

Sticklepath



Conservation Area Character Appraisal



Dartmoor National Park Authority June 2017

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

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

There are now over 9,000 Conservation Areas nation-wide. Local Planning Authorities are required to designate Conservation Areas, keep them under review, and if appropriate, designate further areas (Section 69 (2)). There are currently 21 Conservation Areas within Dartmoor National Park.

Designation brings certain duties to local planning authorities:

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

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

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

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

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

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

Contents

Introduction	5
1 Village History	5
2 Settlement Plan	9
3 Building Types, Materials and Styles	16
4 Key Buildings	20
5 Local Details and Street Furniture	29
6 Spaces and Views	33
7 Modern Development	39
8 Archaeological Potential	40
9 Trees	41
Maps	
Map 1 Conservation Area Location	4
Map 2 Tithe Map 1843	11
Map 3 First Edition Ordnance Survey Map 1886	12
Map 4 Second Edition Ordnance Survey Map 1906	13
Map 5 Ordnance Survey Map c.1954	14
Map 6 Conservation Area: Sticklepath Settlement	15
Map 7 Conservation Area: Historic Quality and Integrity ...	19
Map 8 Conservation Area: Spaces and Views	35

Introduction

Sticklepath is a large village located about 3.5 miles east of Okehampton, within the District of West Devon. Lying in the valley of the River Taw, close to a crossing point, it is on the major route from Exeter to Okehampton and on to Launceston. The name is said to be derived from the old 'stickle' or steep path that the route followed until improvement around 1829.

The major geological fault to which Sticklepath gives its name had a fundamental impact on the geology and economy of the whole County. It is part of a complex that runs north – south across Devon, and associated igneous activity created important metalliferous deposits. The village lies outside of the granite mass and has a complex geology of volcanic and metamorphic rocks.

Sticklepath is not recorded in the Domesday Book, but that may be due to it not being a parish centre. Historically, it straddled the boundary of three parishes; South Tawton, Belstone and Sampford Courtenay. It is clear that there was a settlement here in medieval times and the presence of the circa 10th century Ladywell Stone suggests earlier origins. The favourable location of Sticklepath, on a main road and with abundant power from the Taw, appears to have ensured continued economic stability.

Only in 1987 did Sticklepath become a parish in its own right and since 1994 it has been within the Dartmoor National Park. The Conservation Area was originally designated in October 1973 and extended slightly in June 1993. Based on the findings of this Character Appraisal a number of additional areas were considered appropriate for inclusion in the Conservation Area and were designated in March 2012. To the east of the Area they included the cluster of early 20th century properties beside the approach road, while to the west it focussed on an area of strip fields to the north of Cleave House.

1 Village History

Whatever its date of origin it is clear that there was a settlement of significance here by the Middle Ages. There is documentary evidence from the 13th century referring to the settlement. The planned layout of burgrave plots that still characterises the land to the north of the village centre is typical of the 12th – 14th centuries. Such patterns are found in a great variety of villages and towns in Devon. Some were planned from scratch, such as nearby South Zeal, others involved the re-ordering or extension of an established settlement and this may well be the case in Sticklepath.

Burgrave plots indicate an attempt by the landowner, usually the Lord of the Manor, to take advantage of trading opportunities in times of prosperity and population growth. The plots would have a street frontage for trade and that was where the house would be erected by the tenant. Behind that would be a strip of land of sufficient size to allow the construction of workshops and/or agricultural buildings, plus a garden and grazing for animals. There were at least three farms in Sticklepath at Steddaford, Sunnyside and Hall's Tenement (now the Taw River Inn).

The quality of the 16th and 17th century dwellings in the centre of

Sticklepath suggests that a small and successful community was established by that time. The proximity of market centres at Okehampton and South Zeal restricted opportunities for trade in the form of markets or fairs, but the natural advantages offered by the River Taw allowed a diverse economic base to develop. The location of the settlement on the boundary of three parishes, (South Tawton, Belstone and Sampford Courtenay), may have offered advantages for tradesman to serve the population of each parish.

The preparation of wool and cloth was an important generator of income and so too was corn grinding. Other activities, like tanning and candle making, are said to have occurred before transport improvements encouraged specialisation. There were also the nearby mines of Greenhill and Ramsley which produced high grade copper ore from at least the mid 19th century into the early 20th century.

At the end of the 18th century there were four mills with at least seven wheels being powered by the Taw and White's Directory of 1850 records the village as having, '...corn, bone and woollen mills.' One of these operations, Scaw Mill on the South Tawton side of the bridge, closed around 1800 and little is known of its history. The others were of such importance that they are worthy of their own brief summary.

Cleave Mill

Almost certainly on an early mill site, in 1795 it is described as Wilmott's or Curzon's Mill and in 1803 the mill burnt down. In 1810 it was bought by the Pearse family who established a successful woollen mill. Following its sale in the mid 19th century it became a grist mill.



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Fig 1 Cleave Mill – now converted to a modern dwelling.

Finch Foundry

The site was formerly occupied by Manor Mills, (sometimes known as Ballamy's), and has been a mill site for centuries, with a building of at least the 18th century up to 1960. There were two mills here in the early 19th century, a corn mill and a woollen mill.

In 1814 William Finch took over the cloth mill and adapted it as a tool making works. In 1835 the corn mill was taken over and became a tool-grinding house. A saw mill and stable block were added to the rear along with a rope workshop and reed store.

Though never a foundry in the true sense, the Finch's built an impressive business providing edge tools to farmers and also the mining / china clay works. The serious collapse of the old buildings led to the closure of the business until the rescue and renovation began with a charitable trust in 1966, ultimately leading to the guardianship of The National Trust.



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Fig 2 The elevated leat and one of the wheels at Finch Foundry

Western or Carnall Mills

Perhaps confusingly located at the eastern end of the village this was once two mills known as Sticklepath Grist Mills. In addition to grinding flour, the mills are known, at various times, to have ground bone and held threshing, combing and winnowing machines.

The mill building was drastically altered and converted to a dwelling around 1950, now known as Albany House. The wheel seen today was installed in 1972 to generate electricity for the house.



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Fig 3 Albany House and the wheel as it is now

Another remarkable feature of Sticklepath has been its long and interesting religious history, especially as it has never had a church as such. The present St Mary's replaced a medieval chapel of ease that, according

to White's Directory of 1850, stood on the site of a chantry chapel founded by Joan Courtenay in 1146. The unusually simple cob and thatch building was burnt down in the mid 19th century and replaced in 1875.

By that time though, Sticklepath had a solid and well rooted non-conformist tradition dating back to the later 17th century with the Quakers. By 1713 they had their own burial ground which remained in their use for over 100 years. In 1743 the Quaker community invited John Wesley to stop over in Sticklepath on his way to Cornwall. An affinity was clearly established as he is known to have made several more visits. The white painted rock and flagpole on the Mount at the western end of the village are said to mark the spot where Wesley first preached to the locals.

His followers continued to meet in private houses until in 1816 the Methodist Church was erected. Even this is unusual for a non-conformist chapel in having a decorated belfry and gothic windows. Supporters included the wealthy Pearse family, who also bought the Quaker burial ground in 1830 and gave it to the community as a non-denominational cemetery.

The 20th century saw further dramatic changes to the village. The bridge was widened in 1928 to accommodate the ever growing quantity of traffic. One by one the mills closed and then the farms as well. Finally, the A30 dual carriageway by-passed Sticklepath so that for the first time in centuries it was no longer on the main road west from Exeter.

