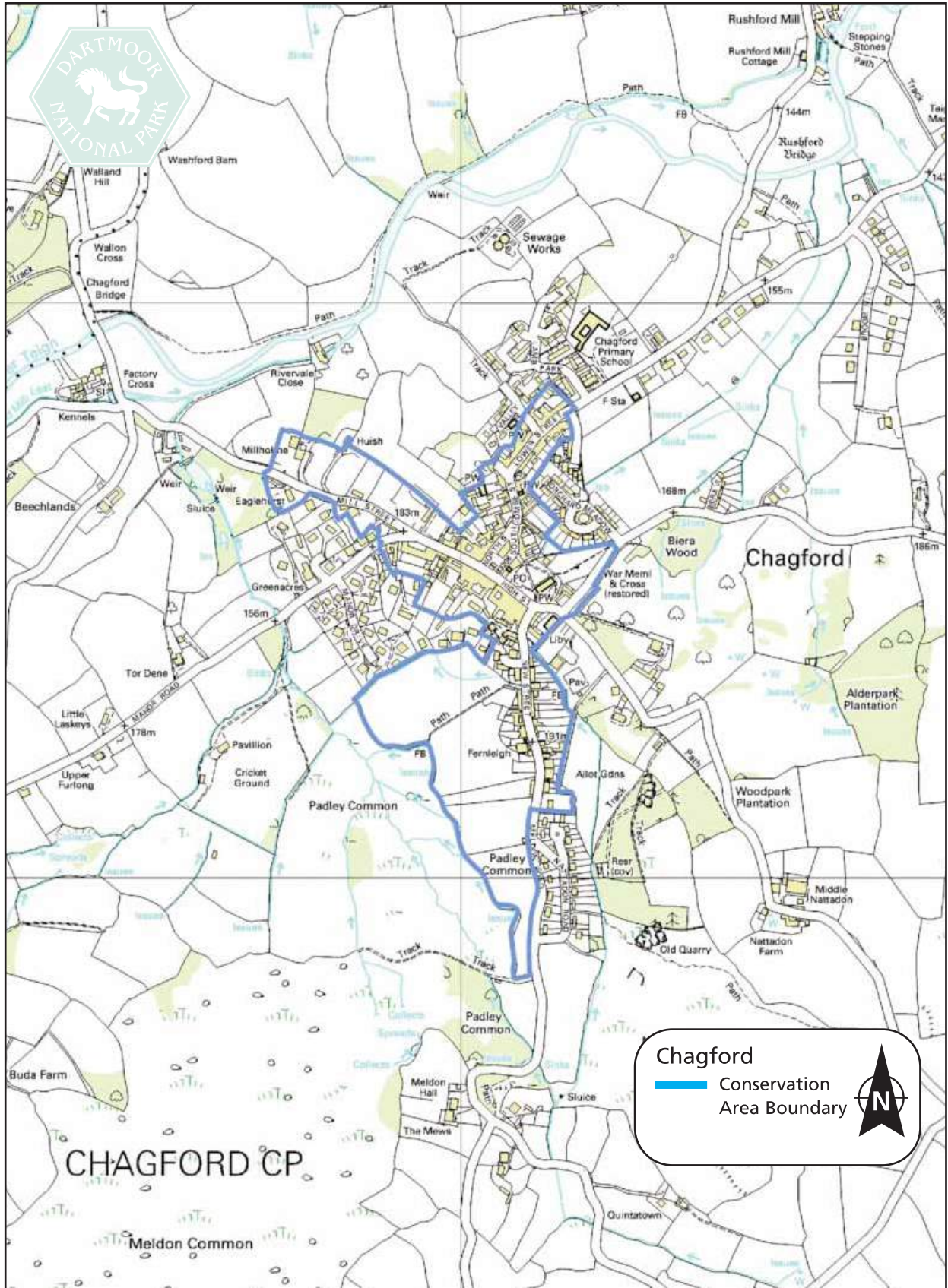
Defining the character of an area is not a straightforward exercise and it is not always possible to reach a truly objective view. The statement of character and appearance in this appraisal is based on various detailed methods of analysis recommended by English Heritage. A range of qualities are looked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

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

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Map 1 Conservation Area Location



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Introduction

Chagford is a small market town in West Devon next to the River Teign where it rushes eastwards off the north-east edge of Dartmoor's high moorland mass. About three miles northwest of Moretonhampstead, and the same distance south of Whiddon Down, its main access today is off the turnpike road that links them. Formerly, however, as a map drawn in 1748 shows, it was Chagford and not Moretonhampstead that lay on the main route out of Exeter towards Tavistock.

Standing on a hillside that rises steeply from the riverside meadows of the Teign, and then continues to rise to the moorland heights of Nattadon Common and Meldon Hill, Chagford occupies a landscape that is full of contrast and exceptional in its beauty.

A Conservation Area was first designated in the town in March 1973, and the boundary modified slightly in August 1993. Based on the findings of this Character Appraisal a number of additional changes were considered appropriate and were formally adopted in March 2012. Two were minor modifications on the Manor Road and Lower Street approaches to take account of changed property boundaries, while on Mill Street the property Rack Park was included. The most significant change, however, involved the inclusion of fields to the west of New Street.

1. Town History

Although the town itself is set in a farming landscape alongside the River Teign, the parish of Chagford extends west and southwest well into the Moor. Chagford Common nearby, and the moorland fringe to its north, abound with archaeological remains from the Bronze Age onwards, indicating that much of the parish has been occupied for more than four thousand years. Evidence of tin extraction is also abundant, the metal being won by open 'streaming' methods as well as through the sinking of mines, one of which is no more than a mile to the east of the town at Great Weeke.

The first documentary reference to Chagford is in the Domesday Book of 1086, describing it as the largest of five manors in the parish and recording that, even in Saxon times, sheep were the principal agricultural commodity. Indeed, by the early 13th century, cloth mills were already in operation alongside Chagford Bridge.

Chagford seems to have established itself as a focus for the parish – and indeed the northwest corner of the Moor – between the early years of the 13th century and the start of the 14th century. A market was already being held in the settlement before 1219 (the year its legality was disputed – unsuccessfully it seems – by the Lord of Moretonhampstead manor), while in 1261 the church then standing was dedicated by the Bishop of Exeter to serve the parish. Most significantly, however, in 1305 Chagford was chosen by the Crown to be one of the three Stannary Towns around Dartmoor (the others being Tavistock and Ashburton) where smelted tin was to be assayed, stamped and taxed. This association with the tin industry, which brought merchants, king's officials and tanners to the town, did much to sustain its economy. Forty per cent of Devon's tin passed through Chagford

in the early 14th century, and it remained the dominant Stannary Town through the 15th century, only losing ground during the following centuries as the industry began its gradual decline – that continued right up to the end of the 19th century.

Chagford also shared in the wealth created by Devon's woollen industry, from its earliest beginnings in the 13th century, on through the 16th century, and then into the 19th century following the opening of a blanket and serge factory, by a Mr Reed in 1800 – the latter being timely for Chagford since this offset the ailing fortunes of the farming industry. Indeed, the town's population reached its highest level in 1831 (1,868) before levelling off to around 1,500 to the present day. The factory closed in 1848, but several fires around this time kept many hands busy in reconstruction, and although the railway reached only as far as Moretonhampstead, Chagford nevertheless sustained its economy by capitalising on the popularity of Dartmoor as a 'tourist' destination. As well as coaching inns being changed to hotels, new hotels were also built, while the redundant buildings of the blanket factory were converted into one of the largest hotels in the town. Boarding houses and apartments were created too, and many specialised businesses established to supply the visitors' every need. In the early 1890s Chagford had the distinction of being the first place west of London to light its streets using electricity – generated at the Mill owned by Mr Reed who, like many others who visited the town, had decided to take up permanent residence.

Chagford today remains a popular tourist destination, not only for staying visitors like those who first ventured here in Victorian times (and there are still a good many hotels that cater for this trade), but for day visitors too who are no doubt attracted by the town's appearance and character and the facilities it provides as much as the beauty of the scenery around. Significantly, as a local centre serving an essentially rural community, Chagford continues to thrive.



Figure 1 Early 20th century postcard of High Street

2. Settlement Plan

Although Chagford takes its name from an ancient crossing place on the River Teign, the settlement grew not beside it but on the rising slopes of the hillside to its south. Map evidence suggests that it developed from three, fairly distinct centres; around the Market Square and Church, on New Street beyond The Acre and along the length of Lower Street. The oldest surviving houses in each of the centres date from the 16th and 17th centuries and suggest that even in late medieval times Chagford's appearance was still more rural than urban, since the houses themselves were nearly all long and low, three-room and through passage types typical of the farmhouses, not town houses, of the period.

The centre occupied by The Square and Church was probably the earliest to be settled permanently. A market was being held in Chagford before 1219, while the font discovered beneath the Church in 1865 (and reburied in the Rectory garden) is thought to have been 12th century Norman. The Square itself was originally much larger than today. The island of buildings occupying its northeast half are mostly 19th century, but infilling probably started much earlier as the Stannary building, with its courthouse above a weighing and stamping area, was situated here and it is known to have collapsed in 1617. It is possible that The Square's width has also been narrowed through encroachments. Three properties on the south side of Mill Street are not only addressed as being on The Square but they are aligned with Lydstone, which is said to have been a coaching inn and likely to have been sited on the original edge of the Square and not, as now, set back from it.

