

Character Areas & Heritage Settings Identified.

In Conservation Area Appraisals it seems now to be customary to consider discrete “Character Areas” with a brief description.

Within the nucleated structure of settlement that typifies Exbourne as a village, some individual Character Areas can be conveniently identified and described and an attempt made to define the special architectural quality or historic interest that justified inclusion within the Conservation Area.

No specific reference is made to the serious and ubiquitous problem of overhead cables referred to elsewhere.

THE MANOR LOCALE – *Blue Area on the Map*

This is the area on **Blenheim Lane** (formerly Addle Hole Lane) in which the Manor House sits together with what at one time were its appurtenances, including the manor town living (currently named Town Living Farm), Manor Row (currently Sunny Bank) and the row of houses to the west of the manor house which were formerly service cottages (and which might originally have been included in Manor Row). The group can also conveniently include houses in **Duck Lane**, although as far as is known, other than the service cottages, there is no evidence of there having been interdependency or connection with the manor. The setting of Blenheim Lane at its east end, together with that part of Holebrook Lane, is much influenced by the properties Swallow’s Rest (formerly Addle Hole Cottage) and Hayes, though the architectural and historical connections are now partly interrupted by the south side of the Manor Gardens estate referred to elsewhere and two contemporary bungalows not within the C.A.

Unlike the other streets of Exbourne, that strive to gain height in a straight line, the east end of Blenheim Lane follows a more winding route. At the bottom end there are mature hedgerow trees, then the attractive thatched Swallow’s Rest (listed) is passed with its typical tall court wall built in stone and pierced by an oak door. The road bends, becoming tree-lined once more with a tall Devon hedge on the south side, and the Manor House comes into view. Once more, the tall court wall between house and outbuildings affords privacy. The raised front garden is supported behind a retaining wall of vertically set cut stone. Ahead is seen the converted barn that is now part of the house Sunny Bank with its early small-pane windows.

Eventually the junction with Duck Lane is reached and the entrance to Town Living opposite, until recently a neat farm gateway but now opened out. Though nestling in a dip in the hillside, the farmstead is nevertheless a prominent feature, with its long thatched roof extending over much of the farm building range. Opposite is the pretty double frontage of the original cottage Sunny Bank with its timber porch similar to those on other Exbourne houses.

Duck Lane: approaching from The Square, the winding lane has now been edged in modern concrete kerbs. The old, partly restored, Holmes Well and pump are passed, and then the associated house and workshop in which once was provided the electric power for the village lighting system. The attached Victoria Cottage with its recently revealed front window is highly suggestive of a former shop front. On the opposite side the demands of the village topography result in a high bank supporting the ground to the rear. Next is seen the delightful thatched Willhay Cottage reposing

behind its informal garden. An interesting crinkle in the road reveals on the west side the ancient thatched Church Cottage with more modern extension, with a partly concealed church pathway entered onto by an iron gate. The entrance to Town Living Farm now comes into view ahead, and various characteristic old linheys line the lane before reaching the stone steps leading to the south east entrance and gateway to the churchyard. The gardens of Jubilee Cottage and Fern Villa extend to the road, bounded by stone rubble wall.

SUMMARY: The area is characterised as a historic, mainly vernacular, farm group associated with the manor arranged informally around winding narrow lanes against a backdrop provided by the adjacent church and churchyard of St. Mary. The early Victorian Manor House stands at its centre. The area has both architectural and historic significance. The vernacular setting is further enhanced by the houses and linhays that border Duck Lane, and the farming connection is strengthened by the lane-side fields that remain to the east and west of the Town Living.

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## *BOTTOM TOWN*

### *TOWN LIVING CROSS AND THE SQUARE – Purple Area on the Map.*

This Character Area centres on what was the original crossroads and working area of the village. The area included in this note extends between Rose Cottages on North Road , Avenue House and Rookery Cottages to the south, and the top of Fore Street to the east. The area contains some of the oldest Exbourne buildings, and yet some of the newest as well. It also is where two of the early brick buildings were erected around the turn of the XX century.