2 Settlement Plan



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Fig 4 A linear village running east - west

The plan is essentially linear, running along the main road from east to west. It appears, however, that the original settlement was more nuclear, focussed on the central area between the junctions with Back Lane. The oldest properties, dating from the 16th century and possibly earlier, are located here and are aligned with the burgage plots. The road widens in front of the Taw River Inn, perhaps suggesting that this was intended as a planned square. The gap site that is now the car park of the Devonshire Inn was clear at the time of the Tithe Map [map 2]. The fact that it straddles two burgage plots suggests that there were dwellings here that have been abandoned or lost, rather than the site being one that wasn't taken up in the early years.



© DNPA

Fig 5 The Devonshire Inn car park



© DNPA

Fig 6 Back Lane

Back Lane is an interesting link that allowed the backyards and burgage plots to be accessed without carts and animals passing close to the houses or onto the main street. Whether this was a matter of conscious design, or a product of evolution through usage is open to conjecture. Another enigmatic feature is the bulge to the rear of The Taw River Inn. Its purpose is unclear but it may be of historic significance in this oldest part of the village.

Although the south side of the main street was clearly developed at an early stage, the organisation was different as the land south of the leat appears to have been predominantly meadow since the earliest times. It is uncertain whether this land was subject to controlled irrigation using sluices on the leat, but this is certainly a possibility. Just how this valuable and productive land was managed to benefit the community cannot be extrapolated from the evidence available.

The truncation of plots on the south side suggests that the leat may be a very early feature, possibly even pre-dating the planned medieval phase of development. Perhaps there were mills and associated buildings on this side as a matter of planning, with the properties here having access to strip fields elsewhere – possibly those at the western end of the settlement where there is no remaining evidence of domestic buildings. Alternatively the plots on the south side of the street may have been allocated initially to the burgage plots to the north.

There were two subservient settlement centres that developed around Cleave Mill to the west and Carnall Mills to the east. Over the centuries these distinct groups were certainly a single settlement socially and economically. Since the 19th century infill development has gradually linked the older clusters into a single whole. The western end has a group of communal buildings comprising church, chapel and parish hall.

The modern estate developments of Grove Meadow and Oak Tree Park have been set back from the road, thereby allowing 'old Sticklepath' to remain visually distinct. Other modern development is limited to sporadic infill and conversion of agricultural or industrial buildings, the quality of which is varied and at times appears to have involved considerable reconstruction.

Map 2 Tithe Map 1843

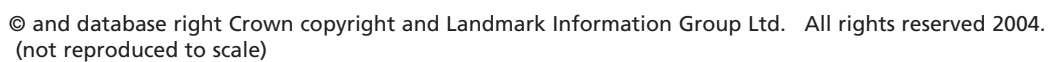


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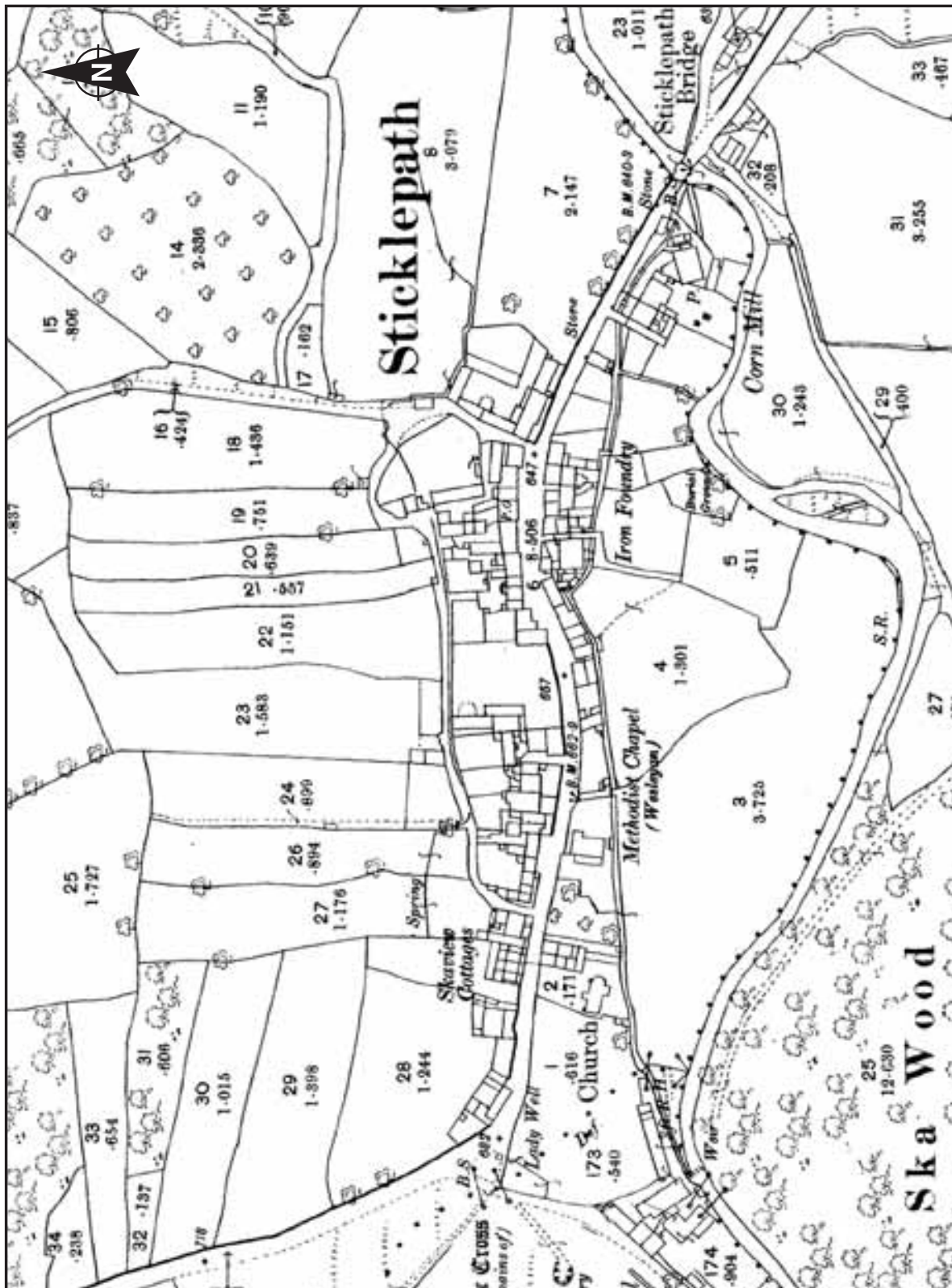
Note: (not reproduced to scale)

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 1936* provided for the gradual redemption of all tithes by the end of the century.

