

Tavistock Conservation Area Appraisal

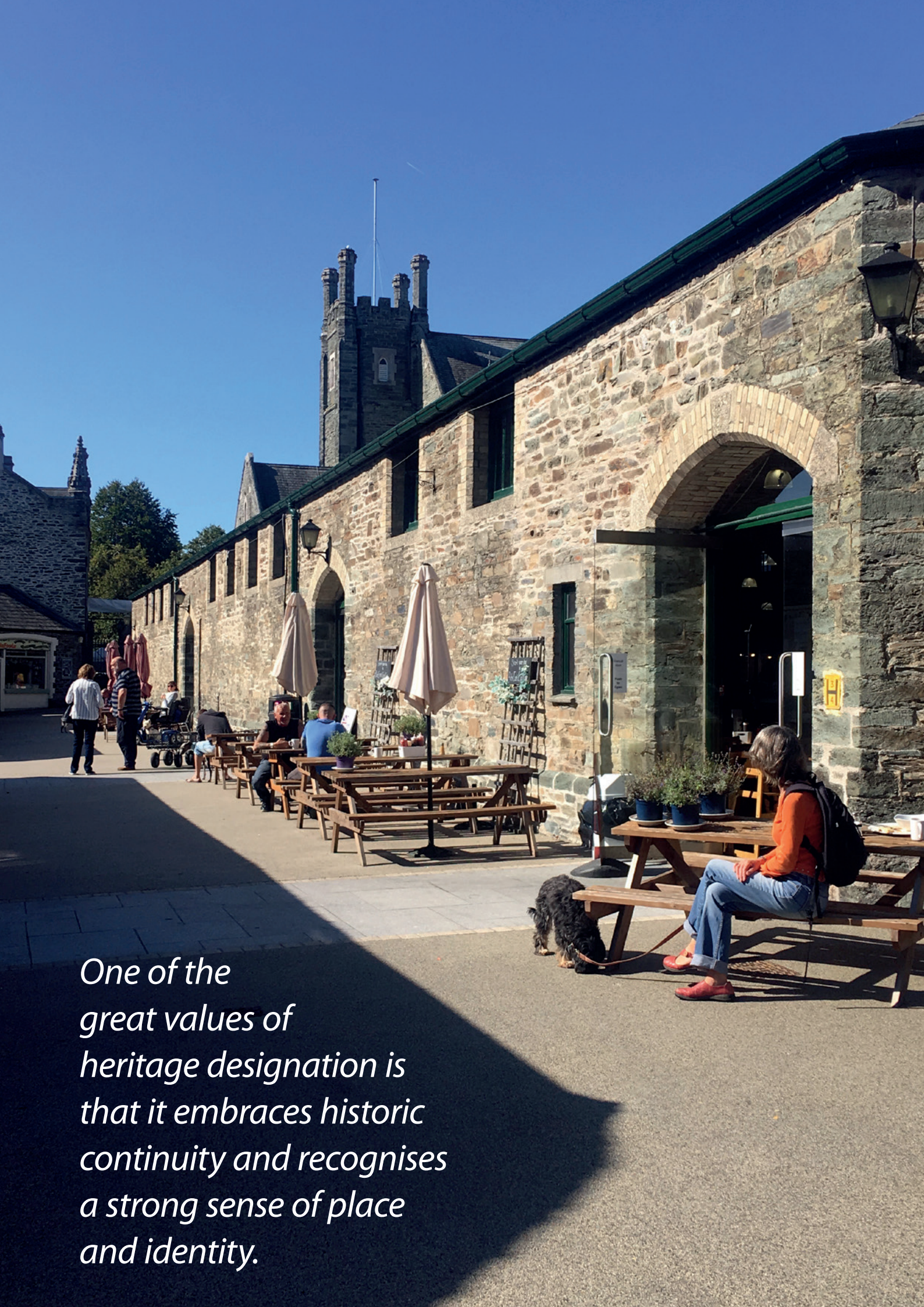


West Devon
Borough
Council

Review and update 2019



www.westdevon.gov.uk



One of the great values of heritage designation is that it embraces historic continuity and recognises a strong sense of place and identity.

1. Introduction

The Conservation Area Character Appraisal (CAA) was prepared in 2008 by The Conservation Studio, with extensive public consultation and input from the many stakeholders in the town. The document was completed and adopted in July 2009 and the amendments to the conservation area boundary confirmed in the London Gazette in August 2010.

The aim of the CAA and the partner document the Conservation Area Management Plan (CAMP) was to establish a sound record of what contributes to the special architectural and historic interest of the Tavistock conservation area (CA) and how character and appearance may be preserved and enhanced. The documents were prepared as tools to be used in decision making by the local planning authority, as well as assisting individual property owners and others who make decisions or undertake works to buildings and spaces in the town.

These documents were essential in successfully securing funding from the Heritage Lottery Fund via the Townscape Heritage Initiative and The Guildhall Project. This update is part of the delivery of these important schemes and aims to ensure that consideration of heritage continues to inform decisions and actions by the three Councils (Town, Borough and County) whilst providing essential guidance for all.

