Ashburton

Conservation Area Character Appraisal

Dartmoor National Park Authority September 2012

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

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

There are now over 9,000 Conservation Areas nation-wide. Local Planning Authorities are required to designate Conservation Areas, keep them under review, and if appropriate, designate further areas (Section 69 (2)). There are currently 23 Conservation Areas within Dartmoor National Park.

Designation brings certain duties to local planning authorities:

- to formulate and publish from time to time proposals for the preservation and enhancement of Conservation Areas and submit them for consideration to a public meeting in the area to which they relate (Section 71)

- in exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas (Section 72).

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

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

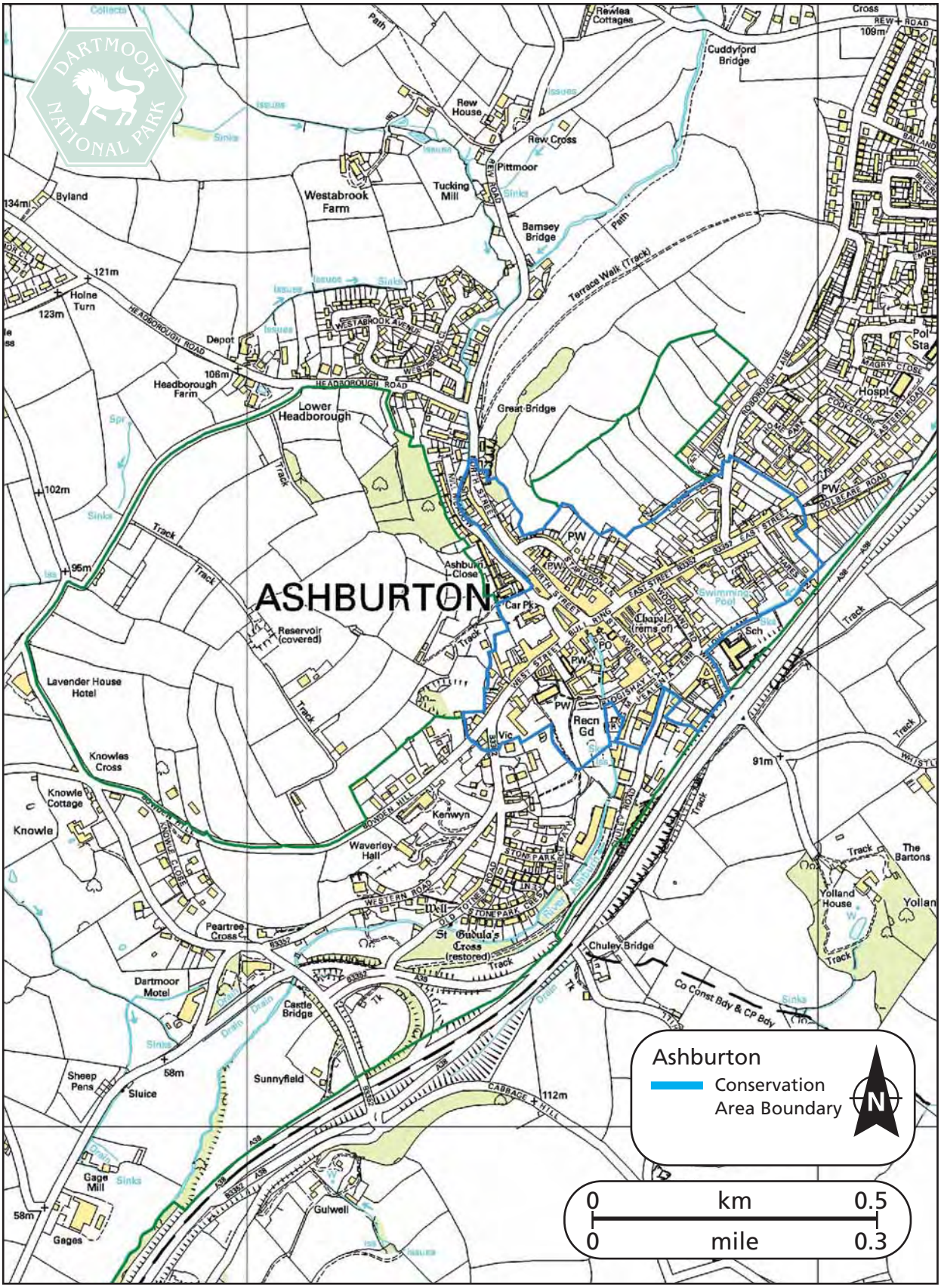
> *The main function of the Conservation Area Character Appraisal is to enable Dartmoor National Park Authority and the community to relate planning proposals to the Conservation Area.*

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

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

Contents

Map 1 Conservation Area Location



Introduction

Ashburton is a small market town in Teignbridge District on the south east boundary of the National Park, alongside the River Ashburn which flows south from the nearest open moorland about two miles distant at Rippon Tor. It is set in a farming landscape of rolling hills and located where the ancient route around the southern fringe of the Moor, between Exeter and Plymouth, crosses the River Ashburn. A Conservation Area was first designated in the town in January 1971. Although extended in September 1976 and August 1993, based on the findings of this Character Appraisal a number of additional areas were considered appropriate for inclusion and were formally designated in March 2011. These included minor adjustments at the ends of each of the four main streets (West Street, North Street, East Street and Roborough Lane) and more significant extensions to the south of the Area (between St Andrew's churchyard and Whistley Hill); across the hill to the west and to the north of Pooks Lane and properties in Roborough Lane.

1. Town History

The earliest documentary evidence for Ashburton is found in the Domesday Book of 1086. This records the Manor as being held by the Bishop of Exeter and having a population that was already quite large, comprising the families of the sixty-man workforce mentioned as living in the Manor. Just how early a settlement developed in the place where Ashburton stands today isn't known, but documented events suggest it wasn't long in becoming established as a town of some importance. It had its own market by 1155; had achieved borough status by 1238; became a Stannary Town (with Tavistock and Chagford) in 1305, and in 1310, Bishop Stapledon obtained a charter to hold a three-day fair in addition to the market.

Ashburton clearly owes much to the Bishops of Exeter for providing the impetus behind the town's early development, prosperity and status. The gift of St Lawrence's Chapel by Bishop Stapledon in 1314, which is said to have been part of a Bishop's Palace, is a prime example of their active interest in the town. But perhaps the principal reason why Ashburton was able to establish itself quickly as a prosperous town was its geographical situation.

Its proximity and accessibility to the southeast corner of Dartmoor meant it was ideally placed to capitalise on the mineral wealth the area produced, especially through the extraction of tin. The trade developed quickly across Dartmoor, and from the middle of the 12th century brought much prosperity to Ashburton even before it had been given its 'Stannary Town' status – which made it one of the official places for tin to be weighed, stamped and taxed. The trade in tin had its busiest years in Ashburton towards the end of the 15th century, culminating in a boom lasting thirty or forty years – in 1515 Ashburton accounted for nearly 40% of Devon's total output. Its role as a Stannary Town helped it through less prosperous times, with the process of weighing, stamping and taxing (called coinage) taking place between two and four times a year, bringing tinners, merchants and royal officials to the town. This continued through to the early years of the 18th century, by which time the mining of tin was no longer profitable in this part of the moor.

Figure 1 North Street, Ashburton, early 19C

Being close to Dartmoor and set in the landscape of rolling hills beside it, Ashburton's hinterland was well suited to the husbandry of cattle, but particularly sheep, which helped establish not only the medieval market but also a flourishing trade in wool. The River Ashburn provided water for processing and power, while at nearby Buckfast the Cistercian monks, who re-founded the Saxon Abbey in 1137, based their whole economy on the husbandry of sheep and, originally at least, would have contributed towards Ashburton's local supplies of the raw material. Indeed, the monastery's trade in wool helped it become the most prosperous in the west of England. The industry survived the Abbey's dissolution and remained important through to the early years of the 19th century. In 1831 and 1832 the trade was at its very height, with exports worth more than £100,000 per annum destined for China. Dramatically, however, this trade was lost – and with it the town's woollen industry – when in the following year, 1833, the East India Company changed its policy and ended the trading monopoly with China that Devon had previously enjoyed.

Ashburton's other geographical advantage was its siting on the principal highway around the southern fringe of the moor. This must always have been an important factor in its success as a market town, but it was to assume much greater importance as the coaching industry grew during the 17th and 18th centuries. Ideally placed as a staging post halfway between Exeter and Plymouth, the town exploited this fact to the full by building several coaching inns and providing entertainments that might encourage travellers to stop in the town, such as cock fighting, bull baiting and gambling at the aptly named 'House of Cards' in North Street.

But just as the tin and woollen industries had all but disappeared, so did its coaching industry when the South Devon Railway between Exeter and Plymouth was opened in 1848, bypassing the town and leaving it in a state of decline. The arrival of the branch line from Totnes in 1872 made little difference, and as the Census figures record, between 1851 and 1931 the town lost more than a quarter of its population, with many working families moving to the developing centres of nearby Newton Abbot and Torquay.

This decline in Ashburton's fortunes explains why its character and appearance have changed so little since the middle of the 19th century, as the costs of any large-scale redevelopments simply could not be afforded. The number of late Victorian and Edwardian buildings in the town is indeed very small, with the few that do exist congregating near the railway station and its associated yards. Gradually, however, the town's population has regained its losses, overtaking its 1851 peak in the 1960s and reaching around 3,300 in 2001.

Historic Setting

Some conservation areas have large adjoining areas of rural land which possess special historic or setting value and therefore provide an important landscape context for the designated heritage asset. An Area of Historic Setting is considered to be a local heritage asset which may become a material planning consideration and appears on the Dartmoor Historic Environment Record (HER). Ashburton has two such Areas of Historic Setting adjoining the Conservation Area (Refer Map 10 page 59):

Undeveloped fields to the north of the town and Pooks Lane include the relatively compact area of surviving medieval strip field boundaries which are largely, and more obviously, complete in their preservation.

The most notable feature of the surrounding landscape, which is more easily recognised on plan than on the ground, is the remarkably complete and well-preserved pattern of medieval strip fields surviving to the west of the town, extending around the almost concentric slopes of the hillside. This field system was, in medieval times, an integral part of the settlement's plan, equal in significance to the inner burgage plots which were actually built upon.

2. Settlement Plan

The pattern of Ashburton's development has been fundamentally influenced by its siting along the banks of the River Ashburn and by the configuration of the valley sides that rise steeply around it. These natural barriers to development must also have influenced the line of the ancient route between Exeter and Plymouth as it negotiated its way around the southern fringe of the Moor, and it is on this route, at the place where it crosses the Ashburn, that the settlement developed – east and west along it (now East and West Streets), with a long, high ridge to the south, and north towards the moor (now North Street), beside the River Ashburn and between two steep hills on either side. A linear pattern along these principal routes ensued in the form of an inverted letter 'T', which focussed on their junction next to the river crossing (called the Bull Ring). Although the settlement may have Saxon origins, its plan today is important for the medieval layout it preserves, comprising houses on burgage plots with some of their associated strip fields nearby.