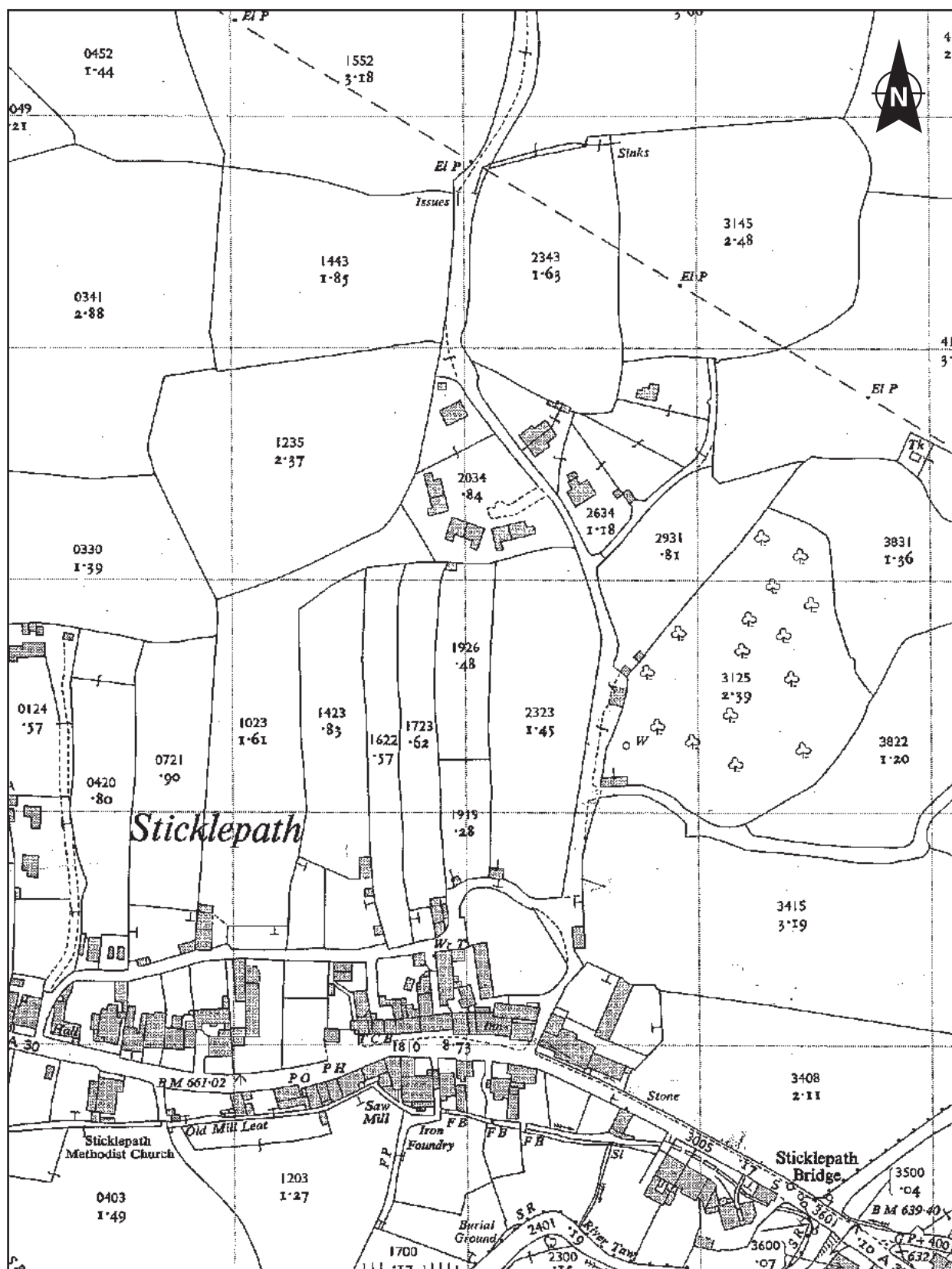


Map 4 2nd Edition Ordnance Survey Map 1906



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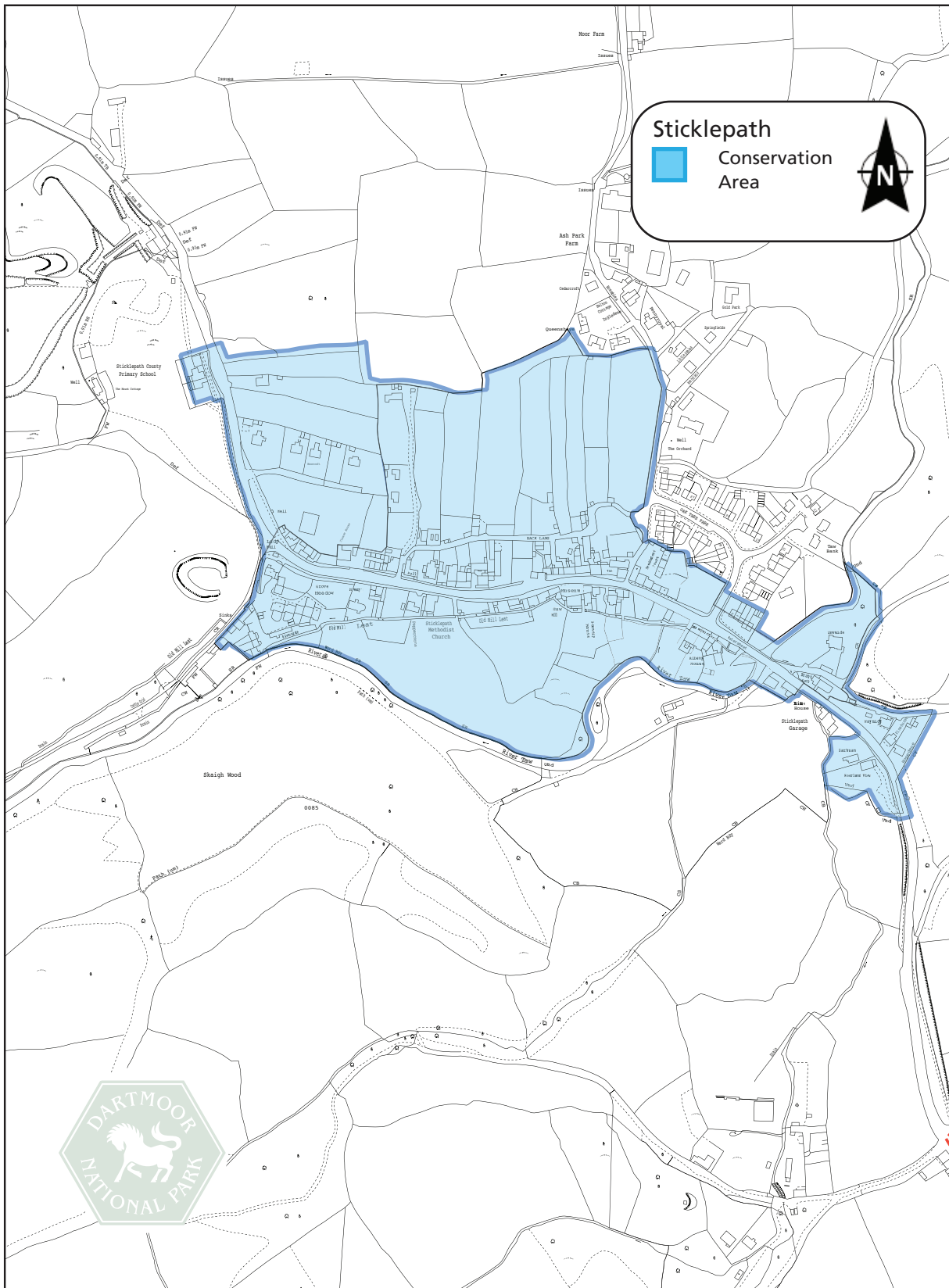
Map 5 Ordnance Survey Map c.1954



County Series 1:2500 (not reproduced to scale)

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Map 6 Conservation Area: Sticklepath Settlement



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3 Building Types, Materials and Styles

Dwellings are nearly all two storey and older properties are linked in informal terraces set close to, and parallel with, the street frontage. Only a handful of buildings are constructed with gables facing the street.

Functional outbuildings are mostly found behind dwellings; some are attached, many freestanding. The fact that in the centre of the village they are best viewed from Back Lane illustrates how the village plan worked. Historically, the cob and stone walls would have had a protective coating of limewash, and thatch has mostly been replaced by corrugated iron or slate.

Rendered cob and thatch were also the characteristic materials for dwellings and the oldest properties in Sticklepath have this construction. Homes of the 16th and 17th centuries may be identified by having lower eaves heights than those of the 18th century onwards. There remains a distinct sense of harmony and continuity on thatched roofs, with the ubiquitous finish being flush wrapover ridges.



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Fig 7 Archetypal vernacular dwellings of the 16th and 17th centuries.