Much has changed outside of Tavistock in the last ten years. The global economic crisis and changes in how people shop have presented challenges everywhere. One of the great values of heritage designation is that it embraces historic continuity and recognises a strong sense of place and identity. The challenge of managing important places is to ensure that positive protection of heritage encourages investment and does not stifle innovation.

This update will review successes since the adoption of the Character Appraisal, identify ongoing issues and suggest priorities for action in the years ahead.

1.1 The Conservation Character Appraisal 2009 – A Legacy Document

Re-visiting the Appraisal ten years on it is readily apparent that it remains a valuable and robust foundation document. The description of character is thorough and the scope extensive. It is still effectively compliant with Historic England guidance and was produced by widely respected experts. Sadly both Chezel Bird and Eddie Booth of The Conservation Studio have passed away since the completion of their work in Tavistock. It seems even more fitting, therefore, that the Conservation Area Character Appraisal they produced should remain as a relevant and useful legacy document. It is suggested that the original document and associated maps will remain online as a reference point sitting behind this review and the new CAMP.

www.westdevon.gov.uk/article/3471/Conservation-Area-Appraisals-and-Management-Plans

1.2 Purpose of the Review

This update is intended to refresh rather than replace the original CAA and to be read in conjunction with and not instead of the 2009 document. The document reflects the latest Historic England guidance note which was updated after the publication of NPPF 2018.

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

The Introduction (pages 1-5) of this document sets out the fundamentals of CA designation and management. It is recommended that all who have an interest in this document and/or own or manage property within the town read it.

The principal aims of this review are:-

- To highlight changes in the town, both positive and negative, during the last ten years.
- Identify how the CAA has been used so far and how it may be used even more effectively in the management of change in the town.
- Assess the current CA boundary as required by legislation and establish whether any further changes may be desirable.
- Suggest priorities for action to be included within a new Conservation Area Management Plan (CAMP).
- To indicate changes in legislation and how future changes are best tracked. As the internet has become the essential way of sharing information there is little benefit in stating current policies, which will inevitably be subject to ongoing change.

A significant change in planning law and practice since the original CAA and CAMP has been the introduction of Neighbourhood Plans to sit alongside Local Development Plans. Neighbourhood Plans give local communities the chance to shape development in ways that respond to their concerns provided they are compliant with national guidance and consistent with adopted Local Development Plans.

At present Tavistock is still progressing its Neighbourhood Plan (NP), but it may be that some of the aims identified in this Review and in the CAMP will be best refined and delivered as part of the NP process.

2. Ten years of change in Tavistock

It has been a challenging decade but there is lot of good news in Tavistock from a heritage perspective.

The securing of the Townscape Heritage Initiative (THI) has led to significant investment in key buildings and locations. Growing from that the evolution of what has become Tavistock Heritage Trust and its role, alongside the Town Council, in aiming to deliver World Heritage Site Key Centre status within the revitalised Guildhall complex is a great achievement. This positive momentum needs to be maintained as the town strengthens its role as the eastern gateway to the Cornwall and West Devon Mining Landscape World Heritage Site (WHS).

As a simple statement of fact every decision made by someone in a conservation area can have a positive, neutral or negative impact. Planning decisions set a tone and control those things a local authority can influence - that is only part of the story but it will always be a significant one. West Devon Borough Council has sound policies in place via the Joint Local Plan.

www.westdevon.gov.uk/jointlocalplan

The WHS team has produced a supplementary planning document which sets out an approach to informed design, planning and decision making that has been adopted by the partner Councils to support the WHS Management Plan.

www.cornwall.gov.uk/media/26989792/cwdmlwhs_spd_final_may_2017.pdf

In order to assess change since the adoption of the CAA and CAMP it is useful to refer to the Character Areas set out in section 6 of the CAA with particular reference to some of the key issues identified.

This assessment process will identify where aims have been progressed and those which remain a concern. It will highlight areas and themes which lend themselves to being considered for priority action in the new Conservation Area Management Plan (CAMP).

These are marked with a star.



2.1 Bedford Place and Abbey Square

2.1.1 Future of the Police Station and Guildhall

After years of vacancy and uncertainty work is underway for the reinvention of this hugely significant group of buildings as the focus for interpretation of Tavistock and its place in the UNESCO Mining Landscape World Heritage Site, a Visitor Information Centre and Town Council offices. The transition from former police station and magistrates court to a vibrant community hub has been a lengthy tale but thanks to the Town Council, Devon Historic Buildings Trust, World Heritage Site Partnership and the Heritage Lottery Fund a secure and sustainable future is now assured.

2.1.2 Need for a vision or strategy for the area / public realm improvements

It is interesting that what is officially known as 'Abbey Square' is hardly ever referred to as such! It is more commonly referred to as 'Guildhall car park' but one of the main aims of the THI has been to make this a much more pedestrian friendly and versatile community space. Through consultation as part of the THI process a design solution was reached whereby parking would remain but that would be designed to create a much better sense of place and also a much safer pedestrian environment.

Cars will be pulled away from the buildings so that a clear line of sight and safe pedestrian route will be created from the road crossing and WC's to the Courtgate alongside better views to and from the Guildhall Complex from the road.