North of the east-west axis, the two lanes that run either side of North Street, and join it along its length, appear to be early features of the settlement's plan. Each served quite different primary functions: the first affording access to a bridge crossing over the River Ashburn (now called Kingsbridge Lane), which provided an alternative to the crossing on West Street (which remained a ford until the 1820s), and the other giving access to the rears of the burgage plots on the east side of North Street (now called Stapledon Lane). It would seem this lane's potential for development was soon grasped, however, with new burgage plots being laid out on its east side, and certain of the North Street plots being sub-divided to create separate plots facing the lane.

South of the east-west axis, where the valley floor is less confined, the depth of development is somewhat greater east of the River Ashburn; both adjacent to it to take advantage of its waters, but more distant as well, where the medieval Chapel of St Lawrence stands at its heart. Said to have been once a part of a Bishop's Palace, it occupies a site between two parallel lanes off East Street that serve this part of the town (St Lawrence Lane and Heavyhead Lane, the latter now called Woodland Road) before joining together and climbing the high ridge to the south en route to Totnes via Staverton. An unusual feature of the plan to the west of the River is the site of St Andrews Church. Rather than being right at the heart of the town's historic core it is somewhat on the periphery and set well back from the West Street frontage. Why this is so is unclear, but it may be that the earliest nucleus of the town was actually around the Church but soon shifted to focus on the market place. This is at the southern end of North Street where its greater width marks the traditional place of the market and the site of the Old Market House – which was 120 feet (30m) long, built of oak and occupied nearly half the width of the highway. It is thought to have dated from the 14th century, and may well have had some association with the town's Stannary function. It was demolished in 1848 (ie ten years after the coinage of tin at Ashburton had been discontinued) as it was considered too much of a hindrance to traffic. This southern end of North Street from where the Old Market House stood, and including the adjacent sections of East and West Streets, was the commercial and financial hub of the town – much as it is today.

As well as the streets and lanes within the town's historic core there are numerous other minor routes and alleys that penetrate frontages to give access to plots and yards at the rear or, in the case of Blogishay Lane, an alternative pedestrian route that skirts the town to link St Andrews Church on West Street with the southern end of St Lawrence Lane. These secondary routes are very much part of Ashburton's historic plan, adding both interest and character.

Historically, the main industrial uses of the town were sited close to the River Ashburn, both north and south of the river crossing. A position close to the river was favoured for wool lofts, while two spinning mills were built alongside it, one in the centre itself, south of West Street, and the other on the town's northern fringe. A position on East or West Street was understandably preferred by establishments hoping to benefit from the coaching trade, and this is indeed where most of the coaching inns, and many of the taverns, were concentrated.

Although the coming of the railway did not bring the hoped-for prosperity, it nevertheless helped to establish an industrial area in the town, with the construction of stores and sheds alongside and a plant for the processing of locally mined umber. The livestock market moved here as well in 1909, occupying a former orchard beside the lane linking the southern ends of St Lawrence Lane and Woodland Road, which had been given the name Vealenia Terrace. The construction of the railway and its associated buildings had no impact on the pattern of streets in the town, but it seems to have created a focus for building activity along those nearby, with several houses added in late Victorian and Edwardian times along St Lawrence Lane and the lane that had been named Vealenia Terrace.

In the main, buildings still have narrow street frontages with variously sized burgage plots behind. Many of these medieval boundaries survive clearly today, albeit mostly defined by stone walls built in the 18th or 19th century. Towards the fringes of the town this formal arrangement of plots is less obvious. In certain places this might be due to the steepness of the topography (e.g. on the east side of North Street beyond Stapledon Lane) but in most it is probably an indication of later expansion when the 'burgage plot' method of land division was no longer practised. The rather wide, more rectangular, plots behind some building groups are probably the result of burgage plots being amalgamated together under a single ownership. This process of amalgamation probably accounts for the general disappearance of strip fields from around much of the town, although, as the tithe map evidences, several were lost in the 20th century to large-scale housing developments. Originally these strip fields were an integral part of the burgage plot system, but the only clear survivors today are to the north of the town, above Pook and Roborough Lanes and west of North Street.

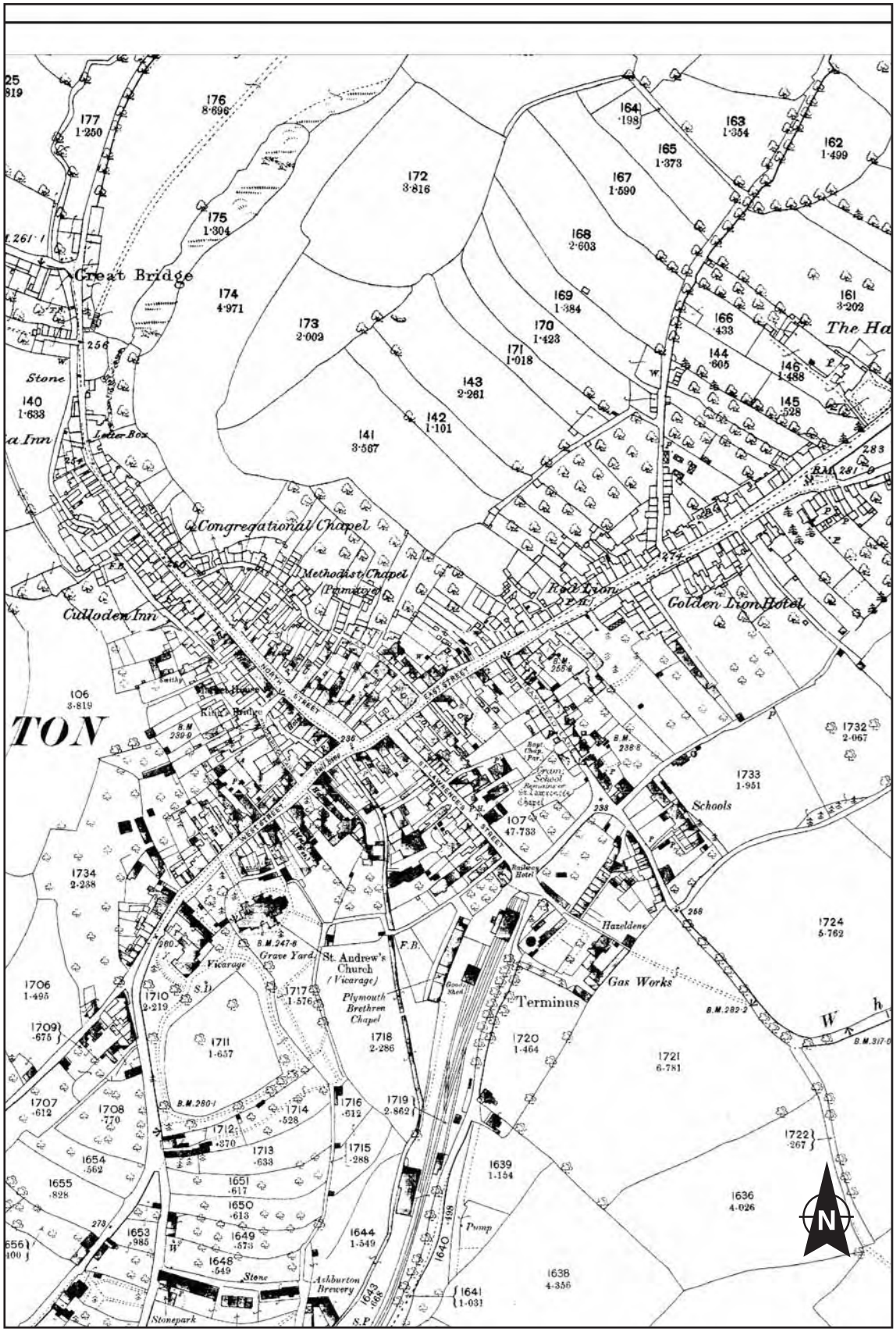
In modern times, the most obvious changes affecting Ashburton's historic town plan have been the demolitions carried out in North Street and Kingsbridge Lane; both resulting in the creation of large open spaces which are uncharacteristic of the town's traditional, tight-knit appearance – 'enforced' by the nature of its setting.

Map 2 Tithe Map 1840

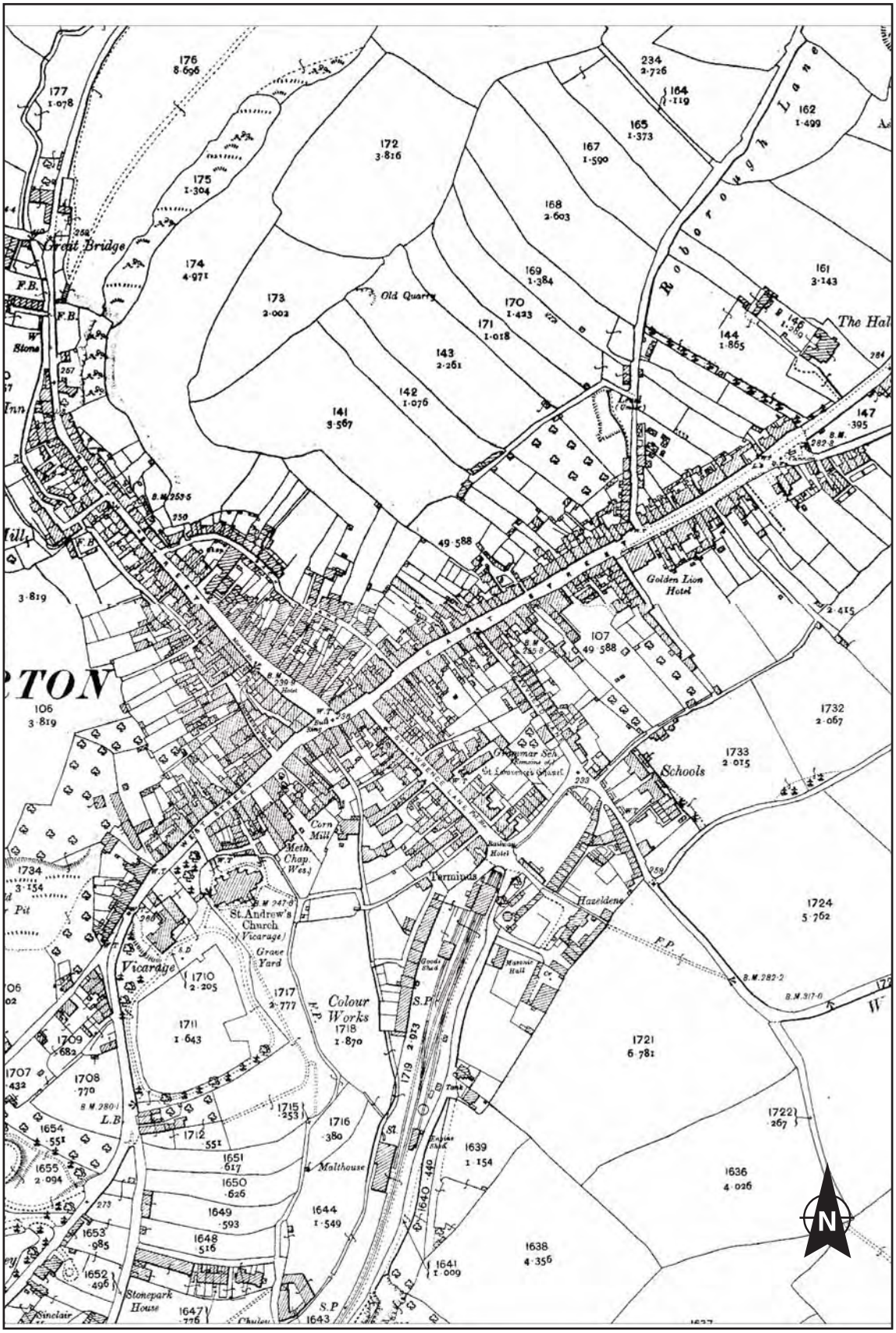
Historical Footnote:
The tithe system provided the traditional means of supporting the clergy in England for many centuries. However, over time abuse of the system led to the *Tithe Commutation Act 1836* which empowered the newly formed Tithe Commission to commute tithes paid 'in kind' to an annual money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