**The Square's** appearance is dependent on which of the five directions from which it can be approached. From the west the prominent feature is the Manor Hall, re-built for manorial purposes, opened in 1897 and now used as the Village Hall. A lofty building, with a small walled forecourt, it has a commanding presence on this side of the Square. A jubilee memorial tablet is placed unfortunately out of view on a side wall visible only to the curious viewing from hayfield Rd. However, on reaching the Square the iconic thatched Rosemary Cottage (listed) with its pretty iron railings comes into view, as also, on the south side, do Coombe House (unlisted) with its wooden lattice-work porch, its former stable house and the adjacent paddock that stretches for some distance along Duck Lane and towards Manor Gardens and remains one of the few open spaces left in the village.

On entering the Square from the east (Fore St. or Hayfield Rd.) the dominant view is of Parade House and Parade Cottages (all unlisted). The latter stand as a pair of cob-built cottages at the junction of Duck Lane. No.1, the larger of the two is currently being very carefully restored with compatible windows and incorporates the former smithy to the rear and is fronted by a stone wall enclosed garden. No.2, adjacent, is smaller. To the rear, is a footpath known as Pentas/Pentice Lane, with two small cob and stone linhays, possibly privies in the past. On the other side of the road is the brick-built Parade House with curved profile and prominent shop front window. This is now used as a private

house, but one of its former uses as a post office is evidenced by the post box and the K6 telephone kiosk that still stands opposite.

Finally, unseen when approaching the Square but very prominent on arrival, there are the erstwhile premises of the former bakery run there for the best part of a century by the Guy family with its associated shop and dwelling. This cob building fronting onto the Square, reputed to be one of the oldest in Exbourne, appears to have undergone several phases of conversion over the years leaving its appearance currently somewhat non-descript and even out of character. The small-scale industrial sheds to the rear that housed the ovens are now derelict, and being partly visible from The Square have a deleterious effect upon it.

### **The Parade & Downe's Tenements**

The Parade extends between The Square and the junction at the start of North Road by Rookery Cottages and Avenue House. The Tenements are contained within the triangle formed by North Rd. on the west side, Parade House on the east end and the narrow street between Town Living Cross and the Square on the north side.

*Historical: The tenements comprised various cottages, stores and workspaces, served from the Parade on the south side and the street at the rear. The house area was severely truncated in the mid XIX c. perhaps due to a collapse. The premises became combined in the XX c. and housed a milling and provender business; they were subsequently developed after WWII as a farmstead in association with various pieces of land around the village. Since 2000 the buildings have been converted into two houses on either side of The Downes, which was the original.*

The Parade is a long straight gently sloping stretch of road, flanked on one side by a Devon hedge and retaining bank and on the other side by the tall stone wall that contains the gardens of the two adjacent houses and which is broken by a flight of granite steps and iron railings. At the bottom end is the garage to Parade House, a notice board and the K6 listed telephone booth that attest to the former use of the premises opposite as the post office. At the top end by the junction with North Rd. the modernised Rookery Cottages are fronted by a good example of "on edge" cobbled paving using river stone. And on the opposite side of North Rd. is Avenue House, built in brick in 1904, replacing a former dwelling (possibly two) standing on the site of the former village pound and in full view all the way from the Square.

Downes Tenements come into full view and occupy a prominent position when seen from the start of North Road (as do also the back of the Shrubbery bungalows that are referred to below). The Downes has recently been largely re-formed, with re-roofing of the earlier corrugated iron with slate, the addition of porches and the replacement of many Crittal metal windows with wooden. The former mill warehouse has been partly taken down and converted into the house called Downes Mill, the open area being seen behind a stone wall and cast iron decorative railings.