The suggestion is that the space may become known as Guildhall Square following completion of the THI enhancement scheme.

2.1.3 Poor condition of the Librarian's cottage

The building has been restored and is now part of the Tavistock Museum. This has helped the Museum expand whilst providing a positive sustainable use for the grade II listed building. Recent damage by dry rot is a reminder, however, of the ongoing need for vigilance with historic buildings.

2.1.4 Rationalise street furniture

This is a theme in several areas with particular regard to benches and seating. This area is a logical starting point for a new strategy across the town centre.

Priority



2.1.5 Traffic Management

The courtesy crossings have been re-laid by Devon County Council in 2018 in the same high quality natural stone despite consideration of a cheaper alternative. They work well without unnecessary signage or clutter and their character has been secured.

The County Council also undertook a review of signage across the town and as a result a lot of duplicate or unnecessary signs were removed.

These successful outcomes follow best practice in 'Streets For All'. This nationally adopted guidance must remain the touchstone for works within the CA.

<https://historicengland.org.uk/images-books/publications/streets-for-all>

<https://historicengland.org.uk/images-books/publications/streets-for-all-south-west/>

2.2 Market Street and King Street

2.2.1 Poor condition of buildings

Several have been renovated in recent years. Two of the target buildings of the THI were on Market Street. Kingdon House on Drake Road has been carefully repaired via THI grant aided works and the Printing Works sign reinstated. The restoration of this unique art nouveau building has been very much appreciated.

The willingness of WDBC to use Urgent Works powers if needed has recently ensured prompt repairs to 5 Market Street following storm damage and a commitment from the owner to further repairs which are now completed.

2.2.2 Vacant shops and low economic activity

Several businesses have closed since the CAA was produced but most have been replaced, notably Tavy Textiles. Given the difficult trading situation of the last decade the level of vacancy has improved and there are signs of uplift.

2.2.3 Public Realm enhancement

After much debate and deliberation it proved impossible to achieve the kind of enhancement envisaged via the THI. Bank Street car park remains an awkward issue as most people want to see enhancement but many are opposed to loss of parking. This location retains considerable potential.

2.2.4 Negative buildings (Co-op, former Tavy Textiles and betting shop premises)

These should be seen as 'opportunity sites' and identified as such. The betting shop is now vacant and there is scope for significant improvement in function as well as visual quality. Re-development could potentially unlock funding for enhancement of the car park area.

Priority



2.3 Bannawell Street, Lakeside and Drake Road



2.3.1 Loss of features, satellite dishes etc

Although Article 4 Directions were recommended in the CAA and CAMP, which would allow WDBC to control this trend, there was a reluctance to go down that route. As a consequence there has been further loss of windows and doors in particular. This is regrettable but has probably gone too far now for Article 4 action to achieve much.

In recent years the design of PVCu windows has greatly improved and if owners are thoughtful about design, proportion and mode of opening acceptable results can be achieved on unlisted buildings to retain the character of the Conservation Area.

With improvements in broadband technology we are moving towards a time when most satellite dishes can be removed and this process should be encouraged through use of enforcement powers where appropriate.

2.3.2 Loss of walls and gardens to car parking and ad hoc parking

This has been effectively halted thanks to refusal of some applications, especially on Lakeside followed by successful defence of those decisions at appeal.

Use of the locality for free daytime parking by some non-residents continues to be an issue which Devon County Council needs to monitor, but this is not really a heritage matter.

2.3.3 Power cables and poles

These are an issue in several parts of the town and a strategy for removal is needed in discussion with Western Power.

Priority



2.3.4 Building condition

The property on Drake Road opposite the Town Council offices is an example of how blocked rainwater goods cause problems. WDBC will continue to encourage owners to undertake regular maintenance as recommended in the guidance note 'A Stitch in Time'.

www.ihbc.org.uk/stitch/Stitch%20in%20Time.pdf



2.4.3 - left: Queens Hotel alley; right: 1 Church Lane, commended for 'Repairs to an historic building or structure'

2.4 West Street and Ford Street

2.4.1 Retention of West End House

The reversal of plans to demolish and replace this unlisted but attractive property was a successful outcome demonstrating good development management by WDBC.

2.4.2 Loss of historic detailing, poor shopfronts and signage

The window and satellite dish issues are the same as 2.3.1 (see previous page).

The THI has delivered some enhancements of shopfronts and incrementally there has been improvement in signage.

2.4.3 Shop vacancy and low activity levels

The arrival of Wetherspoons along with the significant investment into the Queens Hotel has helped increase footfall and has benefited other premises. The quality of the enhancement works to the side alley is a notable example of a development delivering positive landscaping adjacent to the public realm.

The THI has supported repair works to three significant buildings on West Street as well as enabling 1 Church Lane to be restored and brought back into productive use. The project received a commendation in the Devon Historic Building Trust awards 2019 in Category A – 'Repairs to an historic building or structure'.

2.4.4 Power cables and poles

The brow of West Street heading towards Ford Street is one of the worst localities for bad wirescape. It is particularly harmful to views of the grade II* Catholic church so should be a priority for action.

