

Local Heritage Assets considered for naming in the NDP

For assessment by the members of the Tavistock Town Council DML Committee

The parish of Tavistock has a substantial number of heritage properties and structures which have been given protection by National Listing; a few are Grade I, some are Grade II* but the majority are Grade II. The area of the abbey is also a Scheduled Ancient Monument, as is the Trendle off Exeter Road behind Kelly College. Further, the Parish has three Conservation Areas, the centre of Tavistock, the centre of Whitchurch and the railway line from Shillamill yp towards Callington Road.

The 2013 WDBC Conservation Area Plan also researched and listed buildings which were of local interest within the Tavistock Conservation Area. This local list did not extend to the Whitchurch Conservation Area, nor did it look at any buildings or structures which are of historic interest outside of the Conservation Areas but within the parish boundary.

The Parish contains buildings and structures which may be of such local importance due to their historic connection with the town, its people or its impact on the streetscape that they should be considered for local listing. Further, there is an opportunity to reconsider those on the local list as to whether they should be up-graded for consideration for national listing. *Some of the buildings and structures of the local listing may now be considered so important that greater protection should be provided by upgrading to the national listing.*

VISUAL SURVEY

The NDP provides an opportunity to assess the suitability of such assets for inclusion and to achieve this, each heritage element which we have lodged and is available on the Dropbox requires a visual survey. There is no prescribed method for carrying out the survey, however, where other towns have prepared a successful NDP, the format used by them is based on Historic England's Advice Note 7, and the following uses the same criteria. The criteria below are important for supporting the soundness of the suggested building or structure and its inclusion as a heritage asset.

Criteria	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage assets types including walls, railings, parts of structures, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion
Age	The age of the asset may be important, and the age range can be adjusted to take into account distinctive local characteristics or building characteristics.
Rarity	Appropriate to all assets, as judged against local character.
Architectural/artistic interest	The intrinsic design and aesthetic value of an asset relating to local and or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Group value	Groupings of assets with a clear visual design or historic relationship.
Historic interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. The Blue Plaque scheme may be relevant. Social and communal interest may be regarded as having special value in local listing; contributing to the 'collective memory' of a place.
Landmark status	An asset with strong communal or historic associations, or because it has strong aesthetic value within its setting, may be singled out as a landmark within the local scene.

SCORING METHOD

As part of that assessment, we have created a form to assist those carrying out the visual survey assessing the building or structure to consider before assigning a numerical value or score:

- +1 to +5 – positive features that add to the character or special nature of an area. This ranges from +1, slightly adds to the character to +5, that significantly adds to the character.
- 0 – neutral features that are neutral. They neither detract nor add from/to the character of the area.
- -5 to -1 – negative features that detract/take away from the area. This ranges from -5 significantly detract, to -1, slightly detract.

HERITAGE ASSESSMENT FORM

Please read about the individual assets in the following pages and read the evidence provided on each one before using the scoring method above. It is appreciated that for some of the suggested assets it may be difficult to assess. PLEASE NOTE THE ASSET NUMBERING JUMPS FROM 19 TO 22

Asset No 1 - Milestone, Whitchurch Road COMMENTS (if any)	SCORE:
Asset No 2 – Marshall Almshouses, Whitchurch Rad COMMENTS (if any)	SCORE:
Asset No 3 – Market Inn, Whitchurch Road COMMENTS (if any)	SCORE:
Asset No 4 – Trout & Tipple, Parkwood Road COMMENTS (if any)	SCORE:
Asset No 5 – Weir Cottage, Parkwood Road COMMENTS (if any)	SCORE:
Asset No 6 – Pixon Lane Tollhouse COMMENTS (if any)	SCORE:
Asset No 7 – Former Primary School, Whitchurch COMMENTS (if any)	SCORE:
Asset No 8 – Whitchurch Inn COMMENTS (if any)	SCORE:
Asset No 9 – Whitchurch Parish stocks COMMENTS (if any)	SCORE:
Asset No 10 – Abbotsfield House, Tavistock COMMENTS (if any)	SCORE:
Asset No 11 – Jubilee Arch, River Walk, Tavistock COMMENTS (if any)	SCORE:
Asset No 12 – At Andrew’s Cottage, Whitchurch COMMENTS (if any)	SCORE:
Asset No 13 – Barn Church Hill, Whitchurch COMMENTS (if any)	SCORE:

Asset No 14 – Bull posts to Town Steps, Tavistock COMMENTS (if any)	SCORE:
Asset No 15 – Barn at the junction with Trelawny Road, Tavistock COMMENTS (if any)	SCORE:
Asset No 16 – Andereton Cottage, Anderton Lane COMMENTS (if any) !	SCORE:
Asset No 17 – The bandstand in the Meadows COMMENTS (if any)	SCORE:
Asset No 18 – Former wool mill office, Parkwood Road COMMENTS (if any)	SCORE:
Asset No 19 – Wall to River Walk (Bedford Carpark) COMMENTS (if any)	SCORE:
Asset No 22 – Table tomb, St Andrew’s churchyard COMMENTS (if any)	SCORE:
Asset No 23 – Granite stone Whitchurch village COMMENTS (if any)	SCORE:
Asset No 24 – 80-88 Whitchurch Road COMMENTS (if any)	SCORE:
Asset No 25 – Bucktor House, Crease Lane COMMENTS (if any)	SCORE: