

Dunsford



Conservation Area Character Appraisal



Dartmoor National Park Authority September 2011

Conservation Areas were introduced through the *Civic Amenities Act 1967*. Section 69 (1) (a) of the Act gives the definition of a Conservation Area as:

‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’

There are now over 9,000 Conservation Areas nation-wide. Local Planning Authorities are required to designate Conservation Areas, keep them under review, and if appropriate, designate further areas (Section 69 (2)). There are currently 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.

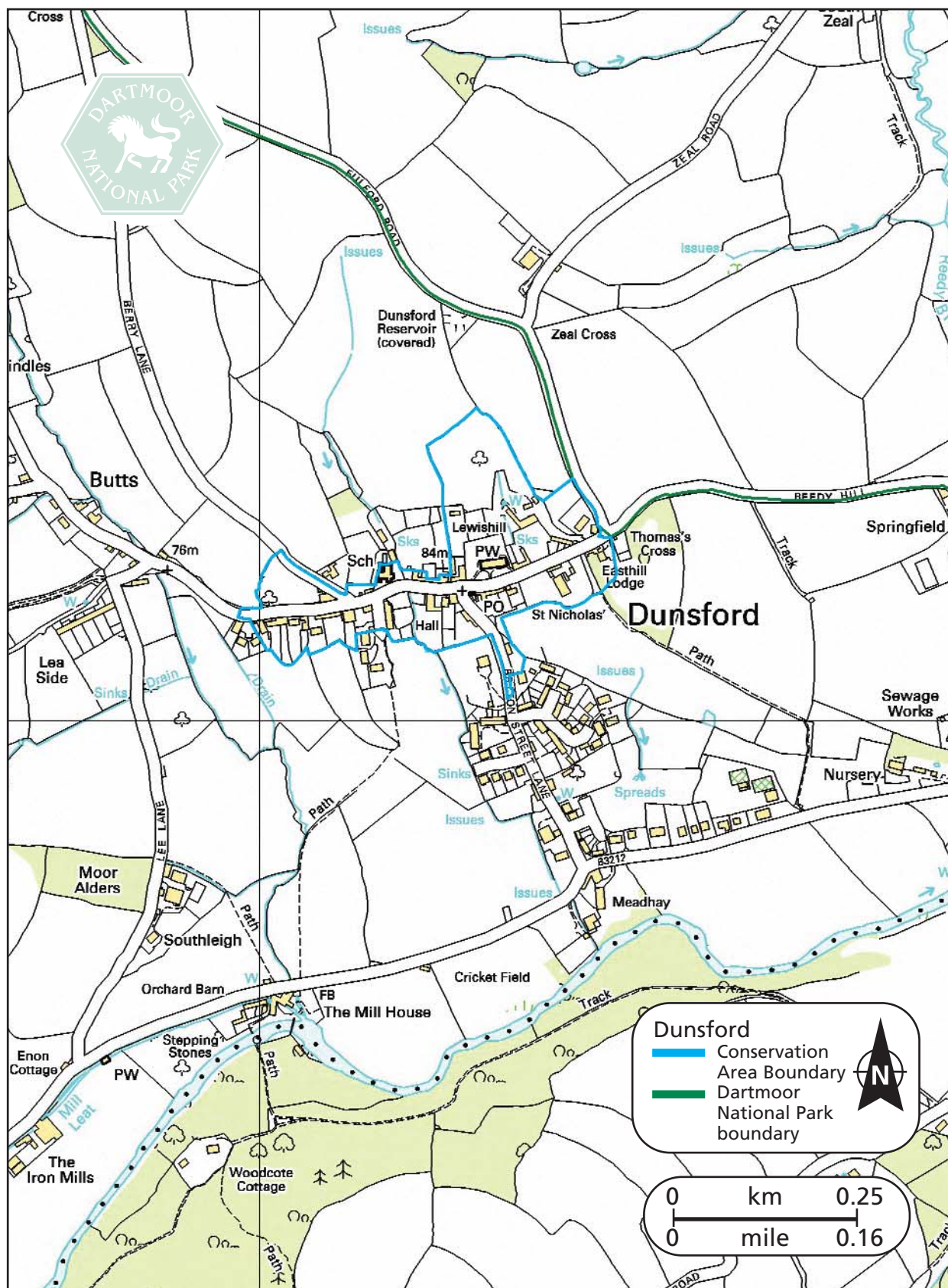
Defining the character of an area is not a straightforward exercise and it is not always possible to reach a truly objective view. The statement of character and appearance in this appraisal is based on various detailed methods of analysis recommended by English Heritage. A range of qualities are looked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

Dunsford is a substantial village located in an elevated position on the ancient ridgeway to the eastern side of the Teign valley about 7 miles west of Exeter. Nearby is the historic crossing point of Steps Bridge – like the village itself, a popular attraction for visitors. The name of Dun's Ford is likely to derive from an early crossing point of the Teign and this was probably in roughly the same location.

Lying outside the granite mass of Dartmoor, the underlying geology is complex. A variety of hard and brittle metamorphic and igneous stone is found in rubble construction and paving. Granite is used quite sparingly but to good effect.

The mainstay of the local economy was agriculture but there were also extensive orchards and coppiced woodlands that gave diversity to the economic base. The river provided power for mills and there was even a copper mine in the parish in the mid 19th century. This diversity helped Dunsford to avoid the depopulation that hit many villages at that time. Today the village is busy enough to sustain its shop and Post Office, a pub and a thriving school. Modern development has occurred mostly on the fringes of the village, outside the Conservation Area. The central part of the settlement is quite unaffected but the development has helped to sustain the community. The Conservation Area was designated in January 1972 and extended in August 1993.

Based on the findings of this Character Appraisal a number of changes to the Conservation Area boundary were considered appropriate and were adopted in June 2009. They included minor extensions to the north-east (near Lewishill) and south (at Doone Cottage and near Orchard House) and more substantial extensions to the west of the village (as far as Butts) and to its north (behind and between the former school and The Royal Oak).