Priority



2.4.2



2.4.4



2.4.5

2.4.5 Ford Street cottages

These have now been identified as the earliest purpose built miners cottages in the town. As such they are important features of the World Heritage Site and have attributes contributing to Outstanding Universal Value (OUV). They are worthy of consideration for listing and should anyway be protected from harmful change wherever possible.



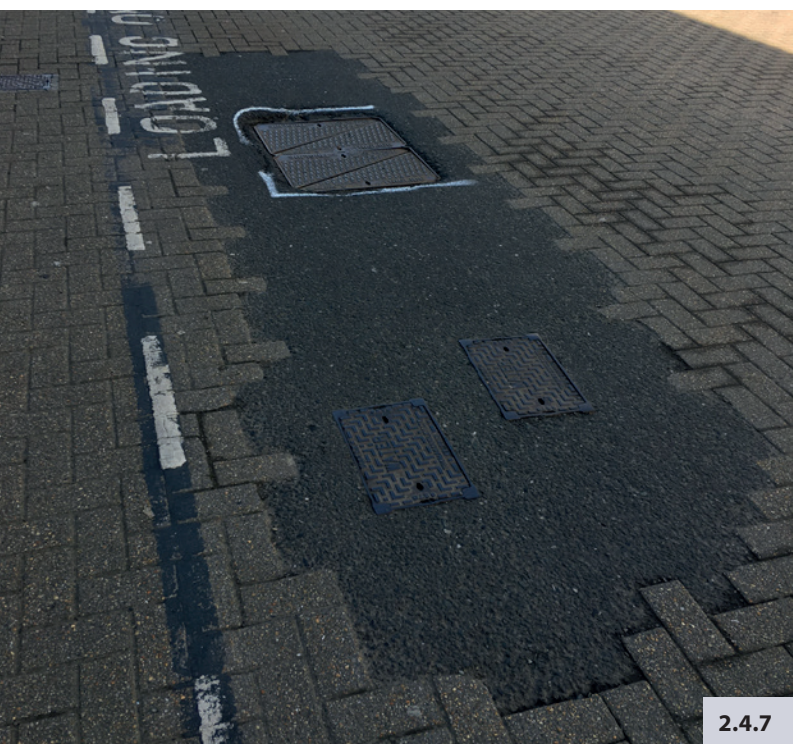
2.4.6

2.4.6 Poor quality development

The quality of design for new work has improved significantly for infill sites and extensions. Some of these additions have also helped to retain and enhance much needed economic activity in the town centre without harm to character or appearance.

2.4.7 Re-surfacing of West Street

The deteriorating block paving had caused problems for pedestrians and became an unsightly distraction to the townscape. After much deliberation it has been replaced with conventional bitmac so it now relates better to the rest of the town centre streets.



2.4.7

2.5 Watts Road, Glanville Road and Tavistock Hospital

The issues here are similar to those in Bannawell Street and as with that locality there has been successful use of development management powers, appeals and enforcement to arrest harmful change. The vacant former nurses accommodation on Spring Hill is a site that is in need of a sustainable future through conversion or positive re-development.

2.6 Plymouth Road and Canal Road

2.6.1 United Reformed Church

This has been repaired and the new roof was subsidised by the introduction of photovoltaic panels. As with Abbey Surgery the installation is integral to the roof rather than 'bolted on' so the visual impact is greatly lessened. The benefits in both cases were considered to outweigh the slight change in appearance.



2.6.2 Harewood House site

This was identified as detrimental but is being replaced with a much improved replacement that has enhanced the CA.

2.6.3 Dominant wirescape

Along with West Street this is a priority location for removal of overhead wires as it is a planned boulevard with considerable architectural merit and of great significance in terms of World Heritage Site attributes.

Priority



2.6.4 The Duke and Drake

The statues that provide focal points at either end of the town centre part of Plymouth Road are both listed at grade II and both in need of ongoing repair and care. The Duke will soon be re-located as part of the Guildhall Square enhancement with any necessary repairs carried out. If future works are needed to the Duke statue this could perhaps be funded at least in part by some focussed fundraising initiative?

Priority



2.6.5 Bedford car park

The car park is an area having OUV attributes as the western end was an ore dressing site as well as the place of transhipment from the canal quay. This could be better interpreted in the vicinity of the Wharf and the Meadows leisure centre.

Although vegetation has been controlled in recent years the boundary walls on the Tavy side of the car park are in need of ongoing repair and maintenance.

The pedestrian link from the car park to Plymouth Road would benefit from enhancement in terms of surfacing. There are opportunities for engagement with visitors and passers-by in the form of artwork or interpretive installations.

Priority





2.7 The Meadows, River Tavy

The extension of the leisure centre has been achieved sympathetically following negotiations with the new service provider where heritage was identified as a key consideration.

The Abbey walk and riverside environment could benefit from additional seating as part of the street furniture enhancement proposals.