The houses in the centre of the village clearly demonstrate status and quality in their construction, notably the two carved granite date stones on The Taw River Inn and the dressed granite chimneys seen in this group of buildings.



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Fig 8 WH 1694 – One of the datestones on The Taw River Inn

Later dwellings are generally taller and more likely to be built entirely of local rubble stone. This is sometimes left exposed by design, on both homes and community buildings. Local metamorphic and igneous rocks are used for the mass of walls with dressed granite for quoins, lintels and other features. Several houses are detached and many have small front gardens; some have sheds or workshops on the street frontage incorporating timber construction and weatherboarding.



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Fig 9 Victorian stone construction with a timber lean-to



© DNPA

Fig 10 Dressed granite chimney at the Taw River Inn, partly obscured

Buildings of the 19th century have slate roofs, as do modernised older ones. Some have dormers but not enough for them to be considered characteristic of the place. The wide use of dormers on modern developments does not reflect historic Sticklepath. Virtually all dwellings retain chimneys constructed of stone or brick, some of which are rendered. Nearly all chimneys are axial and built into end, or adjoining walls.

The majority of windows are still timber, though an increasing number are of uPVC and many of these are of a different pattern to the original units. Casement windows are prevalent, though properties built or re-modelled during the 18th or 19th centuries tend to have vertical sliding sashes. There are a few examples of horizontal sliding sashes which are an increasing rarity and were probably more common in Sticklepath in the past.



© DNPA

Fig 11 Trellised entrance at Ska View Cottages

Most residential properties have painted panelled doors, but boarded doors are found on cottages and ancillary buildings. Entrance porches and canopies are not a characteristic feature in Sticklepath, with the notable exception of Ska View Terrace next to Cleave House. They have, however, been widely incorporated in 20th century developments and where they have been added onto historic buildings the result has mostly been detrimental.

Where original rainwater goods survive they are of cast iron with half round or ogee gutters. There is an unusually high number of thatched properties with guttering in Sticklepath and it must be considered something of a local custom. Where it is found on properties fronting the street it could be put down to thoughtful neighbourliness, but gutters are also seen on thatched properties with gardens.



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Figs 12 and 13 Cast iron gutters on thatched roofs are a feature in Sticklepath



© DNPA

Fig 13

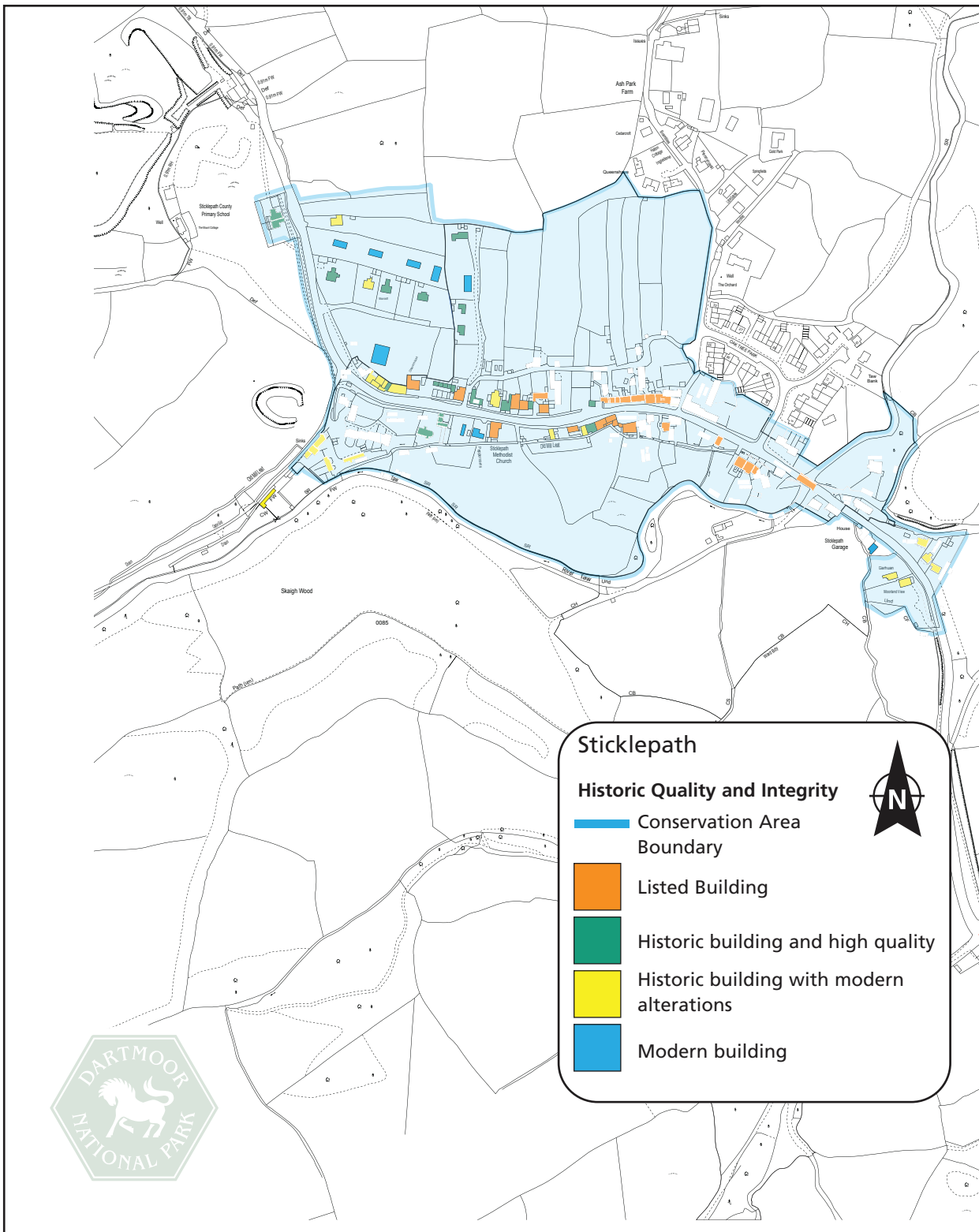
Enclosure is most commonly provided by rubble stone walls and they are an harmonious character feature throughout. Iron railings are seen occasionally, notably at Ska View Cottages. To the rear of properties or towards fringes of the settlement there are more hedgerows or Devon banks.



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Fig 14 Rubble stone wall by the Burial Ground

Map 7 Conservation Area: Historic Quality and Integrity



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4 Key Buildings



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Fig 15 The Taw River Inn group of dwellings

The Taw River Inn Group: All Grade II

This informal terrace of thatched homes incorporates the oldest properties in Sticklepath; most have 16th century origins with various adaptations and changes in the 17th – 19th centuries. Their group value derives from a delicate balance between continuity of form and materials, combined with subtle variety of positioning, roofline and details, especially chimneys and windows.



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Fig 16 Finch Foundry and Foundry House

Finch Foundry: Grade II*

Not fine architecture but the group of buildings is of great historic interest and was a significant contributor to the social and economic

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.

success of Sticklepath in the 19th century. Being set back from the street they help to create the special sense of place in the heart of the settlement.



© DNPA

Fig 17 The Devonshire Inn

The Devonshire Inn: Grade II

A local inn built in the 17th century, given a Georgian makeover c1800 and further modernised in the 20th century. Its character reflects these phases of change and they are part of its charm. As a product of increased traffic and movement of goods and people, this building captures how the road changed the fortunes of Sticklepath.



© DNPA

Fig 18 The Methodist Chapel

The Methodist Chapel: Grade II

A substantial and remarkably ornate chapel of the early 19th century – the bell tower is especially unusual on a non-conformist chapel. A focal point both literally and socially in Sticklepath, its location in a less developed area remains apparent looking west.



