

Ottery St Mary Interim Conservation Area Review

Purpose of the Review

There is a requirement under Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 of all local authorities to review their conservation areas and publish proposals for their preservation and enhancement. Reviews must be carried out every five years as the character and appearance of a conservation area can change over even small periods of time. The purpose of this interim review is to identify the principal changes since the publication of the Conservation Area Appraisal and to outline potential changes to the conservation area boundary which will form part of a full consultation exercise when the draft Management Plan is produced.

Key recent changes in Ottery St Mary Conservation Area.

- Very little appears to have changed in Ottery St Mary since the previous appraisal. The town is still a workaday mixture of fine old buildings, marred by unrestrained commercial activity in the shopping centre and in key locations around the church, combined with commercial dereliction on the outskirts.
- A new flood defence scheme has been implemented by the Environment agency in Canaan Way; the associated landscaping is raw but maturing.
- The large and influential Cutler Hammer factory has closed and is now derelict.
- The listed buildings in Paternoster Row have now been refurbished, particularly number 3 which was recently classified as at risk. Their forecourts now have smart new wrought iron railings that seem to be a fairly exact replica of Victorian railings. Paternoster House has been paved with granite setts that are successful as a formal front area treatment.
- Several new houses have been built in the conservation area, three in Sandhill Street, and one is being built in Chapel Lane. Those in Sandhill Street are unfortunately set back from the street frontage to allow for car parking and have introduced an uncomfortable suburban look to this tightly packed town centre. There are a few derelict or under-used sites that will be under development pressure, notably another site in Sandhill Street.



A successful restoration of 3 Paternoster Row.



The provision of parking and unfortunately set this new development back from the road.

- PVCu windows are now almost universal in the conservation area on all but the most cherished listed buildings. There is a totally incongruous full set of PVCu windows on a thatched key building in North Street.
- Shop fronts are increasingly modern and enlarged with brash over-sized signage and lighting. Some examples of these have been fitted without the benefit of the necessary consents.
- Signage and notices are proliferating in the central area, with the area around the Coleridge Pre- School most afflicted, but other important key sites such as the library in The Flexton also very poor. A large front garden sign has been installed at Ridgeway House. The Canaan Way car park has too many overlarge signs and even the graveyard has well advertised CCTV with a large notice on the fence.
- The overhead wires mentioned in the appraisal are increasingly obtrusive and poles supporting them continue to rust and deteriorate. However new streetlights to a Victorian design have been installed throughout the historic centre and fit well with the historic buildings.



Overly deep plastic fascia signs with advertising even in the first floor windows,



Excessive signage in front a key building identified in the conservation area appraisal.

Potential review of conservation area boundary.

The existing conservation area boundary covers the historic area of the town. Development outside the boundary is mainly modern and does not meet criteria for inclusion. The exception is the area round the Tumbling Weir Hotel (listed grade II). It is suggested that the conservation area should be extended to include the site area of the hotel. No part of the existing conservation area has yet been degraded to the extent that it should be omitted due to eroded character. These aspects of conservation area review will be fully considered during the consultation process.

Principle reasons for erosion or changes to conservation area character.

- Pressure for home owners to replace historic timber windows with PVCu replacement windows in Victorian and key buildings. In many cases this is permitted development and cannot easily be controlled.
- Uncontrolled overbearing shop fronts and fascia signs. Changes to shop fronts needs to be better policed.
- Deterioration of the Cutler Hammer factory and Mill. With no secured future for this site at present there is no investment and little ongoing maintenance.

OTTERY ST. MARY

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with contributions from Town and Parish Councils and Amenity Societies in East Devon

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OTTERY ST. MARY



View towards Silver Street and The Flexton

1 HISTORIC AND TOPOGRAPHICAL BACKGROUND

1.1 An ancient town, Ottery has had a market for over 1,000 years. It is situated in the midst of a large fertile parish mainly in the wide vale of the River Otter. Edward the Confessor gave the Manor and Hundred to the Cathedral Church of St Mary at Rouen. Bishop Grandison of Exeter procured it by exchange in 1334; and in 1337, he founded a college of secular priests, with 40 members in all. The whole was suppressed by Henry VIII in 1545 and the fabric of the church and a small residue of the collegiate property, were transferred to a body of four governors, to whom Edward VI added eight assistants in 1552. These are still the legal owners and guardians of the Parish Church and churchyard. Other property transferred was Grandison's school and this was refounded as "The King's New Grammar School".

1.2 John Coleridge (1719-81) was vicar of Ottery and master of the Grammar School and his son Samuel Taylor (1772-1834), the famous poet and philosopher, received his early schooling here. A plaque on the churchyard wall commemorates him and has the words "He prayeth best who loveth best". The town reputedly also has important associations with Sir Walter Raleigh who lived here for a time, and it also became the headquarters of Fairfax for a month during the Civil War.

1.3 Ottery St. Mary is also the setting for a large part of W.M. Thackeray's famous novel "Pendennis". Larkbeare, a residence in the parish of Ottery then occupied by his stepfather, is where Thackeray used to spend his holidays when at Charterhouse, and may be taken as the "Fair Oaks" of the story. Escot, nearby is probably "Clavering Park" whilst "Clavering St. Mary" is clearly Ottery itself.



View across the town from the Churchyard with wrought iron overthrow. The gates have been removed.

2 SETTING OF THE CONSERVATION AREA

History of Designation and Extent

2.1 The Ottery St. Mary Conservation Area incorporates the historic market and ecclesiastical centre, most of the 19th century suburbs, and a large area of historic landscape to the north and west of the town, including the small hamlet of Dunkirk in a wooded setting just to the northwest of the main urban area.

2.2 The present Conservation Area was first designated in 1973 with a large extension added in November 1983. Within the existing conservation area there are some 50 listed buildings the location of which are shown on Map One.

Basic Form and Layout

2.4 The town centre exhibits an informal but closely grouped network of streets which appears to be of medieval origin. This is also reflected in street names that hint at considerable antiquity, Cornhill, Paternoster Row, The Flexton, Jesu Street and Yonder Street. A settlement would already have become established when Bishop Grandisson's collegiate church for 40 monks was established in 1335.

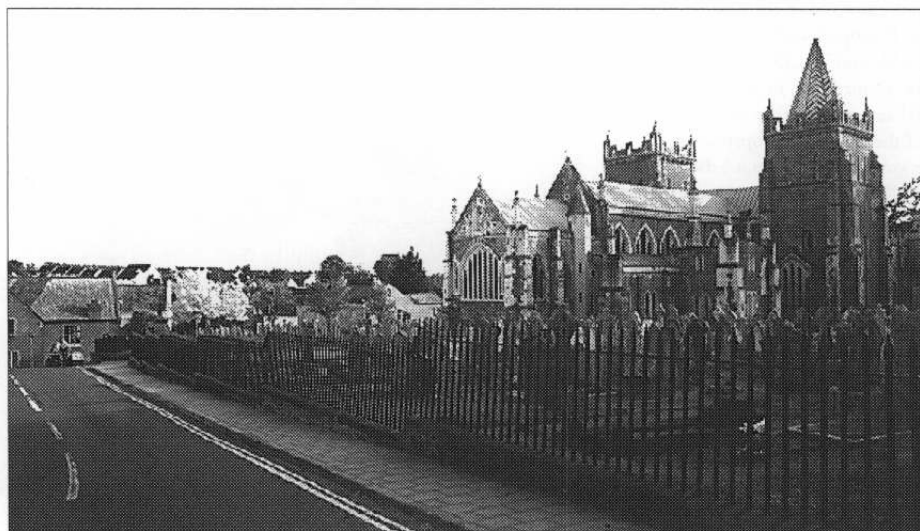
2.5 The town has long flourished as a market and manufacturing centre, but, like many others in Devon at the time, was swept by great fires in 1767 and 1866. It nevertheless retains many good Georgian houses, especially near the Parish Church, which is its glory and modelled on Exeter Cathedral. Otherwise the large majority of buildings within the conservation area are of 19th or early 20th century date.