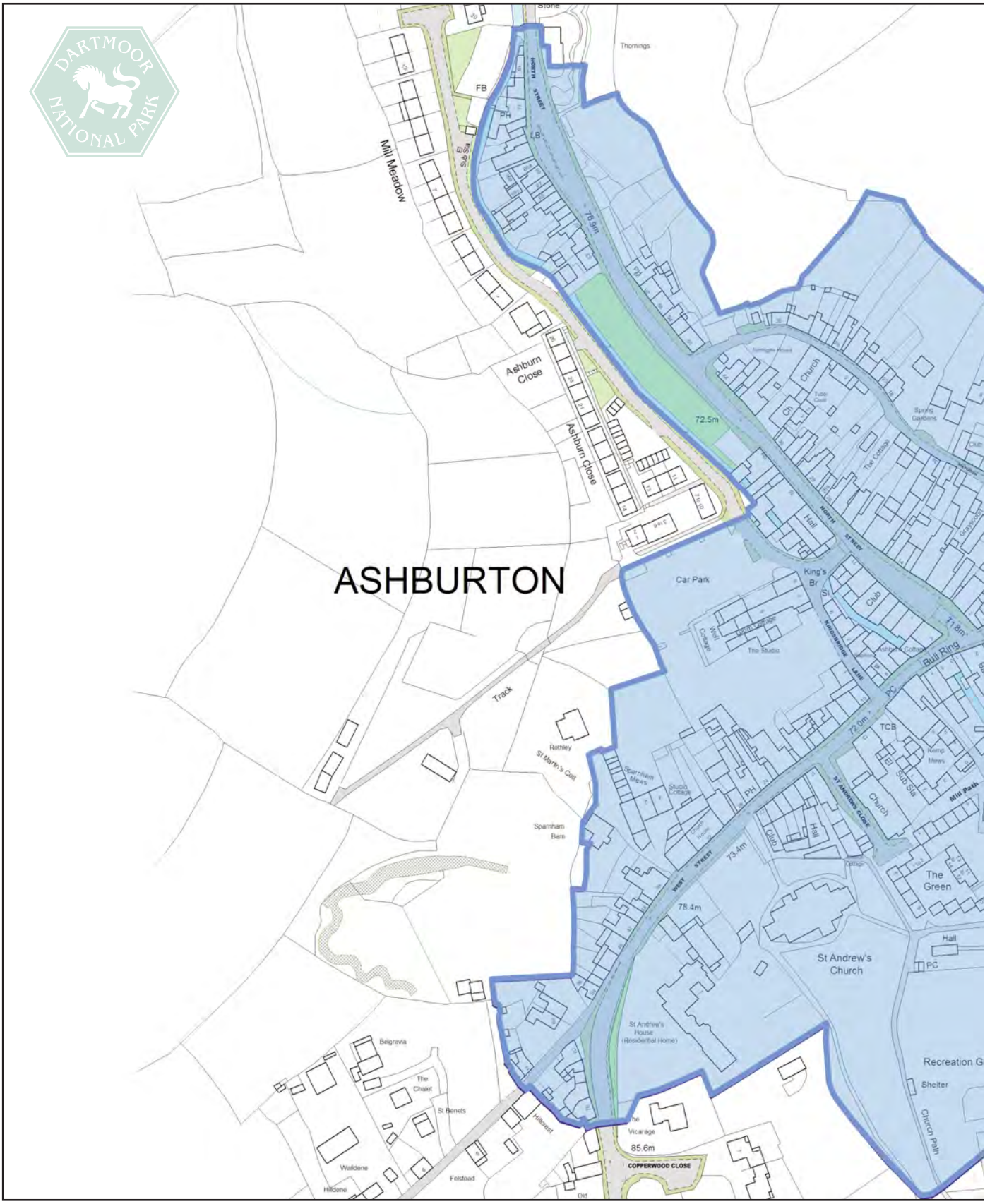
Map 3 First Edition Ordnance Survey Map 1886

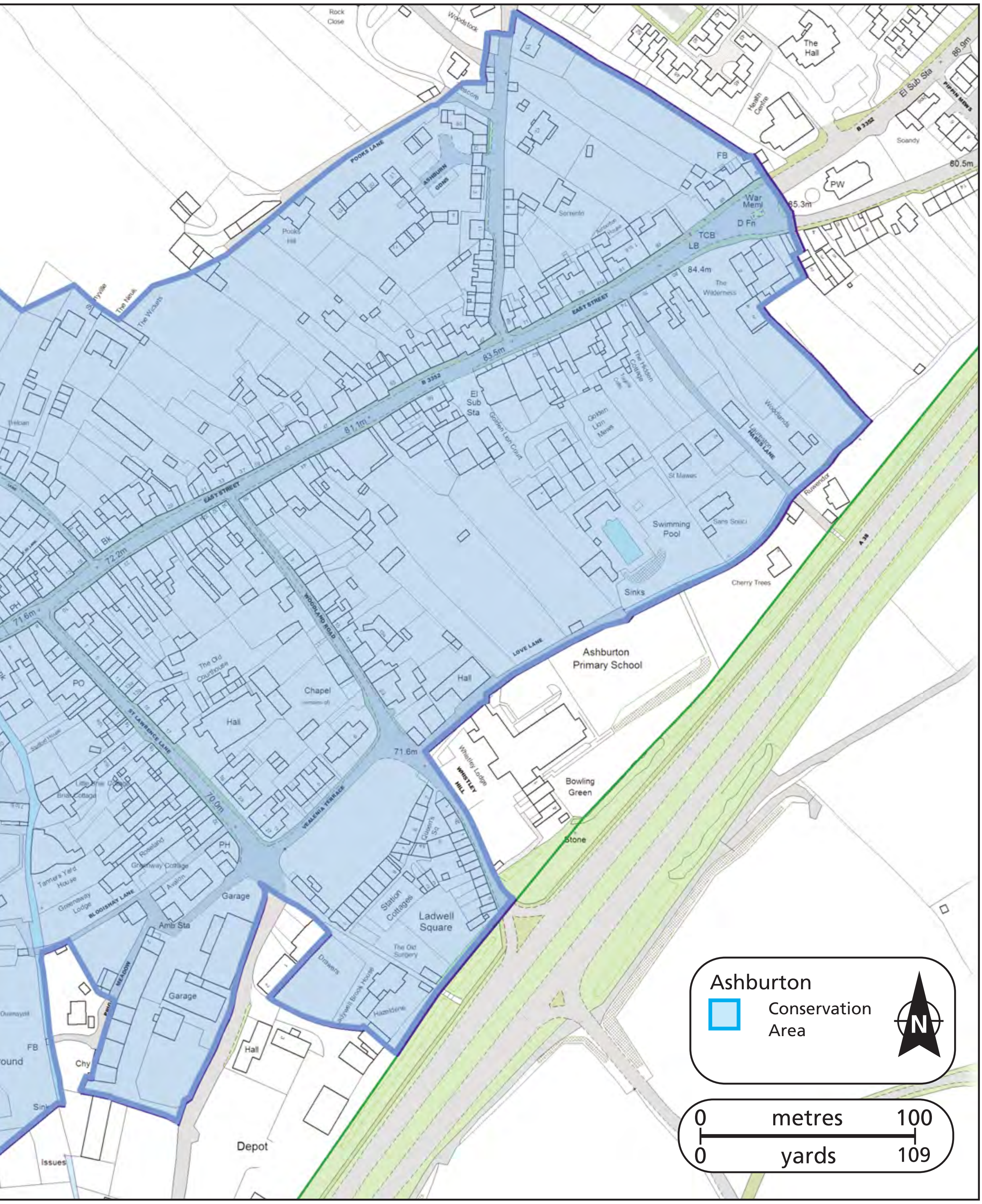


Map 4 2nd Edition Ordnance Survey Map 1905



Map 5 Conservation Area: Ashburton




Ashburton
Conservation Area
N
0 metres 100
0 yards 109
Rock Close
Woodstock
The Hall
Health Centre
El Sub Sta
86.9m
Pippin Mews
B 3352
Soandy
80.5m
PW
FB
War Meml
85.3m
D Fn
TCB
LB
84.4m
The Wilderness
Sorrento
Pooks Lane
Ashburn Gdns
Pooks Hill
The Nook
The Wickets
East Street
83.5m
El Sub Sta
Golden Lion Court
Golden Lion Mews
The Hidden Cottage
Woodlands
Hares Lane
St Mawes
Sans Souci
Swimming Pool
Sinks
Cherry Trees
A 38
81.1m
72.2m
71.6m
Bk
PH
PO
Love Lane
Ashburton Primary School
Woodland Road
The Old Courthouse
Chapel
Hall
St Lawrence Lane
70.0m
71.6m
Whistley Lodge
Whistley Hill
Bowling Green
Stone
Vealenia Terrace
Queen's Sq
Station Cottages
Ladwell Square
The Old Surgery
Drovers
Hazeldene
Tanners Yard House
Greenaway Lodge
Roseland
Avalon
Bloody Lane
Garage
Amb Sta
Garage
FB
Chy
Hall
Depot
Issues

3. Building Types, Materials and Styles

After centuries of economic prosperity, Ashburton's failing fortunes towards the middle of the 1800s, and its very gradual return to more favourable times, have combined to produce a centre whose historic character has been largely unspoilt by modern development. Notwithstanding the demolitions that took place in Kingsbridge Lane and North Street, a remarkable number of 18th and 19th century buildings survive with much of their original, classically-styled character intact [Figure 2 below], while a good many earlier buildings survive as well; most with fronts that were remodelled in Georgian times and often combine classical features with Tudor forms [Figure 3 below]. The quality of their joinery is excellent, displaying the highest standards of craftsmanship.