© DNPA

Fig 19 Cleave House

Cleave House: Grade II

A fine and unspoilt example of late Georgian / early Victorian domestic architecture. The elaborate eaves design and elegant window patterns are a bold statement in a rural situation. Originally the front garden would have been enclosed by decorative iron railings.



© DNPA

Fig 20 Ska View Cottages

Ska View Cottages: Unlisted

A well-built row of 4 cottages built shortly after Cleave House, probably for workers at the family mill. These are simply designed with the decorative flourish of the trellised entrance canopies which, with the original windows, railings and gates, give great unity to the terrace.



© DNPA

Fig 21 Stapler and The Heritage are taller thatched dwellings with horizontal sliding sashes and decorative lead-topped bay windows.



© DNPA

Fig 22 Sunnyside and outbuildings

Sunnyside, Stapler and The Heritage: Grade II

The Heritage and Stapler are quite late thatched properties, dating from the later 18th century, which appear to have undergone fashionable alterations in the early part of the 19th century. They mark the end of 500 years of vernacular building in the village. By the mid 19th century homes like the adjacent Sunnyside were being built to pattern book designs. The unlisted pair of cottages immediately west of The Heritage add to the group value.



© DNPA

Fig 23 Primula House

Primula House: Grade II

A charming 19th century house, well proportioned and nicely constructed in stone. Perhaps by this stage in the development of Sticklepath the road had become so busy it was considered desirable to present a blank side wall to it. The attractiveness of the stonework, rising from the contiguous garden walls, reduces the blankness that would be apparent if it were rendered.



© DNPA

Fig 24 Mill House, Taw Leat and Silverlake



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Fig 25 Silverlake with attractive gateway, bridge and rare horizontal sliding sashes

Taw Leat Group: Grade II

Taw Leat and Mill House are thatched and form a group with Silverlake, which is slated. Mill House retains some historic windows from the 18th or early 19th centuries and Silverlake has original early 19th century horizontal sliding sashes. The whole group, with Albany House, is unique in being set behind the leat and it is attractively bridged by granite slabs to give access to these cottages.

Other Notable Buildings



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Fig 26 St Mary's

St Mary's:

A solidly constructed Victorian replacement of the original thatched medieval chapel of ease. Modest in form, scale and location it gains character from being built mainly of local stone.



© DNPA

Fig 27 Former Toll House by bridge

Former Toll House:

Although substantially extended, the faceted end elevation facing the bridge reveals this to be an old toll house. As such it is another reminder of the significance of the main road in the development of Sticklepath and the phases of improvement and widening that took place over the centuries.



© DNPA

Fig 28 The Bridge

Bridge: Grade II

This marks an important crossing point but quite when bridge superceded ford is uncertain. The present structure is probably 18th century in origin but was widened in the earlier 19th century and again in 1928.



© DNPA

Fig 29 Tawside and coach house

Tawside:

A nice detached house of the inter-war period showing Arts and Crafts influence. The gardens and coach-house add to its setting.



© DNPA

Fig 30 The former smithy is a rare survival

Old Smithy:

A utilitarian structure but an increasingly unusual survival – it is recorded as a smithy on the 19th century OS maps. The rusty corrugated iron roof and overlapping glazing on the upper floor have character and it makes a positive contribution to the streetscene.



© DNPA

Fig 31 Old thatched barn on Back Lane

Thatched barn:

The best remaining unconverted agricultural building in Sticklepath - it epitomises the historic vernacular character of the village. Constructed of rendered cob on an unrendered stone plinth, it is the last outbuilding here to retain its thatch. All the more important for its location in the ancient heart of the settlement.



© DNPA

Fig 32 The little old barn from the children's playground

Little barn:

A small but historic structure of stone and cob, formerly thatched. Due to its location on the unusual bend in Back Lane and adjacent to the play area it is a prominent and valuable reminder of the agricultural activity that was the mainstay of village life.

5 Local Details and Street Furniture

There is no significant historic paving remaining in the public realm. Pavements are mostly surfaced in tarmac with patches and kerbs of concrete so the overall quality is rather poor. In places there are unattractive areas intended to deter either vehicles or pedestrians.



© DNPA

Fig 33 Plaque and boundary stone on the bridge

The pavement width varies tremendously and on the south side of the main street it comes and goes, which is likely to be a legacy of the road widening and improvement schemes that took place when this was the A30 arterial route. The bridge widening of 1928 is recorded on a commemorative plaque and next to that is an old granite boundary stone. At the back of the pavement opposite the Devonshire Inn is a Grade II listed K6 Telephone kiosk in need of some maintenance. Back Lane has a very different character, being tight with no pavement to speak of and having indistinct edges in places.



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Fig 34 K6 Telephone kiosk



© DNPA

Fig 35 Millstone near the old smithy

Just to the west of Cleave House is a neglected granite millstone set in an area of cracked concrete. This, like Cleave House and the cottages, is an important reminder that this end of the settlement was greatly influenced by the ownership of Cleave mill. A millstone was also incorporated as a focal point in the design of the Millennium feature at the other end of the village and another is sited in front of Finch Foundry.



© DNPA

Fig 36 Millstone at the millennium feature

The quality of many views is reduced by the number of overhead power and telecom posts and lines, especially in the central area. The quality and type of street lighting also reflects the legacy of Sticklepath as a village on a congested highway. Otherwise, there is a general absence of street furniture, though there is an old lamp standard in the front garden of Foundry House. There is little signage in Sticklepath, either directional or advertising businesses.



© DNPA

Fig 37 Stone wall and plaque adjacent to the Methodist Chapel

Stone walls are a very significant feature, notably on the south side of the road heading west past the Methodist Chapel. A commemorative plaque is built into the wall adjacent to the Chapel. There are substantial stone walls, some dry others mortared, that form boundaries to the rear of properties.



© DNPA

Fig 38 Stone boundary wall on Back Lane



© DNPA

Fig 39 Lady Well

At the west end of the main street are a pair of significant historic features, the Lady Well and the incised boundary stone. Whilst the former is clearly celebrated the latter, which is outside the Conservation Area, is obscured from view.



© DNPA

Fig 40 Boundary stone

6 Spaces and Views

Spaces [Refer to Map 8]

A Finch Foundry and Quaker Burial Ground

As previously stated the Burial Ground indicates the important role of non-conformist religious practice in the history of Sticklepath. The open fronted little grotto in the Burial Ground is a relaxing place for contemplation. The fact that Finch Foundry is open to the public has added an extra dimension to this space, including the relocated rustic gothic summerhouse.

The sight and sound of water rushing along the leat and powering the machinery during the regular demonstrations by the National Trust is a special character feature of the village.

The two spaces are now a complementary whole despite retaining their own distinct characters [Fig 41].

B Water Meadow

To the south and west of the Burial Ground is a large area of meadow that appears little changed for centuries. Now used in part for walking dogs it was certainly an important patch of fertile grazing in the centre of the settlement [Fig 42].

C Central area

Historically and physically this is the centre of the settlement. Regardless of whether or not it was planned as a functional space for gatherings and/or trade, it does feel like a village centre. This is despite the physical layout being dictated by obsolete highway requirements.

Thanks to its location on a bend, the space in front of The Taw River Inn is also the ultimate focal point in the serial views that are enjoyed from the eastern and western approaches (see Views). On arrival at this point the space in front of Finch Foundry becomes apparent and there is a sense of having arrived at the centre of the place. Consequently, the central area has particular visual as well as historical significance.

D Oak Tree Park

An attractively designed modern space that successfully complements both the historic and modern buildings around it. The Millennium feature adds to the sense of location while the space provides a fitting setting for the wonderful oak tree itself [Fig 43].