2.6 Although not an evident feature from within much of the town centre, St. Mary's Church is the building with which the town is most immediately associated. With its large churchyard, it forms an enclave to the north of the town centre with largely open countryside beyond the also quite imposing group of buildings that surround it. The Vicarage and Warden's



Paternoster Row has several fine 18th century houses

House in the lane south of the church are now all that indicates the remnants of the College. Chanter's House, northwest of the church is an imposing house, rebuilt in 1882, apart from the southwest front. This was the home of the Coleridges' and it also has a tablet describing that here during the Civil War, Fairfax was presented with a jewel by Parliament in recognition of his services at the Battle of Naseby. Furthermore it was in the Great Parlour of this house that Cromwell and Fairfax signed the Convention of the West.



The 14th century Collegiate Parish Church which gives Ottery the character of a small cathedral town

2.7 Ottery formerly had a substantial wollen manufacturing industry, which contained machinery originally driven by water-wheels powered from the unusual circular tumbling weir which still survives. Other visible evidence is the earlier mill buildings and the extensive 19th century mechanised mill buildings. These remain in industrial use although they have long since ceased woollen manufacture.

2.8 A railway arrived in the town in 1874, being served by a branch from the L.S.W.R. Waterloo to Exeter route, further dividing two miles south to serve Budleigh Salterton and Sidmouth respectively. These lines were closed following the Beeching closures in the late 1960's.

3 BUILT ENVIRONMENT

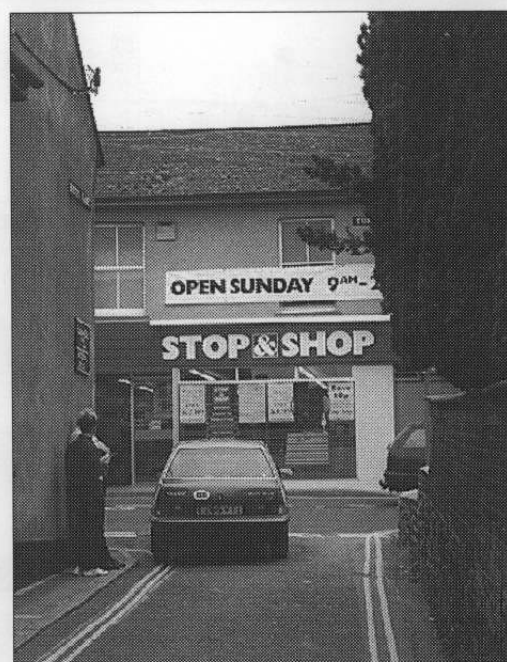
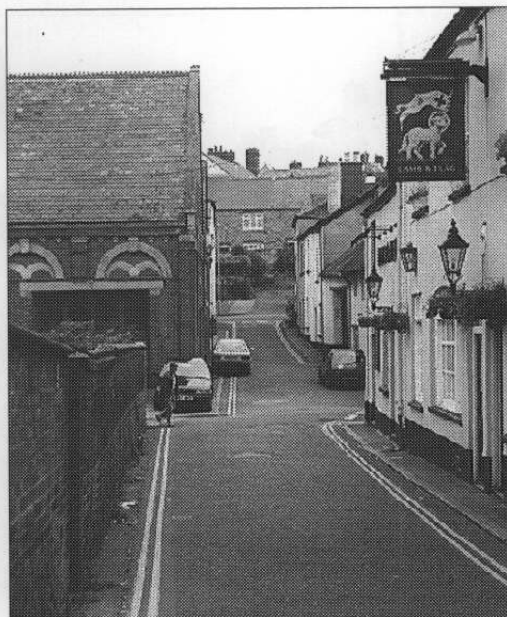
3.1 The conservation area can be subdivided into separate areas which help to understand the social and economic factors which have governed the development of the town. These are briefly described below and defined on Map 1.

1. Town Centre

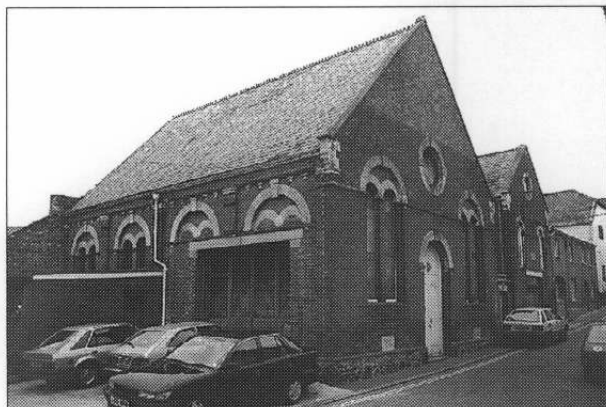
3.2 This sub-area consists of the commercial heart of the town, centred on Broad Street where considerable traffic flows converge. The townscape is somewhat disappointing with few buildings of distinction. Jesu Street and Mill Street have mainly plain brick or rendered two storey frontages with relatively few listed buildings and many replacement windows and doors. Only a few original shopfronts have survived. Some mid-late 20th century fascia signage appears as unnecessarily dominant in the context of an historic town.

2. Parish Church Setting

3.3 By contrast this part of the town is of exceptional quality in terms of historic interest, townscape and spatial arrangement of buildings, further enhanced by some sharp differences in level. There are relatively few jarring features and a quality of timelessness in the contrast between important urban spaces and close proximity to the adjoining countryside. This contrasting juxtaposition has clearly changed little for several centuries. The Parish Church, is understandably a building of national renown, but it is the group that consists also of the Chanter's House, Manor House, Warden's House, Vicarage, Town Hall, and fine 18th century town houses fronting Cornhill and Paternoster Row that endows this part of the town with such unique character.



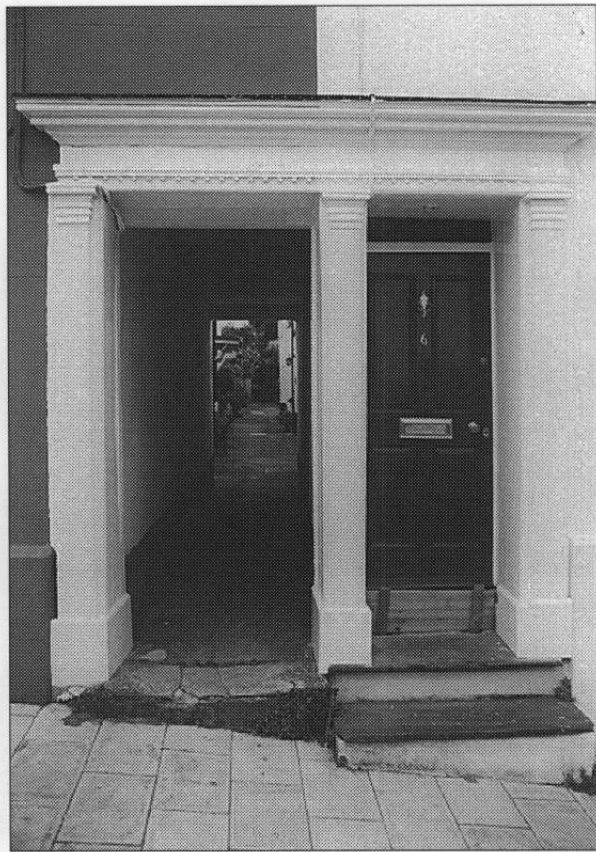
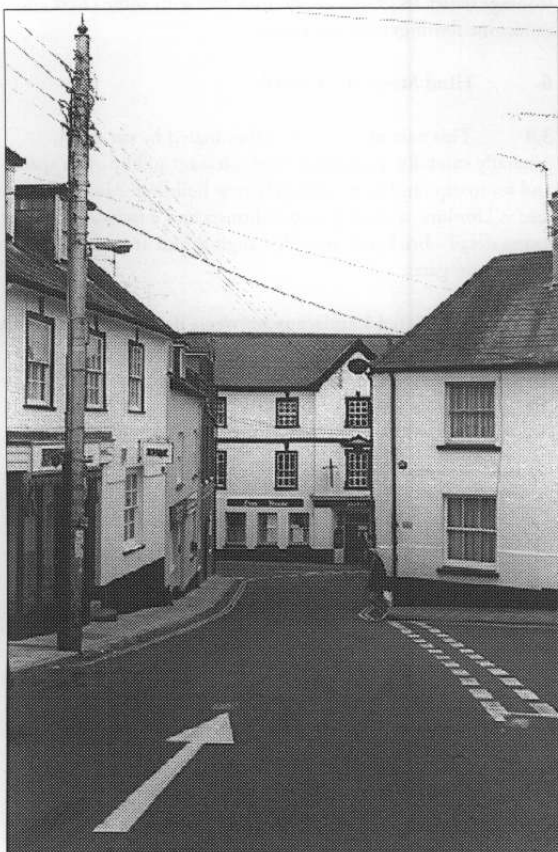
Batts Lane forms a link across the eastern edge of the town. The view at the south end is spoilt by the assertive modern shopfront. The former fire station (left) is a major public building standing empty