Figure 2 Bank House, 22 West Street

Figure 3 14 West Street

Whether the heart of the town at the Bull Ring is approached along the main east-west axis or from the very few offshoots that join it, the impression is gained of a tightly knit, urban form. In part this derives from the configuration of the highways, with their subtly curving alignments, gradual changes in level and staggered junctions – creating townscape views which are invariably enclosed by buildings. But more significantly, however, it derives from the nature of the buildings themselves in terms of their height, arrangement and siting.

In all but Woodland Road and Stapledon and Roborough Lanes, where there are none, three-storey buildings outnumber those with one- or two-storeys by a ratio of about three to two. (Just one pair, at 9 and 9A West Street, attains the lofty height of four). The level of enclosure these three-storey buildings create is essentially urban and town-like in character, and because of their widespread distribution along all the main streets, their effect is to extend this character to most of the historic settlement – a character further reinforced by the considerable number of two-storey buildings with significant attic storeys [Figure 4 page 17]. By contrast, the

Figure 4 24 and 26 West Street

dominance of two-storey buildings in the Road and Lanes mentioned above tends to reflect their relative, secondary, status – even though Woodland Road was once the principal route south.

Two characteristics common to all the centre's highways, however, are firstly the preponderance of buildings located at the back of the pavement, with only a very few having front garden areas or forecourts, and secondly the preponderance of buildings in terraces, with only a very few detached or in semi-detached pairs. Together with the generally narrow width of junctions, the combined effect is to create a pattern that appears enclosed and tightly knit – making the gaps created on North Street and Kingsbridge Street in relatively modern times appear all the more incongruous, as open spaces, trees on the roadside and front garden areas are otherwise almost entirely absent.

The domestic and commercial buildings in the Conservation Area (excluding those of an industrial kind) are nearly all designed in a polite, classical style, typical of their mainly 18th and 19th century age, and characterised particularly by tall multi-paned sashes and panelled doors with fanlights, doorcases or hoods. Ranging in scale from modest houses such as those in Roborough and St Lawrence Lanes [Figure 5 and 6 page 18], to substantial town houses or Inns, such as those in East and West Streets [Figures 7 page 18 and 8 page 19], they present an urban, town-like appearance that prevails throughout. Few indeed have the casement windows and informal facades that characterise vernacular styling, with only isolated examples dotted around [Figure 9 page 19].

Figure 5 6 Roborough Lane

Figure 6 14 St Lawrence Lane

Figure 7 62-66 East Street

Small houses especially, but many of the larger houses as well, are quite plain, having little in the way of architectural embellishment. The majority of the larger have little more than a door case or hood at the entrance and an ornamental cornice at the eaves [Figure 10 page 19], although as the example at 22 West Street shows, these were sometimes very elaborate indeed [Figure 12 page 20].

Figure 8 30 and 32 West Street

Figure 9 36 Stapledon Lane

Figure 10 51 East Street

Façades with additional decorative elements are relatively few in number, but nevertheless contribute a great deal to the visual interest of East and West Streets in particular, and parts of North Street and St Lawrence Lane as well. The most common additions are pilasters or rusticated quoins which, as well as strengthening the vertical emphasis of facades, tend also to punctuate views along the street. The most ornamental facades,

Figure 11 Eaves Cornice of 22 West Street (Bank House)

however, are those that also include raised string bands and architraves around the windows. There are about twenty examples in all, and although most are located in East Street, North Street possesses a very impressive pair; one with a most dignified, classical character, while the other is a much more light-hearted affair, with vermiculated pilasters and window surrounds, the latter with female heads in the keystones. [Figure 12 below and 13 page 21]

Figure 12 22 North Street

Figure 13 38 North Street

Projecting bay windows feature on a similar number of facades, and again most (more than half) are in East Street, including what appears to be the earliest, and perhaps most attractive, example [Figure 14 below]. Surviving in East Street alone, however, are examples of a mainly decorative feature, namely the ironwork balcony, which became popular in the early 1800s as a means of adding a touch of elegance [Figure 15 below].

Figure 14 63 East Street

Figure 15 62 East Street

The architectural and historic character of the commercial heart of the town adjacent to the Bull Ring is much enhanced by the survival of a good number of Victorian and Edwardian shopfronts whose traditional, classical design (with pilasters and mullions carrying a fascia and cornice above) complements the style of the floors above. Those whose appearance has not been compromised by later 20th century changes (such as the addition of non-traditional Dutch blinds or over-sized name boards) are especially attractive [Figures 16 and 17 below].

Figure 16 12 East Street

Figure 17 4 West Street

That the signage of commercial buildings is generally discreet is an important aspect of the centre's character today – including the modest number of hanging signs which, traditionally, are normally only associated with inns or taverns.

Although few in number, it is probably the buildings in the centre that are neither domestic nor industrial that do most to uplift the architectural qualities of the town and characterise its significance as a cultural as well as commercial centre. St Andrew's Church and the Chapel of St Lawrence are perhaps pre-eminent in their significance, while the Market Hall in North Street, the two banks in East Street and the Methodist Church in West Street each have their presence and symbolism enhanced by designs that impress or inspire through their scale. [These five buildings are illustrated in the Key Buildings section]

Industrial buildings are now few and far between, and only on Stapledon Lane and Woodland Road have any survived on the highway frontage. There were certainly others, but in such convenient positions they were the first to be converted to residential. Indeed, even those relegated to the rears of plots and accessed off alleyways have been mostly converted, including the Town Mills building south of West Street [Figure 18 page 24]. Of very special interest, however, is the substantial structure attached to the rear of 5 and 7 Kingsbridge Lane, it being the largest example of a former wool loft surviving in the town [Figure 19 page 24]. Although its upper floors would have been louvred for ventilation, the solid boarding in place today manages to preserve much of the building's original character. Another example of a wool loft is at 81 and 83 North Street, occupying the top floor of a three-storey weaver's house, and retaining its louvred construction on the side facing the River Ashburn. Similar loft-type structures are evident elsewhere in the centre, one at Queen's Square and others tucked away behind main-street properties. The most obvious grouping of old industrial buildings, however, is adjacent to the former railway yard running the length of Prigg Meadow.

Roofs throughout the town are predominantly natural slate with their eaves running parallel with the street. Only a very few are finished with parapets (seven in East Street and one in St Lawrence Lane, and all appearing to be 19th century). Those roofs that are gabled to the street more often than not identify buildings that date from the 17th century or earlier. This includes at least two (or possibly more) of the nine or ten buildings with very large triangular dormers that span more than half the length of their roofs – an innovatory design that has a marked presence in Ashburton, and is thought to date from the early 1700s when it was used to secure substantially more floor space in the roof than would be possible with normal sized dormers [Figures 32 and 33 page 34].
The mixing of two- and three-storey buildings means the town's roofscape is a very varied and important feature of most street scenes, but especially so in downhill views along East and West Streets [Figure 20 page 35].
Many large brick or stone chimneystacks add historic as well as visual interest, while significantly, normal-sized dormers are not at all common.

Typical of historic towns in Devon, but not always obvious, is the fact that many of Ashburton's older buildings have their front and rear walls constructed of timber framing, with only their side walls built of stone.

Figure 18 The former Town Mills off West Street

Figure 19 The former wool loft behind 5 and 7 Kingsbridge Lane

Less surprising, however, in a town of mainly classically-styled 18th and 19th century buildings, render is the dominant finish for walls, accounting for around 80% of the settlement's front elevations. Typically, also, the majority of examples on the principal streets are smooth and inscribed with ashlar lining to mimic the appearance of finely jointed stone, while on the lesser lanes a roughcast finish or painted rubble stonework is generally the norm. For the most part the render is painted, with only a few examples remaining in their original, unpainted state [Figure 21

Figure 20 North side of West Street

Figure 21 13 West Street

above].

Of the remaining elevations, which number around 60, nearly half are slate hung and the other half stone, while brick, tile and shingles account for less than ten (the latter two materials being 20th century in origin). Whether for practical or aesthetic reasons, a number of slate hung elevations, and all but one of the brick, have been painted, and at a distance the appearance of the latter blends almost imperceptively with their painted render neighbours. The 'House of Cards' has perhaps the best-known slated front [Figure 40 page 35], but that to 31 East Street is quite exceptional, having finely cut fish-scale slates that are probably contemporary with the building's early 18th century age [Figure 22 page 26 in close up, and Figure 41 page 38].

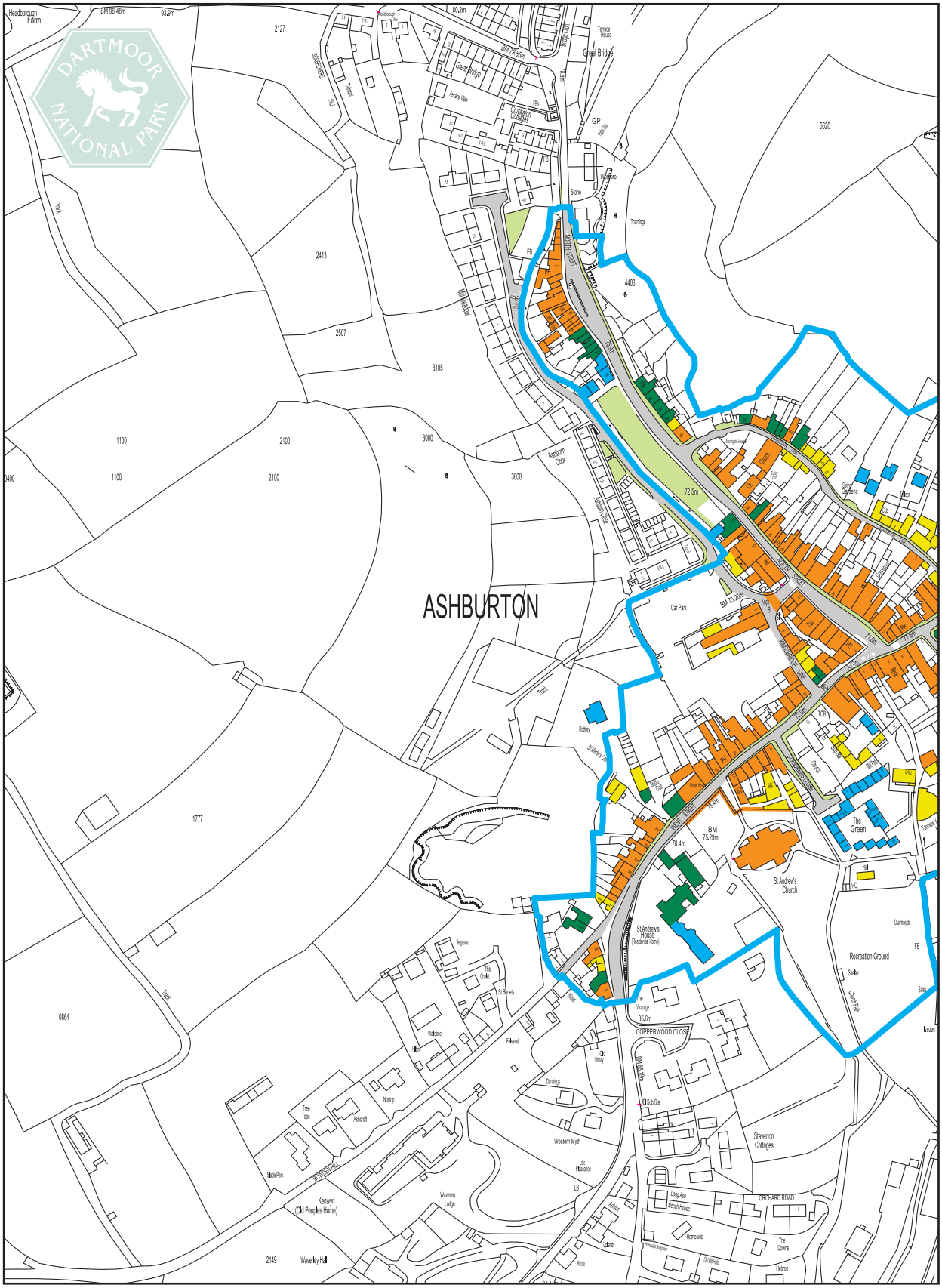
Buildings with stone elevations are few, with one of the more noticeable and attractive examples sited prominently on the corner of St Lawrence Lane [Figure 23 page 26]. It does seem likely, however, that of the other examples, a number were originally rendered but have had this removed e.g. 40 North Street [Figure 24 page 27]. The principal building with its stonework exposed is undoubtedly the Church of St Andrews, while the longest is the industrial building alongside Prigg Meadow, with brick reveals to its openings typical of its 19th century age.