1 Village History

At Domesday there were two separate manors, one of which was held by Saewulf and, being valued at only 40d, appears to have been rather small. The larger manor was worth 40s and was clearly more important. By the 12th century the manor was in the ownership of the Fulfords who continue to live in the family house, Great Fulford, several miles outside the village. The influence of the Fulfords on the village has left its mark for centuries, especially on the church that has numerous family monuments. They also owned much property in the village, including Lewishill, the most substantial and important property.

The quality of some of the houses in Dunsford indicates that there was a sustained level of wealth here for a significant number of farming families. The raised pavements are another indication of local efforts to make the village more comfortable for its inhabitants. Dunsford was also allowed to hold a Cattle Fair on the first Monday after 8th September.

The 19th century was a time of change for the village. In addition to its two corn mills there was opened the Iron Mills – a tool making business. The extent of cider orchards on the tithe map of about 1840

[Map 2 page 9] suggests that production exceeded that which would be needed for payment of local workers. Perhaps the extra was used to ensure the services of casual workers when needed, both here and elsewhere on the Fulford estate? The extent of orchards is now greatly reduced and progressive loss of trees threatens their contribution to the character of the Conservation Area.



Fig 1 : Some views have changed very little

Early 20th Century

Census information indicates that the population actually grew during the 19th century, though at times there were still vacant dwellings. In 1873 the school was constructed and development in the village continued into the 20th century in the form of infill between the more ancient farm groups. The large village hall is a social asset but fails to relate to the character of the built environment.

2 Settlement Plan

The historic plan of Dunsford is essentially linear, following a gently undulating and slightly winding route east - west along the ridgeway. It is, however, a dispersed settlement with significant gaps still contributing to the character between the historic farmstead groups. There is a strong feeling of enclosure which is particularly evident in the central area. The T-junction with Briton Street Lane is visually important but this link road to the valley bottom, with its mills and farms, remained essentially undeveloped until the 20th century.

A stream flows south through the centre of the village but is culverted from the north of the school grounds to the south of the main street. The apparently redundant pipe in the wall near the school suggests that until quite recently the stream was simply culverted under the road itself and would have been both seen and heard, like the one next to Foxhole.



© DNPA

Fig 2: Evidence of water management, old and new

Infill development of the 19th and 20th centuries has reduced the number of spaces, giving more significance to those that remain. Buildings are still dispersed but a sense of enclosure prevails. The apparent absence of planning tends to suggest that the primary farmstead sites may have been occupied for quite some time before the present farmhouses of the 15th – 19th centuries were built.

The Church of St Mary is the focal point at the heart of the settlement. Sited in a prominent and elevated location, its relationship with the rest of the village is impressive and dominant.

The majority of houses and cottages are located tight to the street frontage with only a small (often cobbled) area between wall and road. The informal terraces and looser groups run parallel to the main street and also a little way down Briton Street Lane and The Court. Lewishill and Townsend are unusual in being set back from the street.



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Fig 3: Building form may have evolved but the sense of continuity and enclosure continues

Agricultural buildings cluster around the former farmsteads, some in front and alongside, others behind. A significant number have been lost as is evident from the early OS maps [Maps 3 and 4 pages 10 & 11]. Notable examples are on the frontage of Cawte Farm and Lewishill. Others have been converted or developed with varying degrees of success in terms of preservation and character.

Map 2 Tithe Map 1838

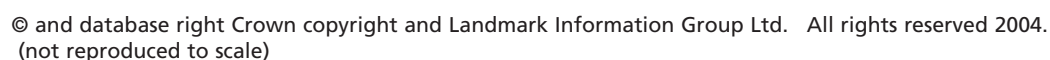


© DNPA

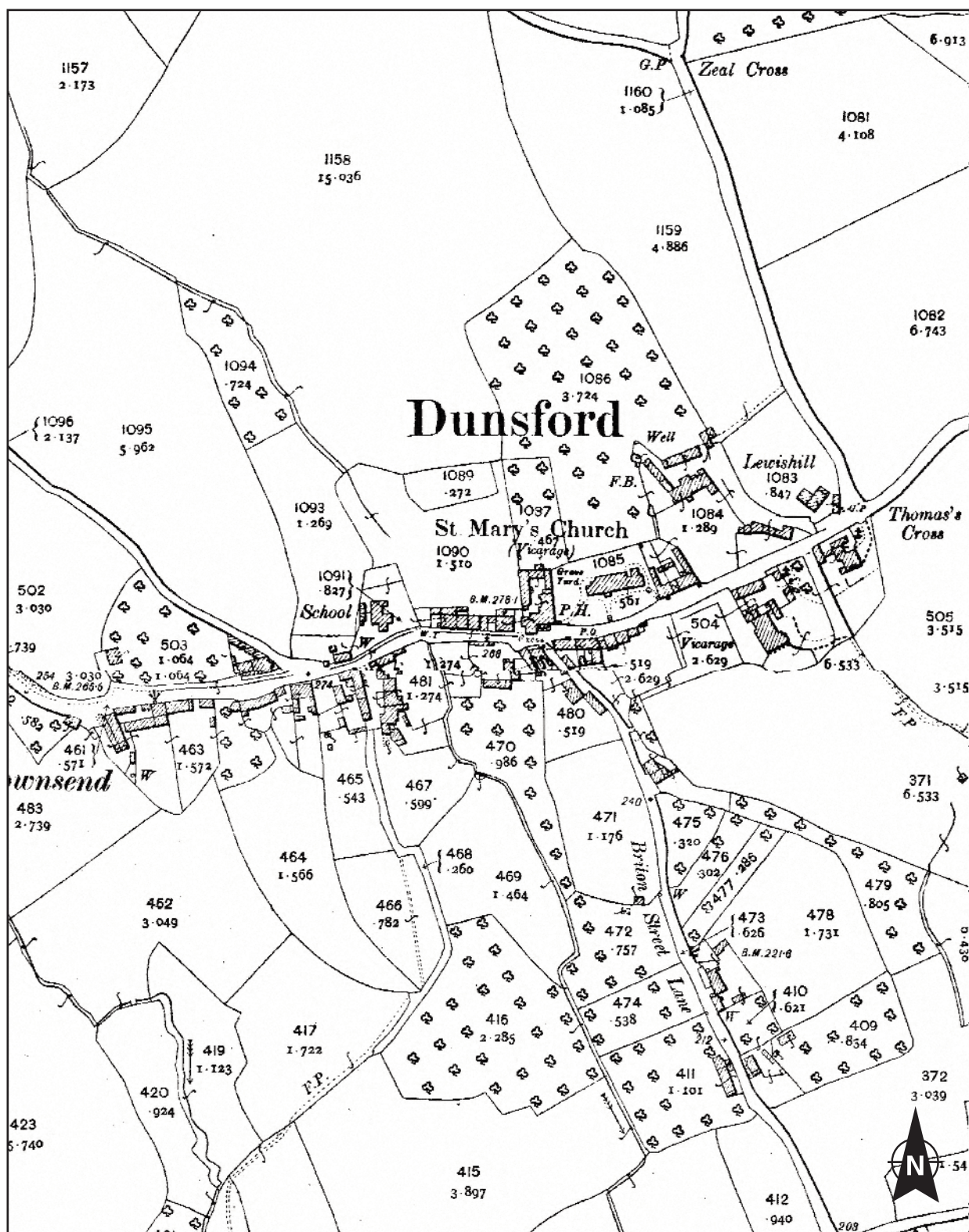
Note: (not reproduced to scale)