(Above and left) Broad Street is the commercial heart of the town with a somewhat disappointing townscape, especially on the north and west facing frontages. Traffic flows are often heavy





Cornhill and Paternoster Row (above and bottom left) form a continuous west facing frontage on a gentle slope with several good frontages and an access to short rear terraces like Honiton (above right). The steps are slate (right) or blue lias (left); the latter rather prone to fracture

3. Eastern Approaches

3.4 Yonder Street is an important entry point to the town from the east. It has a pleasant, quite intimate scale and with its continuously changing alignment of building groups provides considerable visual contrast, further enhanced by a range of building styles and materials, including some good cream and red brick detail to 19th century houses and some earlier vernacular buildings, for example a row of thatched cottages (probably 17th century). As in the town centre there has been fairly extensive loss of original frontages and there is a particularly bad example at Sherman House, where a plaque records an original date of 1572 and a supposed restoration of 1972. This is a classic example of what damage can be done by insensitive alterations disguising virtually all the historic fabric of the building which may or may not have survived.

3.5 Sandhill Street, running parallel with Yonder Street is a quiet backwater with some plain and relatively unharmed mainly 19th century short terraces of considerable quality and variety.



Views into Paternoster Row and North Street respectively from close to the junction with Ridgeway. Here much development is later 19th century redbrick terraces interspersed with some earlier cottages (above)

4. North Street and Paternoster Row (part)

3.6 This is another important entry point to the town with considerable variations in architectural style and aspect. There are an important series of vistas into the town as the bend between North Street and Paternoster Row reveals an intriguing glimpse of the twin towers of the Parish Church which then burst dramatically back into view when making a final sharp left turn. With a combination of brick, pastel-painted render, and small sections of exposed stonework this again is townscape at its best, marred only by overhead power lines, and the gradual intrusion of artificial materials (e.g. PVCU windows and artificial slates).

5. Mill Street and former Mills

3.7 A part of the town that is significant historically, since it reflects important phases of the town's industrial past, and still contains a major manufacturing enterprise. In addition to close proximity to the River Otter, is the Mill Leat which forms much of the western boundary of the conservation area. The area is further characterised by a striking pair of 1911 houses, some fairly plain 19th century terraces, and two fine 18th century town houses. There is also the striking former Wesleyan Chapel frontage dated 1829; mostly of brick but with some chert and sandstone footings and other detail.

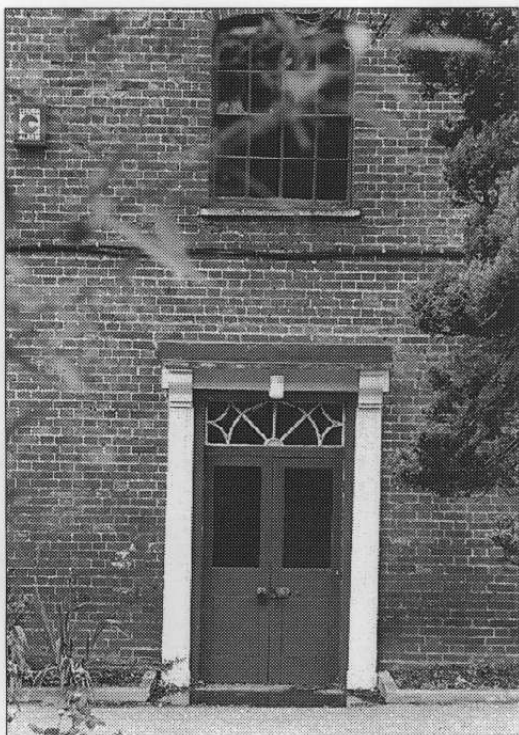
6. Hind Street to Dunkirk

3.8 This part of the town is dominated by car parks, generally carefully landscaped, with pleasant public open spaces and footpaths, and some relatively new building. Also within this area is Dunkirk, a small group of houses and a lodge, with interesting detail - brick, tile and tile hanging, and an especially ornate pair of iron gates.

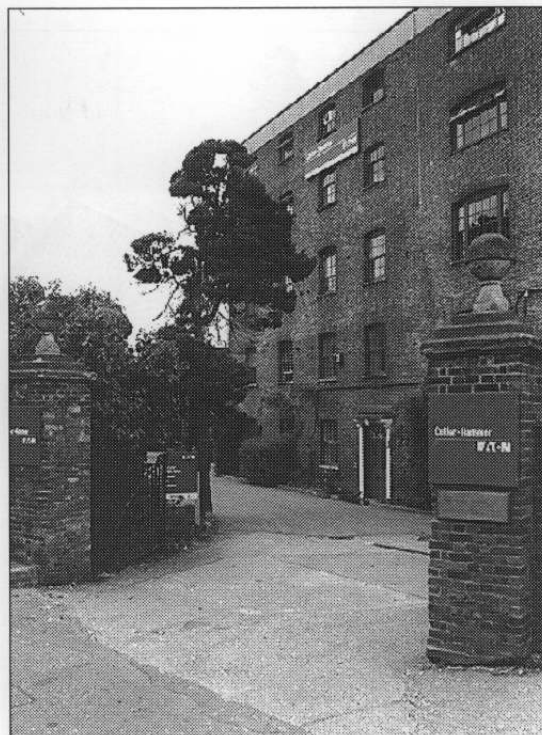
7. Associated Landscape between Butts Hill and Cadhay Bridge Farm

3.9 A large area of both open and wooded landscape of historic importance mainly associated with Chanter's House.



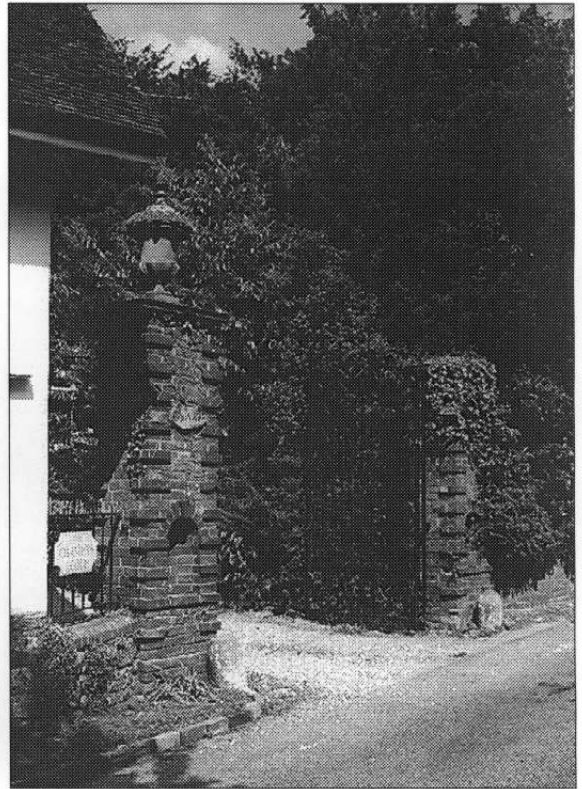
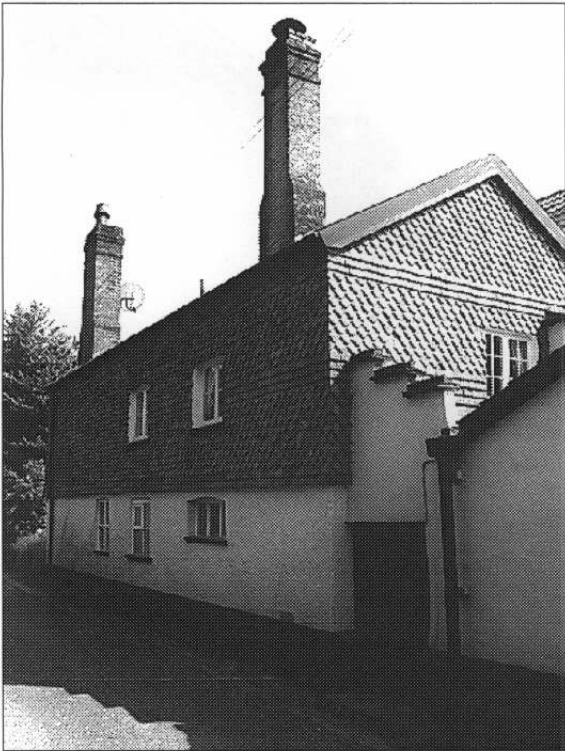