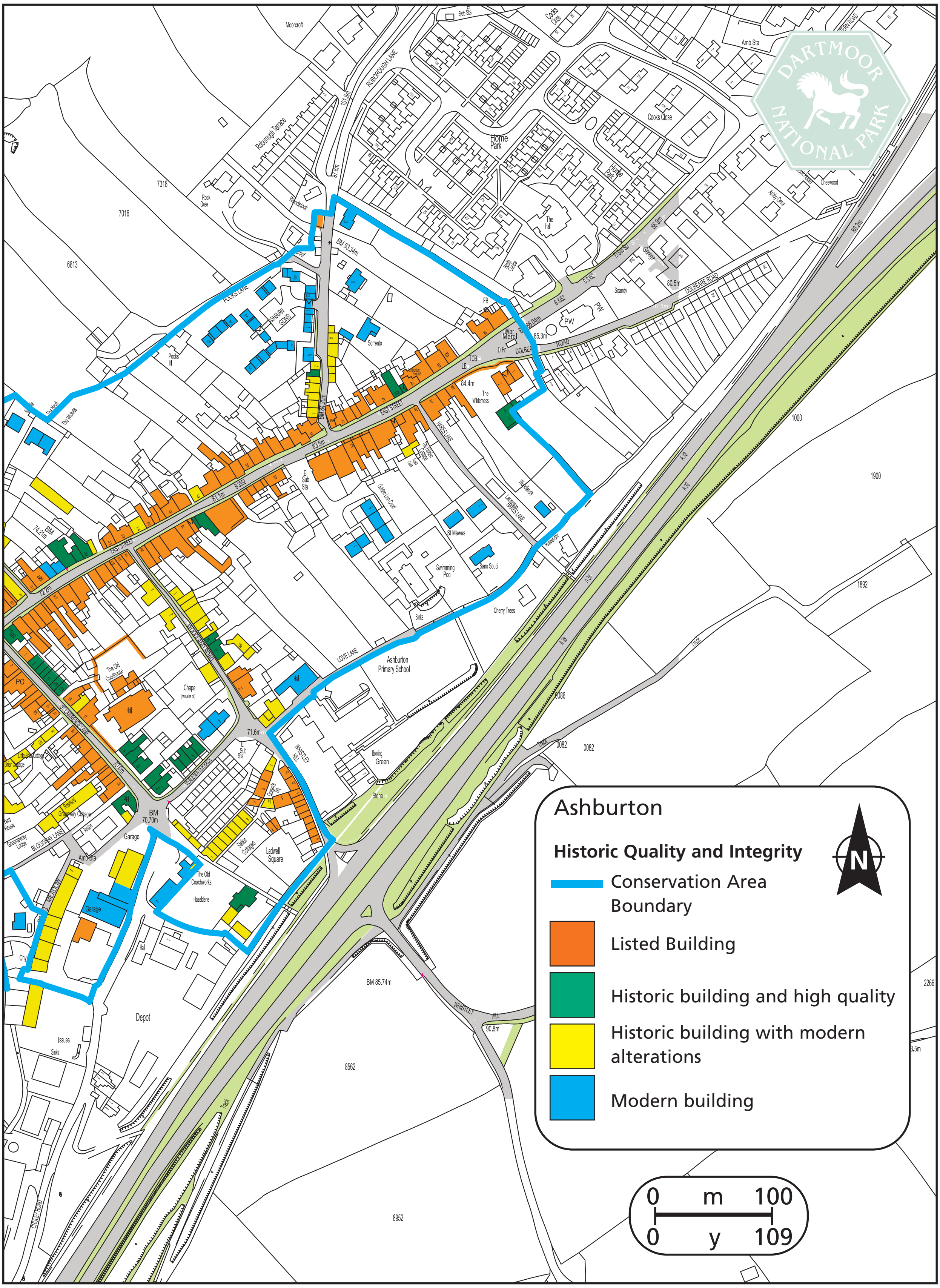
Figure 22 Detail of Slatework at 31 East Street

Figure 23 10 East Street

Figure 24 40 North Street

Map 6 Conservation Area: Historic Quality and Integrity




Ashburton
Historic Quality and Integrity
Conservation Area Boundary
Listed Building
Historic building and high quality
Historic building with modern alterations
Modern building
N
0 m 100
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Depot
Ashburton Primary School

4. Key Buildings

There are 210 Listed Buildings in the Conservation Area, mainly in East Street (79), West Street (42), North Street (41) and St Lawrence Lane (26). The Lists describe the majority (145) as dating from the 18th century to around the middle of the 19th, while as many as 15 are thought to be late medieval and another 32 of 16th or 17th century age. One is listed Grade I (St Andrews Church) and ten Grade II* (including the Chapel of St Lawrence, its boundary wall in front, the Golden Lion, the House of Cards and the Conduit standing in front of 67A East Street). Whatever their type and grade, they all contribute significantly towards the Conservation Area's special interest and character.

Figure 25 Church of St Andrew

Church of St Andrew: grade I

Although the body of the church is not visually prominent, the tower is a landmark in the landscape and a discrete focus away from the heart of the town – and although of rubblestone construction, is a very handsome structure indeed and was used as a model for Totnes. Essentially 15th century, the perpendicular style of the church survived the not entirely sympathetic restorations carried out in the 19th century. Together with the majestic trees in the churchyard and the railings and gates on its boundary, the building contributes immensely to the character and interest of this non-commercial part of the Conservation Area.

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.

Figure 26 Tower of St Lawrence Chapel

St Lawrence Chapel: grade II*

Although the tower is of late 15th or early 16th century date, and the nave mostly rebuilt in the 1740s, some of its fabric dates back to the late 13th century and is part of the Chantry Chapel given to the town by Bishop Stapledon in 1314. Its historic significance is therefore considerable, not least because it may have been part of a Bishop's Palace and was converted to a Grammar School in 1593. The Tudor style of the classrooms added in the late 19th and early 20th centuries blend well with its essentially Gothic appearance. Unlike St Andrews's Church, the tower is mostly rendered and has a spire, but likewise it acts as a landmark in the town.

Figure 27 The Methodist Church

Methodist Church, West Street: grade II

Dating from 1835, and most likely replacing a building that stood on the highway, it is set well back behind a forecourt that was originally defined by railings across its front and buildings along both its sides (the one to the west being lost when St Andrews Close was inserted). The forecourt in the foreground is an essential element of the building's impressively scaled, classical façade, although its use as a car park is rather unfortunate.

Figure 28 The Town Hall

The Town Hall: grade II

Originally with an open-sided and arcaded market area on the ground floor, this handsome civic building was constructed by Lord Clinton in 1850 in a classical, Italianate style. The clock-come-bell tower on the southwest corner reinforces its focal importance in the street scene, while the coursed limestone walls and granite dressings of the main elevations lend prestige to its appearance and the market-town traditions it was originally built to uphold.

Figure 29 The Bank at 2 East Street

Figure 30 The Bank at 19 East Street

The Banks at 2 and 19 East Street: both grade II

Two of the most elaborate and lavish buildings in the town whose architectural scale and style, and their finely-worked masonry, enhance Ashburton's appearance and character as a successful market town. They were actually constructed in the early 1890s when building activity in the town was otherwise quite limited.

Figure 31 65, 651/2, 67 and 67A East Street

65, 651/2, 67 and 67A East Street: grade II*

This building is one of at least fifteen surviving in the town that are known to have medieval origins (the part now occupied by No. 65). Although three small granite windows testify to a 16th century rebuilding of much of the remainder, the building as a whole is typical of earlier buildings in the town in that its appearance today is the result of a 19th century remodelling – when the sash windows in particular were inserted. It was for a time one of the inns that lined East Street, and believed to have been called 'The Spread Eagle'.

Figure 32 The Exeter Inn, West Street

Exeter Inn, West Street and Hares Lane Cottage, East Street: grade II

These two buildings share a design feature that found favour in Ashburton chiefly in the early 18th century – namely their large, triangular roof dormers. At least three of the 9 or 10 examples in the town are known to be 17th century or earlier (the Exeter Inn, for example, has late medieval origins), so it seems this device for obtaining rooms in the roof was introduced at the same time as their classical styling.

Figure 33 Hares Lane Cottage, East Street

Figure 34 22 and 24 East Street

22 and 24 East Street: grade II

These two properties in East Street (No.22 with the shop) are typical of the more modest two-storey houses in the town, being architecturally quite plain but nonetheless polite and dignified in their appearance – due mainly to their well-proportioned, multi-paned, vertical-sliding, timber sashes (casement windows are far less numerous). Both fronts are early 19th century, but that to No.22 is a remodelling of an earlier (possibly 17th century) building. Its well-preserved shopfront is later still, and typical of many, incorporates a cart entrance giving access to a yard at the rear.