Historical Footnote:

The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money payment. A Commutation Agreement required the creation of a large scale Map showing each plot of land in the tithe district and an accompanying Apportionment listing relevant details. The Tithe Act 1836 provided for the gradual redemption of all tithes by the end of the century.

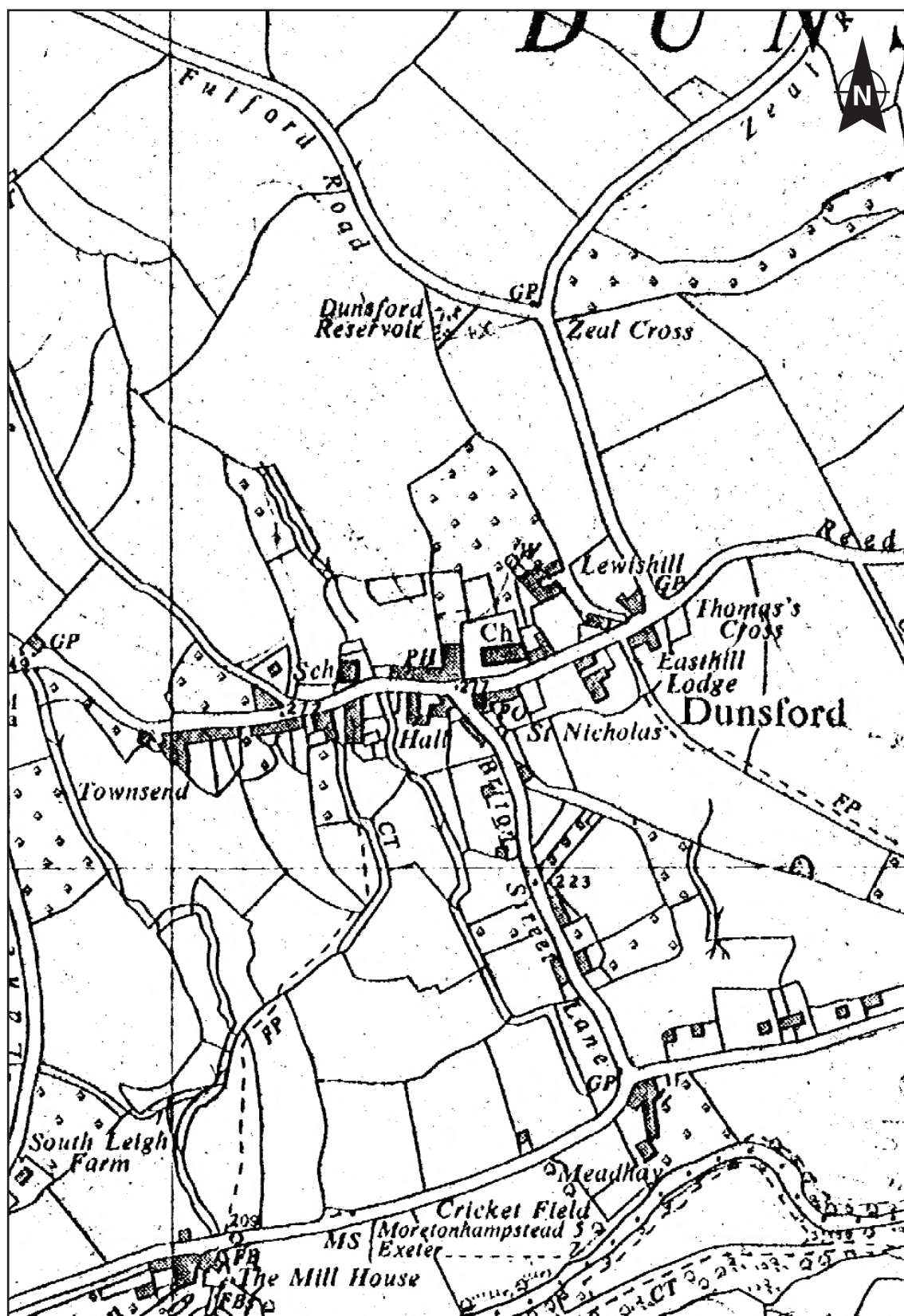


Map 4 2nd Edition Ordnance Survey Map 1905



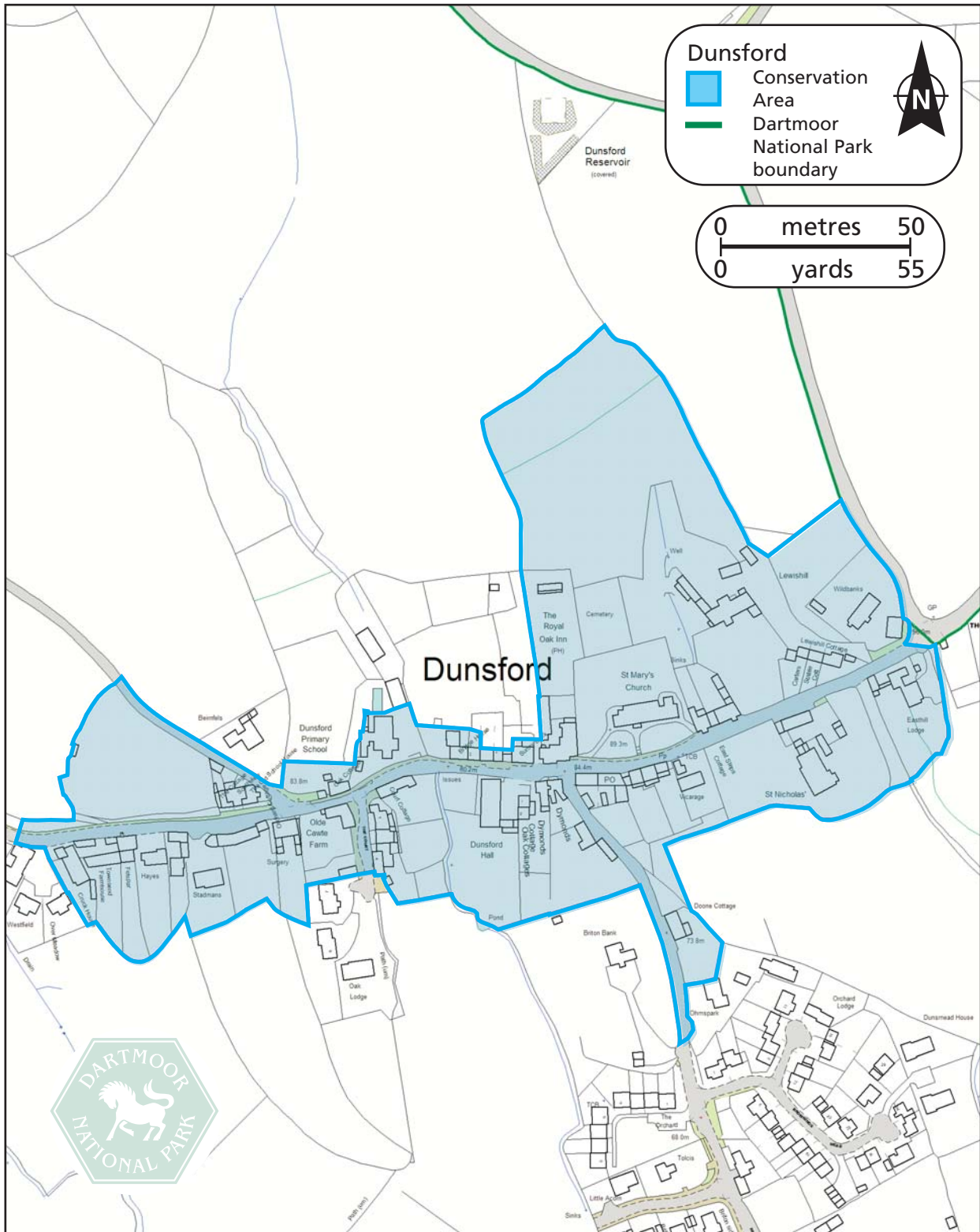
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(not reproduced to scale)

Map 5 Ordnance Survey Map c.1950s



County Series 1:2500 (not reproduced to scale)

Map 6 Conservation Area: Dunsford Settlement



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3 Building Types, Materials and Styles



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Fig 4: Rendered cob and thatch – the essential character of Dunsford

At its heart Dunsford has a fine collection of cross passage houses in the Devon vernacular tradition. Although many have been altered and extended, the majority of homes have a linear plan, being only one room deep, and run parallel with, and tight to, the street. Their origins range in date from the 15th century (Lewishill) to the 18th century (e.g. East Steps and Foxhole) and all are built of (usually) roughcast rendered cob on stone plinths with thatched roofs. The traditional ridge finish of a wrapover type, either flush or straight block cut is the prevailing character. Until the 19th century every building except the church would have had a thatched roof. After that time slate was introduced, firstly on new build and in the 20th century as a replacement for thatch. The almost ubiquitous use of white or cream on walls reflects the historic limewashed finish and adds to visual harmony.

Earlier buildings have lower eaves and most have eyebrows over the