The boundaries of properties on the southwest side of the Square, and a few in Mill Street and High Street adjacent, retain some vestige of a burgage plot arrangement which would indicate medieval origins however, except for the church, which is 15th century, no medieval buildings survive in the area. The earliest that do survive date from the late 16th and 17th centuries, including Lydstone on The Square as well as the Three Crowns and Endacott House (originally the Church House) on High Street, and their high quality attest Chagford's prosperity at this time.

The centre focussing on New Street is a particularly interesting one, since both the name of the street and the well defined burgage plot arrangements on both its sides suggest it was deliberately planned as a detached settlement in medieval times. Precisely when it came into being isn't known, but it may have been associated with Chagford's designation as a Stannary Town in 1305. The earliest surviving buildings here date from the early 1500s. There are four in all, grouped almost continuously along the west side, with each having a three-room through passage form that is quite rural in character.

In contrast, the centre focussing on Lower Street has no evidence of former burgage plots, so rather than being deliberately planned it appears to have originated as a small hamlet of one or two farms that was gradually drawn into the town. The earliest surviving buildings here also date from the early 1500s and again have a rural, three-room through passage form. A particular feature is what appears to be a small green or open space at the east end, although front gardens have occupied half of it since at least the early 19th century.

Lower Street is linked to The Square by Southcombe Street, and its coalescence with it seems to have begun at least by the late 16th/early 17th century when Number 5 was built on the east side, yet again in a three-room through passage form. By the time the tithe map was prepared in 1840, this side of Southcombe Street appears to have been continuously built up, although the section on the corner where the two streets meet has since been lost and is now partly a public garden. The joining of the west side of Southcombe Street to The Square, and of New Street as well, was begun later in the 19th century and completed late in the 20th century with the infilling of former green field sites.

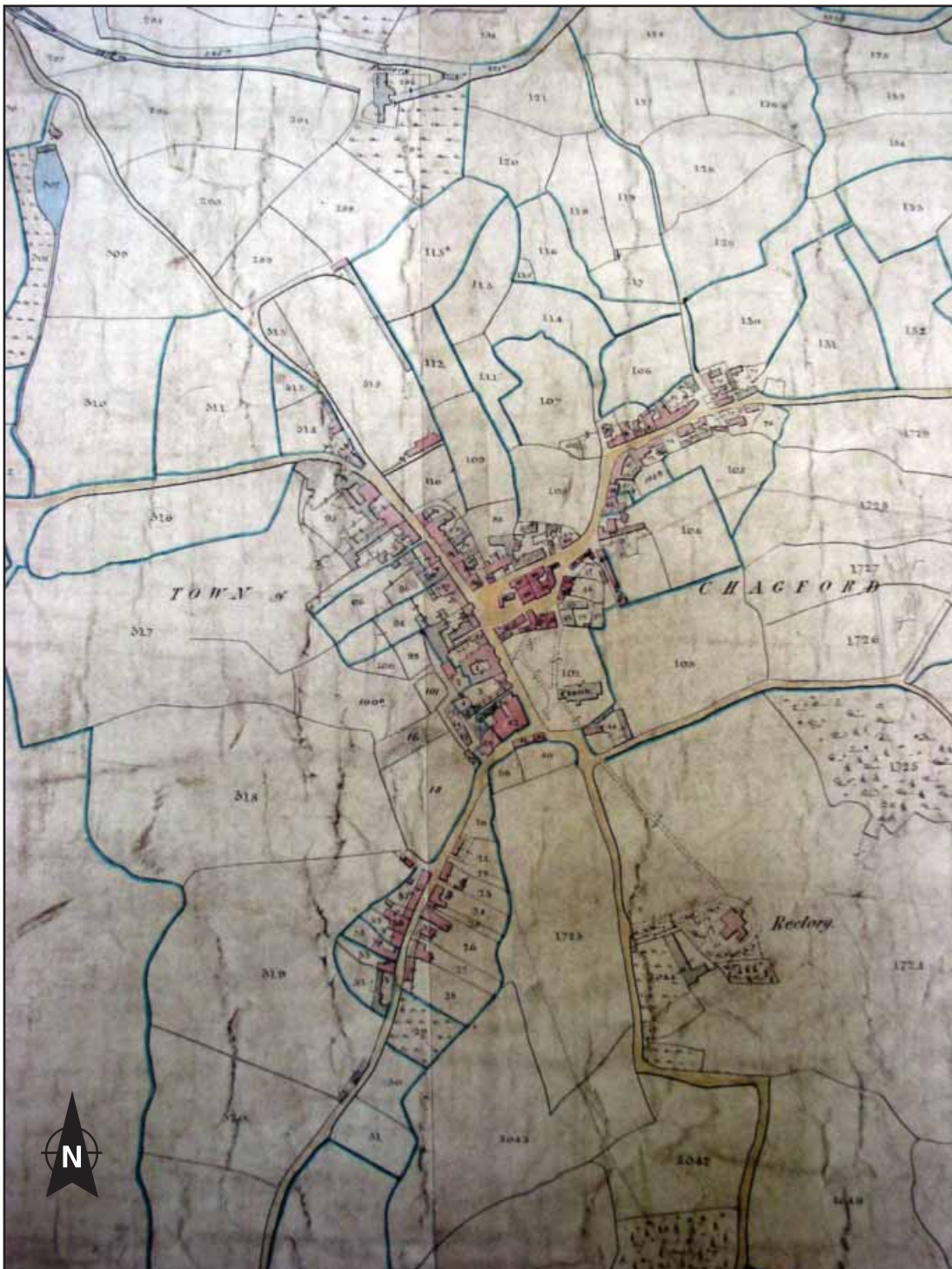
Most of the streets in the town, particularly those developed by the 19th century, are quite narrow in width and, with the buildings along them mostly terraced and set at the back of the pavement, a sense of intimate enclosure prevails. Front garden areas and forecourts, on the other hand, are few and on the whole late. Access to the rears of properties, and other dwellings or outbuildings sometimes located behind the main street frontages, is often gained via passages pierced through individual buildings or through a building forming part of a composite terrace. Gaps with lanes or alleys along them are not uncommon as well, and equally important as a feature of the town's historic plan.

Another feature, which is less readily apparent today, is the extensive system of leats that formerly supplied Chagford with fresh water – both in granite channelling across nearby fields, and in relatively deep gulleys along each of the highways, including across The Square. Although now culverted through most of the town, the system is emblematic of the significance natural resources have had in shaping the town's physical and economic development.

Although there is evidence of a great deal of post-medieval building activity in the town, until the 19th century this was largely confined to within the three historic centres, and more often comprised the reconstruction of existing buildings than the building of new ones on vacant open spaces or down burgage plots (the latter usually for non-domestic uses). This fairly compact form of development continued through the 19th century right up to the present day, producing some quality houses in Mill Street during the early to mid 19th century (such as Dolphin House, Belmont and Millbrook); several modest 19th century cottages in New Street and Lower Street; and some late Victorian and Edwardian middle-class residences in New Street and (with shops) around The Square where a number of inter-war buildings were also constructed.

It was during this period, in the 19th and early 20th centuries, that 'ribbon' development also began to occur at the countryside end of the principal streets, with some large villas sited beyond the extremes of the 19th century town, such as Highfield, Monte Rosa, Eaglehurst and Millholme. This pattern of peripheral development mushroomed, however, in the latter part of the 20th century, not only on the outskirts but in between the separate centres as well, so that today the significance of the town's distinctive, multi-centred development pattern, and its historic relationship with the countryside around, has been somewhat eroded.