The c.1790 entrance to the former Serge Factory in Mill Street



Mill Street and the massive Mill buildings form the town centre approach from the southwest. A good late 19th century terrace (left) lies just beyond the present conservation area boundary





Dunkirk is a small hamlet northwest of the town centre with attractive tile-hanging and ornate brick piers supporting wrought iron gates at the Lodge to Chanter's House. Beyond is extensive woodland (left)

4 LANDSCAPE AND TREES

4.1 The majority of green space within the conservation area is the large area of associated landscape to the north and west of the town. A second area where open space is plentiful is around the Mill Stream, south from Dunkirk to the Mill itself, where the tumbling weir is a particular feature. Immediately to the east, the public car park and town park are both pleasantly landscaped and largely enclosed by mature trees, including a number of conifers, to the north and west. These two elements provide an excellent backdrop to the eastern half of the town.

4.2 Within the close-knit 19th century and earlier development, where houses in terrace form front directly on to the street, which typifies much of Ottery, there is little scope for prominent trees to form an integral part of the townscape. A few exceptions can be seen, most notably within the curtilage of the United Reformed Church, and to the rear of the Bank in Gold Street. The churchyard of St. Mary's contains several fine trees including some recently planted ornamental species. There are well established hedgerow trees close to the northern entry into the conservation area. Because much of the earlier part of the town lies in a small hollow, viewpoints that give glimpses out of the town towards the surrounding countryside, are often contained by a backdrop of trees just beyond the boundary of the conservation area and there are particularly important groups of trees on higher ground immediately to the south and south-east of the town centre.



Gold Street is yet another of the intricate complex of streets in this part of Ottery which by virtue of their layout and ancient names indicate medieval origins



(Above and left) The car park at Canaan Way is well landscaped and in an attractive setting

5 HARD SURFACES

5.1 Survival of early paved or cobbled surfaces using traditional materials is rare for an historic town of this quality. The only examples are to be found where slate or natural stone has been used in steps as treads or risers, some providing entrances to houses others as flights, for example the National Westminster Bank. In one or two cases there is damage and replacement is necessary.

5.2 Although more recent treatment has been generally well-handled, as for example the paved and bollarded surround to the memorial at the top of Silver Street, concrete or brick pavoids have been used. No attempt has been made to re-introduce locally available natural materials.

6 BUILDING MATERIALS AND ORNAMENT

6.1 Brick, sometimes painted, and smooth or roughcast render are the predominant building materials. Colours are normally carefully chosen and well-balanced. Locally found chert is often used for boundary and retaining walls. Brick with stone or stuccoed dressings is used in many of the more important buildings.

6.2 The Parish Church is an attractive combination of mainly local brown conglomerate sandstone with Beer stone dressings. Internally the 19th century font is noteworthy as an outstanding example of the use of English Marble, most of which originates from the Newton Abbot area the southern edge of Dartmoor.

6.3 Slate is overwhelmingly the predominant roofing material with some good surviving Cornish examples, but a strong tendency to replacement with artificial substitutes. There are a few good examples of ornamental red terracotta ridge tiles and the extent, range and rate of loss of red and cream terracotta chimney pots would repay investigation, since here as elsewhere, there appears to be some threat to their survival in a town where skyline views are often important.

6.4 Ottery St Mary is quite rich in ornament. Late 18th and early 19th century houses exhibit fine classical detailing, and there is some robust wrought ironwork, for example the railings and overthrow enclosing part of the churchyard, and fronting some houses. A number of good late 19th/early 20th shopfronts survive although many more have been replaced by later substitutes, which although considered contemporary, tend to lack the quality of finish and craftsmanship of the earlier examples that they have often replaced.

6.5 There is a good range of traditional timber doors, door surrounds and windows, and a scattering of porches. Poor quality and inappropriate replacements are becoming increasingly commonplace. A succession of top-opening vents in a frontage where double-hung sash windows would once have been universal can be unduly prominent and visually discordant. The almost complete loss of original frontage detail of this type is a problem that needs to be addressed if the inherent character of all but a very small minority of such buildings, which are usually a prominent part of the townscape, are to survive. Much more damage appears to be occurring to houses of this period than to earlier domestic buildings where the case for and incidence of listing is very much greater.



Silver Street, less than 100 metres from Hind Street, presents an attractive townscape although street furniture still tends to dominate



The former Town Hall is typical 19th century brick neo Gothic



Attention to detail can often provide delights, such as the plain but effective brickwork to a 19th century terrace in Yonder Street (below), 18th century railings at Raleigh House and bootscrapers at the Methodist Church



7 STREET FURNITURE AND SPECIAL FEATURES

7.1 The prominence of metal columns carrying overhead power lines, and attached utilitarian streetlighting is a strongly intrusive feature in several important streetscapes close to the most visually sensitive and architecturally important parts of the town. Cornhill and Paternoster Row are worst affected. A pleasant contrast is the unobtrusive lighting and an absence of columns in the Broad Street area.

7.2 Little of historic consequence in this context has survived, apart from some fine cast-iron street nameplates painted white on black, and the intriguing wood and metal turnstiles in Piccadilly Lane.



Piccadilly Lane linking Mill Street and Hind Street

8 SYNOPSIS OF HISTORIC BUILDINGS

Distribution

8.1 Most listed buildings in Ottery are to be found in the streets leading up to or near to the Parish Church i.e. Paternoster Row, Cornhill, Silver Street, Gold Street and The Flexton. Elsewhere are individual buildings or small groups scattered across the town, with probably the largest concentration around Mill Street.

Summary of Listed Buildings

8.2 The following is a summary of the main listed buildings of note within the conservation area:

8.3 **The Parish Church of St Mary** vies with Crediton in historic importance. It was clearly modelled by Bishop Grandison on Exeter Cathedral when he greatly enlarged it between 1338-42 for his college of canons, since St Mary's has the only other pair of transeptal towers in England, albeit at a suitably reduced scale. The appearance has changed little since, apart from the addition of the Dorset aisle c.1550, and a substantial restoration by Butterfield in 1849-50.

8.4 **The College** appears to have consisted of a small cloister south of the nave with a Chapter House, Library and Gatehouses, all of which have disappeared. The remnants of houses of the individual canons grouped loosely around the courtyard still survive, but are too much altered to understand their medieval origins.

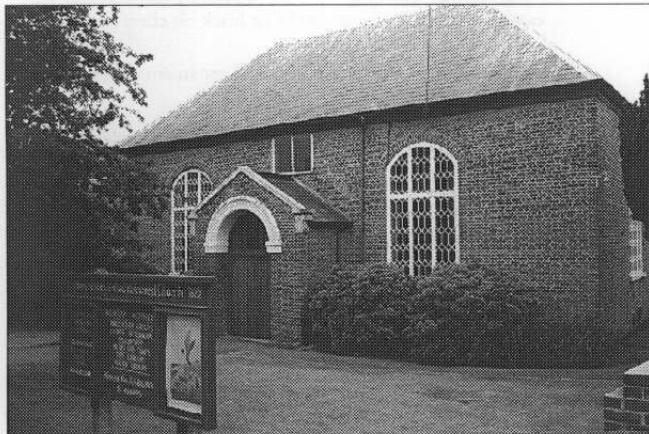
8.5 Immediately southwest of the churchyard, is the **Warden's House**, now mainly of 18th century appearance but with a 17th century staircase. Adjoining is the **Vicarage**, mostly 19th century, east of which the School and Choristers' House survived into the 19th century.