upper floor windows. The Post Office is one example that may be compared with the adjacent Old Post Office. The latter of these two was the 17th century service end of the former, which dates from the 16th century. The chimneys of these two properties further indicate their relative ages; the Post Office has a substantial and showy lateral stack and the Old Post Office has the massive gable end stack constructed of coursed granite. Chimneys are a notable feature in Dunsford, though the majority are more modest axial stacks with brick shafts. Where dormers have been introduced into the roofscape it has usually been detrimental to the character of the Conservation Area.



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Fig 5: Thatched canopy at Dymond Cottage

Entrance canopies are quite commonplace and clearly have a practical function, especially below thatched roofs, most are slated, some are thatch and a few are leaded. Apart from several quite modern examples porches are not a feature on the historic buildings of Dunsford.

The great majority of windows are casements, though there are not many really old examples left. One exception is a chamfered mullion window in an outbuilding opposite Old School House. Buildings of the 19th century tend to have vertical sliding sashes. The number of properties with inappropriate replacement windows, both in timber as well as PVCu, is increasing. The pattern of subdivision and mode of opening is often altered, with the introduction of quarter-lights or fanlights and the loss of glazing bars especially notable. There is a mix of boarded and panelled doors in the village.



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Fig 6: Mullioned window



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Fig 7: Even subtle differences can make replacement windows significantly different to original examples

Historically just about all of the outbuildings in the village would have been of similar vernacular construction with thatched roofs. Only the Doctor's surgery at the eastern end of the Conservation Area retains this character. Other barns have corrugated iron instead of thatch and those that have been converted from residential use have slate.

Apart from chimneys there is little use of brick in Dunsford, with the obvious exceptions of The Royal Oak and the village hall.