Map 2 Tithe Map 1841

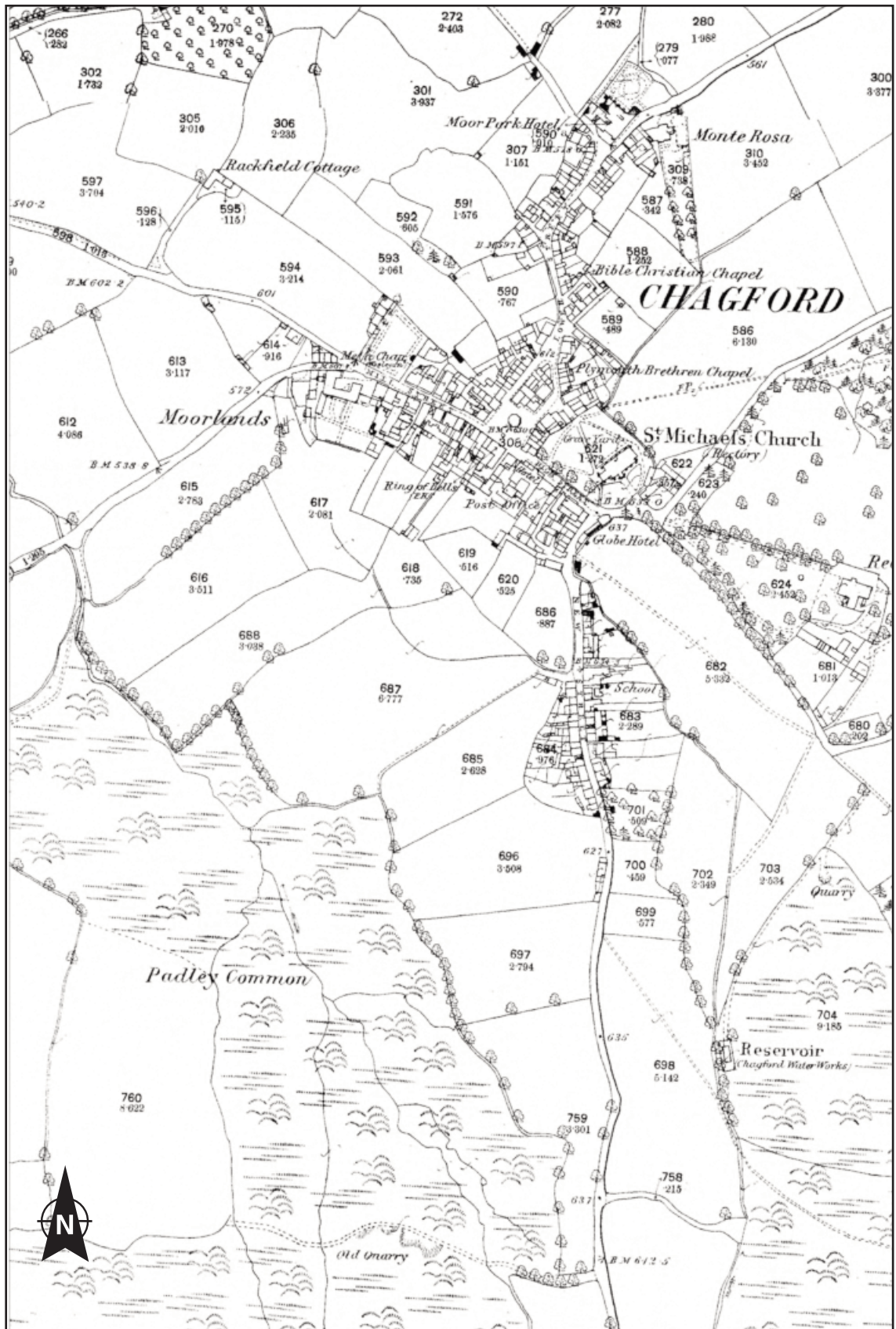


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Historical Footnote:

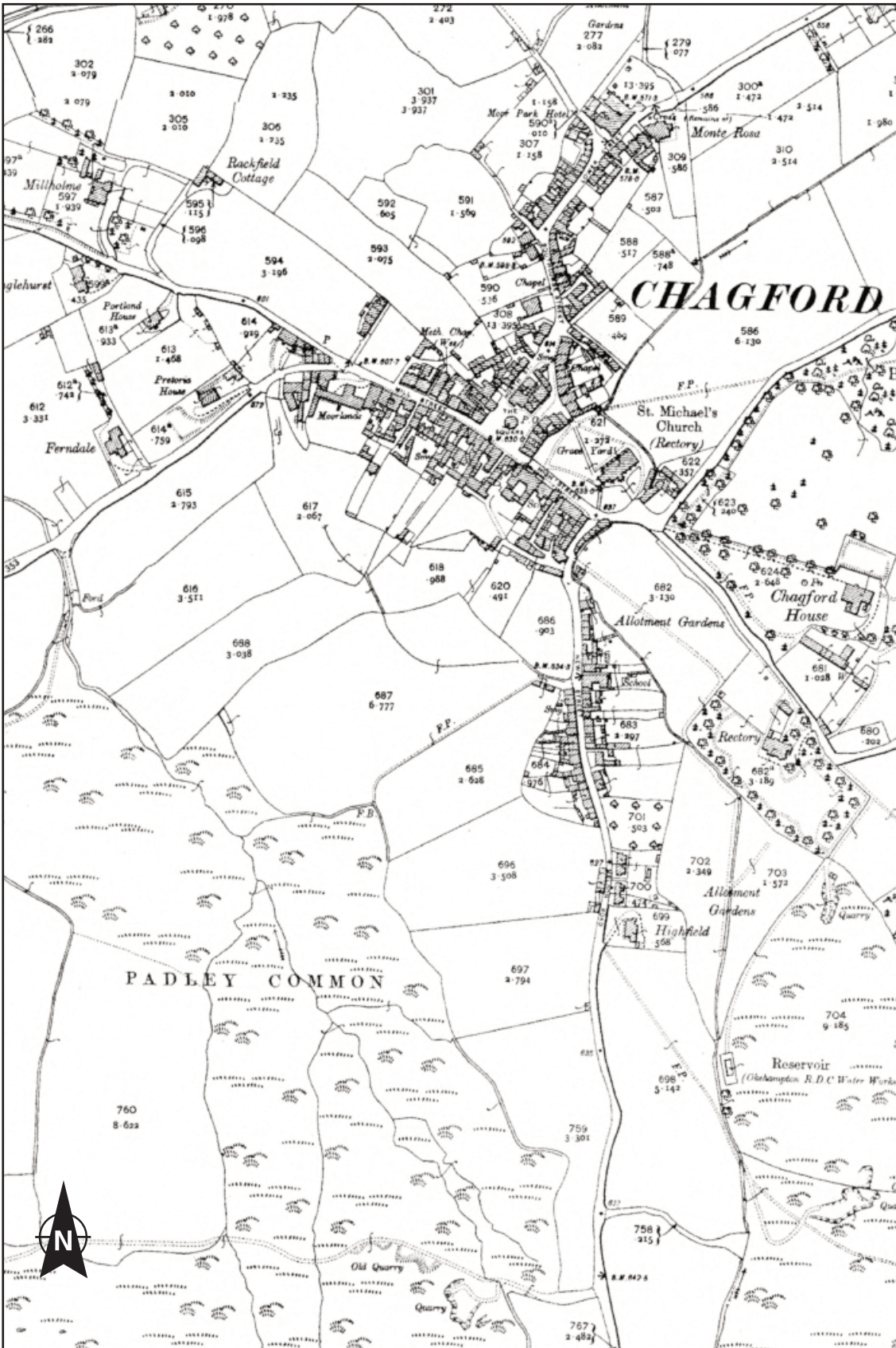
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation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



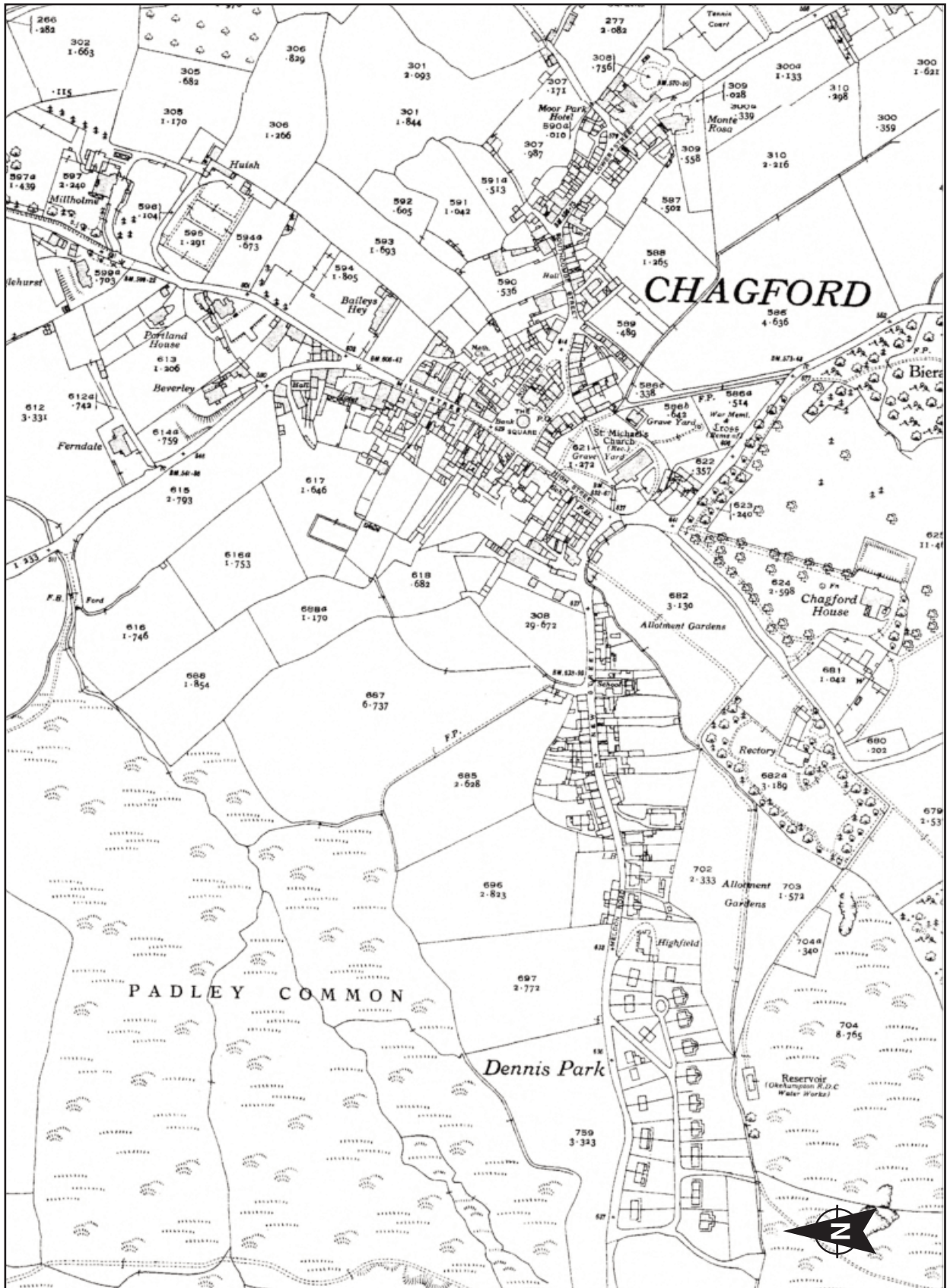
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Map 4 2nd Edition Ordnance Survey Map 1905