E Lady Well

The small green space by the Lady Well has a seat and is a pleasant spot from which to look back at the village. [Fig 39]

Views

1 Arriving from the east

A gentle curve leads the eye from the bridge towards the village centre, creating anticipation of arrival at somewhere special. Above the rooftops the scene is framed by wooded hillsides that part to indicate the arrival of the River Taw. [Fig 44]

2 Village centre from the east

This view captures the essence of central Sticklepath. Dwellings with gardens give way to a continuous row of thatched houses of great charm which recede around the bend. [Fig 45]

3 High views from the west

As the road climbs up to the road junction beyond Lady Well the view back over the rooftops becomes more attractive. From the White Rock the whole of Sticklepath is laid out below. [Fig 46]

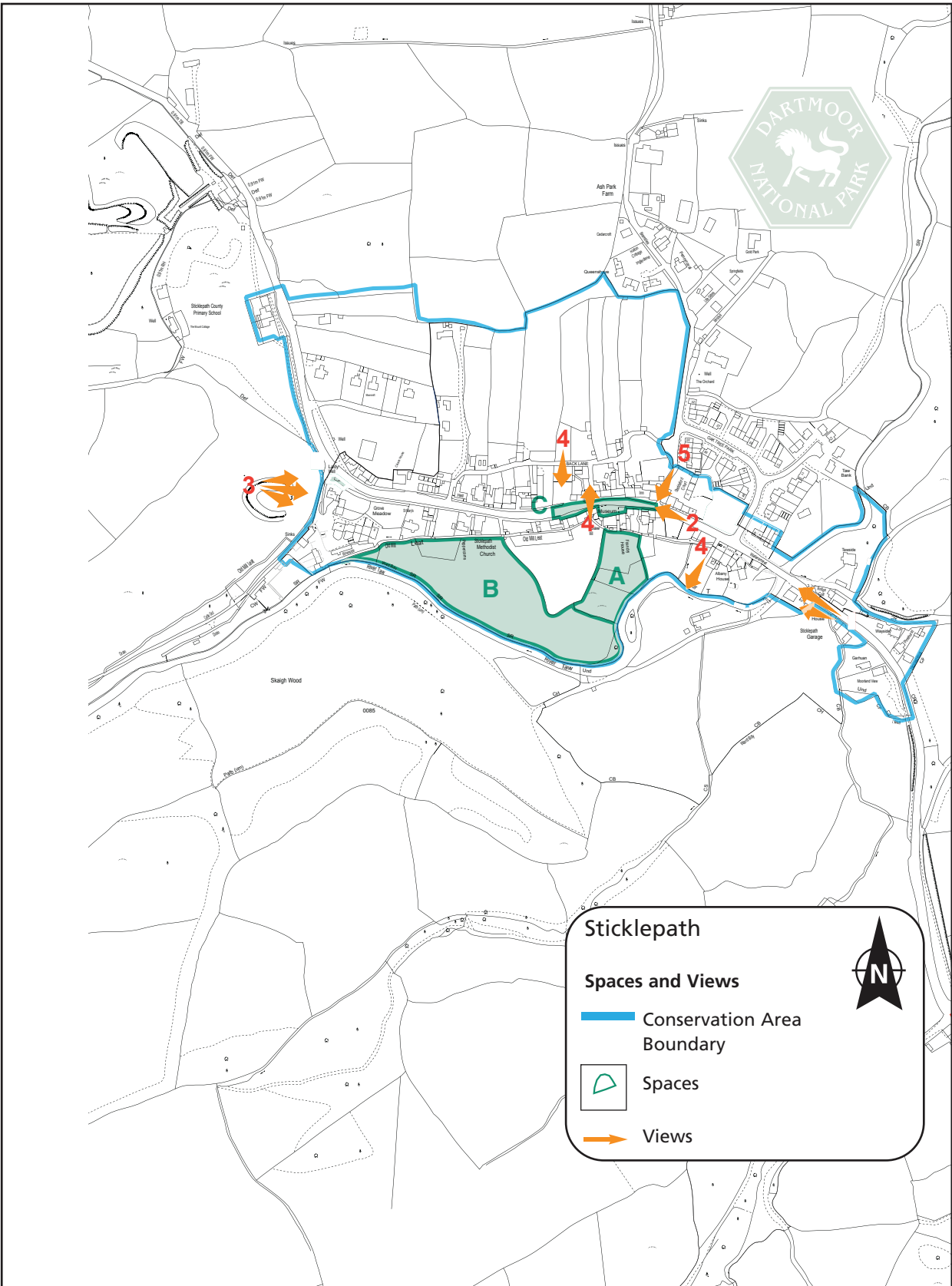
4 Glimpsed Views

Occasional gaps between, through or around buildings give a variety of framed views. These are from Back Lane to the main street, of ancillary buildings and garden plots or out into the wider countryside. Such incidental views add to the richness of the streetscene and reveal associations between buildings and spaces. [Figs 47, 48 and 49]

5 Eastern junction with Back Lane

An attractive pinch point with the stone cottage opposite framed by the buildings on either side of the narrow junction. [Fig 50]

Map 8 Spaces and Views



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© DNPA

Fig 41 The burial ground



© DNPA

Fig 42 The meadow viewed from the White Rock



© DNPA

Fig 43 Oak Tree Park



© DNPA

Fig 44 Entering Sticklepath from the east



© DNPA

Fig 45 The centre of the village



© DNPA

Fig 46 The view from White Rock



© DNPA

Fig 47 Glimpsed Views



© DNPA

Fig 48 Glimpsed Views



© DNPA

Fig 49 Glimpsed Views



© DNPA

Fig 50 Junction with Back Lane

7 Modern development

There are two significant 'estate' developments in Sticklepath. The smaller Grove Meadow group is discretely located and fits in quite well, though better quality natural slate roofing would have made it more successful. This also applies to the larger Oak Tree Park which balances standard details with a grouping and simplicity that at least suggests local references. As most of the estate is set well back from the main road the impact on the village as a whole is lessened.



Fig 51 Part of Grove Meadow

The quality of residential conversions of former outbuildings varies from reasonably respectful to the drastically altered. In particular the introduction of modern low quality fenestration is regrettable, as is the addition of dormers that are incongruous on any barn and in the village in general.

The most recent individual infill buildings have been quite acceptable in terms of scale and positioning. Unfortunately, clumsy joinery details and the use of translucent woodstains has reduced their success in blending with their neighbours.

8 Archaeological Potential

The archaeological potential for the existing Conservation Area of Sticklepath is considerable given its origins which date from at least the 13th century.

There are a number of open areas within the historic core which should all be treated as having much archaeological potential; in particular, the car park opposite the Devonshire Arms, the area around the complex known as Brooklands, and between the Methodist chapel and St Mary's Chapel of Ease. The latter is built on the site of an earlier chapel, possibly a 12th century chantry chapel, and therefore this area needs to be regarded as being particularly archaeologically sensitive. The area which contains the Quaker burial ground is clearly another sensitive archaeological one.

The importance to the village of its four mills is well documented and the areas which contain these remains must have possible archaeological potential. Associated with the mills are a number of leats which are important archaeological features in their own right as are the burgrave plots to the north of Back Lane.

The Sticklepath stone, located west of the Lady Well, has been in its present position since 1829, but was subsequently re-erected when it was rotated on its vertical axis. It is situated on the boundary of Sticklepath and Belstone parishes; prior to the creation of the parish of Sticklepath it had acted as a bond mark between the two parishes of Belstone and Sampford Courtenay.