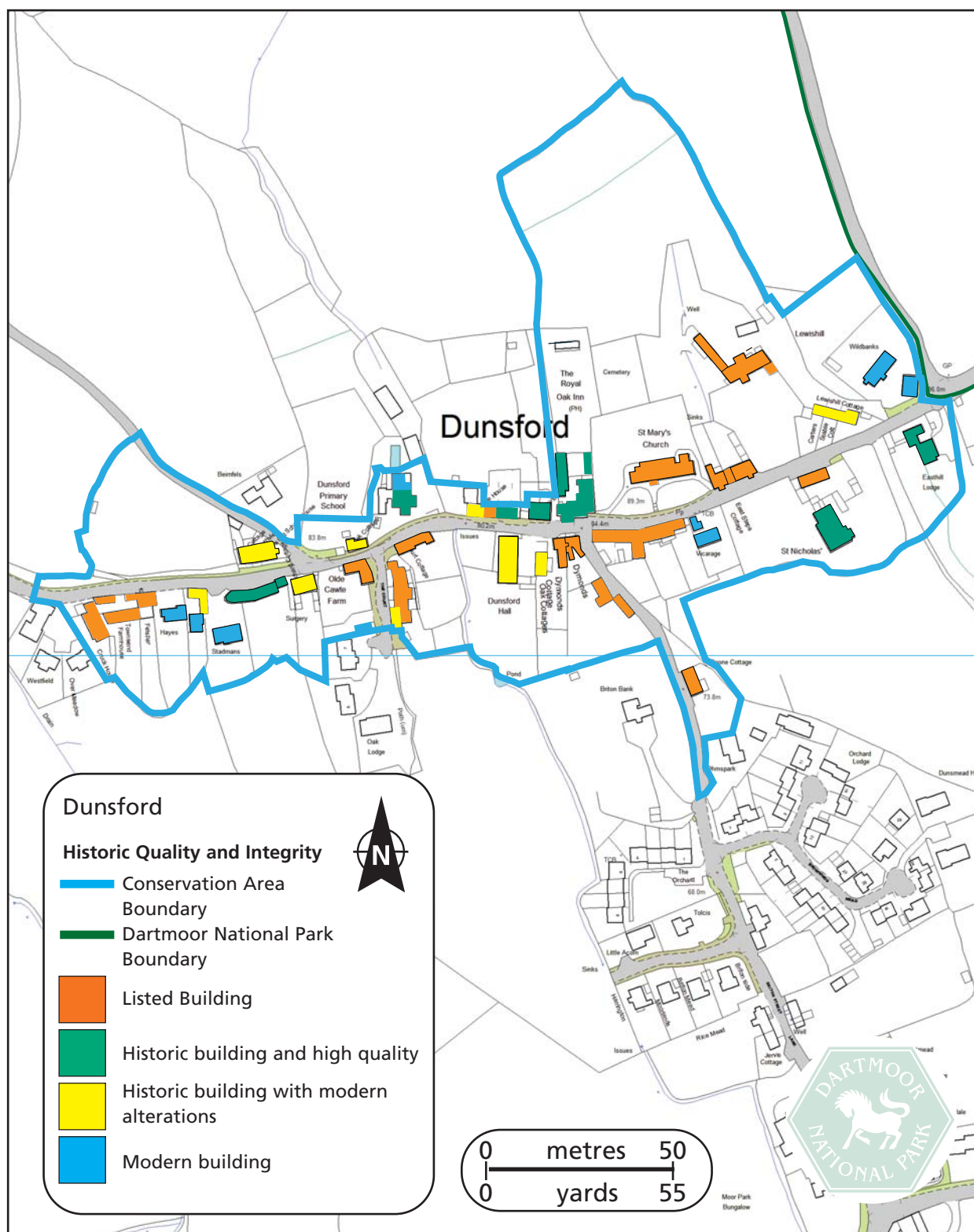
[Refer to Historic Integrity and Quality – Map 7 page 16].



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Fig 8: The Doctor's Surgery – the random slate on the extension is now a rarity

Map 7 Conservation Area: Historic Quality and Integrity



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4 Key Buildings

Dunsford has 26 listed buildings within the present Conservation Area, excluding individually listed churchyard memorials and walls. Most are traditional Devon buildings, the Telephone Kiosk being a notable exception. All are listed at Grade II except for the church and Lewishill. Some of these buildings, and some unlisted ones, are essential to the unique character and appearance of Dunsford. Those considered most important are set out below.

Church of St Mary: Grade I

A fine parish church in the Perpendicular style of the 15th century. Constructed of dressed granite it is an attractive example of its kind. By virtue of its elevated position it is prominent in views from within the village and the surrounding countryside.

Lewishill: Grade II*

To the east of the church, set back from the road, is this important and complex building. It was altered and adapted over the centuries before undergoing a phase of restoration and extension in the 20th century.

The quality of this work is so high as to be of historic importance in its own right. Fulford estate records of the later 18th century show Lewishill as the most valuable asset in the manor. Today it ranks as a truly outstanding feature of Dunsford, even though it offers only tantalising glimpses from outside its grounds.



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Fig 9: The church tower is the focal point of the village



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Fig 10: Lewishill glimpsed from the churchyard

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 next two buildings were formerly one farmhouse known as Chubbs Farm



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Fig 11: The Post Office with its fine lateral chimney stack

The Post Office: Grade II

The low eaves and prominent lateral stack reveal the 16th century origins of this building. It is the focal point of the important group opposite the churchyard and as the village Post Office it is also at the heart of the community.



© DNPA

Fig 12: The Old Post Office with its massive gable chimney

The Old Post Office: Grade II

Believed to have been built in the 17th century as the service range of Chubbs Farm. The massive stepped gable chimney is one of the distinctive character features that distinguish Dunsford. It has a prominent location on the important central junction.



© DNPA

Fig 13: Old Cawte Farmhouse

Old Cawte Farmhouse: Grade II

Dating from the 16th century, this building has the third exceptional chimney stack in the village. Its plan has evolved through a number of phases which have mostly added to its special character. The farmhouse is unusual in that it does not front the main street but instead faces its own little side street.