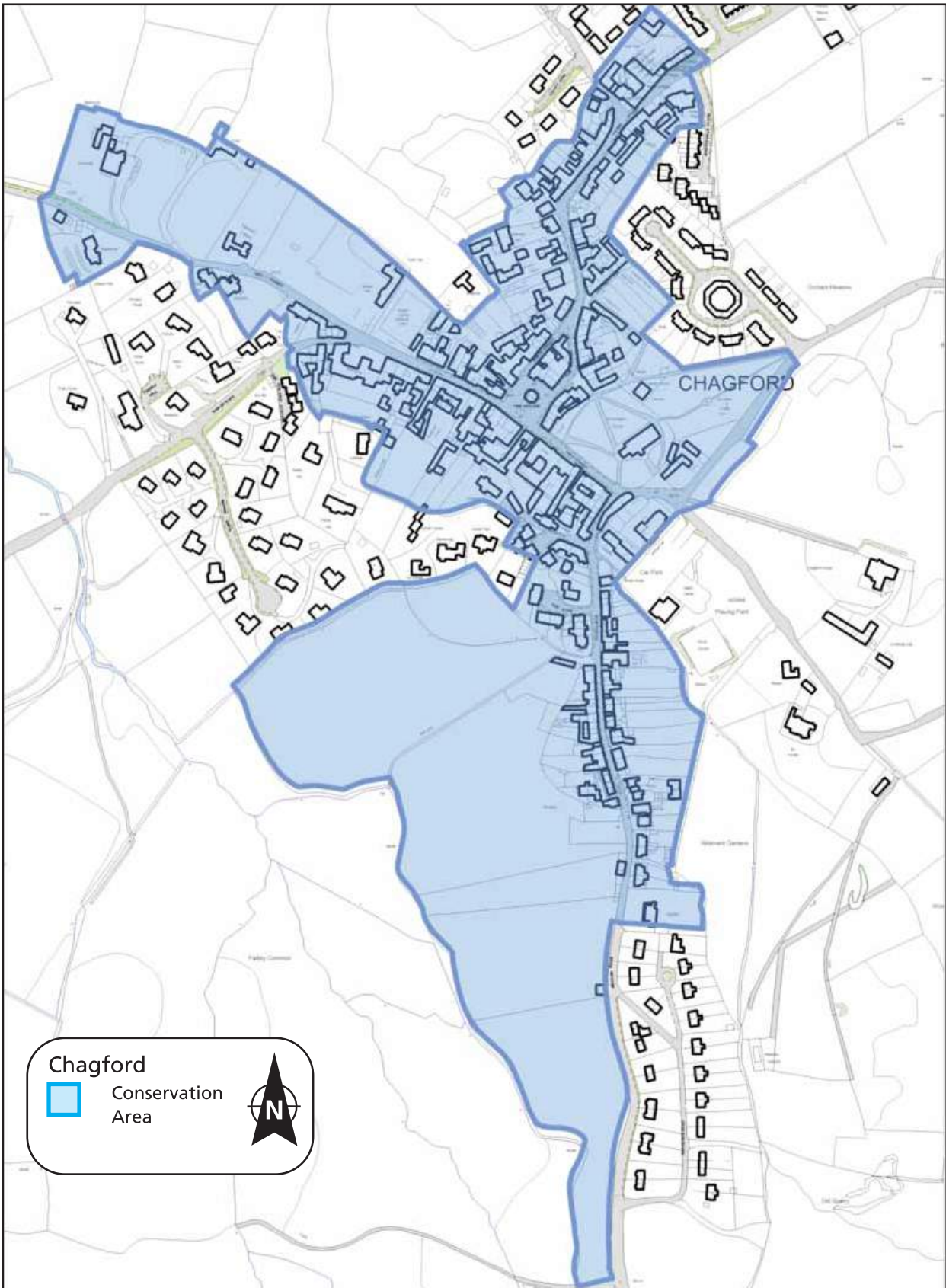
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Map 5 Ordnance Survey Map c.1954



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Map 6 Conservation Area: Chagford Settlement



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3. Building Types, Materials and Styles

Chagford's growth from three distinct centres, and the building activity within and between them that seems never to have ceased, have created a settlement that displays a distinctive development pattern. The typical progression from oldest buildings at the centre to newest at the edge is here multiplied by three, creating pockets of new buildings close to its heart and sandwiched between neighbours of more ancient descent. But also, because much of the building activity involved the rebuilding and re-fronting of older properties, the earliest of the centres, around The Square, appears deceptively recent on account of the preponderance of 19th and early 20th century facades around it [Figure 2 below] and a Victorian Market House at its heart. The town is characterised, therefore, by a variety of architectural styles and by scattered groupings of buildings of similar type or period.



Figure 2 Early 20th century buildings on The Square

For the most part, the town's buildings are two storeys in height and reflect, to an extent, its growth from three small, village-like centres. Only a dozen or so are a full three storeys or have had their two-storeys raised by the addition of substantial dormers rising directly off their front elevations. Their siting on prominent corners and in prominent locations on the main approach roads tends to heighten the effect of creating an essentially town-like character – particularly as most have a quite dignified appearance with rendered elevations and tall, vertically sliding sash windows [Figure 3]. This effect is also enhanced by the more substantial and rather elegant two storey houses of early to mid 19th century date, all with tall, multi-paned, sash windows that are often arranged symmetrically across their smooth rendered fronts. These are mostly grouped in Mill Street (e.g. Millbrook, Claremont and Belmont [Figure 4]) with others dotted elsewhere (e.g. Cranley House on the Square, the Rendells building in Lower Street and The Globe Inn on High Street; the largest of them all). Although entrance doors are commonly adorned with decorative doorcases and bracketed hoods, and a

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Figure 3 Monte Rosa, prominent on Chagford's main approach road

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Figure 4 Belmont in Mill Street

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Figure 5 18 Lower Street

few have windows dressed with stuccoed architraves, their polite, classical styling is generally restrained. Millbrook's elevation is perhaps the most elaborate of all, with its added pilasters and string bands [Figure 22] although none come close to matching the rather exuberant ornamentation applied to Moorlands when it was converted from factory to hotel [Figure 25].

The buildings in the majority, however, are the more modest two storey houses and cottages of late 18th and 19th century date, which are especially prevalent in New Street and Lower Street. Most have quite a polite, town-like appearance with formally arranged sashes creating a vertical emphasis [Figure 5]. Not quite so numerous are those with casement windows, which tend to have a more rural, vernacular style. Indeed, being rather more common in Lower Street than elsewhere in the town, they tend to reflect the nature of the Street's origins as a small rural hamlet [Figure 6 below]. The style of the late medieval buildings here is vernacular too, with either casements or mullions the norm, but as if to demonstrate the differing origins of New Street, the late medieval buildings there have mostly had 'town-like' sash windows inserted – matching most of the houses around them. Whether sashes or casements, however, windows in historic buildings, which are still in their original form, are made of timber; painted not stained, and subdivided into smaller panes by slender wooden glazing bars. Single paned windows, and windows with small quarter lights, are 20th century and therefore look incongruous in buildings of 18th or 19th century age. 20th century windows of plastic or aluminium, including those with plastic inserts intended to mimic multi-paned glazing patterns, similarly erode their original character.



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Figure 6 Vernacular styled cottages in Lower Street

For the most part roofs run parallel with the street, but the topography, the periodic rebuildings, and the piecemeal replacement of thatch with slate, mean roof lines and pitches vary. The many chimneystacks surviving add variety and interest too, and help to identify which roofs were originally thatched. The more recent stacks are usually brick, and the oldest granite with quite massive proportions – the most impressive of all being the lateral stack of 41 New Street, which projects forward of the front elevation and up through the eaves in a manner unusual for this part of Devon [Figure 7].

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Figure 7 41 New Street

© DNPA



Figure 8 A Cottage pair seem to share a dormer in Lower Street

Adding further skyline interest in a localised way are the numerous dormers introduced around the turn of the 20th century – on existing buildings as well as on new. The more visually prominent are those planted directly onto front elevations rather than in the roof slope [Figure 8 above]. Most are treated in a decorative way, with ornamental strapwork, bargeboards and decorative tiles along the ridge (some with pinnacles on the gables). Main roofs built or renewed around this time have decorative ridge tiles as well, but their numbers are relatively few.



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Figure 9 The Two-storey porch of the Three Crowns



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Figure 10 The smaller but impressive porch on Church Stile Cottage

Large rooflights, on the other hand, are not traditional, and where inserted into visible roof slopes they simply clutter the roofscape and appear alien and intrusive in an historic scene.

Other additions are porches, but although Chagford boasts two very impressive examples at the Bishop's House and the Three Crowns [Figure 9 above], porch extensions to house fronts are actually very rare, no doubt

because the vast majority of buildings in the town are sited at the back of the pavement. Other examples number only four, and in every case they are open – the largest being on Church Stile Cottage in High Street [Figure 10].