The west face of the stone is incised with a St Andrew's cross under which is a figure of eight or hour glass symbol. Below this is another St Andrew's cross, with a further symbol below of a double lazy 'S' with a funnel-shaped top. The south face of the stone has a Latin cross surmounted by a boss carved in slight relief. It is thought that the cross was cut at a later date than the incised symbols which are believed to date to the 10th century.

9 Trees

The tree cover is extensive, with a wide range of species and age classes in and adjacent to the Conservation Area.

Trees within the Conservation Areas are concentrated mainly in rear gardens of properties and are only partially visible from the main road running through the village. The most significant tree is the magnificent mature oak growing on the Village Green.

The historically important hedgerow system enclosing the 'Burgage plots', to the north of Sticklepath are an unusual and interesting feature of the village.

Outside of the Conservation Area Skaigh Woods to the south, and the trees growing along the river and the linear groups of trees growing on the old hedge banks to the north west of the village add to the setting of the village. Trees planted in the newer housing estates bordering the Conservation Area are now semi-mature and are becoming an attractive visual component of the village

New planting has been carried out throughout the Conservation Area, mostly in the larger gardens, but there are numerous sites that are suitable for further tree planting. Outside of the Conservation Area there are many potential tree planting sites.

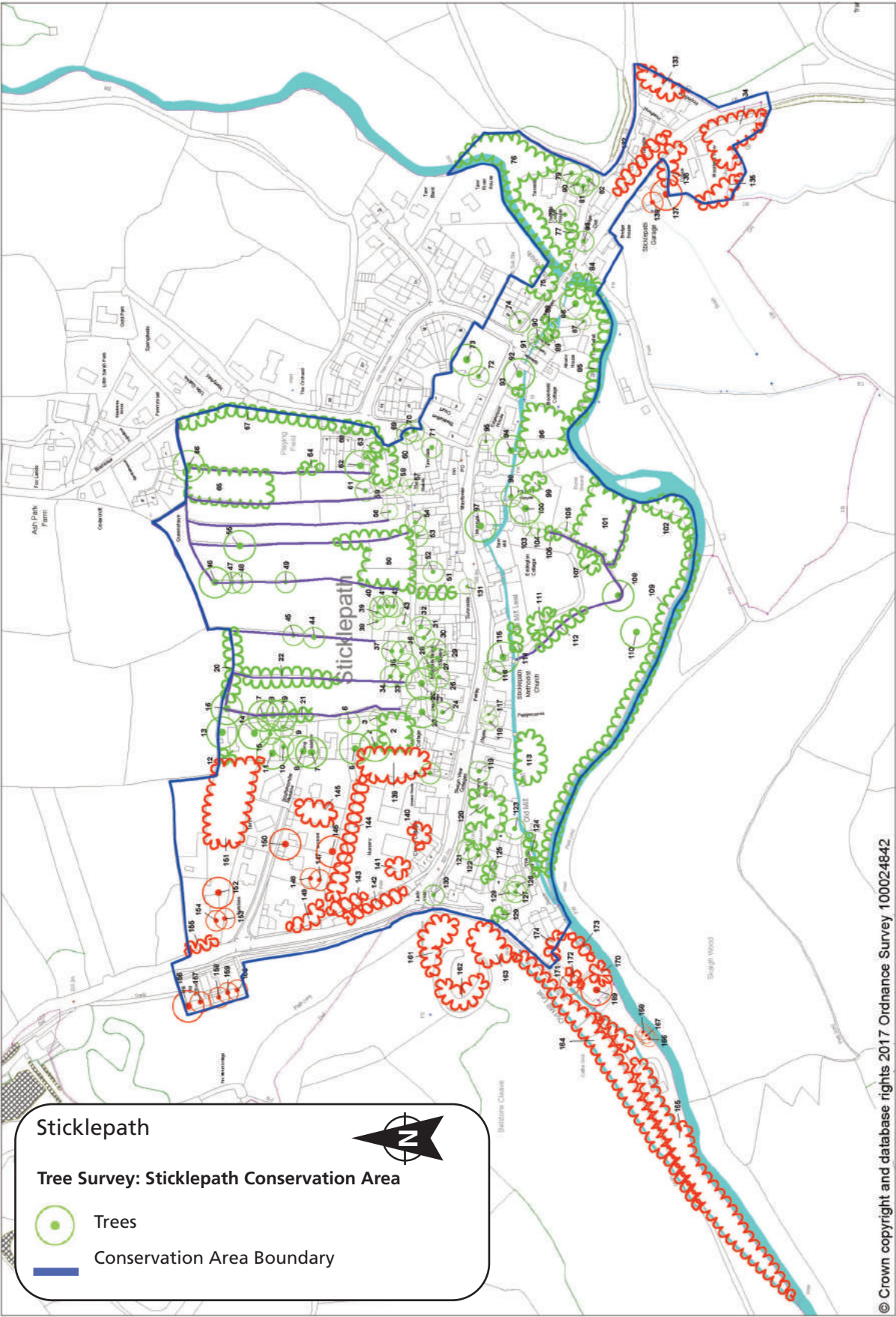
Trees in Conservation Areas Footnote:

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.

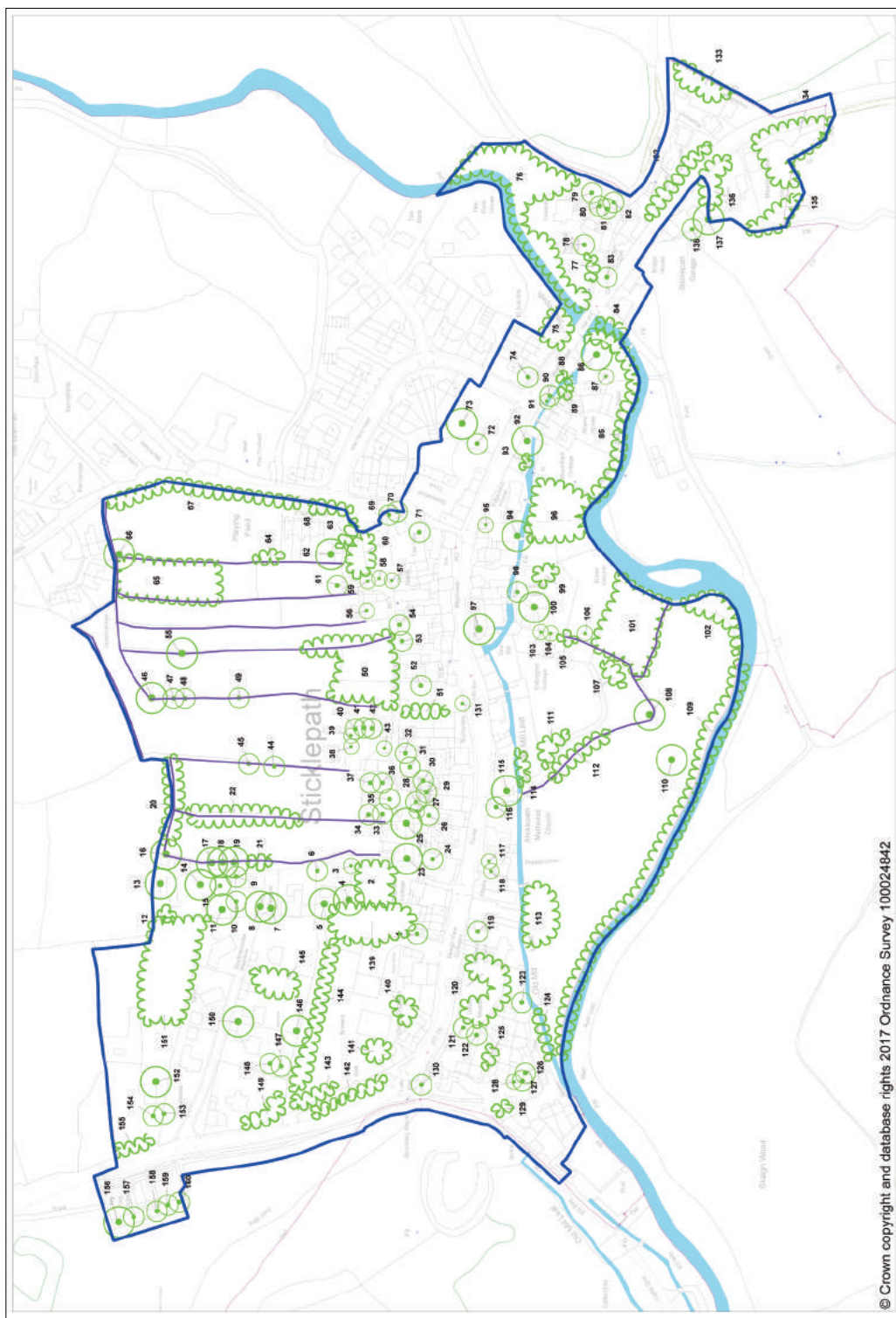


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Tree Survey: Sticklepath Conservation Area