Travelling northward, the road rounds a bend to the left before becoming sharply curved at Town Living Cross. On the west side is a stone-faced retaining wall with hedge atop, then the partly restored garage associated with the former milling business across the road, and then the very high grassed bank and hedge associated with the Permian salient that is a feature of the topography of this end of the village and on which was built The Shrubbery. On rounding this long bend Town

Farmhouse and its associated Town Farm Cottage (formerly Lower Town Living) both thatched and listed) come into full view. These form a pair of excellent quality vernacular dwellings, that together with adjacent Fir House (listed, formerly Higher Town Living) were at the centre of farming activity in this corner of the village. The road here is narrow and now sweeps around to the right, with a driveway in to the former, off-road, farm buildings that are now converted to houses, and the cob and thatch Rose Cottages (listed) come into view, located end-on to the highway, to which has been added a new slated residential extension. A house started some years ago located in the garden of Rose Cottages stands unfinished, now reposing in the glory of nature. Rose Cottages mark the northernmost extent of the C.A. The streetscape widens out here to include a wide grass verge on either side of the road

Back at Town Living Cross the narrow street leading to The Square gives access to the yard at the back of Downe's Tenements and Parade House. On the north side are two pretty vernacular cottages, (listed), Tumbles Cottage and Willow Cottage (thatched & listed) and with river stone cobble-paved garden path.

Distant views from or to this area are limited, though some views across the Hole Valley are offered from some properties.

*SUMMARY: The village's topography, open spaces, winding lanes and vernacular buildings are characterised in this area, which (together with the Green Area) formed the heart of the village as it developed from the earlier times, and evidence remains. Former farmhouses, cottages and related buildings are exemplified, and an insight is given into the use of brick for building here in the early XX c. Increasing traffic through North Road presents a threat to the integrity of some buildings.*

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THE SHRUBBERY - Dark red outline on the Map.

On entering the village on North Road from the North, a parking area and entrance to The Shrubbery is seen on the right. This neat development of six small bungalows introduced as affordable rented council housing was built in the 1950s, and, now partly in private ownership, lies within its own elevated setting and remains well maintained. Its location and elevation are such that the amenity of the heritage property nearby is not unduly affected in any negative way.

SUMMARY: The area is a former council housing estate with utility bungalows that have little to do with the historic context of Exbourne as a farming village. The buildings might be held up as an example of post-war low cost accommodation. A continuing good standard of maintenance of the buildings and grounds, the protections that accompany C.A. status and the proximity of the estate to the more historically significant Town Living Cross area might together justify continued inclusion within the C.A.

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### ***FORE ST., TOWNSEND AND HAYFIELD ROAD— Green Area on the Map.***

This character area is dominated by the Permian rock salient that stretches down the village from west to east. It separates Hayfield Road from Fore Street, and some of the buildings that are located on it occupy a commanding position.

*Historical Note: Fore Street has probably suffered from irreversible alteration more than any other street in Exbourne over the last century. The New Inn, latterly the Lethbridge Arms, was a historic building, key to the long-distance trade that once passed through the village in different directions. It was burned down in 1930 and replaced immediately afterwards by the present Methodist chapel. A row of outhouses sited along the front wall of Endswell that used to serve the houses on the opposite (south) side of the road have been pulled down, and the houses themselves have been altered in the cause of modernisation to the extent that they are unrecognisable as vernacular houses. At the bottom end, Town End Cross was the focus of three of the more important farms in the village: Stone, Clements (now Townsend Farm House), both of which have lost their land, and Bents, now demolished and part of Hayes.*

### **Fore St.**

Fore Street is perhaps best approached from the bottom (east) end, as it only improves as the steep hill is ascended. The road has been cut into the ground, and at the bottom Stone Farm House sits in an elevated position, while opposite is a tall bank supporting the chapel graveyard. Further up, the hedge topped bank is now on the right supporting the garden of Stone, whilst on the left the tall rendered facing of the chapel's brick retaining wall, topped by iron railings, comes increasingly into view, followed by the chapel itself. After this, houses lie on either side of the road. Easterbrook Rest is fronted by a dwarf stone wall with double hooped iron railings, and next comes the tall stone wall to Endswell House's front area, which at one time formed the spine of a row of outhouses that stood alongside the road. Next again is Rosemary Cottage, referred to in relation to The Square, as also is Coombe House, with its timber lattice framed porch, a characteristic of other Exbourne houses. Some remnants of riverstone cobbling and kerbing in local stone are seen on the south side of the street.