8.6 North of the churchyard is **Manor House** with an 18th century brick front and some earlier parts with mullioned windows. It was reduced in size in 1860. The original **Chanter's House** northwest of the church which has an interesting history (see 2.7) is much altered. There is a fine south front of five bays in red brick, built in the 18th century by the Heath family, otherwise it is of boldly diapered brick and half-timber by William Butterfield 1880-83 when the house was extensively altered for his friend Sir John Duke Coleridge, a former Lord Chief Justice. It is considered one of Butterfield's most ambitious domestic works. The library built to house Coleridge's 18,000 books is a major feature. The Great Parlour along the south front, otherwise known as the Cromwell Room is where Cromwell and Fairfax met in 1645. It has very broad panelling and three niches.

8.7 East and west of the town centre respectively are the **United Reformed Church** and the **Methodist Church**. The former is late 18th century brick, altered with Sunday School buildings added. It has a distinctive hipped slate roof providing a 50 feet square interior supported by four timber posts. It has kept a meeting house appearance (cf. Salem Chapel, East Budleigh). The porch is flanked by large segment-headed windows with a small window above to light the former gallery. The former Wesleyan Methodist Church of 1829, though less impressive, has a tall three-bay gabled brick front.



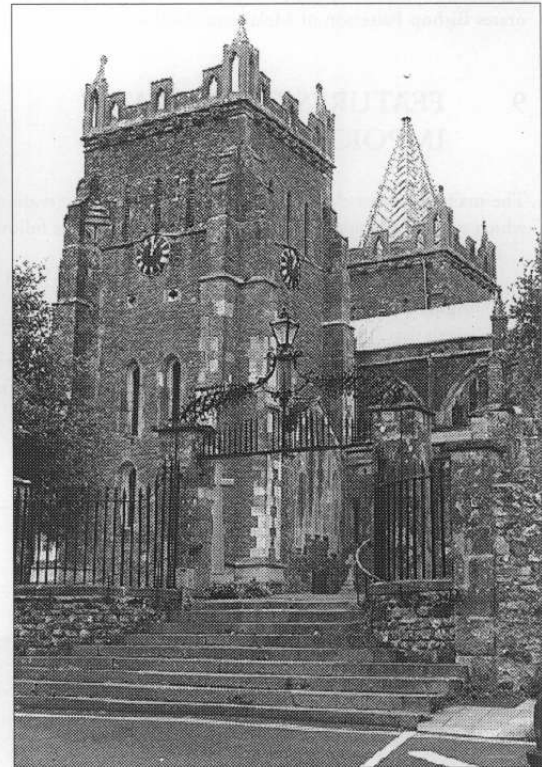
Chanter's House has medieval origins but the present building is largely Butterfield's design of 1880



United Reformed Church; late 18th century with quite plain detailing

8.8 The best houses in Ottery are to be found in Cornhill and Paternoster Row where there are good 18th century groups. The Priory is five bay, red brick, with a central pediment and rain water heads dated 1759 and 1779. South of the Parish Church in the sloping square on an island site is the 19th century Gothic brick former Town Hall and War Memorial by Walter Cave.

8.9 To the west along Mill Street are less grand 18th century houses. Nos 96-99 may have much earlier origins as they form part of a timber-framed house. By the Mill Race is The Mill four-storey and of red brick with the Mill House attached. Adjoining and dominating this end of the town is the enormous former Serge Factory built 1788-90 by Sir George Young. Built of brick with flat-arched windows and a domestic looking porch. This mill once had the largest waterwheel in England and the circular Tumbling Weir which took water not required to drive the weir through a tunnel under the building is still there.



The remarkable view of the Parish Church from the top of Silver Street

Other Important Buildings or Features

8.10 In the vicinity of Ottery St Mary but not included within the existing conservation area the following are worthy of note:

St.Saviour's Bridge providing the road crossing of the River Otter, was completed in 1851 in a Gothic style and consists of five-arched cast-iron girders supporting cast-iron trays carrying the road surface and railings above. It was constructed by Joseph Butter and Company of Stanningley Ironworks, Leeds to replace a previous bridge.

Salston Hotel (one mile southwest) is approached past two stucco lodges; one is 18th century, the other dated 1844. The house has a low 18th century wing but is mainly brick 19th century neo-Tudor by William Hart Coleridge, and is largely symmetrical with gables. A late 19th century ballroom wing has been added to the east with a 16th century fireplace, probably salvaged from the former collegiate buildings at Ottery.

Patteson's Cross built of brick in 1873 by Butterfield commemorates Bishop Patterson of Melanesia (1827-71).

9 FEATURES OF SPECIAL IMPORTANCE

The main character elements in Ottery St Mary conservation area which may be considered as worthy of retention are as follows:

- the historic core around the church with its medieval origins and layout.
- the 18th and 19th century town houses, together with many good examples of classical (mainly Georgian) detailing

- the predominantly two-storey pattern of development, much with a direct street frontage. Three-storey development is contained within a relatively small area of the town-centre providing an appropriate urban scale in just a few streets (e.g. Gold Street and Broad Street)

- the late 17th and early 19th century non-conformist chapels and their settings

- the Mill buildings, Mill Stream and their settings

- the relatively few remaining but good quality traditional shopfronts

- a small area on the south side of Hind Street with several surviving authentic workshops

- original panelled doors and double-hung sash or casement windows with narrow glazing bars

- the use of traditional building materials, early brickwork, natural slate, including Cornish varieties, natural stone, especially chert boundary walls or brick on chert footings

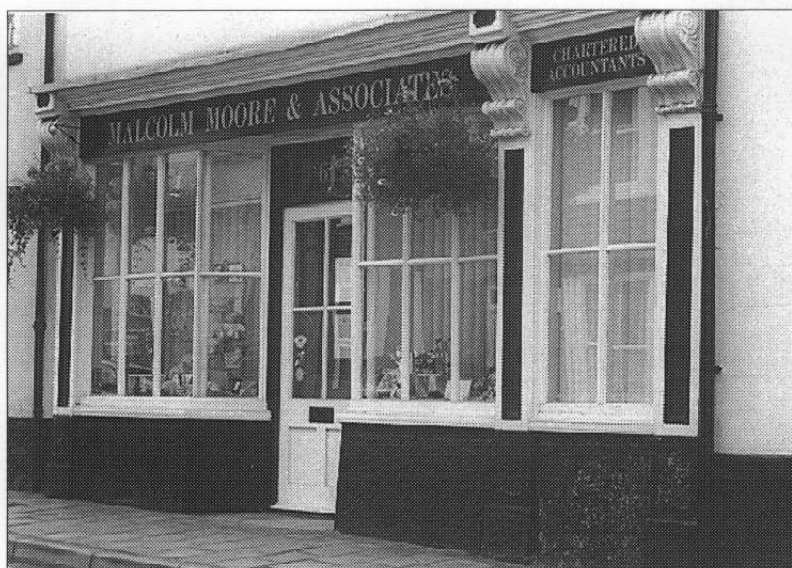
- ornamental ironwork; railings and ornamental gateways, especially where neglected or vulnerable

- important gaps between buildings and vistas along streets, or from higher vantage points (e.g. the churchyard). Some vistas are contained by boundary walls, and viewpoints are enhanced by a backdrop of trees (e.g. car park in Hind Street)

- unusual items of street furniture, especially the 19th century street lamp adjoining the Mill Stream; the distinctive wood/metal turnstiles at Piccadilly Walk.