Figure 35 50, 52 and 54 East Street

50, 52 and 54 East Street: grade II

This trio in East Street is typical of the more modest of the three-storey houses in Ashburton, which, like the two-story houses above, have plain but dignified classical styling. The fronts are again early 19th century, and again, one of them incorporates a cart entrance to one side. Built separately, No.50 on the right, displays just a little finesse with decoration being added to its entrance doorway.

72 and 74 East Street: grade II

Typical of a good many three-storey houses, the façade of this mirrored pair has a modest level of architectural definition, with rusticated pilasters supporting a dentilled cornice across the eaves. The pair date from the late 18th or early 19th century, and while half the windows have since had their multi-paned Georgian pattern replaced with larger-paned Victorian types, the panelled doors and reveals to the doorcase are nevertheless well preserved.

Figure 36 72 and 74 East Street

Figure 37 The former Golden Lion Hotel, East Street

The former Golden Lion Hotel, East Street: grade II*

Probably the largest and finest house in the town, dating from the early to mid 18th century and having a somewhat restrained architectural treatment similar to 72 and 74 described above. It is one of the few in the town built of brick, and, like most, has been over-painted. The ballroom extension to the left was added in the late 18th or early 19th century and is characterised by a finely detailed variant of the Venetian window. The golden lion on top of the entrance canopy adds interest to the street scene – although it does tend to draw attention to the unfortunate external plumbing on the wall-face behind.

Figure 38 6 St Lawrence Lane

Figure 39 85 East Street

6 St Lawrence Lane and 85 East Street: both grade II

Adding touches of exuberance to the street scene are a number of houses built in the mid to late 19th century – as these two confident examples clearly show. Far from being brash, their elevations are admirably composed and detailed, and entirely in keeping with the town's dignified air. Similar to a few others in the town, and rooted in Tudor traditions, the example in St Lawrence Lane has faces incorporated into the design [see inset to figure 38 above].

Figure 40 The House of Cards, 10 North Street

Figure 41 31 East Street

31 East Street and 10 North Street (The House of Cards); both grade II*

Like many of the town's older buildings, the upper floor fronts of both these buildings are timber framed in a manner traditional in towns in Devon. Like many too, they possess a most delightful appearance that mixes classical details (such as sashes and cornices) with older forms (such as gables and jetties). Exceptional here, however, is the patterning of their slatework; protruding fish scales on 31 East Street, and incised playing card pips on number 10: an enduring reminder of its former use as a gaming house.

5. Local Details and Street Furniture

As only a handful of Ashburton's historic houses have gardens at the front, the low boundary walls or ironwork railings normally provided to protect them are rare. The three most obvious examples are at the east end of East Street, comprising metre-high railings along the fronts of the Golden Lion, the 19th century terrace (of three) next door and the Coach House (the latter two being original). Other modest domestic examples do exist, such as in St Lawrence and Blogishay Lanes, but it is the non-domestic ones that are more significant, including the long and winding run around the southern part of St Andrew's churchyard [Figure 53 page 45], and the rather more recent addition beside the former leat to Town Mills. The most impressive street-frontage boundaries, however, are those to St Andrew's churchyard on West Street and to the yard in front of St Lawrence Chapel. The former has railings with decorative floral heads [Figure 42 below] and a magnificent gated entrance: the gates probably dating from around 1700 [Figure 43 page 40]. The wall in front of the Chapel is very ornamental, having five ramped bays of stonework within a series of taller piers [Figure 44 page 40]. While mostly dating from about the 1750s, the attractive ironwork gates and railings were probably added in the 19th or early 20th century.

Figure 42 Railings along southern boundary of churchyard

With so many houses in terraces, high boundary walls guarding side or rear gardens are an uncommon feature as well, particularly along the main streets, although at 48 East Street a very short length exists beside an attractive, listed, pair of panelled gate piers with ball finials on top [Figure 45 page 40]. High walls do, however, gain prominence along the lanes and alleys, including Blogishay and Roborough Lanes, but especially Hares and Love Lanes where high rubblestone walls continue for most of their length.

A particular feature adding character to most of the centre's streets is the survival of their granite and Ashburton marble kerbstones. In places, such

Figure 43 Churchyard Gateway off West Street

Figure 45 Gate Piers at 48 East Street

Figure 44 Wall in front of St Lawrence Chapel

as at the south end of North Street and along Stapledon Lane, granite gutters also survive alongside the kerbstones, while outside the Town Hall the whole pavement is laid with large, rectangular granite slabs. Other historic surfaces are unfortunately scarce, making the surviving ones, such as the small cobbled strip outside No.1 Stapledon Lane [Figure 46 page 41], and the yellow brick pavers in the passage leading off West Street to Church Path [Figure 47 page 49], all the more precious.

Figure 46 Cobbled strip outside No.1 Stapledon Lane

Figure 47 Brick pavers in passage off West Street (with granite kerbstones and gutters opposite)

Figure 48 The War Memorial

Figure 49 The Bovey Memorial

While other features of a civic or utility kind add interest and character to street scenes, including the War Memorial in East Street [Figure 48 above], the Bovey Memorial in North Street [Figure 49 above] and various Victorian letterboxes, K6 telephone kiosks and water conduits inset into walls [Figure 51 page 42], the most outstanding piece of street furniture is

Figure 50 Conduit inset into house wall

Figure 51 An inset Water Conduit on East Street

very much larger and grander in style, namely the Water Conduit standing against the wall of 67A East Street next to the junction with Roborough Lane [Figure 50 above]. Dating from the early 18th century (and Listed Grade II), it was for some time supplied with water from the Reservoir (listed Grade II) located higher up the Lane – itself dated 1791 and linked to the Conduit via a long underground tunnel [Figure 64 page 56].

6. Spaces and Views

Large open spaces and panoramic views are not part of Ashburton's character. It is a tight-knit town whose qualities are essentially urban and intimate. Its main streets are lined mostly with terraces without gardens, while a host of passages, alleyways and lanes penetrate through and between them – and are themselves enclosed by the hillsides around.

Spaces

Four spaces within the Conservation Area contribute towards the settlement's historic interest and visual qualities:

1 the broader 'Bull Ring' section of West Street together with the broad section of North Street at its south end, where the former Market House stood and the cattle market was held, [Figure 52 page 45].

2 the churchyard of St Andrews Church, both on its West Street side and to its south where it combines with the Recreation Ground [Figure 53 page 44].

3 the wide junction at the east end of East Street that comprises the setting of the War Memorial, including the private front garden areas of the Coach House and the Wilderness beside it [Figure 54 page 45].

4 the broad section of North Street at its north end where it turns beside the terraced group that includes the Victoria Inn, including the paved area adjacent to the Bay Horse Inn where the Bovey Memorial is set [Figure 55 page 45].

Views

Ashburton's enclosed streets and courtyards are a source of very many delightful views and glimpses that epitomise its tight-knit, urban character. Those that also include a hillside backdrop display the further dimension of its confining landscape setting (which, in certain directions, also displays the medieval field patterns imposed upon it), while of particular note are glimpsed views of the River Ashburn as it courses its way through the heart of the town:

1 & 2 characterising Ashburton's tight-knit, urban character are the representative views along East and West Streets towards the Bull Ring [Figures 56 and 57 page 46] which are closed by buildings on the Bull Ring or North Street.

3 & 4 characterising Ashburton's confining landscape setting are the representative views south along Woodland Road and west from Stapledon Lane [Figures 58 and 59 page 46] which are closed by a hillside backdrop (the latter with much of its medieval field pattern intact).

5 & 6 characterising Ashburton's intimate relationship with the River Ashburn are the representative glimpses from the King's Bridge and the bridge at the north end of North Street [Figures 60 and 61 page 47] which show the immediacy of buildings alongside it (including the weaver's house with loft over in figure 61).

Figure 52 The broad section of the Bull Ring and North Street (south end)

Figure 53 St Andrew's churchyard and the Recreation Ground nearby

Figure 54 The broad section of East Street

Figure 55 The broad section of North Street (north end)

Figure 56 View west along East Street

Figure 57 View east along West Street

Figure 58 View south along Woodland Road

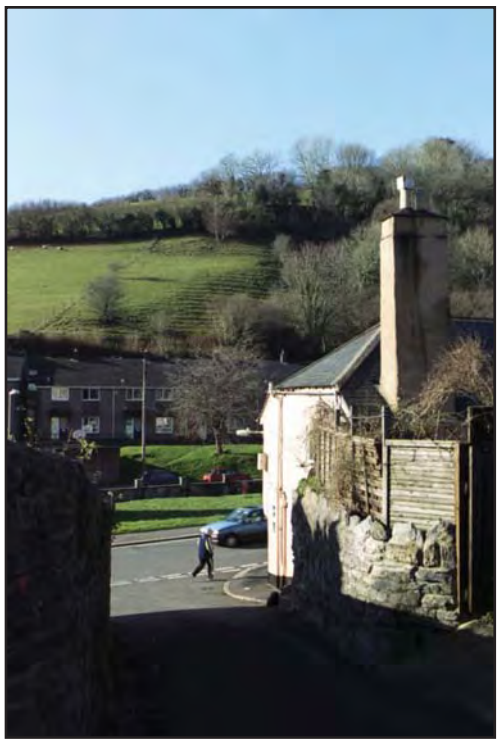
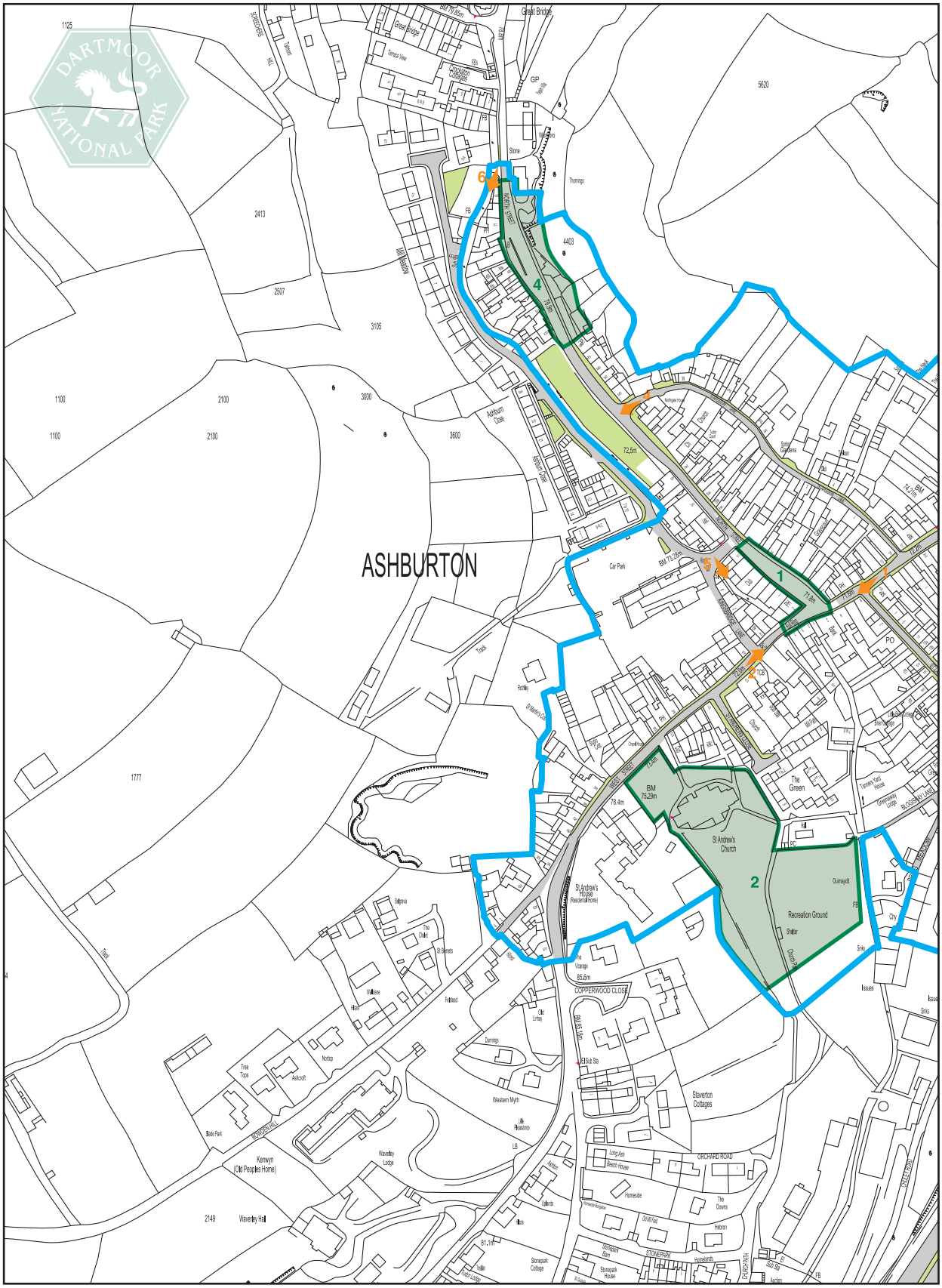