The raised ground formed by the Permian breccia is manifested in the footing of the various buildings on the north side of Fore St., from Rosemary Cottage down to Townsend Farm, where it is a particularly prominent feature.

### **Town End Cross**

Meeting at this crossways are Holebrook Lane, Fore St., New House Lane and a link lane to Hayfield road which gives access to Townsend Farm. There was once a traditional finger post there which has now been removed. Approaching from Holebrook Lane, Stone Farmhouse, built in stone in the late XIX c. stands in an elevated position, with its shallow garden forecourt bordered by a stone wall. A tall rendered cob wall on a stone base contains the former farmyard at this point. On this until recently hung an iron bracket, which once housed a large lantern that was part of the village's first street lighting system.

In the north east quadrant stands Townsend farm house (unlisted), a vernacular house elevated also, above New House Lane. Its former farmyard has gated access from the link lane which is carved through the breccia upstand and is bordered on the other side by a stone wall of considerable

quality having been recently rebuilt following a collapse. Townsend farm buildings have been converted to holiday accommodation accessed from within the farmyard and backing onto the street. Modern concrete kerbs have been laid in at the crossroads corner, which is an unfortunate distraction.

Looking back along Holebrook Lane the heritage scene is to some extent somewhat interrupted by the gardens of the Manor Gardens Estate, and even more so now by the rather stark new house built on the east side of the road.

### **Hayfield Road.**

Hayfield road leads up towards the Square and, like Fore St., at the bottom end is cut into the ground. On the south side of the road are more cob farm buildings belonging to Stone raised high on the brecchia salient. This range retains interesting features as seen from the street, including at the east end what were two of the earliest windows left in the village until, sadly, they were removed after a collapse. Some old windows remain in the elevation alongside Hayfield Road, and the west end of this range contains what was the original farmhouse, evidence of which still exists within. The farm yard access here is also gated, and adjacent is a small stone range currently being converted into living accommodation.

On the north side of the road stands a former milking parlour and churn stand, behind which is a large farm shed in corrugated iron. Access to The Bellamys bungalows (beyond the C.A.) joins the road next, with grassy banks topped with shrubs, excavated to provide generous sight lines in accordance with modern requirements. Beyond are Pooke's Cottages (listed), a pair of vernacular dwellings standing almost up to the carriageway, with but the shallowest cobbled forecourt raised up behind large characteristic river boulders. An extensive garden lies in an elevated position on the south side, supported by a retaining wall in masonry of various kinds, and into the bank have been built various sheds.

Hayfield Cottage is next encountered, featuring an unusual turret, and an interesting road side linhey close by. A raised garden and summer-shed on the opposite (north) side of the lane.

The lane now opens out into a large triangular space in the centre of which an ash tree grows surrounded by an informal part-cultivated, part grassed area. Straight ahead are seen the derelict buildings of the former bakehouse, on the left the rear and side of the village hall and the recently built Rosemary House and garden. On the right a prominent feature is Hayfield House and the cottage attached, which has been restored and extended and is now known as Wheelwright's Cottage. These are approached over an unadopted area or road, leading to Tumbles at the rear. Access to The Square is by a narrow link between the village hall and the boundary wall of the bakehouse. A tall standing stone serves (ineffectively) to detract traffic from impacting the village hall roof. The memorial tablet can be found in the side of the village hall.