The north side of Broad Street retains a pleasant scale of 2-3 storey buildings with much good detail

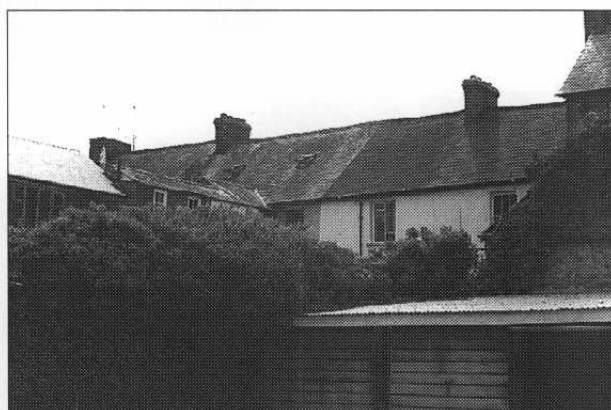
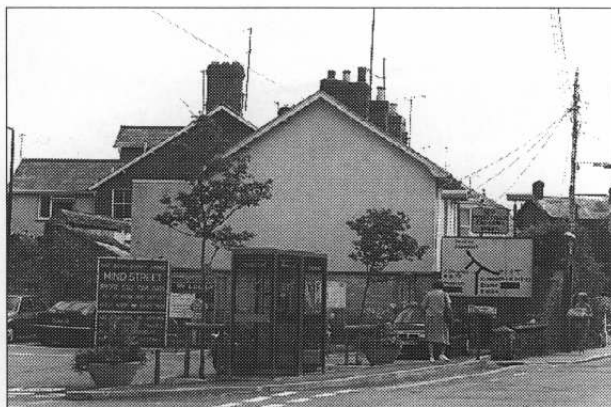


*Traditional shopfront detailing
still survives in the town centre.
The few examples that remain
deserve protection*

10 LOSS OF CHARACTER AND INTRUSION

The main elements in the conservation area which are tending to result in loss of character and a poor quality of environment are as follows:

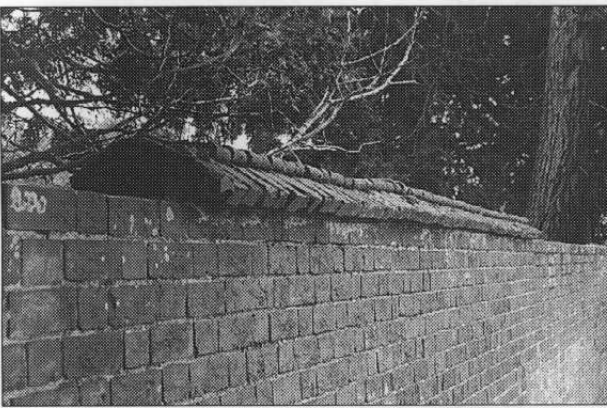
- extensive loss of traditional shopfronts, and replacement with plain fascias and often dominant lettering
- loss of traditional carpentry; particularly doors and windows along main street frontages, and replacement with unsuitable "off-the-shelf" substitutes or PVCU double glazing
- the considerable number of vacant and dilapidated buildings, notably, the Old Fire Station and former Cottage Hospital
- prominent overhead lines in historically important streets, notably Paternoster Row, Cornhill and part of West Street
- traffic and pedestrian conflict at Broad Street and adjoining junctions
- poor linkage between public car parks and main historic attractions
- deteriorating boundary walls, particularly the extensive brick walls in Hind Street which provide an important entrance to the town centre
- undue street clutter, due to unwieldy road signs and their means of illumination, streetlighting and overhead power lines combined, television aerials etc.



(Above) These views close to the entry of Hind Street to Broad Street contain disruptive elements that typify the edge of many town centres with prominent car parking, a clutter of signs and unsightly rear service yards



(Left) Mill Street, Raleigh House; one of the finest 18th century houses in the town with original iron railings was in a neglected state at the time of this survey (but is now restored)



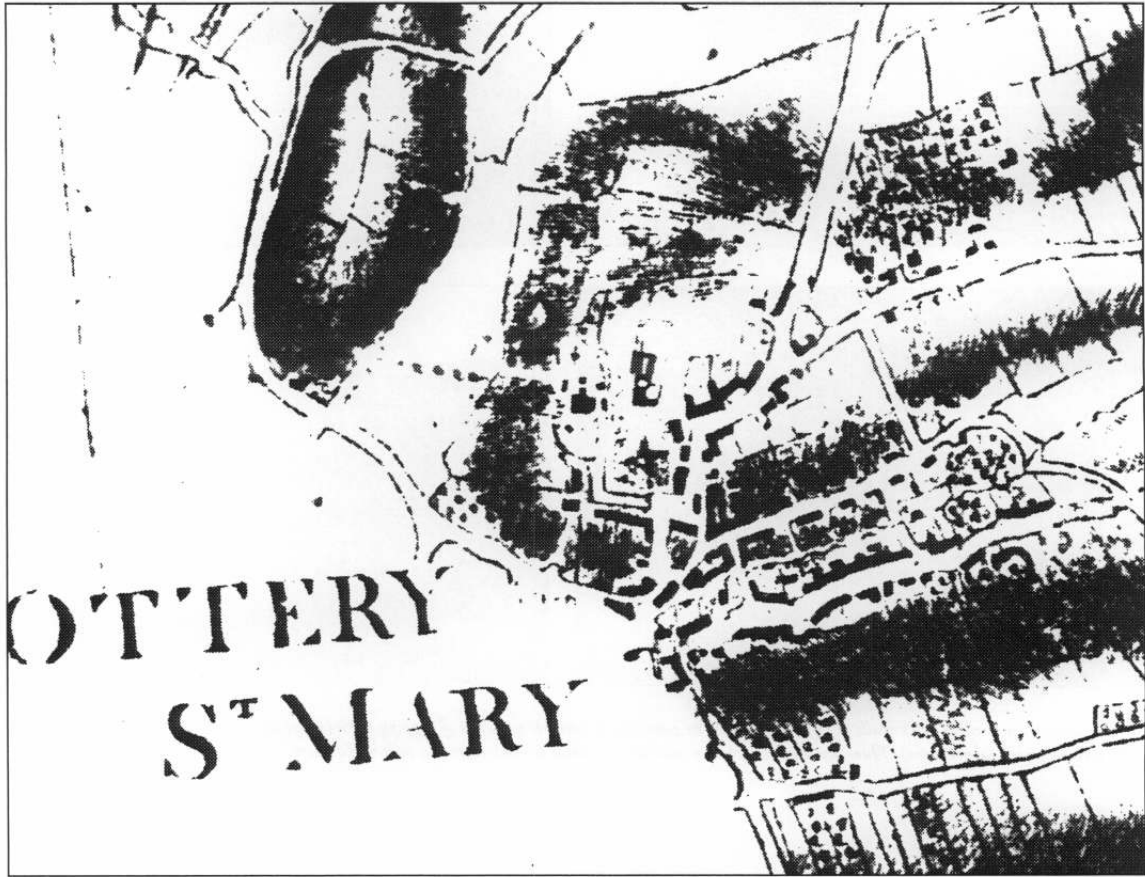
Hind Street is largely enclosed by brick walls at its eastern end. The condition is variable with loss of capping stone (above left), breaches to allow development (top right) and unsightly gaps (above right). There are important views towards the Parish Church from this part of the town