© DNPA

Fig 14: The busy elevation of The Royal Oak is unique in Dunsford



© DNPA

Fig 15: The vented roof is a strong feature from the churchyard and in more distant views

The Royal Oak Inn: Unlisted

By virtue of its position on a kink in the main street next to the church and closing the view at the top of Briton Street Lane, this is a key building. The complexity of plan and elevation create interest in views from all angles. Although its exposed local stone with brick dressings is a unique combination in Dunsford, it is a memorable and distinctive part of the village. As the local inn it is also an integral part of the community.



© DNPA

Fig 16: Brimblecombes

Brimblecombes, barn and cob wall: Grade II

This group epitomises the architectural character of the settlement. The dwelling itself has 16th century origins as an open hall house with later alterations. The 18th century adjoining barn sits neatly alongside Brimblecombes to the south, and to the north is the wall that retains a thatched cap and is the last of the tall walls in Dunsford to do so.



© DNPA

Fig 17: Doone Cottage is presently outside the Conservation Area

Doone Cottage: Grade II

A delightful 17th century house, typical 3-room cross passage plan and vernacular construction. Like many such properties it was subdivided in the 19th century but is now one home again. Presently outside the Conservation Area but it is a focal point entering and leaving the village along Briton Street Lane.



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Fig 18: The unusual picket fence and continuity of materials keep the visual unity of the pair

Dymonds and Dymond Cottage: Grade II

The quirky change in height between the two properties adds interest in the roofscape, especially when viewed from the churchyard. This pair of cottages is part of the distinctive group in the centre of Dunsford and an essential element of the village character.

Other notable buildings



© DNPA

Fig 19: The School

The School: Unlisted

A nice example of a Victorian school, built of local materials on a prominent site. An essential element of a thriving community, then and now. The modern extension is suitably proportioned and built of complementary materials.



© DNPA

Fig 20: The thatch on this old barn was replaced with corrugated iron a long time ago

Barn opposite Old School Cottage: Unlisted

A rambling cob building, formerly thatched but now with corrugated iron. Appears to be a small threshing barn with a horse engine house on the gable end – a rare position if that was its purpose. As the most prominently located unconverted agricultural building in the village it is in need of sympathetic restoration and use.



© DNPA

Fig 21: East Steps and Foxhole

East Steps and Foxhole: Grade II

Probably the last thatched homes to be built in Dunsford around the early 1800s. The taller stature, deeper plan and regular fenestration are indicative of their age. Sited at the bottom of Reedy Hill adjacent to the church the pair make a significant contribution to the quality of the village centre.



© DNPA

Fig 22: St Nicholas

St Nicholas: Unlisted

A substantial Georgian residence in its own grounds – the only building of its kind in Dunsford. Its character and location suggest it was once the rectory. It is especially evident in views from the nearby public footpath, where it is seen in tandem with the church.

5 Local Details and Street Furniture

Central Dunsford is enhanced by the shop / Post Office and The Royal Oak. Both avoid excessive signage and bring life to the street. They also attract traffic which is clearly an issue for the whole community and has its own impact on the Conservation Area.

The themed pseudo-historic street light is found throughout the village. By day they appear somewhat incongruous and by night the village seems rather over-illuminated.

Although involving a small increase in the number of traffic signs, the traffic calming measures recently carried out in the highway were done in a most sympathetic manner using granite kerbstones and setts and relying mainly on planted beds and planters (rather than numerous bollards) to deter over-riding by vehicles [Fig 23 below and Fig 29 page 26].



© DNPA

Fig 23: Traffic calming on the main street

Dunsford is fortunate in having a wealth of small details that contribute to the outstanding quality of its streetscape. Such is the depth of character the features can be divided into sub-sections.

Walls

There are two kinds of walls that abound – tall walls in rendered cob with a variety of cappings but all originally thatched, and stone walls in granite or assorted rubble stone. The cob walls are a particularly typical element of the streetscape in Dunsford and some fine examples are found enclosing gardens as well. These have lost their render in some cases but the scale of the walls and the sense of enclosure they offer to the streetscene throughout the village is distinctive. The walls that frame the top end of Briton Street Lane epitomise the character of cob boundary walls.



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Fig 24: The wall between Dymonds and Brimblecombes is the finest example of traditional enclosure in Dunsford



© DNPA

Fig 25: A bare cob wall between East Steps and the churchyard

The stone walls vary considerably, from rough rubble to dressed granite. As well as the prominent examples at the churchyard and Lewishill, there are other interesting walls like the garden wall north of Doone Cottage and the wall at Old School Cottage. The revetment walls that support the raised pavements are another theme of the village.



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Fig 26: Raised pavement and garden wall at Old School House



© DNPA

Fig 27: Dressed granite wall at Old School Cottage



© DNPA

Fig 28: Rubble wall with granite slab coping near Doone Cottage

Raised Pavements

These are a feature of some villages and many towns in Devon and are usually an indication that the settlement enjoyed sufficient wealth and status to seek such enhancements. West of the church the pavement is almost continuous on the north side of the main street as far as the edge of the village beyond Townsend. At intervals there are granite steps linking to road level.

In the days of unmetalled roads, and with horses and regular livestock movements through the village, these pavements would have made getting around a much less messy business.



© DNPA

Fig 29: Raised pavement and steps beside the school

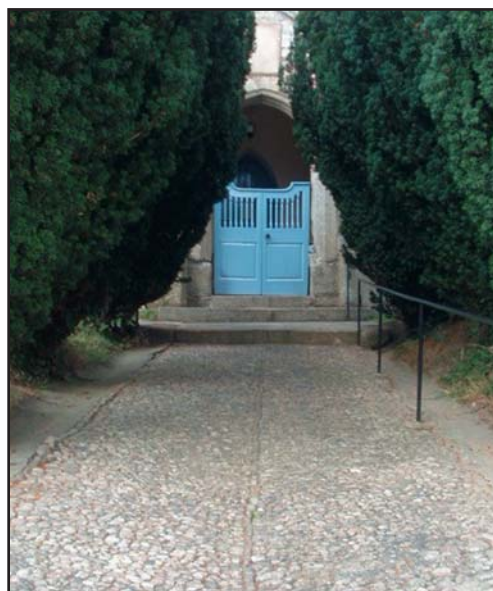
Surfacing

There are some outstanding examples of traditional cobbling in Dunsford. As well as the church path the areas in front of the Post Office and Brimblecombes are particularly fine. Other good examples include the patches at the bottom of the sets of church steps. Where pavements exist they are mostly edged with granite kerbs that offer a sense of quality and continuity to the streetscene.