Priority



2.8 St Mary Magdelene church to Plymouth Road Cemetery

2.8.1 Fitzford gatehouse, the former telephone exchange and old toll house

Each of these were identified as problems in the CAA. Through persistent use of planning powers and good development management all three have been saved and restored. A proposal to demolish the toll house was refused and dismissed at the subsequent appeal. The appeal inspector gave firm guidance on the scale of new build that would be appropriate and through productive negotiation a positive design outcome was achieved. The modern interventions which have helped facilitate renovation of these positive buildings have been successful additions to the CA (albeit the former telephone exchange is just outside the CA).

2.8.2 Bedford Cottages (Fitzford and Westbridge)

Progress has been made in identifying the extent of the unauthorised works to these listed buildings. Suggestions on how best to deal with the problems will be considered and proposals prepared by WDBC officers.

The Tamar Energy Community have been liaising with WDBC officers and residents looking at how the energy efficiency of the Bedford cottages may be improved without harm to their character or special interest. Work is well advanced on guidance for this with financial support from the THI and will form part of a co-ordinated project to reverse the negative trends of many years. The fact is that good conservation practice goes hand-in-hand with energy efficiency for the most part.

A co-ordinated approach to improving maintenance methods and controlling change in the Bedford cottages will be a priority in the CAMP.

Priority



2.8.3 Tavistock canal

An excellent publication in 2018 was a comprehensive work on the Canal by Robert Waterhouse. The information within is most useful and there is certainly scope for more interpretation.

The boundary review has looked at the potential for adding more of the canal and associated heritage sites to the Conservation Area – see section 3.

In future there could be a case for considering the whole canal, associated infrastructure and linked industrial sites all the way down to Morwellham and New Quay as a separate CA designation, but that is beyond the scope of this review.



2.8.3

2.8.4 Car lot on the corner of Ford Street

There have been planning applications for this site but it is presently unresolved. It is to be hoped that a suitable scheme will be agreed that successfully enhances an important corner site.



2.8.1 - Fitzford gatehouse



2.9 Duke St, Brook St, Market Road, Parkwood Road, Old Exeter Road

Some issues such as wirescape and satellite dishes are the same as covered already.

2.9.1 Pannier Market and Butchers Hall

These focal buildings are key features of the CA and WHS. Their importance was recognised by making them 'critical' buildings for the Tavistock THI scheme.

The former auction rooms have been sensitively restored into a unique multi-purpose space to be used as a complementary addition to the Pannier Market. As well as securing a sustainable future for the building the now renamed Butchers Hall (reflecting its original designed purpose) is adding depth and vitality to the town centre at busy times. The Butchers Hall recently won an award at the Devon Historic Building Trust awards 2019 in Category D – 'Regeneration of an historic building or structure'.

The Pannier Market has long been a popular attraction for visitors as well as a much loved and well used space for residents. Now repaired and gently altered, with glazed doors allowing visual links through to and from Duke St, the Pannier Market has been given a new lease of life. The Pannier Market received a commendation in the Devon Historic Building Trust awards 2019 in Category B – 'Restoration of an historic building or structure'.

The enhancement of the Pannier Market surrounds has revealed remnants of the granite setts that originally made up at least some of the surface. These have been reclaimed and used on site. The scheme has provided visual enhancement whilst providing the best possible accessibility for all.

These positive projects received a royal seal of approval during the visit this summer of HRH The Prince of Wales and Duchess of Cornwall.



2.9.2 South side of Duke St

The Bedford development built at the same time as the Pannier Market has undergone a thorough and sensitive overhaul by the Town Council. A defibrillator has been conveniently located without harm to the listed buildings. The lone remaining Dutch blind was briefly removed allowing the group to be seen properly for the first time in many years. Unfortunately a replacement has been installed without permission which is most regrettable as it serves no necessary purpose on a north elevation and detracts from the architectural composition of the group.

Other properties have been improved and in some cases new uses found, for example the former abattoir to the rear of 'Crebers'. Such buildings, although unlisted, are integral to the re-modelling of the town that contributes to the attributes on which WHS inscription was based.

2.9.3 Vacant old peoples building

The ongoing lack of a use for this building remains a concern. It is something of an 'iceberg' building with a substantial footprint behind a deceptively small frontage. Its reuse or positive replacement would be very beneficial.

2.9.4 Loss of architectural features and PVCu windows

Where change has been readily controllable on listed buildings this has happened. Most of the plastic windows, notably on Brook St, are on unlisted buildings and have been in place too long to allow enforcement action. This is a regrettable fact. Better future management by owners is now needed to reverse this negative trend.

2.9.5 Shopfronts and signage

No positive shopfronts have been lost or harmed and several poor ones have been improved. Where advertisement consent and listed building consent have been needed for signage there has been general improvement.

Carefully designed group signage was allowed at the request of the Business Improvement District (BID) group to advertise businesses located off the main streets. This has been of limited success, largely due to the graphic design making it difficult for visitors to navigate the combination of map and list. Some businesses have again resorted to A boards and other street clutter which in most cases is both unsightly and often an obstacle to pedestrians. This is a negative trend that fails to follow the guidance in 'Streets For All' and demands management.