11 SUMMARY

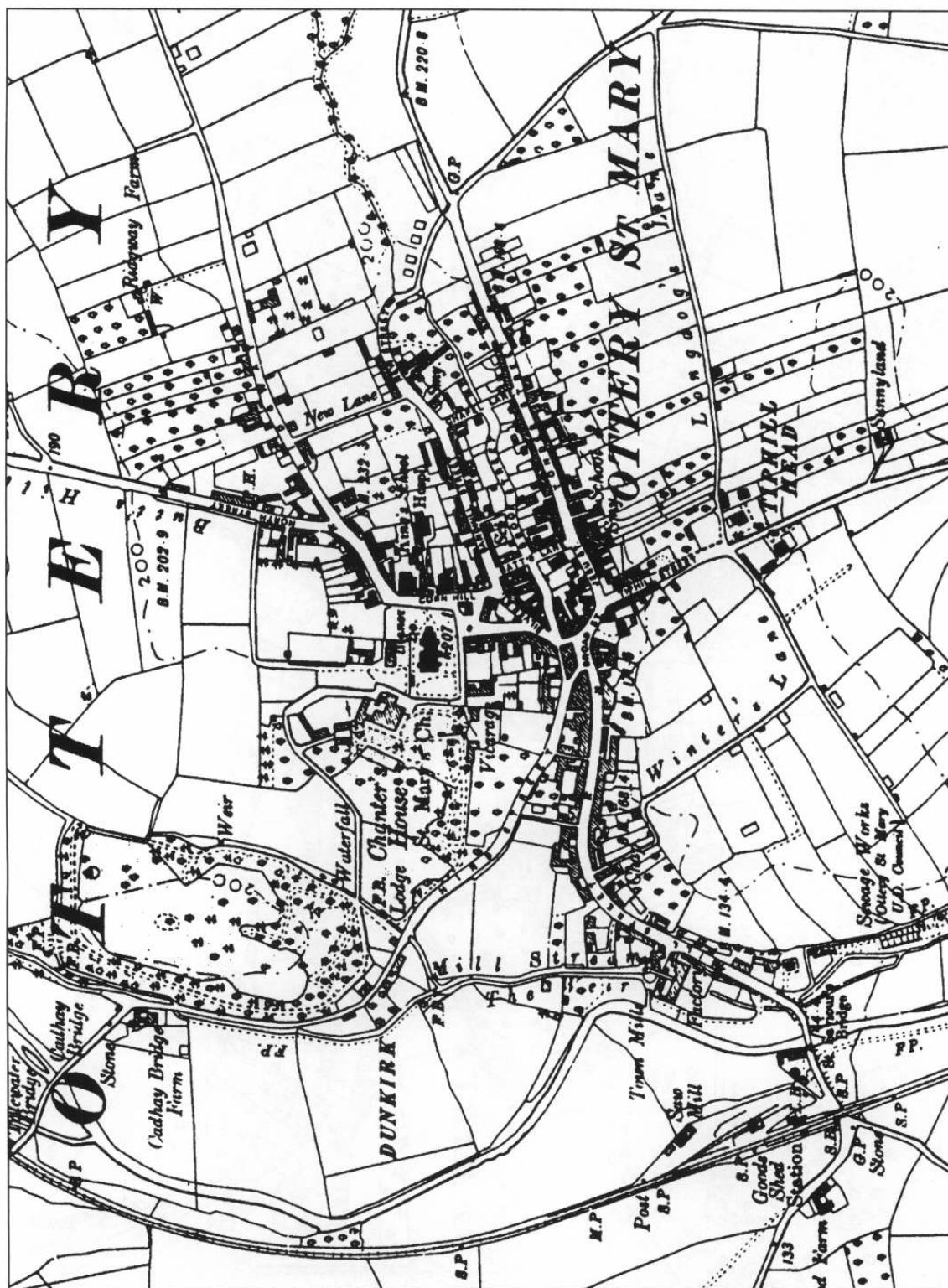
11.1 Ottery St. Mary is a town of great character dominated by its massive and famous Parish Church and the significant group of buildings with medieval origins that surround it to the north and west. At the beginning of the 19th century it was the largest town in East Devon and even the 1891 census indicates that it was the second largest apart from Exmouth (8,097), having a slightly higher population (3,855) than Sidmouth (3,758). Compared with other towns it has not therefore expanded so rapidly this century, although much post 1945 development has occurred, mainly to the south and east of the historic centre. The decline of its textile industry, loss of rail communication and location away from existing main transport routes probably partly accounts for this.

11.2 More than most settlements in East Devon there is evidence of under-use, vacancy or dilapidation of historic buildings, and there are also some boundary walls of considerable visual importance which may be under threat due to lack of maintenance or pressure to breach in order to provide vehicular access. In some parts of the town there is a pressing need for capital expenditure on historic buildings and environmental improvements. This should be able to be justified as a result of the town having considerable tourist potential. This would undoubtedly be further encouraged by a programme of suitable repair and enhancement and in discovering the best means of interpreting the town's important historic development and fine architectural quality.

HISTORIC MAPS









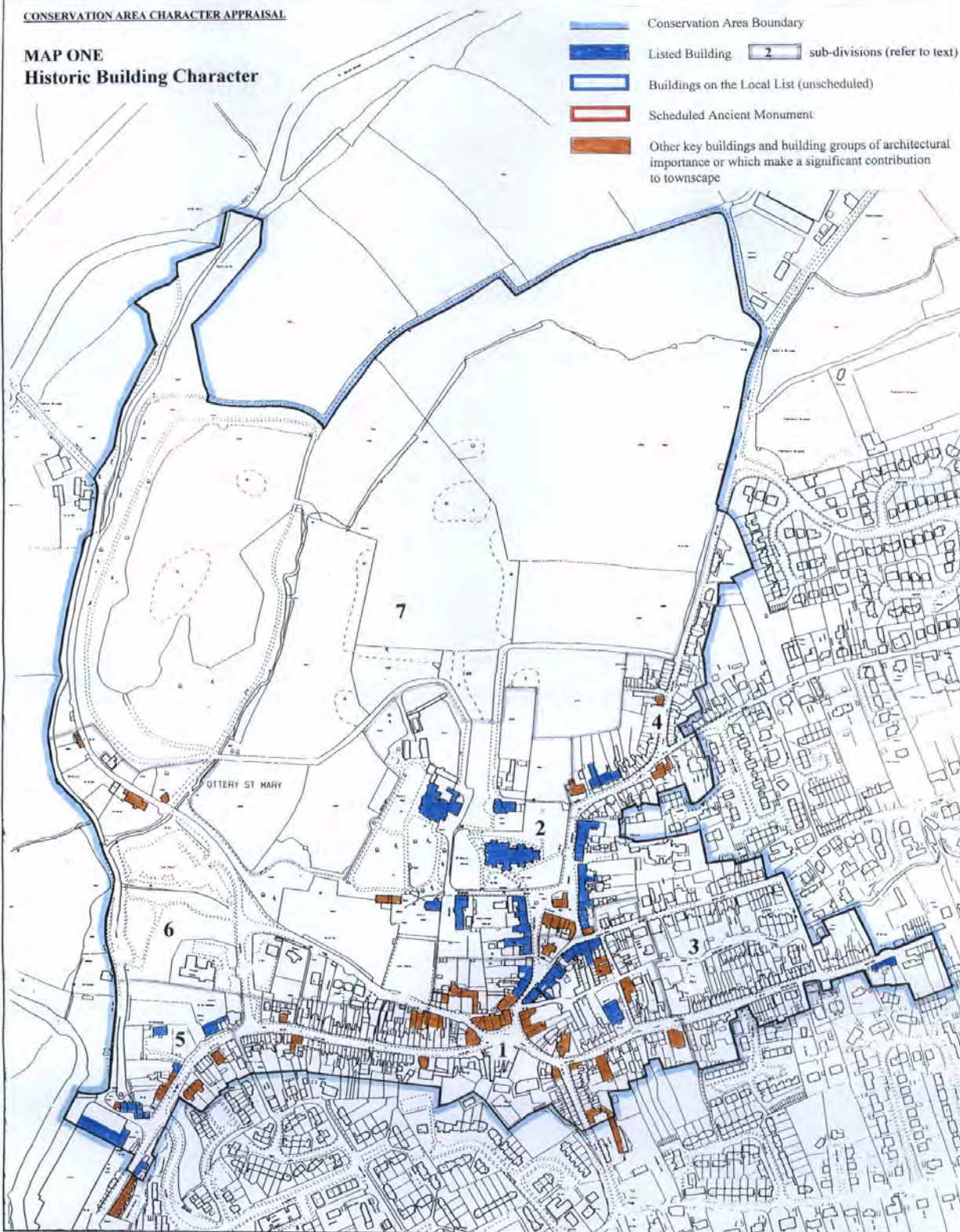
1805 Devon County Survey: Scale: originally 3 inches to the mile (scale may be altered for the purpose of the report)



Early 20th Century Ordnance Survey Second Edition or Provisional Edition. Scale originally 6 inches to the mile (scale may be altered for the purpose of fitting the report)