© DNPA

Fig 30: The efficiently designed cobbling at Brimblecombes



© DNPA

Fig 31: The church path

Mounting Blocks, Granite Troughs and Steps

There are two good mounting blocks in the centre of the village, outside the Old Post Office and Foxhole. These are in situ and are reminders of past times when horses were part of everyday life.



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Fig 32: Mounting block and granite trough at Foxhole



© DNPA

Fig 33: Pump, trough and steps at Old Cawte Farmhouse

A variety of granite troughs are used as planters on roadside verges. In many cases this is presumably to deter vehicles as much as to add colour and interest. A significant number of properties have old granite steps that add to the richness of the streetscene. The grandest example is at Old Cawte Farmhouse, which also has a trough and pump adding to its setting. The more modest and purely functional steps, seen on a lot of other properties, are also important - a good example is at Poppy Cottage. The converted roadside barn called Felspar has an attractive external stair but the context is rather diluted by the modern window at the top replacing the doorway.



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Fig 34: Barn steps at Felspar



© DNPA

Fig 35: Steps at Poppy Cottage



© DNPA

Fig 36: The telephone kiosk and another granite trough

Gateways

As there is a strong sense of enclosure in Dunsford, created by the tight building lines and the substantial boundary walls, gaps are all the more apparent. Fortunately many are framed by granite posts that range from the ancient to the carefully sculpted. Some granite posts have also been re-used as traffic deterrents. The cart entrance in the front elevation of East Steps is an interesting feature.



© DNPA

Fig 37: The entrance to Lewishill



© DNPA

Fig 38: Ancient gateposts re-used and in situ at Brimblecombes

6 Spaces and Views

Spaces [Refer to Map 8 Page 32].

There are few spaces in Dunsford that indicate conscious design, but there are areas that contribute to the special quality of the place in a variety of ways.

A Churchyard

The most significant public space is the churchyard. There is interest throughout – in the church itself, the memorials, the planting and the variety of views in all directions. It is a restful place to pass time and to contemplate [Fig 39 page 33].

B Central Area

Although it is not a planned space, the centre of the village has a tangible character. This is derived from the quality of the buildings, how they address the street and the fact that this is the focus of activity. The Royal Oak car park next to the village hall is an important space that lacks definition and character [Fig 40 page 33].

C School Playground

As the place where younger members of the community spend much of their time it has a particular significance. For others the sound of children at play is part of village life. Visually speaking, the fencing is unattractive, but it seems to be ubiquitous in village schools throughout Devon.

D Seat Beside Old School Cottage

This is one of the few places where it is possible to sit a while. As such it has its own importance even though it is not a particularly well tended spot. In some ways its informality is right for the village – understated but functional [Fig 41 page 33].

Views [Refer to Map 8 Page 32].

1 Village Centre from the east

Perhaps the trademark view of the village centre, captured on early postcards and little changed today [Fig 42 page 33].

2 From the Churchyard

Views from the churchyard looking south encapsulate much of what is special about the place. The dramatic wooded valley sides of the Teign forming the backdrop, seen over charming thatched roofs with memorials to generations of residents in the foreground [Fig 44 page 34]. Looking north beyond the churchyard extension are remnants of the once extensive orchards that are an essential, though diminishing, part of the village setting [Fig 43 page 34].

3 South from The Royal Oak

Looking down Briton Street Lane over the thatched roof of Brimblecombes to the wooded valley of the Teign beyond is one of the finest vantage points [Fig 45 page 34].

4 Up Briton Street Lane from Brimblecombes

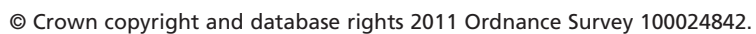
The view back up Briton Street Lane from the vicinity of Brimblecombes is a tightly enclosed view and a special pinch point. The substantial, colourful and welcoming focal point of The Royal Oak closes the view and indicates arrival in the village centre [Fig 46 page 35].

5 View east from Orchard House

The slightly sinuous and undulating nature of the main street offers a series of pleasing views in both directions. Perhaps the one that best represents the character of the village is looking back towards the church from the vicinity of Old Cawte Farm. Rendered cob walls, raised pavement, thatch and slate roofs all interlock in the foreground with the fine church tower, framed by trees and buildings, rising above the distinctive roofscape of The Royal Oak [Fig 47 page 35].

6 Footpath south of Easthill Lodge

The lane that leads to the large house St Nicholas has a tunnel-like quality that creates curiosity and then opens out to wonderful countryside views [Fig 48 page 35].





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Fig 39: The churchyard with listed iron memorial in foreground



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Fig 40: The centre of Dunsford



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Fig 41: The seat



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Fig 42: View of village centre from the east



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Fig 43: Looking past St Nicholas from the churchyard



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Fig 44: Looking towards and over Dymonds



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Fig 45: Down Briton Street Lane to Doone Cottage and beyond



© DNPA

Fig 46: The funnel-like top of Briton Street Lane



© DNPA

Fig 47: A view full of interest



© DNPA

Fig 48: Looking SE from the entrance to St Nicholas

7 Modern development

The majority of new build has occurred outside the Conservation Area at the bottom of Briton Street Lane. The most significant developments in the old part of the village are at The Court and Townsend. Both show signs of trying to fit into their context and, whilst altering the former character, their impact has been fairly limited.

Barn conversions are another matter. Some have been executed well, others are less successful – the introduction of dormers on the former outbuilding adjacent to the Village Hall and a barn at Hayes for example.

8 Archaeological Potential

The archaeological potential which Dunsford contains is considerable given its medieval origins and its church which is documented as being first dedicated in the 1260s.

The Conservation Area encompasses the historic core of the village and therefore as a whole should be regarded as being archaeologically sensitive.

The 1841 Tithe Map reveals that a number of buildings within the historic core have now disappeared, and these are areas which must be seen to be particularly sensitive. These are those situated in the present garden south of Lewishill, to the south and west of Old Cawte Farm, and to the north and west of the Village Hall.