2.9.6 Brooklands

This somewhat hidden gem that was historically associated with the adjacent foundry has been fully repaired and enhanced since 2008 with listed building consent. As well as the securing of a future for the listed building it has provided much improved accommodation for residents.



2.9.2



2.9.3



2.9.6

2.10 Dolvin Road, the cemetery and Whitchurch Road

The cemetery remains very well cared for by the Town Council.

2.10.1 School roof

The roof of St Rumon's was renewed by Devon County Council using Cornish slate. This is a significant enhancement.

2.10.2 Bedford Cottages

Most are in good repair but ongoing care is needed to avoid harm by leaking rainwater goods.

Those with masonry paint applied over brick would benefit from the paint being carefully removed to allow the walls to breathe and restore the authentic appearance.

2.10.3 Number 1 Dolvin Road

This has been sympathetically restored.

2.11 Mount Kelly and A386

2.11.1 Development pressure

There have been developments since 2008, notably the swimming pool and intensification of use of the recreation areas south of the road. The pool building may be large but has been well integrated into the site after detailed discussions as part of the planning process.

Additional fencing and lighting for the sports pitches can be seen as a negative change but this was considered to be outweighed by the public benefit of the enhanced facilities. The adjacent car park is untidy and would benefit from improved surfacing and some simple landscaping to improve it.

A development at the edge of the CA has been well controlled but pressure remains for further development in this edge of town.

2.11.2 Tavy Iron Works (Foundry)

The foundry had been vacant for many years but has been gently repaired. A contemporary new dwelling within the site has been accommodated sensitively by the designer.

2.12 Legislative change

The previous CAA stated the relevant legislation and guidance but before long much of that had changed. Today the latest legislation and other relevant information is readily available online and that must be the most efficient way for people to access it. The present situation and relevant links are set out below.

2.12.1 Conservation Area legislation

The principal legislation relating to conservation areas and listed buildings remains the Planning (Listed Buildings and Conservation Areas) Act, 1990. This is kept up to date with any minor changes on the .gov website.

<https://www.legislation.gov.uk/ukpga/1990/9/contents>

2.12.2 National Planning Policy Framework 2018

The updated version strengthened the wording with regard to World Heritage Sites along with other small changes.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

2.12.3 Historic England guidance

Historic England have a wealth of guidance on all aspects of heritage conservation, repair and management. Most relevant in relation to CA's at present are:-

<https://historicengland.org.uk/advice/planning/conservation-areas/>

2.12.4 West Devon website

WDBC will maintain a list of useful links on its website.

www.westdevon.gov.uk



3. Boundary review

Section 69 of the Planning (Listed Buildings and Conservation Area) Act, 1990 requires local planning authorities to review their designation of conservation areas and add to them when appropriate. Section 69(2) states,

'It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.'

The 2008 boundary review was thorough and there is little need for change identified. Two suggestions are being made for consultation as part of this review:-

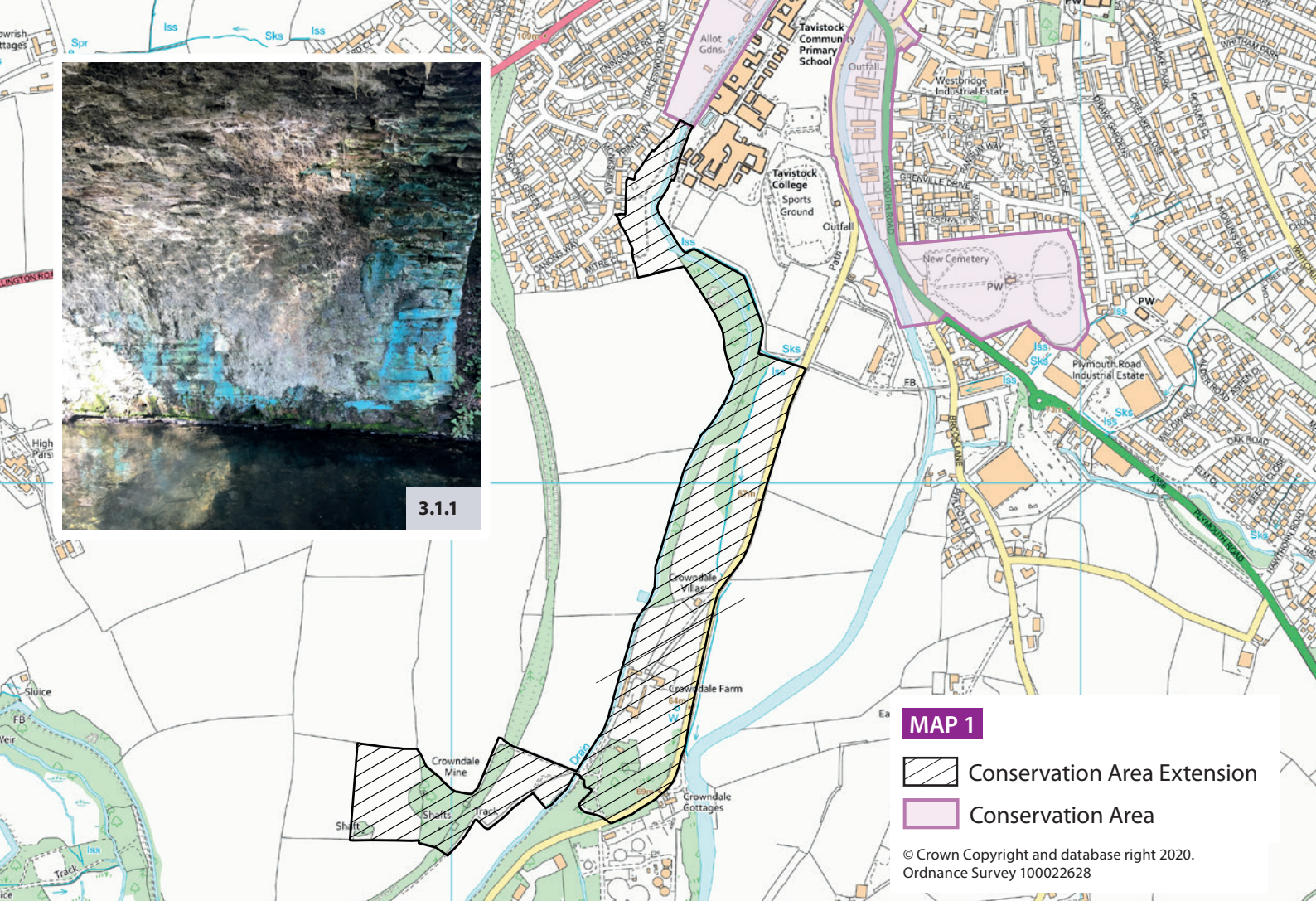
1. Canal as far as Crowndale mine and associated historic features
2. Quarry and allotments north of the former Tavistock Union Workhouse