The traditional building materials in the town are granite and thatch, which probably dominated its appearance through to the 18th century and well into the 19th. Thatch was still being used for modest new buildings in the early 1800s (e.g. 10 and 12 Lower Street), although at about the same time more substantial houses were being roofed in slate (e.g. Belmont in Mill Street). The fires the town suffered around the middle of the 19th century doubtless hastened the loss of thatch, and by this time, it seems, slate had become the norm for new houses whatever their status. Today, thatch clads some of the earliest and most significant buildings in the town (e.g. the Three Crowns, Endacott House, Lydstone, the Bishop's House and Whiddon's with Church Stile Cottage adjacent [Figure 11 below]), but any of the fifteen surviving examples are important in preserving a characteristic that formerly dominated Chagford's appearance, including that of Lloyd's Bank with its eye-brow dormer inserted in something of an Arts and Crafts style. Slate roofs now dominate in all but the High Street, the most attractive and locally distinctive being grey-blue in colour, not dark, and with ornamental tiles along their ridges.

As with slate, rendered finishes now dominate front elevations in the town, except in High Street where the most notable examples of coursed granite ashlar remain exposed (at the Three Crowns, Endacott House and, not least, the Parish Church). Ashlar work remains exposed at 41 New Street as well, including its impressive stack, but elsewhere in the town the few granite elevations that are still exposed are mostly rubble-stone, including the several sides and rears that are open to view (e.g. from the churchyard

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Figure 11 Whiddon's and Church Stile Cottage in High Street



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Figure 12 The Shopfront to the former Post Office



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Figure 13 Shopfront in North Street

[Figure 38]. The dressing of window and door openings with red or yellow bricks is quite uncommon, and where they have been used in late 19th or early 20th century elevations, they are more often than not painted the colour of the wall.

Rendered finishes are various and produce a range of appearances, the more rustic being created by roughcast or simply by painting the stonework so that its undulating surface shows through. Examples of

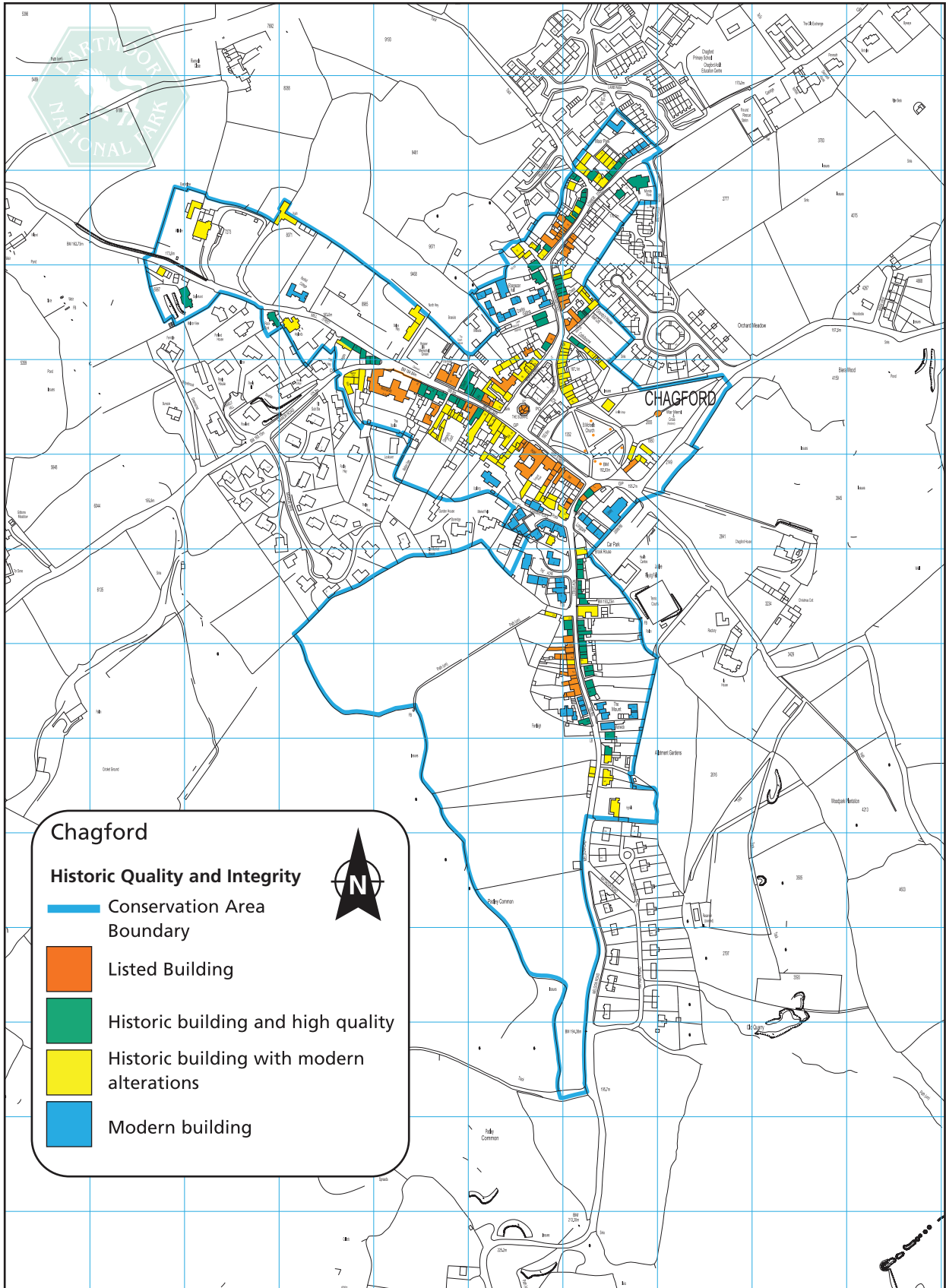
pebbledash exist also, but fortunately their numbers are few, as the finish tends not to reflect Chagford's distinctive visual qualities. Smooth renders, on the other hand, contribute positively towards its 'town' character and complement the historic qualities of most street scenes. These are, in fact, dominant, with several still displaying the original ashlar lining that was intended to create the impression of fine stonework.

There are some good shopfronts in Chagford of 19th and early 20th century date that are purposefully designed in a traditional, classical style with pilasters and mullions that support a fascia with cornice above to create a characteristic vertical emphasis. Those whose appearance has not been compromised by 20th century changes (such as the addition of non-traditional Dutch blinds) contribute a great deal towards the historic and architectural character of the centre [Figures 12 and 13].

Doing the opposite, however, are the several modern shopfronts which are constructed of materials and designed in a manner which neither follows tradition nor takes account of the overall appearance and character of the building – and the area – they occupy.

The Tithe Map seems to indicate that the majority of non-domestic buildings in the town were hidden away behind the domestic buildings on the street frontage. A few, however, were on the street itself, and while most have since been converted or rebuilt for domestic purposes, rare survivors with most of their original character intact, include the building at the south end of New Street and the one at right-angles to North Street near the Jubilee Pump.

Map 7 Conservation Area: Historic Quality and Integrity



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4. Key Buildings

There are fifty-three Listed Buildings in the Conservation Area including the Church, ten structures (such as churchyard chest tombs, the K6 Telephone Kiosk and the Jubilee Pump), forty-one domestic properties (including an Inn and the former Church House) and the Market House. The Church is grade I; the Three Crowns, Endacott House and the Bishop's House grade II* and the remainder grade II. Whatever their grade, however, they all contribute significantly towards the Conservation Area's special interest character.



Figure 14 Church of St Michael

Church of St Michael: grade I

The original, 15th century, Perpendicular style of the Church survived the late 19th and early 20th century restorations, albeit with the loss of the four pinnacles that formerly adorned the tower. While not dominant in the townscape, the Church is nevertheless the focal building of High Street where the dominance of granite ashlar walling and the mix of Church Gothic and domestic Tudor styling creates a most homogenous composition.

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.

The Three Crowns and Endacott House, High Street: grade II*

In the immediate setting of the Church, this late 16th century pair is of very considerable value to the centre of Chagford, both in terms of their historical significance and their architectural quality. Their granite ashlar walls, stone mullioned windows and thatched roofs are exceptionally attractive and contrast with the materials and architecture prevalent elsewhere.



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Figure 15 Endacott House in High Street



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Figure 16 The Three Crowns in High Street

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Figure 17 *The Bishop's House, Lower Street*

The Bishop's House, Lower Street: grade II

With its thatched roof, mullioned windows and added two-storey porch, this is the most striking and best-preserved example of the earliest houses surviving in the town dating from the early 16th century (the others at 8 Lower Street and 31, 41, 47 and 49 New Street are key buildings in themselves, although all are now slated, have later windows inserted, while none had the space for the addition of a porch). Their similar plan forms, and the long and low proportions they create, impart an essentially rural character to the areas they occupy.

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Figure 18 *1 and 2 Bellacouch Cottages: grade II*

1 and 2 Bellacouch Cottages: grade II

Originally a single house when built in the late 16th century, its thatched roof, modest windows and long and low proportions help create a rural-looking scene adjacent to the churchyard entrance. While the ground floor windows are multi-paned, 19th century casements, those at first floor are much smaller, oak-framed mullions of 17th century date with

original iron casements and leaded panes. These add much to the building's architectural and historic character, and gain in prominence by being visible over the attractive granite wall that encloses the front garden.