*SUMMARY: The setting of the area is prescribed by the dominating Exbourne salient and the steepness of the streets cut into the ground. This, together with the Town Living Cross Area, was very much the working end of the village, unlike today. An insight is offered into the nature of the village's earlier small-farming structure. A few earlier vernacular buildings and other features remain; the Methodist chapel, which was the culmination of a non-conformist movement in the locality for more than a hundred years occupies a prominent position. The area has architectural and historical significance. The area in front of Hayfield House offers an opportunity for enhancement.*

## THE AVENUE – *Brown Area on the Map*

This section of road, wider than most in Exbourne, links High Street in Top Town and North Road - Bottom Town and retains for most of its length the old granite kerb stones that retain the adjacent footway that follows the road on alternating sides. Forming part of the principle north-south thoroughfare through the village, it is from here that three main features of special interest combine to form the unique impression of the village perceived by those who pass through: The beautiful church, the trees lining the road, (mainly planted by the Tattershall & Glanville families) and the Important Open Space provided by Great Rookery Orchard (though the entrance to this is currently obstructed by debris).

On the east side the principal features are the well maintained churchyard with its long, mortared rubble wall, river stone cobbled path and heavy decorated gates, the church itself with its lofty tower and adjacent war memorial.

Old Church House ruins appear next in which currently is growing a thicket of saplings and young trees that threaten to damage what is left of the walls. Then comes the ungated entrance to Gt. Rookery Orchard followed by a hedgebank and lined with giant evergreen trees.

On the west side of the road the predominant features are, in sequence, the long tall mortared rubble retaining wall that supports the front garden of Court Barton (part with cob-built extension), followed by the entrance drive with heavy iron farm gate, and then a wooded garden area raised behind a dry stone wall.

The avenue is lined with trees on this side also, first evergreens and then deciduous, which present a frame for the tall double frontage of the Edwardian brick-built Avenue House, which comes into view before a bend in the road.

Adjacent to the old church house earlier wall footings are evidence of the previous level of the highway prior to unfortunate re-grading in the early XX c.

*SUMMARY: This area is full of historical and architectural significance. Although there are alterations and additions within the churchyard – the war memorials, the rebuilt roadside wall, and enlargement - this area is evidence of the benign and favourable effect an influential landowner had on the village and its church as well as the Victorian fascination for establishing exotic trees. Today, the church, the stone wall, the adjacent open space and the avenue of trees characterises much of the impression of the village gained by travellers through.*

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TOP TOWN

THE HIGH STREET, AND ROADS ADJOINING – *Mostly shown as the Yellow Area on the Map.*

High St. (formerly Okehampton Street) forms the main access to the village from the A3072 at Exbourne Cross. Comparison with early XX century photographs reveals a considerable change, which was brought about principally for the purposes of accommodating motor traffic but has unfortunately turned out to be inadequate. Latterly, new housing has also taken its toll.

The road was widened north of The Red Lion, including the demolition of a cottage and another building that was one of Exbourne's smithies, and the high ground behind, part of Court Barton was graded to a slope down to a mortared stone wall and planted with rhododendron bushes, which until recently provided an attractive floral break under a handsome red oak early in the season.

High St. is centred on its own crossroads, formed by its junction with Stowe Lane and the west end of Blenheim Lane (formerly "Back Street"), which rises steeply from the east to gain the appropriate level. At this cross roads is seen The Red Lion public house (the last remaining one in the village) which itself has been much altered and in front of which is an open carpark belonging to the Pub. On the opposite side, dug into and buried in the high ground, is the recently built community shop and café, designed by an Exbourne resident from his architectural practice in the village, and known as The Burrow. Although modern in style the sweeping roadside wall is built in mortared stone, and its presence is unobtrusive, even near to three listed buildings. These are as follows:

Elm House, a double fronted end-of-terrace house tucked into an acute angle formed by the junction with Stowe Lane. The listing mentions in particular the hornless sash windows, the door case and the front garden with stone wall and decorative railings. An old cob garage or cart shed opens out onto Stowe Lane and is joined to the house by a tall cob wall with door through. Nos 4 & 5 High St are part of the terrace of housing facing onto the east side of High St. The pair of thatched cottages on the east side of the street known (confusingly) as 1 & 2 The Cottages, High St. present the last remaining evidence of a vernacular roof at this end of the village but to those entering the village from the south are a portent of "better things to come".