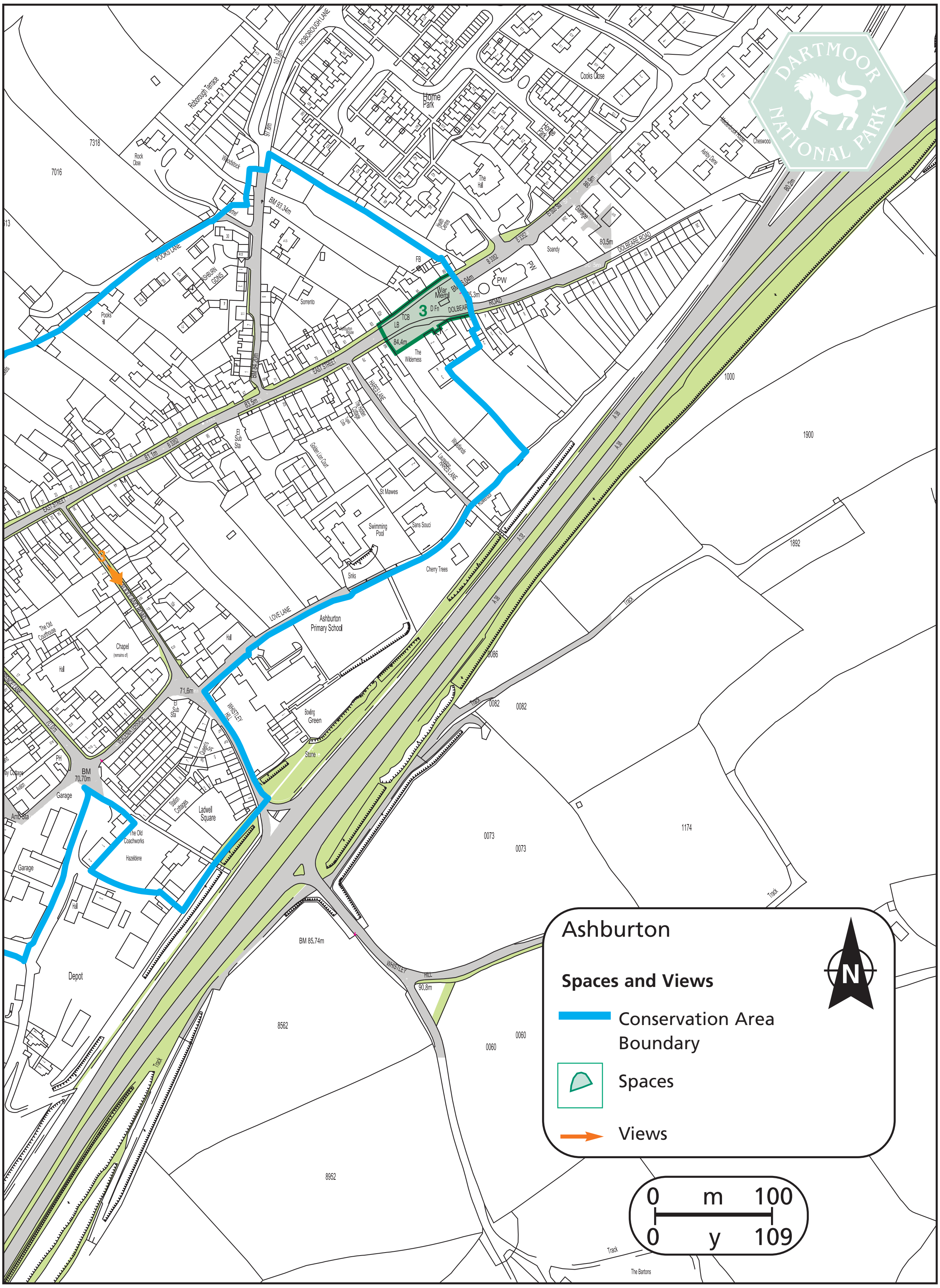
Figure 59 View west from Stapledon Lane

Figure 60 Glimpse of the River Ashburn from the King's Bridge

Figure 61 Glimpse of the River Ashburn as it enters the historic core

Map 7 Spaces and Views





Ashburton
Spaces and Views
Conservation Area Boundary
Spaces
Views
N
0 m 100
0 y 109
3
Home Park
Cooks Close
Ashburton Primary School
Swimming Pool
Chapel
Depot
Garage
Bowling Green
Ladwell Square
The Old Coachworks
Hazeldene
The Old Courthouse
Hall
LOVE LANE
EAST STREET
HARES LANE
WHISTLEY HILL
DOLBEARE ROAD
POOKS LANE
ROBOROUGH LANE
Roborough Terrace
St Mawes
Sans Souci
Cherry Trees
Sorrento
The Wilderness
War Memorial
A38
Track
BM 85,74m
The Bartons

7. Modern Development

The steep hillsides around Ashburton's historic core have continued to act as natural barriers to development, so that even during the 20th century the town's expansion has maintained an essentially linear form. For the most part, therefore, it has been channelled north and east, taking it beyond the centre's visual limits, and leaving the centre's close association with the countryside around largely intact. There are exceptions, however, the most obvious being the ribbon of houses built along the west bank of the River Ashburn, opposite and beyond the long open space on North Street that was created when the continuous row of historic buildings there were demolished. Since the houses do not reflect the character and traditions of buildings in the town their exposure to the Conservation Area is most unfortunate – and tends to compound the detrimental impact which the demolitions on North Street had upon its former tight-knit urban character (The demolitions in Kingsbridge Lane to make way for a car park had a similar detrimental effect).

Two other significant developments, in rather less prominent locations, are at Ashburn Gardens off Roborough Lane, and at St Andrews Close off West Street. The former, with its rural, village-like character, is in itself attractive but integrates less successfully with the town than the latter, which has a more urban, town appearance. It also takes advantages of the site's existing assets, including the Town Mills building, which is set off by a small square in front, and the view of nearby St Andrews Church, which is captured as a visual focus along Mill Path [Figure 62 below]

Figure 62 View along Mill Path towards St Andrews Church

Other new housing developments in the Conservation Area are much smaller in scale, most in back plots, and only a few easily visible along the streets and lanes. One such development behind the Golden Lion is quite recent, and while the five houses there possess appropriately urban characteristics, the cladding of all in slate does not really reflect the pattern of infrequency in which the material is found throughout the Conservation Area.

For the most part, however, modern developments have been in the form of extensions and conversions to existing buildings. There is much evidence also of sensitive repair to original features, and the restoration of those that had been lost – mostly achieved through the effective operation of a Town Scheme, which made grants available for this purpose. A conversion of particular note is to the rear of properties on St Lawrence Lane [Figure 63 below].

Nevertheless, there are examples of character and interest being lost through the replacement of features of value, such as original timber windows and doors. Their loss is especially unfortunate when replaced in designs and materials that are unsympathetic. Those made of upvc or aluminium, which have fake glazing bars and open in a non-traditional way, 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 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 the whole.

Figure 63 Converted industrial building behind properties on St Lawrence Lane

8. Archaeological Potential

As one of the county's most important medieval towns, an early borough, wool centre and stannary town, Ashburton has high archaeological potential. The medieval layout of the town is still clearly visible, long, narrow burgage plots extending back at right angles from the principle streets. There are places where the burgage plot boundaries have been removed, but there is still potential for below ground survival of these. Typically, the burgage plots were developed first along the street frontages, with further development stretching out behind. Given the importance of Ashburton as a producer of wool, it is possible that features associated with the industry could be found within the burgage plots; those plots with access to running water are particularly likely to be the location for wool processing. There is also potential for remains of domestic features (accommodation, detached back blocks, cess pits, etc), workshops and even agricultural structures.

Medieval housing on the site of the Kingsbridge Land car park and on the west side of North Street (Cleder Place) was demolished in the second half of the last century; foundations and associated below ground features may survive.

Although most of Ashbuton's standing buildings are outwardly later, there are a handful which contain medieval fabric. The potential for discovery of further medieval fabric during alterations to other buildings within the town should be noted.

Ashburton was held by the Bishops of Exeter at the time of the Norman Conquest. By at least the 14th century, there was a Bishop's palace in Ashburton, together with a private chapel, that of St Lawrence. The precise location of the palace is unknown, but should be in the vicinity of the chapel.

Somewhere within Ashburton must be the location for the activities (weighing and assaying tin ingots) associated with its status as a stannary town; and there are documentary references to two woollen mills, one in the centre and one at the north end. The site of the old market building, the 'Bullring', was at the junction of North Street, East Street and West Street.

9. Trees

The distribution of trees both within and outside the Conservation Area and their significance are covered by a survey in Appendix A.