Figure 19 6 New Street



Figure 20 15 The Square (on the part also called North Street)

6 New Street: grade II

Small vernacular-style cottages of c1800 or earlier date, which preserve their original thatched roofs and flush-framed, multi-paned casements, are now rare indeed. They include 7+9 and 10+12 Lower Street, 10 + Chapel Cottage Mill Street and Cobwebs off The Square, while the earliest is this one at 6 New Street – being 17th century or earlier. Its roughcast render contributes towards its overall rural appearance.

15 The Square

This small house is typical of many built in the 19th century with slate roofs, multi-paned casements and textured rendered walls, reflecting earlier vernacular styles and creating a rather more rural than urban appearance for example 6 New Street built two centuries earlier. While not listed, its inclusion here reflects the significance of the type, which is particularly prevalent in Lower Street.

7 Southcombe Street: grade II

The appearance of this small house is typical of most built in the 19th century with slate roofs, vertical-sliding sashes of various multi-paned patterns, and smooth rendered walls – all creating a more town-like character compared with those of the type exemplified above by 15 The Square. Adding to this, but now only just visible, is the ashlar lining applied to the render to give it the appearance of finely jointed stone.

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Figure 21 7 Southcombe Street

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Figure 22 Millbrook, Mill Street

Millbrook: grade II

This more substantial two-storey house is one of several built (mainly in Mill Street) in the 19th century with polite, classical styling typical of the period. It is more elaborately decorated than most, but like the others is characterised by its slated roof, smooth rendered walls and vertical-sliding, multi-paned sashes. Common to most, and adding dignity to the street scene, are the forecourt areas at the front that are protected by cast-iron railings and gates.



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Figure 23 28 and 30 The Square



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Figure 24 Ceylon House, New Street

28 and 30 The Square

This pair comprises one of the even more substantial three-storey houses built in the town in the 19th century. Although few in number, they tend to be sited, as here, in locations that emphasise their presence and increase their impact. Its decorative features and characteristics are not unlike those of Millbrook above, although being painted in a single colour it appears somewhat less elaborate.

Ceylon House, New Street: grade II

Similarly occupying a prominent location that closes the view along High Street, this 19th century house is not a full three-storeys in height, but nevertheless achieves a similar stature through the addition of half dormers rising flush off the front elevation. Indeed, because this arrangement characterises a significant number of similarly aged buildings in the town, the appearance created is locally distinctive.

© DNPA



Figure 25 Moorlands, Mill Street

Moorlands, Mill Street

Although ranging from two-storeys to three, and having an unusual F-shaped plan, the appearance of this building defies its origins as a cloth-making mill. Converted to an hotel in 1848, it is something of a landmark in the town, although the exuberance of its Italianate style reflects more the cosmopolitan nature of its new use than the architectural traditions of a small country town.

5. Local Details and Street Furniture

Although the majority of buildings in Chagford are on the back of the pavement and have no front garden areas to protect, granite boundary walls are nevertheless significant in many streets where they enclose and define the public space. In the centre, the roadside wall retaining the churchyard in High Street is perhaps the most significant [Figure 26 below], linking with the garden walls of Bellacouch and the former Rectory grounds close by. Outside the centre the most noteworthy walling is that which characterises the 19th and early 20th century development in Mill Street, westwards from beside its junction with Manor Road. Similarly distant from the centre, some good stone walling still survives bounding the field on the west side of New Street at its south end [Figure 43], and indeed around some of the adjacent fields.



Figure 26 The churchyard wall



Figure 27 Railings in front of Dolphin House in Mill Street

More common, however, in the built-up area of the town, are cast-iron railings and gates, which tend to add a dignified air to the character of the buildings behind them. Mostly 19th century, they are particularly prominent in Mill Street in association with Moorlands and the more substantial houses located there [Figure 27 above]. Other significant lengths are in front of Lydstone on The Square and the Globe Inn on High Street, while the most ornamental is in New Street, in front of No. 24, the Old Schoolmaster's House [Figure 28].

Other iron artefacts that add historical and visual interest are the K6 telephone kiosk and free-standing letterbox beside the former Post Office [Figure 29]. The old-style lamp standards set in the pedestrian refuge in The Square are new, however, and quite unlike the original, 1891, example that once stood here.

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Figure 28 Gate and railings of the Old Schoolmaster's House, New Street

© DNPA



Figure 29 The K6 telephone kiosk and letter box

© DNPA



Figure 30 The Jubilee Pump

Granite structures adding interest and character are several, including the Jubilee Pump with its trough (dated 1889) at the north end of The Square [Figure 30 above]. Remnants of the older system of leats which served the town survive too, with some raised channelling near Brook House in New Street [Figure 31] and some that is sunken opposite the former School, where granite pieces have been grooved to take sluice boards to direct and control the flow [Figure 32].



© DNPA

Figure 31 The leat near Brook House, New Street



© DNPA

Figure 32 The leat opposite the former school, New Street

Other granite structures are mainly in the churchyard, including the War Memorial erected in 1928, which incorporates fragments of medieval crosses [Figure 33]. This stands in the centre of the 1920 extension to the churchyard, while within the original enclosure several chest tombs are a source of architectural as well as historical interest. The oldest, in fact, dates from the 16th or early 17th century [Figure 34].

© DNPA

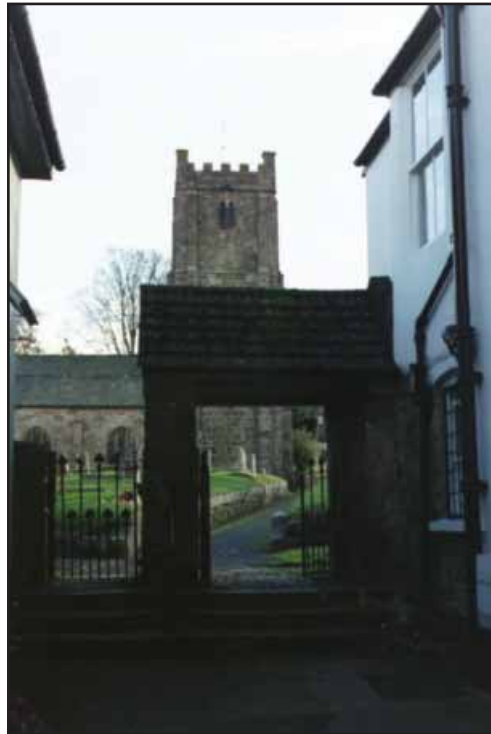


Figure 33 *The War Memorial*

© DNPA



Figure 34 *The oldest chest tomb with its architectural niches on all its sides*



© DNPA

Figure 35 The Lychgate



© DNPA

Figure 36 The lane off Mill Street serving No.10 and Chapel Cottage

The Lychgate at the entrance to the churchyard off The Square is a most attractive granite structure, with unusual ironwork gates and granite steps leading up to a cobbled apron. The concrete roof tiles appear most inappropriate, however, in the foreground of the 15th century church tower [Figure 35 above]. Although kerbstones and gulleys are mostly granite, historic paving surfaces are otherwise rare, with in situ concrete and tarmac the norm – except for some of the narrow lanes leading off the main streets, whose treatment with compacted gravel appears in keeping with their informal ‘subordinate’ character [Figure 36 above].

6. Spaces and Views

The open spaces in Chagford, and the views across and beyond them, play a major role in creating its essential qualities as a market town set in a farming landscape adjacent to the high moors of Dartmoor. Refer to Map 8 page 36.

Spaces

Three spaces in particular make a significant contribution towards the settlement's historic interest and character:

- 1 the remaining area of the Square [Figure 37];
- 2 the churchyard [Figure 38];
- 3 the four fields to the west of New Street.

Additionally, there are two other small open spaces of value:

