



Heritage Note

Land at Squirrel and Mow, Exmouth

Date: 25/06/2024

1. Introduction

- 1.1. This note considers whether matters relating to built heritage would represent a constraint to the deliverability of residential development at an area of land on the western side of Exmouth (Plate 1).



Plate 1 Site Location Plan

- 1.2. It has been informed by site visits in January 2023 and June 2024, reference to historic maps and aerial photographs, and reference to the revised Registration Description for the Registered Park and Garden.

2. Built Heritage and Setting

- 2.1. The key assets considered in this note in relation to the site are:
- The Registered Park and Garden of A La Ronde and The Point-in-View.
 - The Grade I Listed A La Ronde.
 - The Grade I Listed Point-in-View Chapel.
 - The Grade I Listed Manse at the Point-in-View.

- 2.2. With regards to the Registered Park and Garden, this has recently been revised to exclude the site (Plate 2).

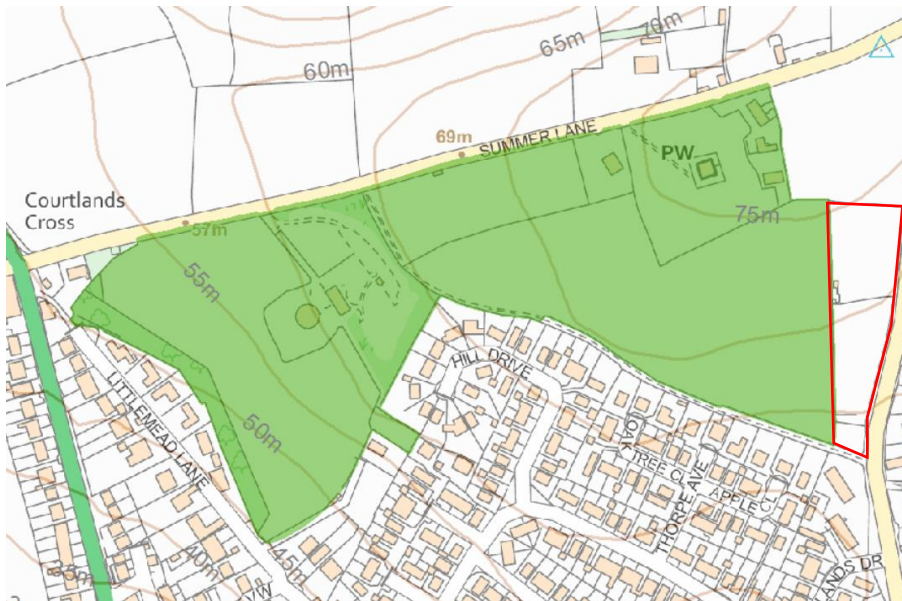


Plate 2 Extent of Registered Park and Garden

- 2.3. The land of the site was excluded as it was demonstrated that it did not have intrinsic significance as part of the designed landscape and estate.
- 2.4. The ownership of land associated with A La Ronde as shown on the Tithe Map of 1838 is plotted below, clearly excluding the site (Plate 3).



Plate 3 Extract from the Tithe Map showing areas either owned or occupied by Mary Parminter, occupier of A La Ronde outlined in orange

- 2.5. At this time, the site comprised two arable parcels, called *Squirrel* and *Mow Plot*.

- 2.6. With regards to the revised Registration Description, no key views out from the eastern boundary of the Registered Park and Garden are identified. The area immediately west of the site within the Registered Park and Garden was pasture that had little intrinsic historic significance.
- 2.7. The Registration description does state that the Point-in-View chapel was '*characterised by its rural isolation,*' although it should be noted that the residence of The Manse is associated with the chapel, immediately to the east, as are modern almshouses, which replaced some of those which were integral with the chapel. A modern residence also lies to the west.
- 2.8. Fields which are now located to the east of the Registered Park and Garden provide a green space between the Chapel and The Manse and Hulham Road, but it is the area to the north of the site which fulfils this role. The experience of the site in relation to the Listed buildings is further considered below.
- 2.9. With regards to A La Ronde Grade I Listed building, clearly those areas which make the greatest contribution to its heritage significance through setting are the designed grounds, and the related Point-in-View chapel, almshouses and Manse, as well as views west to the estuary and rising land beyond. The associated landholding which was contemporary with the key period of occupation and laying out of the grounds also contributes. This does not appear to have included the site. It should be noted that several residences of later date lie in the surrounds of A La Ronde, to the south, but also on Summers Lane, including within the Registered Park and Garden.
- 2.10. No views towards the site from A La Ronde were identified (Plate 4). In relation to the Listed building of A La Ronde, the site lies beyond the associated building and car park, and partly beyond modern housing.



Plate 4 Looking east from A La Ronde towards the site

- 2.11. The Point-in-View Chapel, which lies to the east of the designed grounds and is also Grade I Listed, was built in 1811 as a non-conformist chapel, originally incorporating four almshouses. This lies in a square enclosure of rough pasture (Plate 5), historically separated from the designed grounds by an area of associated pasture, which was once crossed by a path (now removed).



Plate 5 The Point in View Chapel, looking north

- 2.12. With regards to the Point-in-View Chapel, the key elements of its setting which contribute to its significance comprise its immediate surrounds comprising the former gardens, the wider square enclosure of meadow, A La Ronde (the owner of which commissioned it), and the Grade I Listed Manse (the minister's accommodation), as well as the path connecting the two areas. Views over the estuary and rising land beyond also contribute to some degree.
- 2.13. The site has no functional or other recorded historic links with the chapel. Again, the modern houses in the vicinity of the asset are noted.
- 2.14. Views from close to the chapel are separated from the site by a hedgerow, and the topography results in longer-range views oversailing the site (Plate 6).



Plate 6 Looking towards the site from close to the Point in View Chapel

- 2.15. The Grade I Listed The Manse lies further to the east of the Point-in-View. This is an early 18th-century house associated with the Chapel. The key elements of the setting of this asset which make the greatest contribution to its significance through setting are the Point-in-View chapel and almshouses, with which the minister who occupied the manse was associated. Indirectly, it was related to A La Ronde and its occupants. Later almshouses are also present in its vicinity, as are other modern residences. In addition, the field to the east of the Manse (north of the site) has a direct and clear visual relationship with The Manse and has some historic illustrative value in terms of the current sense of separation from significant area of built form, although the tree belt previously present may have reduced the relationship between the two areas historically.



Plate 7 The Manse, with bungalows north and south, looking north-east

- 2.16. Views north-west from the site towards The Manse are largely contained by the hedgerow, even in winter, and in combination with the topography result in only glimpses to the very upper elements of The Manse (Plate 9).



Plate 8 Looking north from within the site, with the Chimneys of The Manse visible



3. Conclusions

- 3.1. Considering all of the above, whilst the site lies to the immediate east of the Registered Park and Garden, there are no designed views towards it from the area, and the area it is contiguous with within the Registered area was pasture of little intrinsic significance historically. Considering the setting of the Listed buildings within the Registered Park and Garden, it is very largely the land to the north which contributes to their sense of separation, and as such, the southern area of the site could accommodate residential development without impinging upon this. As such, matters relating to heritage are not considered to be a major constraint to the deliverability of well-designed residential development within the southern area of the site.

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