The houses on High St. are an eclectic mix of ages, styles and building materials. At the lower end the housing is all in the form of a terrace, mostly white rendered cob, but with the short row of cottages known as Comer Close at the south end, built prior to 1886 in red brick with yellow decorative string course, among the first in the village to use brick.

Two post-war council houses and a pre-war Devon C.C. Police House stand at the summit of the road, followed by a Victorian villa, Courtney View, with its cart shed, stable and loft behind.

On the opposite side, beyond the listed 1 & 2 The Cottages, referred to above there is a modern house set back from the road with a wide entrance drive, a monument to the former chief of planning who designed and built it. Next are the former Bible Christian chapel and adjacent Sunday School with river stone cobbled forecourt, both of which are now converted for residential use. Two road side houses are next, and then Moor View, a detached house in its own garden with entrance drive. The last property of any age, West View, is tight up to the road, flimsily protected from traffic by plastic warning strips that are constantly knocked down.

The road from Exbourne Cross into the village is all included within the C.A. boundary, as adjacent to it was a Devon hedge bounding West Close. However, this has been demolished as part of the Wood Close development.

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Between the pub and the crown of the hill at the Exbourne X end the road is narrow, but it has to accommodate an ever-heavier flow of ever heavier vehicles. Vibration and occasional impact are now threatening the structural integrity of the cob buildings alongside. In addition noise and dirt thorn up by traffic is now a constant nuisance. One house on the east side has had its front door removed, and the doors on two others appear to be sealed off or never opened, presenting a derelict appearance.

The Main Road (A3072).

The former rectory house and the more recent Barwick, though considerable properties in their own right, on account of their remoteness add little to the Conservation Area. The "improved" A3072 carriageway was mercilessly left tight up to the north wall of the house, Crossways, leaving an ongoing maintenance problem. In the light of this, together with the remoteness referred to above, it is difficult to see what if anything they have in common with the character area, or indeed how any meaningful contribution can be made by these properties to the Conservation Area as a whole.

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At the north end of High St. is the church yard, next to which is a passage leading to the school. The school retains its traditional county school stone architecture, which has been tastefully replicated in a recent extension. Then wedged between this and Blenheim Lane are what were originally two rows of Cottages end-on to the road and with a narrow passage in between. The house Blenheim is now scarcely visible behind a tall stone boundary wall and timber fence.

Blenheim Lane

Blenheim Lane falls steeply from High St. towards the manor area, offers far reaching views north eastwards over the Hole valley and at its entrance is attended by a simple brick and slate bus shelter. Recently extended Myrtle Cottage stands high, its garden being raised behind a dry stone retaining wall, which, however, is gradually falling out. An area has been gouged out opposite these houses to provide garaging. Further down is Church Stile House with its former cart shed and loft, and beyond an annexe that once housed a bakery but is now converted into a cottage. Its garden is now invisible, hidden behind a tall wood panel fence. On the south boundary the Important Open Space that is Town Living Orchard lies raised behind a Devon hedgebank.

Stowe Lane

The lower end of Stowe Lane is fully visible from the Red Lion area, but not the properties that it serves. The straight narrow lane gradually climbs to Barton Head Cross on the main road and is lined on either side with hedge banks and mature trees, which provides an attractive scene.

Mount Pleasant used to be a farming homestead, but the property is largely hidden behind a typical Exbourne court wall.