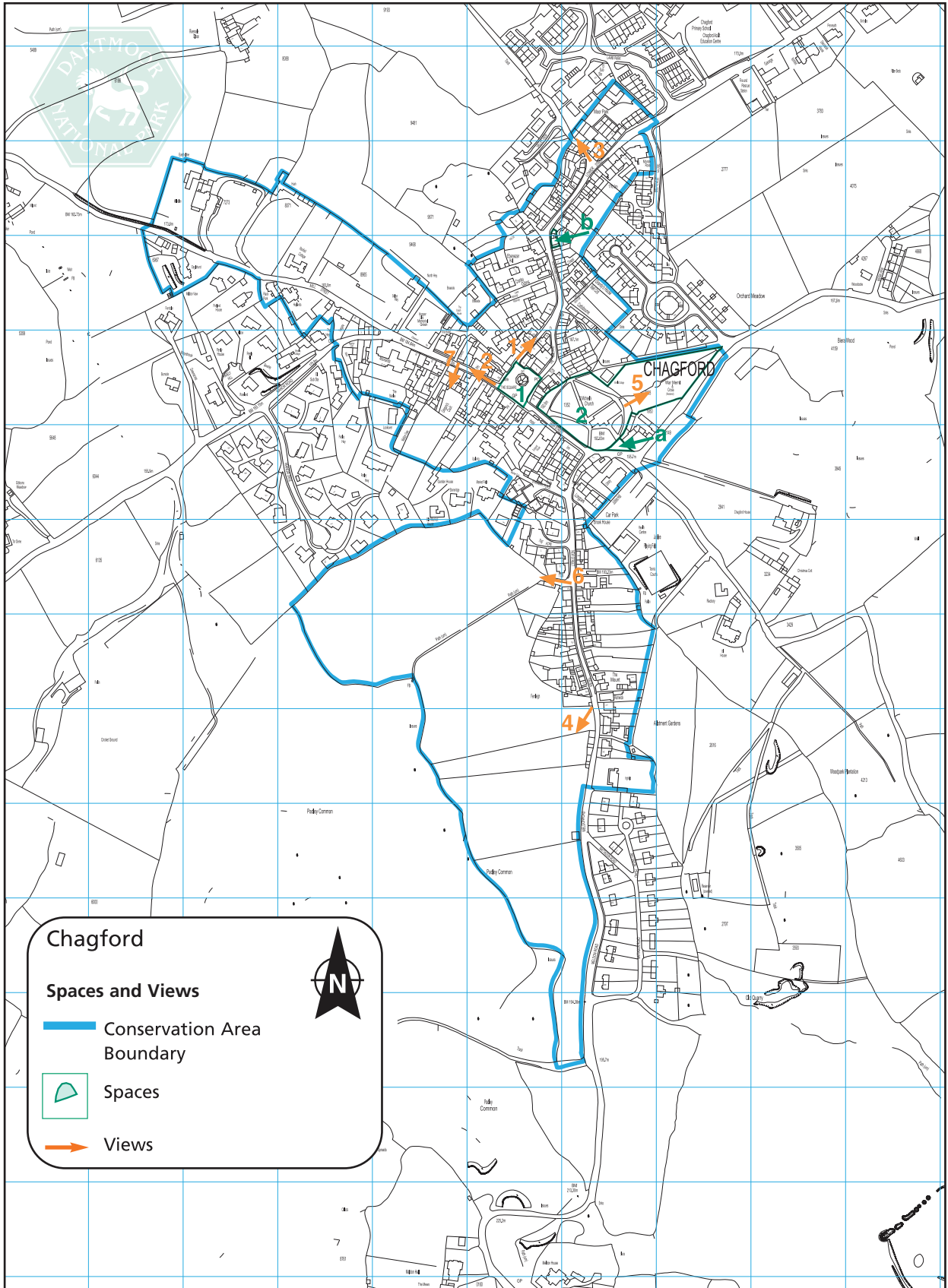
- a the grassed triangle outside the east entrance of the churchyard beside the gable of Bellacouch [Figure 39];
- b the roadside garden area at the meeting of Lower Street and Southcombe Street where buildings formerly stood.

Views

While the enclosed spaces and streets within Chagford are the source for many delightful views that have buildings as their focus, it is when the landscape around forms a backdrop to the view that the town's identity as a small, moor-side town becomes fully apparent. Such views are therefore an extremely important aspect of the Conservation Area's character:

- 1 from The Square looking NE along North Street [Figure 40];
- 2 from Mill Street looking W towards the high moorland [Figure 41];
- 3 from near the small triangle in Lower Street looking NW towards the farmed slopes of the River Teign [Figure 42];
- 4 from the south end of New Street, looking SW towards Meldon Hill [Figure 43];
- 5 from the Churchyard looking NE past the War Memorial across farmland to the hillsides beyond [Figure 33];
- 6 from the lane beside 23 and 25 New Street looking NW towards the meadows of the Teign valley [Figure 44];
- 7 from Mill Street down the passage to Gregory's Court [Figure 45].

Map 8 Spaces and Views



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Figure 37 The Square

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Figure 38 The Churchyard, bounded on the northwest by the rears of buildings facing The Square



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Figure 39 The small triangular green outside the east entrance to the Churchyard



© DNPA

Figure 40 View looking NE along North Street from The Square



© DNPA

Figure 41 View looking W along Mill Street towards the heights of the Dartmoor mass

© DNPA



Figure 42 Glimpse looking NW towards the Teign valley from the small triangle on Lower Street

© DNPA



Figure 43 View looking SW towards Meldon Hill from the south end of New Street



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Figure 44 View looking NW from the lane alongside 23 and 25 New Street looking towards the meadows of the Teign valley

Figure 45 Glimpse looking down the passage off Mill Street into Gregory's Court

7. Modern Development

Although there are notable examples of care being taken to conserve the character of historic buildings in the town through sensitive repair and adaptation, the overall impression is that during the 20th century, from around the 1950s onwards, the town has witnessed a gradual erosion of the qualities and characteristics that have long described it as a small and distinctive historic country town. Within the Conservation Area, new housing has largely infilled the spaces that previously characterised the town's development from three distinct centres, while beyond its boundaries, the intimate relationship of the properties along the main streets with the countryside around has been lost in all but New Street. Nevertheless, the town's street pattern, based on three major roads converging on The Square, remains intact, mainly because the new developments in and around the town have been served by single access rather than through roads. On the other hand, the architectural treatments and layout patterns of most new developments appears incompatible with the established character and arrangement of buildings in the town, particularly in terms of their proportions and visual emphasis, the detailing of their various parts (e.g. windows, roofs, porches and dormers), and the over statement of components which are traditionally few and far between (e.g. porches and dormers).

Equally unfortunate are the modern developments that have eroded the distinctive qualities and characteristics of the historic buildings themselves, which are fundamental to Chagford's attraction. The loss of original windows and doors is particularly harmful, especially so when replaced in designs and materials which are unsympathetic. Those made of uPVC or aluminium, which have fake glazing bars and open in a non-traditional way (below in Figure 46, compared with originals on left), are perhaps the most inappropriate since they appear incompatible with the historic nature of both building and setting and the natural materials that otherwise prevail. The insertion of large, modern rooflights on prominent roof slopes has a harmful impact as well, while in the commercial heart of the town, the impact of just a few modern shopfronts, in non-traditional designs and materials, has adversely affected the historic qualities of what is the town's most significant space.

© DNPA



Figure 46 Traditional (left) and modern (right) windows

8. Archaeological Potential

With its undoubted origins in the medieval period, the once three distinct areas of Chagford should all be regarded as containing much archaeological potential. In addition the fact that, up until the 19th century, post medieval development in the town was entirely concentrated within the historic core further heightens the archaeological sensitivity of this core area.

Although now barely discernible the existence of medieval burgage plots to the south west of the Square, in Mill Street and High Street, and either side of New Street have particular archaeological potential.

Leats were and still are a particular important feature of Chagford, as can be seen by the number shown on the tithe map. These were cut to serve a variety of purposes, from providing the power for the various mills situated in the town, as an early town water supply, providing additional power for the electricity station, and to bring water to the four open fields situated to the west of New Street. A number of these leats have now been culverted which obviously has archaeological implications for any future ground disturbance.

Consideration should be given to extending the Conservation Area to include the above mentioned four medieval open fields (whose survival is extremely rare) known as Furzy Park, Dennis Park, and Hore Hill. The latter also appears to have been a water meadow with a leat being used as a water channel to release water further down the slope to accelerate the growth of early spring grass.

9 Trees

There are a wide range of species with a diverse age class growing in and adjacent to the Area.

Within the Conservation Areas trees are mostly concentrated on the rear gardens of properties and are only partially visible from the roads running through the town. The most significant trees are the mature trees growing in the grounds of St Michael's Church and in the larger gardens of the properties located on the northern side of Mill Street.

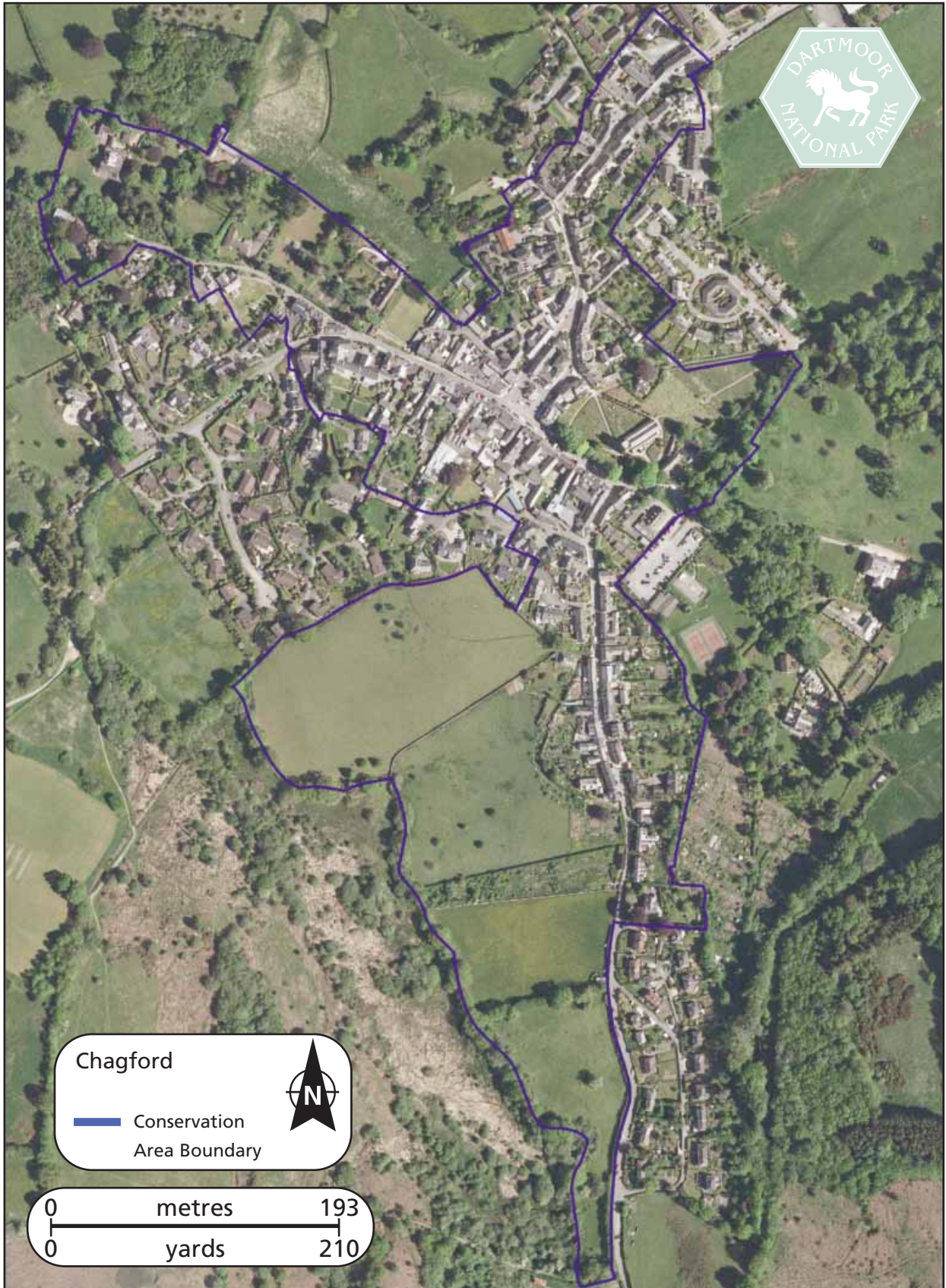
Outside of the Conservation Area the mature trees growing around the boundary of Chagford House, the mature beech trees in Jubilee Field and the woodland to the east of New Street add to the setting of the town.