MAP 1

MAP 2

The reasons why these may be considered to be of **'special architectural or historic interest the character of which it is desirable to preserve or enhance'** are summarised on the following pages with maps included for reference.





3.1 Canal, slate quarry, Crowndale farm, Crowndale mine and remnant water meadows

The Outstanding Universal Value of the canal as a key feature of the WHS is without question. The historic interest of Tavistock and its immediate environs is, however, deeper and more diverse than just the canal.

3.1.1 Crowndale mine site and leat

It is not immediately apparent to visitors that Tavistock was once a place of intense industrial activity. Of the mine sites in and around the town there is not much visible evidence. Crelake has been over-built by the former railway and then the industrial estate so has insufficient legibility to merit CA designation. The Crowndale site is much less altered and the remains of its former leat survive alongside the canal, which it pre-dated by several years. The innovative use of water power for mine sites in West Devon is important to the OUV of the WHS in technical terms and this potentially accessible example is worthy of consideration for CA inclusion as it has clear historic interest.

The mine site itself incorporates remnant structures, mine shafts and spoil heaps. The site also had a tin smelting house and the leat was integral to the whole enterprise.

Growth of the town in the years ahead will bring housing in this direction and there will be much greater use of the canal tow path as a pedestrian and cycle route as a consequence. It seems a good time, therefore, to consider designation of Crowndale for its value as an important surviving mine site with potential to have some level of public access and interpretation in future.

3.1.2 Crowndale Farm

The knowledge gained using water power in the mines was adapted by the Bedford Estate for many of the model farm groups in the area. Crowndale has an interesting group of buildings and used water from the canal to power its threshing barn and other activities. The main barn has suffered partial collapse of its roof and WDBC officers have had to intervene to secure protection of this significant building. A full scaffold with roof is in place and repair works are close to completion.