The existing row of cob built agricultural buildings, with a threshing barn and horse engine house at one end, situated opposite Old School Cottage are also shown as being more extensive on the Tithe map and any future proposals involving these must bear this in mind.

9 Trees

Generally, there is a mixed range of species and age classes in and adjacent to the Area.

Trees within the Conservation Area are concentrated in gardens of the larger properties with most of the mature trees being located at the eastern end of the Area. However, numerous trees have been planted in the gardens of newer properties and as these mature they will create additional interest within the village. Of particular note are the mature apple orchards to the north and west of the Area which add greatly to the character of the village.

Outside the Conservation Area woodland to the north and the apple orchards to the west are important features in the landscape.

There is limited opportunity for further tree planting within the Conservation Area itself, but there are many sites outside the village which are suitable.

Trees in Conservation Areas Footnote:

The *Town and Country Planning Act*: Section 211 makes special provision for trees in Conservation Areas not subject to a Tree Preservation Order (TPO). Anyone who wishes to cut down or carry out works to a tree in a Conservation Area must give the Local Planning Authority 6 weeks prior notice. The purpose of a Section 211 Notice is to give the Local Planning Authority the opportunity to protect the tree with a TPO. A tree is not defined in the Act, but a Section 211 Notice is only required for a tree with a diameter exceeding 75 mm in diameter. Trees in a Conservation Area already protected by a TPO are subject to the normal TPO controls. A Tree Preservation Order is an order made by the Local Planning Authority in respect of trees and woodlands. The principle effect of a TPO is to prohibit the cutting down, uprooting, lopping, wilful damage or wilful destruction of a tree without the Local Planning Authority's consent.

Map 9 Conservation Area: Trees and Boundary



Cities Revealed aerial photography copyright The Geoinformation Group 2010

Appendix A: Tree Survey



Tree Survey: Dunsford Conservation Area

(see Tree Survey map page 39)

Number	Species	Age Class	Number	Species	Age Class
1.	Group of	Mature	64.	Pear	Mature
	Monterey cypress		65.	Pine	Mature
2.	Oak	Young	66.	Lawson cypress	Young
3.	Apple orchard	Mature	67.	Apple	Semi-mature
4.	Oak	Young	68.	Group of	Semi-mature
5.	Oak	Young		mixed broadleaves	
6.	Linear group of oak	Mature	69.	Group of mixed trees	Young
7.	Rowan	Young	70.	Robinia	Young.
8.	Hawthorn	Semi-mature	71.	Apple	Mature
9.	Cherry	Semi-mature	72.	Apple	Young
10.	Willow	Semi-mature	73.	Cherry	Young
11.	Lawson Cypress	Semi-mature.	74.	Eucalyptus	Young
12.	Willow	Semi-mature	75.	Cedar	Young
13.	Elm	Semi-mature	76.	Apple	Semi-mature
14.	Elm	Young	77.	Laburnum	Semi-mature
15.	Cherry	Semi-mature	78.	Apple	Semi-mature
16.	Apple	Semi-mature	79.	Apple	Semi-mature
17.	Cherry	Semi-mature	80.	Birch	Mature
18.	Ash	Mature	81.	Apple	Semi-mature
19.	Elm	Semi-mature	82.	Apple	Semi-mature
20.	Ash	Mature	83.	Apple	Semi-mature
21.	Apple orchard	Mature	84.	Cherry	Mature
22.	Ash	Mature	85.	Apple	Young
23.	Group of ash	Semi-mature	86.	Apple	Young
24.	Group of	Young to	87.	Apple	Young
	mixed broadleaves	mature	88.	Walnut	Semi-mature
25.	Birch	Mature	89.	Group of mixed trees	Young
26.	Yew	Semi-mature	90.	Apple	Semi-mature
27.	Lawson cypress	Mature	91.	Apple	Mature
28.	Lawson cypress	Mature	92.	Willow	Semi-mature
29.	Golden yew	Semi-mature	93.	Birch	Mature
30 - 41.	Yew	Semi-mature	94.	Birch	Mature
42.	Mixed group of trees	Young to	95.	Birch	Mature
		semi-mature	96.	Willow	Mature
43.	Lawson cypress	Semi-mature	97.	Group of mixed trees	Young to
44.	Pine	Young			semi-mature
45.	Maple	Semi-mature	98.	Oak	Semi-mature
46.	Blue cedar	Young	99.	Group of birch	Mature
47.	Cherry	Young	100.	Birch	Semi-mature
48.	Maple	Young.	101.	Apple	Semi-mature
49.	Apple	Semi-mature	102.	Apple	Semi-mature
50.	Group of Lawson cypress	Semi-mature	103.	Apple	Semi-mature
51.	Group of Lawson	Semi-mature	104.	Apple	Young
52.	Cherry	Semi-mature	105.	Cherry	Young
53.	Cherry	Semi-mature	106.	Apple	Young
54.	Cherry	Semi-mature	107.	Lawson cypress	Young
55.	Pine	Mature.	108.	Cherry	Young
56.	Pine	Semi-mature	109.	Apple	Young
57.	Group of pine	Mature.	110.	Apple	Mature
58.	Group of	Mature	111.	Cherry	Young
	mixed broadleaves		112.	Cherry	Young
59.	Pine	Mature	113.	Ash	Semi-mature
60.	Group of mixed trees	Semi-mature	114.	Cherry	Young
		to mature	115.	Cherry	Young
61.	Lawson cypress	Semi-mature.	116.	Poplar	Semi-mature
62.	Apple	Semi-mature	117.	Birch	Semi-mature
63.	Cherry	Semi-mature	118.	Group of elm	Semi-mature

Number	Species	Age Class
119.	Ash	Mature
120.	Ash	Mature
121.	Ash	Mature
122.	Ash	Semi-mature
123.	Ash	Semi-mature
124.	Cherry.	Young
125.	Apple	Semi-mature
126.	Apple	Young
127.	Willow	Mature
128.	Birch	Mature
129.	Birch	Mature
130.	Apple	Young
131.	Cherry.	Semi-mature
132.	Birch	Young

The survey was carried out from publicly accessible land.