New planting has been carried out throughout the Conservation Area, mostly in larger gardens, but there is limited opportunity for further planting within the Conservation Area. Outside the Conservation Area there are many potential tree planting sites.

Trees in Conservation Areas Footnote:

The Town and Country Planning Act: Section 211 makes special provision for trees in Conservation Areas not subject to a Tree Preservation Order (TPO). 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.

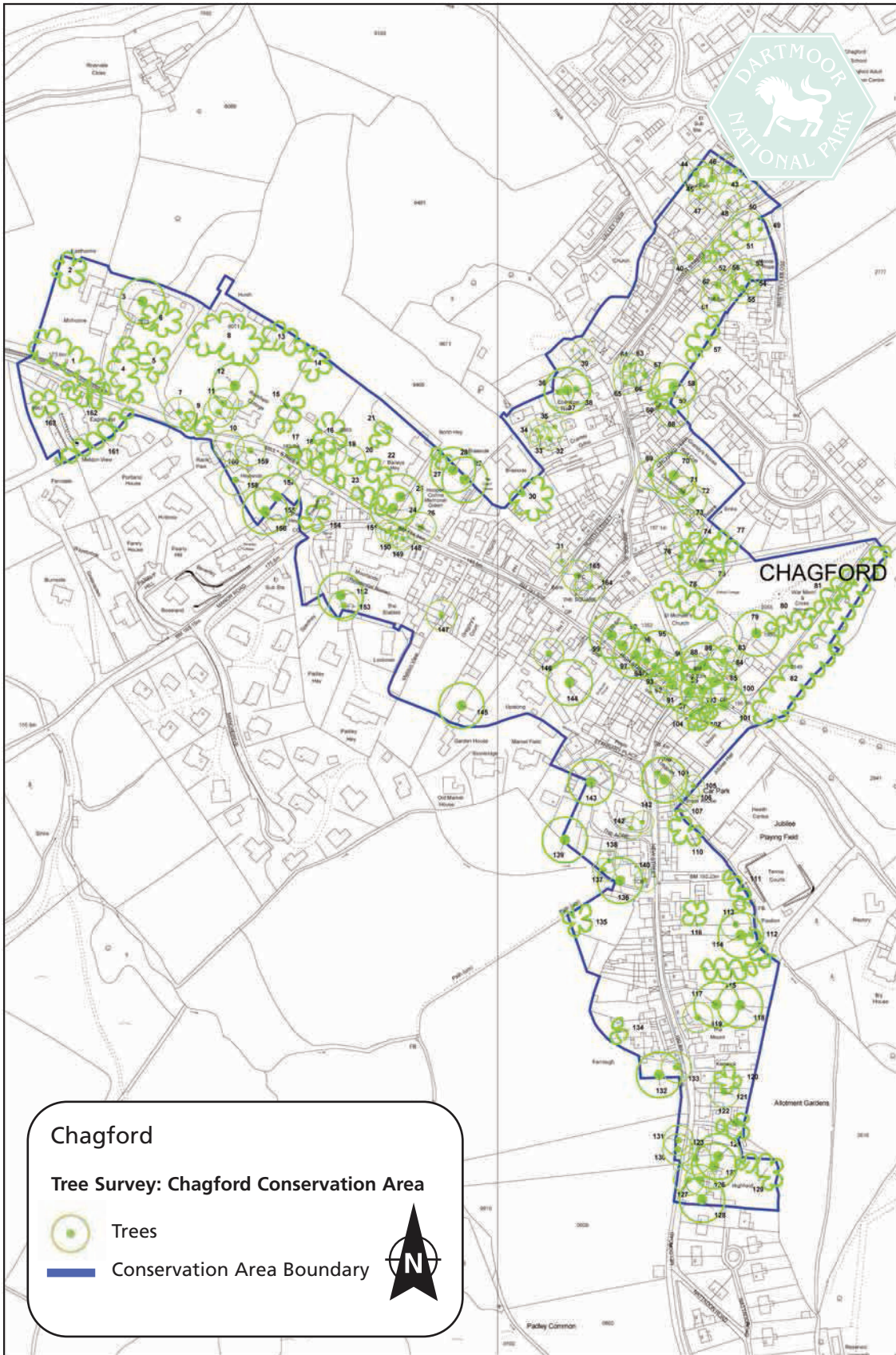
Map 8 Conservation Area: Trees and Boundary



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Appendix A: Tree Survey

Tree Survey: Chagford Conservation Area



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Tree Survey: Chagford Conservation Area

(see Tree Survey map page 45)

Number	Species	Age Class	Number	Species	Age Class
1.	Cherry	Young	62.	Beech	Mature
2.	Cherry	Semi-mature	63.	Ash	Mature
3.	Maple	Young	64.	Spruce	Mature
4.	Spruce	Semi-mature	65.	Mixed group of trees	Semi-mature
5.	Beech	Young	66.	Sycamore	Young
6.	Eucalyptus	Young	67.	Plum	Semi-mature
7.	Ash	Mature	68.	Cherry	Semi-mature
8.	Oak	Semi-mature	69.	Apple	Semi-mature
9.	Cherry	Young	70.	Willow	Semi-mature
10.	Cherry	Young	71.	Birch	Semi-mature
11.	Maple	Semi-mature	72.	Pine	Mature
12.	Apple	Young	73-78.	Beech	Mature
13.	Apple	Young	79.	Maple	Semi-mature
14.	Apple.	Young	80.	Hawthorn	Semi-mature
15.	Apple	Young	81.	Oak	Semi-mature
16.	Quince	Young	82.	Horse chestnut	Semi-mature
17.	Quince	Young	83.	Ash	Young
18.	Quince	Young	84.	Chinese fir	Semi-mature
19.	Linear group of ash and lime	Semi-mature	85-88.	Yew	Semi-mature
20.	Cherry	Semi-mature	89.	Cherry	Semi-mature
21.	Maple	Semi-mature	90.	Yew	Semi-mature
22.	Cypress	Semi-mature	91.	Yew	Semi-mature
23.	Birch	Semi-mature	92.	Yew	Mature
24.	Cherry	Semi-mature	93.	Yew	Mature
25.	Maple	Young	94.	Cherry	Semi-mature
26.	Acacia	Semi-mature	95.	Sycamore	Young
27.	Oak	Semi-mature	96.	Cherry	Semi-mature
28.	Magnolia	Semi-mature	97.	Cherry	Semi-mature
29-38.	Hornbeam	Semi-mature	98.	Apple	Semi-mature
39.	Group of sycamore and holly	Semi-mature	99.	Beech	Semi-mature
40.	Group of apple, cherry, rowan and liquidamber	Semi-mature	100.	Maple	Young
41.	Linear group of beech and sycamore	Mature	101.	Cherry	Mature
42.	Sycamore	Semi-mature	102.	Apple orchard	semi-mature to mature
43.	Plum	Semi-mature	103.	Linear group of cypress	Mature
44.	Sycamore	Mature	104.	Linear group of cypress	Mature
45.	Group of oak and beech	Mature	105.	Group of cypress	Semi-mature
46.	Group of mixed trees	Mature	106.	Cypress	Mature
47.	Lime	Mature	107.	Cherry	Mature
48.	Beech	Mature	108.	Cypress	Semi-mature
49.	Beech	Mature	109.	Willow	Mature
50.	Group of mixed trees	Mature			
51.	Cypress	Mature			
52.	Ash	Semi-mature			
53.	Poplar	Semi-mature			
54.	Apple orchard	Semi-mature			
55.	Maple	Semi-mature			
56.	Horse chestnut	Semi-mature			
57.	Beech	Semi-mature			
58.	Horse chestnut	Semi-mature			
59.	Oak	Mature			
60.	Beech	Semi-mature			
61.	Group of sycamore	Semi-mature to mature			

The survey was carried out from publicly accessible land.