The nature of the urban structure of Ashburton is described by linked properties with high walled gardens behind. There are many trees growing in these rear gardens but they are not easily visible from publicly accessible land. Generally, there is a wide range of species throughout the Conservation Area, but the age distribution is limited with a high proportion of them being semi-mature trees. Consequently, the survey was difficult to carry out due to restricted views into the enclosed gardens and a high number of younger trees which may well be growing in these gardens.

The most significant trees are growing in the grounds of St Andrew's Church. The mature conifers in front of the church are the most visually important trees in the town, and of great interest are a line of pollarded horse chestnut trees growing in the rear of the church yard, which are almost sculpture like in there appearance and a unique feature of the town.

Ashburton lies in a valley and the woodland growing along the valley sides to the west and east of North Street add to its setting. Other valued trees are those mature trees growing in the graveyard to the rear of St Andrew's Church and The Old Vicarage, the line of mature trees between Roborough Lane and East Street, and the mature trees growing in the grounds of Hazeldene.

The Conservation Area cuts across the graveyard and the grounds of the Old Vicarage and consideration should be given to extending the Conservation area to include this open space.

There is limited opportunity for planting within the Conservation Area although a large specimen tree planted on the green beside North Street could become a feature of the village. 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). 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

Appendix A:

Tree Survey: Ashburton Conservation Area

Tree Survey: Ashburton Conservation Area

(see Tree Survey map page 55)

Number	Species	Age Class
1.	Broadleaved woodland	Mature
2.	Linear group of ash	Semi-mature
3.	Group of elm and ash	Semi-mature
4.	Ash	Semi-mature
5.	Group of mixed broadleaves	Semi-mature
6.	Ash	Semi-mature
7.	Ash	Semi-mature
8.	Ash	Semi-mature
9.	Elm	Semi-mature
10.	Willow	Young
11.	Walnut	Semi-mature
12.	Rowan	Semi-mature
13.	Birch	Mature
14.	Birch	Mature
15.	Birch	Mature
16.	Mimosa	Semi-mature
17.	Willow	Semi-mature
18.	Apple	Semi-mature
19.	Pittosporum	Semi-mature
20.	Cherry	Semi-mature
21.	Cedar	Semi-mature
22.	Birch	Young
23.	Sycamore	Semi-mature
24.	Group of mixed trees	Semi-mature
25.	Group of mixed conifers	Mature
26.	Cherry	Semi-mature
27.	Group of mixed trees	Semi-mature
28.	Sycamore	Mature
29.	Cherry	Young
30.	Birch	Mature
31.	Willow	Semi-mature
32.	Willow	Semi-mature
33.	Holly	Semi-mature
34.	Rowan	Young
35.	Walnut	Semi-mature
36.	Poplar	Semi-mature
37.	Mixed group of trees	Young
38.	Pittosporum	Young
39.	Ash	Young
40.	Birch	Mature
41.	Larch	Mature
42.	Cypress	Semi-mature
43.	Group of cypress	Mature
44.	Pittosporum	Mature
45.	Pine	Semi-mature
46.	Willow	Semi-mature
47.	Mixed group of trees	Mature
48.	Pittosporum	Semi-mature
49.	Pittosporum	Semi-mature
50.	Apple	Semi-mature
51.	Birch	Semi-mature
52.	Ash	Semi-mature
53.	Mixed group of trees	Semi-mature
54.	Group of rowan	Semi-mature
55.	Birch	Semi-mature
56.	Cherry	Semi-mature
57.	Cherry	Semi-mature
58.	Cherry	Semi-mature
59.	Cherry	Semi-mature
60.	Cherry	Semi-mature
61.	Cherry	Semi-mature
62.	Birch	Semi-mature
63.	Birch	Semi-mature
64.	Eucalyptus	Semi-mature
65.	Birch	Semi-mature
66.	Ash	Mature
67.	Ash	Mature
68.	Rowan	Young
69.	Oak	Young
70.	Plane	Young
71.	Mixed woodland	Semi-mature to mature
72.	Holly	Semi-mature
73.	Cypress	Mature
74.	Mixed group of trees	Semi-mature
75.	Lime	Mature
76.	Sycamore	Mature
77.	Apple	Semi-mature
78.	Yew	Mature
79.	Birch	Young
80.	Cherry	Semi-mature
81.	Cherry	Semi-mature
82.	Group of sycamore	Young to semi-mature
83.	Cherry	Semi-mature
84.	Cherry	Semi-mature
85.	Hawthorn	Semi-mature
86.	Rowan	Young
87.	Birch	Mature
88.	Group of birch and cypress	Young to semi-mature
89.	Beech	Mature
90.	Group of mixed trees	Semi-mature to mature
91.	Group of mixed trees	Mature
92.	Apple	Semi-mature
93.	Laburnum	Semi-mature
94.	Spruce	Semi-mature
95.	Larch	Semi-mature
96.	Eucalyptus	Mature
97.	Yew	Mature
98.	Linear group of mixed broadleaves	Semi-mature
99.	Sycamore	Mature
100.	Sycamore	Mature
101.	Cypress	Young
102.	Mixed group of trees	Semi-mature
103.	Cherry	Semi-mature
104.	Walnut	Semi-mature
105.	Group of mixed conifers	Semi-mature
106.	Cypress	Young
107.	Cypress	Young
108.	Mixed group of trees	Semi-mature
109.	Group of mixed broadleaves	Semi-mature

Number	Species	Age Class
110.	Linear group of mixed conifers	Mature
111.	Group of mixed conifers.	Semi-mature
112.	Beech	Semi-mature
113.	Cherry.	Semi-mature
114.	Cypress	Semi-mature
115.	Group of Monterey cypress	Mature
116.	Willow	Semi-mature
117.	Apple	Semi-mature
118.	Apple	Semi-mature
119.	Apple	Semi-mature
120.	Group of cypress	Mature
121.	Lime	Mature
122.	Oak.	Mature
123.	Group of mixed broadleaves	Mature
124.	Rowan	Semi-mature
125.	Cherry.	Semi-mature
126.	Eucalyptus	Mature
127.	Birch	Semi-mature
128.	Cypress	Young
129.	Willow	Semi-mature
130.	Beech	Semi-mature
131.	Mimosa	Semi-mature
132.	Eucalyptus	Young
133.	Pittosporum	Mature
134.	Mixed group of broadleaves	Semi-mature to mature
135.	Cherry.	Semi-mature
136.	Cypress	Mature
137.	Ash	Semi-mature
138.	Sycamore	Young
139.	Sycamore	Young
140.	Beech	Mature
141.	Willow	Mature
142.	Cypress	Mature
143.	Monterey cypress	Mature
144.	Birch	Mature
145.	Cherry.	Semi-mature
146.	Palm	Semi-mature
147.	Western Red cedar	Mature
148.	Holly	Semi-mature
149.	Wellingtonia	Mature
150.	Wellingtonia	Mature
151.	Cedar	Mature
152.	Linear group of yew	Semi-mature
153.	Linear group of yew	Semi-mature
154.	Willow	Semi-mature
155.	Yew	Mature
156.	Cherry.	Mature
157.	Linear group of yew	Semi-mature
158.	Linear group of yew	Semi-mature
159.	Horse chestnut	Semi-mature
160.	Horse chestnut	Semi-mature
161.	Horse chestnut	Semi-mature
162.	Horse chestnut	Semi-mature
163.	Holly	Semi-mature
164.	Yew	Semi-mature
165.	Yew	Semi-mature
166.	Cherry.	Young
167.	Lime	Mature
168.	Sweet chestnut	Mature
169.	Group of mixed broadleaves	Semi-mature
170.	Sycamore	Mature
171.	Group of mixed trees	Mature
172.	Group of mixed trees	Semi-mature
173.	Group of mixed trees	Semi-mature
174.	Cypress	Semi-mature
175.	Group of mixed broadleaves	Semi-mature
176.	Holly	Semi-mature
177.	Group of mixed trees	Semi-mature to mature
178.	Horse chestnut	Mature
179.	Mimosa	Semi-mature
180.	Cherry.	Semi-mature
181.	Cherry.	Semi-mature
182.	Cherry.	Semi-mature
183.	Fig.	Semi-mature
184.	Cypress	Mature
185.	Mimosa	Semi-mature
186.	Hawthorn.	Semi-mature
187.	Mimosa	Mature
188.	Eucalyptus	Mature
189.	Mimosa	Semi-mature
190.	Magnolia	Mature
191.	Cypress	Mature
192.	Group of mixed trees	Semi-mature
193.	Maple	Semi-mature
194.	Maple	Semi-mature
195.	Birch	Semi-mature
196.	Rowan	Semi-mature
197.	Maple	Semi-mature
198.	Maple	Semi-mature
199.	Maple	Semi-mature
200.	Lime	Semi-mature
201.	Sycamore	Semi-mature
202.	Maple	Semi-mature
203.	Cherry.	Semi-mature
204.	Cypress	Mature
205.	Willow	Mature
206.	Spruce	Semi-mature
207.	Swamp cypress	Semi-mature
208.	Rowan	Semi-mature
209.	Apple	Mature
210.	Cypress	Semi-mature
211.	Mimosa	Mature
212.	Apple	Semi-mature
213.	Cherry.	Semi-mature
214.	Cherry.	Mature
215.	Palm	Semi-mature
216.	Group of apple	Semi-mature
217.	Elm	Mature
218.	Willow	Semi-mature
219.	Cypress	Mature
220.	Cypress	Mature
221.	Sycamore	Young
222.	Sycamore	Young
223.	Sycamore	Semi-mature
224.	Lime	Mature
225.	Cypress	Mature
226.	Cypress	Mature

Number	Species	Age Class
227.	Sycamore	Mature
228.	Laburnum	Semi-mature
229.	Cypress	Young
230.	Laburnum	Semi-mature
231.	Cypress	Young
232.	Cypress	Mature
233.	Sycamore	Semi-mature
234.	Sycamore	Semi-mature
235.	Ash	Semi-mature
236.	Cherry	Semi-mature
237.	Cherry	Semi-mature
238.	Group of mixed broadleaves	Semi-mature
239.	Linear group of mixed broadleaves	Young to semi-mature
240.	Hornbeam	Semi-mature
241.	Ash	Semi-mature
242.	Cypress	Semi-mature
243.	Yew	Semi-mature
244.	Cypress	Semi-mature
245.	Yew	Semi-mature
246.	Western red cedar	Mature
247.	Yew	Mature
248.	Cypress	Semi-mature
249.	Cypress	Semi-mature
250.	Cherry	Semi-mature
251.	Yew	Mature
252.	Ash	Semi-mature
253.	Oak	Semi-mature
254.	Cherry	Young
255.	Cherry	Young
256.	Cherry	Young
257.	Maple	Semi-mature

The survey was carried out from publicly accessible land.

Appendix B:

Map 10 Conservation Area: Area of Historic Setting