SUMMARY: The place of this very visible area within the Conservation Area is warranted by the number of interesting buildings and features that lie along High Street, notwithstanding the heritage loss opposite Blenheim Lane that has occurred in the last half of the XX century in the interests of the motor vehicle. The former Bible Christian chapel and associated Sunday School are of historic interest even in their present much modified form. However, especially on the narrow length of High St. that is particularly vulnerable to traffic blight, some heritage assets are prone to continuing damage and look uncared-for. Unsuitable modifications or extensions, including to listed houses, combine currently to produce a generally negative effect.

It is hard to identify what contribution some of the properties at the south end of High St. and on the main road make to the significance of the Conservation Area. The High Street itself has now been altered by works related to the Wood Close development, which makes its inclusion also difficult to justify.

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### **MANOR GARDENS ESTATE – Coloured Red on the Map**

The Manor Gardens estate was developed over four parcels of former pastureland extending to just under 3 ½ acres and associated with the Manor, including a number of mature trees that were meant to be protected but nearly all came down. The fourteen detached plots are accessed by three individual private service driveways, and all but one were built on, mainly houses, in the late 1970s. Although little attempt was made to sympathise with other period houses in adjacent locations, the estate was nevertheless included within the Conservation Area and therefore falls to be considered as part of this appraisal.

*Historical note: This ground had long been associated with the Manor House, but the controversial project was eventually permitted, due in part to the untidy appearance that the land had assumed due to a number of buildings erected for pig farming, also to the presumption that the camouflage provided by the large number of trees along the field boundaries and within would have a mellowing effect on the raw edge of new housing. The land was divided and sold to different small builders to develop, and so there are few characteristics in common between one part and another.*

The estate is bounded to the north and west by older mainly vernacular property as well as Coombe House orchard and on the south and east sides by Blenheim Lane and Holebrook lane respectively.

The few characteristics that perhaps link the generally unremarkable newer house designs to local distinctiveness are limited to white rendered walls, moderately generous eaves and verge overhangs and inset window frames. Coppins incorporates a “barton” style front-gabled two storey porch, as seen on a few farmhouses and larger houses in West Devon.

Some gardens have been imaginatively developed taking advantage of contour variations. On Blenheim Lane in particular, these provide a feature that meets with favourable comment, and this is no doubt due in part also to the winding lane, the mature trees that still border it and the inclusion of vernacular Swallow’s Rest, referred to below, in the overall scene.

Some of the gardens are open to the street and others enclosed. Two of the access drives are tarmacadamed, leaving a slightly suburban feel, particularly the cul-de-sac serving Nos. 7 to 10 with their shallow-pitched roofs. The drive serving 11 to 14 Manor Gardens is left with a gravel surface,

which, in combination with bordering trees is more in tune with a farming village, even if the houses themselves are not.

Lastly, but certainly not least, Swallows Rest (listed) and Hayes (not listed, but with hints of Arts & Crafts influence) are two older houses that continue to lend some degree of historical permanence and play an important part in the setting of an area that could otherwise lack historical or architectural interest. They are both thatched rendered cob houses, and both feature a tall court wall that provides privacy for much of their grounds and an oaken entrance door through to the garden. Attractive richly ornamented steel gates open onto the front garden of Hayes, with its magnificent copper beech which is a significant feature of the landscape at this end of the Character Area. The former stable block adjacent to the road also features a rustic ventilation cupola, which, together with cobbled yard (granite setts) and arched gateway contribute to local character.

A combination of varying contours, steep retaining banks, traditional Devon hedges and individual landscaping enterprises lends interest to much of the area, as do also some mature trees on the east and south borders. Nearly all the original trees inside the estate included in a specific Manor Gardens Grounds TPO of 1975 have been removed, leaving just some of those on the road boundaries. A few newer trees have grown and reached a size for which some protection is provided by Conservation Area rules.

*SUMMARY: The area is now principally a conventional housing estate with plain conventional houses that have little merit in terms of historic or architectural significance. A high standard of integrated landscaping and garden maintenance might be justification for inclusion as part of a conservation area. C.A. status can also probably be justified to provide protection for heritage assets that border the estate.*

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