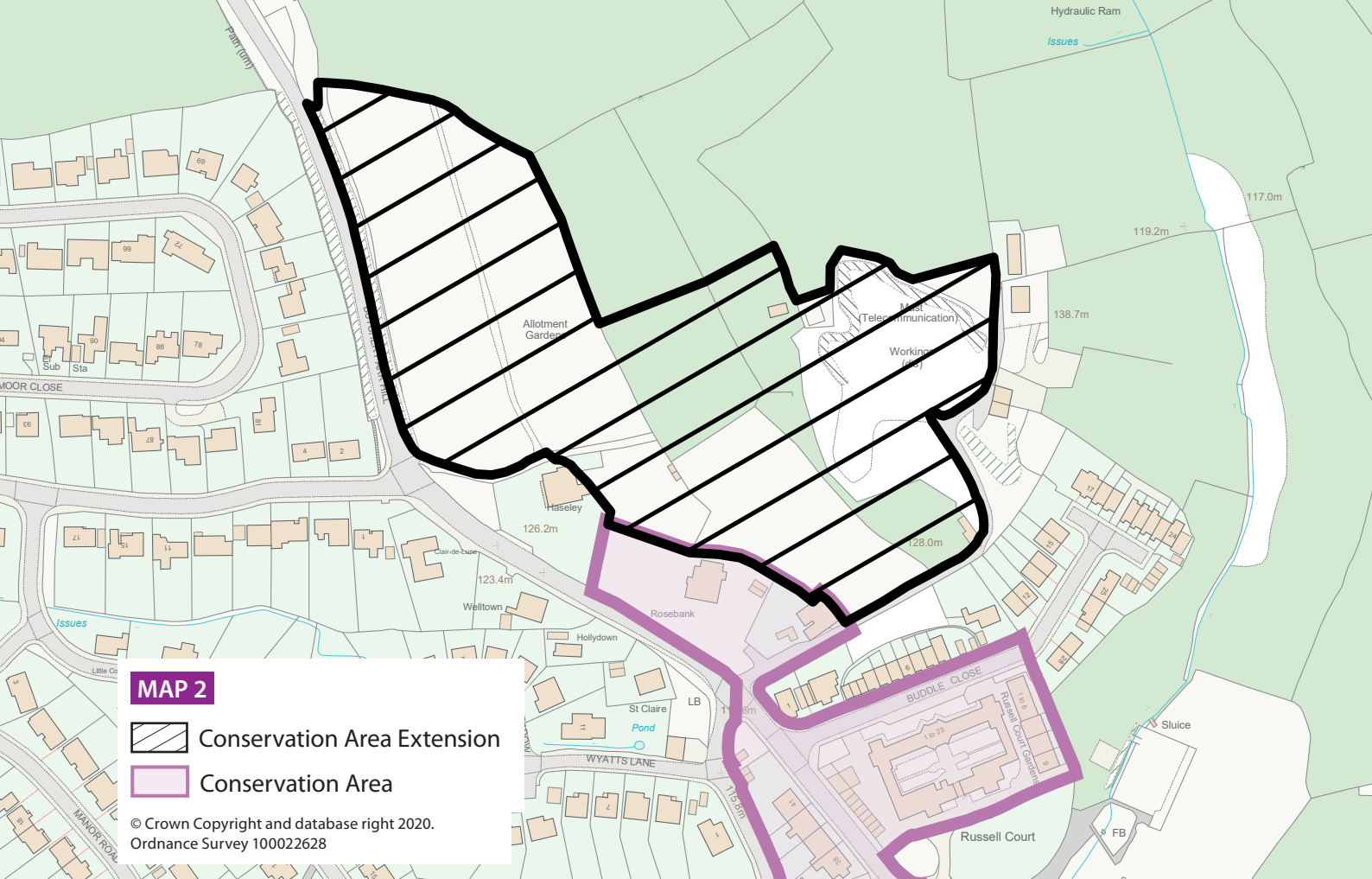
3.1.2 - Undeveloped meadow area

This is an interesting group of buildings due to its proximity to both mine and canal. It is very likely that the stable range housed working animals used to tow the canal barges and possibly in association with the mine, although the horse whims that raised men and ore to the surface had probably been replaced by water power by the time the stables were constructed.

A further dimension of agricultural improvement that the Bedford Estate promoted in the 19th century was water meadows and whilst most of the 'improved' meadow area between the canal and the Tavy is now developed by the school and sports facilities, the southern tip remains undeveloped.

3.1.3 Quarries

The locality is dotted with slate quarries, the most famous and productive of which was Mill Hill which provided the wonderful slate on Tavistock roofs and was shipped to many other places. Other quarries produced building stone and slabs for paving. One of these was Fitzford quarry which appears to pre-date the canal but whose working life certainly made use of the canal. This represents a further layer of interest for the town and is worthy of consideration for inclusion within the CA.



3.2 Buddle quarry and allotments at Butchers Park Hill

3.2.1 Allotments

The provision of allotments must be seen in the context of the Duke of Bedford's commitment to improvement and efficiency in mining, in agriculture and in workers housing. Healthy, well fed workers were more productive. Those who were tenants of the estate in one of the Bedford Cottages had a garden, a pigsty and access to an allotment. The fact that the allotments on Butchers Park Hill have been in place since at least the 1880's means they have historical and social interest making them worthy of consideration for CA inclusion.

3.2.2 Buddle quarry

Not all 'Hurdwick stone' came from the quarry at Hurdwick north of the town. The quarry east of Butchers Park Hill known as Buddle Quarry was another source. The ongoing importance of this unusual and locally distinctive stone in the character of the town and the possibility of securing limited extraction for conservation work makes this quarry a candidate for inclusion within the CA.

In the 1990's there was permission for extraction but it had to be by hand. Applications to use mechanical means were refused. The County Mineral Plan allows for small scale extraction for the purposes of conservation and to reflect local distinctiveness so this possibility should be re-visited.

Priority



4. Conclusion

Comments and observations on the Conservation Area Appraisal review are most welcome. Please use the following means of communication:-

Please complete the survey online at www.westdevon.gov.uk/TavistockConservationArea to let us know your thoughts.

If you need the information in another format, please email:
TavistockConservationArea@swdevon.gov.uk.

You can also write to us at:
Heritage and Conservation
West Devon Borough Council
Kilworthy Park
Tavistock
PL19 0BZ



The Conservation Area Appraisal Review and Draft Management Plan have been produced by West Devon Borough Council with financial assistance from the Cornwall and West Devon Mining Landscape World Heritage Site Partnership.



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www.westdevon.gov.uk