Tree Survey: Sticklepath Conservation Area



Sticklepath



Tree Survey: Sticklepath Conservation Area



Trees



Conservation Area Boundary

Tree Survey: Sticklepath Conservation Area

Number	Species	Age Class
1.	Spruce	Semi-mature
2.	Group of mixed broadleaves	Semi-mature to mature
3.	Oak	Young
4.	Cypress	Mature
5.	Ailanthus	Mature
6.	Spruce	Semi-mature
7.	Oak	Mature
8.	Birch	Mature
9.	Cedar	Semi-mature
10.	Birch	Semi-mature
11.	Horse chestnut	Mature
12.	Group of mixed broadleaves	Mature
13.	Oak	Mature
14.	Beech	Mature
15.	Willow	Semi-mature
16.	Ash	Mature
17.	Oak	Mature
18.	Oak	Mature
19.	Oak	Mature
20.	Group of mixed broadleaves	Semi-mature
21.	Group of oak	Mature
22.	Linear group of oak	Mature
23.	Oak	Mature
24.	Horse chestnut	Semi-mature
25.	Ash	Mature
26.	Pittosporum	Semi-mature
27.	Maple	Young
28.	Maple	Semi-mature
29.	Apple	Semi-mature
30.	Apple	Semi-mature
31.	Apple	Semi-mature
32.	Pear	Semi-mature
33.	Cherry	Semi-mature
34.	Apple	Semi-mature
35.	Cypress	Semi-mature
36.	Pittosporum	Semi-mature
37.	Beech	Semi-mature
38.	Rowan	Young
39.	Rowan	Young
40.	Lime	Semi-mature
41.	Birch	Semi-mature
42.	Birch	Semi-mature
43.	Rowan	Young
44.	Apple	Semi-mature

Tree Survey: Sticklepath Conservation Area

Number	Species	Age Class
45.	Apple	Semi-mature
46.	Ash	Mature
47.	Hawthorn	Semi-mature
48.	Hawthorn	Semi-mature
49.	Ash	Semi-mature
50.	Group of mixed broadleaves	Semi-mature to
mature		
51.	Group of mixed broadleaves	Semi-mature
52.	Ash	Semi-mature
53.	Sycamore	Semi-mature
54.	Ash	Semi-mature
55.	Oak	Mature
56.	Mimosa	Young
57.	Rowan	Young
58.	Rowan	Young
59.	Rowan	Young
60.	Group of mixed broadleaves	Semi-mature
61.	Birch	Semi-mature
62.	Sycamore	Mature
63.	Group of mixed broadleaves	Semi-mature
64.	Group of mixed broadleaves	Semi-mature
65.	Apple orchard	Semi-mature
66.	Sycamore	Mature
67.	Linear group of broadleaves	Semi-mature
68.	Linear group of broadleaves	Semi-mature
69.	Whitebeam	Semi-mature
70.	Birch	Semi-mature
71.	Maple	Semi-mature
72.	Oak	Semi-mature
73.	Oak	Mature
74.	Rowan	Semi-mature
75.	Group of mixed broadleaves	Semi-mature
76.	Broadleaved woodland	Mature
77.	Group of mixed broadleaves	Semi-mature
78.	Cherry	Semi-mature
79.	Apple	Semi-mature
80.	Apple	Semi-mature
81.	Apple	Semi-mature
82.	Cherry	Semi-mature
83.	Poplar	Semi-mature
84.	Group of mixed broadleaves	Semi-mature
85.	Linear group of broadleaves	Semi-mature
86.	Eucalyptus	Mature
87.	Rowan	Young
88.	Group of mixed broadleaves	Young

Tree Survey: Sticklepath Conservation Area

Number	Species	Age Class
89.	Group of mixed trees	Young
90.	Walnut	Semi-mature
91.	Rowan	Young
92.	Monkey puzzle	Mature
93.	Group of cypress	Semi-mature
94.	Sycamore	Mature
95.	Sycamore	Young
96.	Broadleaved woodland	Semi-mature
97.	Horse chestnut	Mature
98.	Cherry	Semi-mature
99.	Group of cypress	Semi-mature
100.	Rowan	Mature
101.	Broadleaved woodland	Mature
102.	Broadleaved woodland	Mature
103.	Rowan	Young
104.	Rowan	Young
105.	Holly	Young
106.	Laburnum	Young
107.	Group of broadleaves	Semi-mature
108.	Oak	Mature
109.	Linear group of broadleaves	Semi-mature
110.	Oak	Mature
111.	Linear group of broadleaves	Semi-mature
112.	Group of mixed broadleaves	Semi-mature to mature
113.	Group of beech	Mature
114.	Group of broadleaves	Semi-mature
115.	Swamp cypress	Mature
116.	Hawthorn	Semi-mature
117.	Birch	Young
118.	Ash	Young
119.	Cherry	Semi-mature
120.	Group of mixed trees	Semi-mature
121.	Beech	Semi-mature
122.	Birch	Semi-mature
123.	Ash	Semi-mature
124.	Group of broadleaves	Mature
125.	Group of mixed trees	Semi-mature
126.	Willow	Semi-mature
127.	Eucalyptus	Semi-mature
128.	Cherry	Young
129.	Group of ash	Semi-mature
130.	Horse chestnut	Semi-mature
131.	Horse chestnut	Young
132.	Group of mixed broadleaves	Mature

Tree Survey: Sticklepath Conservation Area

Number	Species	Age Class
133.	Group of mixed broadleaves	Mature
134.	Group of mixed trees	Semi-mature to mature
135.	Mixed group of broadleaves	Semi-mature to mature
136.	Group of mixed conifers	Mature
137.	Oak	Mature
138.	Alder	Semi-mature
139.	Group of mixed broadleaves	Semi-mature
140.	Group of birch	Mature
141.	Group of mixed trees	Mature
142.	Linear group of mixed broadleaves	Semi-mature
143.	Group of mixed broadleaves	Mature
144.	Linear group of cypress	Semi-mature
145.	Group of mixed conifers	Semi-mature to mature
146.	Poplar	Mature
147.	Apple	Semi-mature
148.	Apple	Semi-mature
149.	Group of mixed conifers	Semi-mature
150.	Cypress	Mature
151.	Broadleaved woodland	Mature
152.	Cypress	Mature
153.	Cherry	Semi-mature
154.	Cypress	Semi-mature
155.	Group of mixed trees	Semi-mature
156.	Oak	Mature
157.	Ash	Semi-mature
158.	Ash	Semi-mature
159.	Birch	Semi-mature
160.	Ash	Semi-mature

The survey was carried out from publicly accessible land.