MAP ONE
Historic Building Character

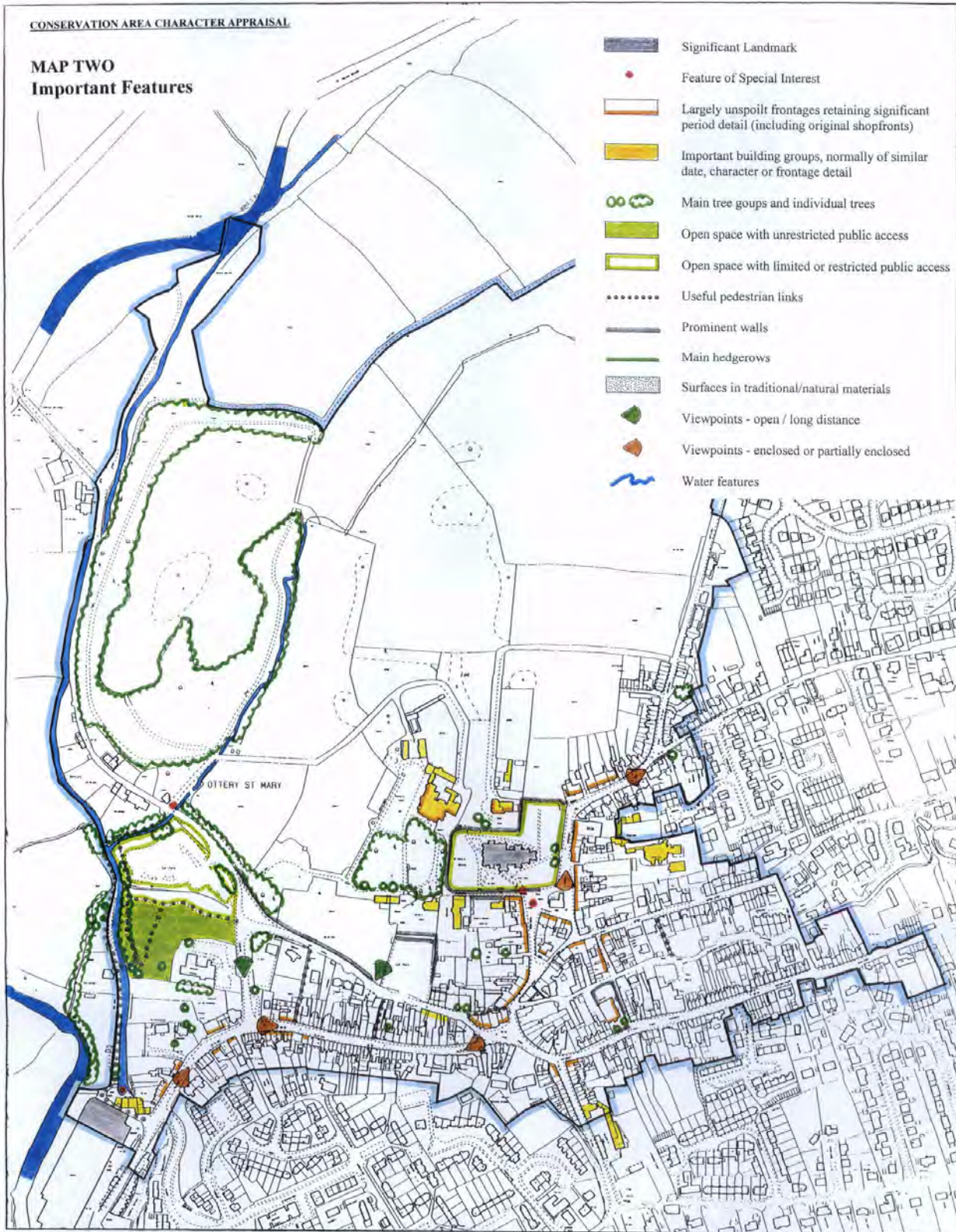
-  Conservation Area Boundary
-  Listed Building  sub-divisions (refer to text)
-  Buildings on the Local List (unscheduled)
-  Scheduled Ancient Monument
-  Other key buildings and building groups of architectural importance or which make a significant contribution to townscape



Ottery St Mary Conservation Area
East Devon District Council

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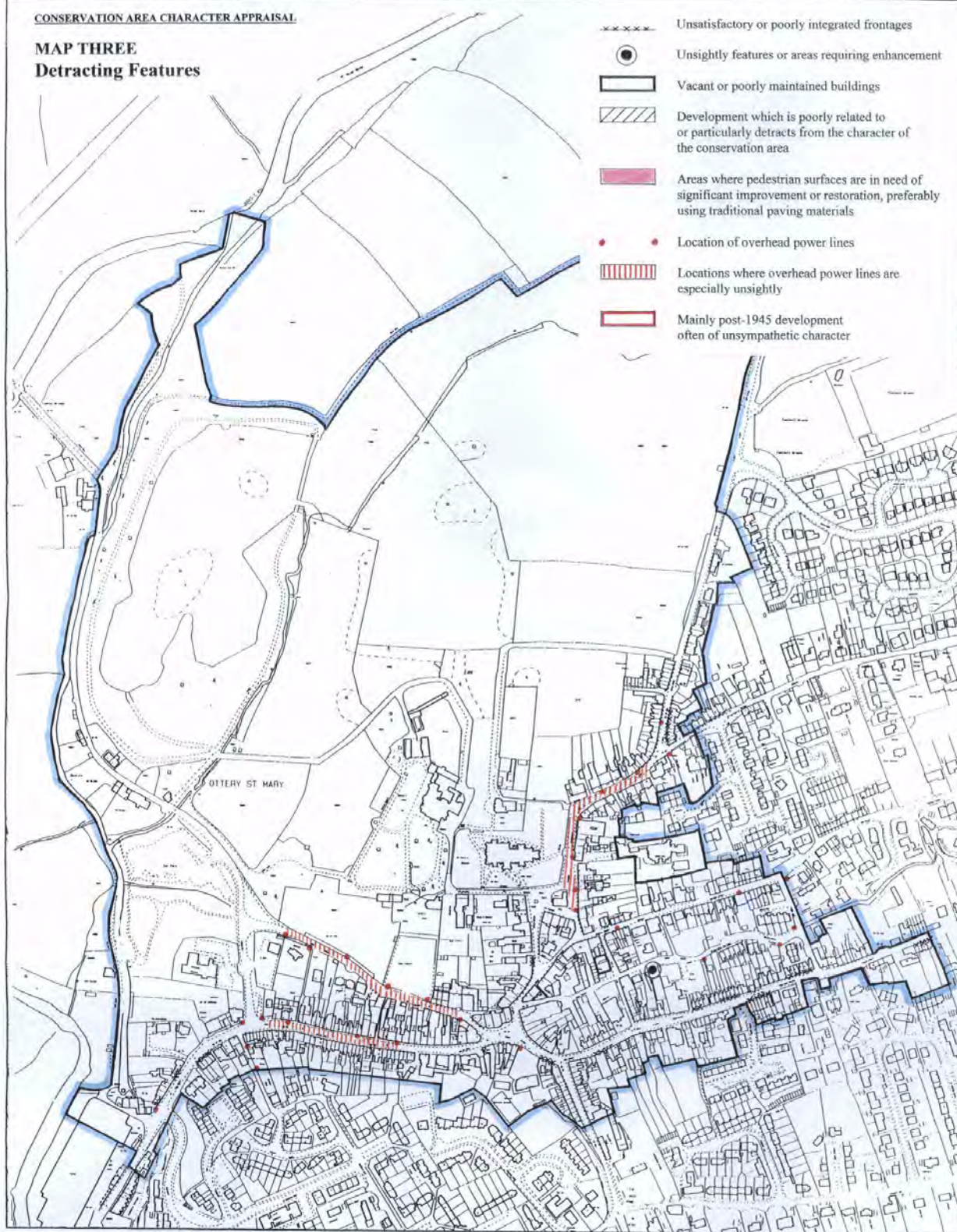
MAP TWO
Important Features



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MAP THREE Detracting Features



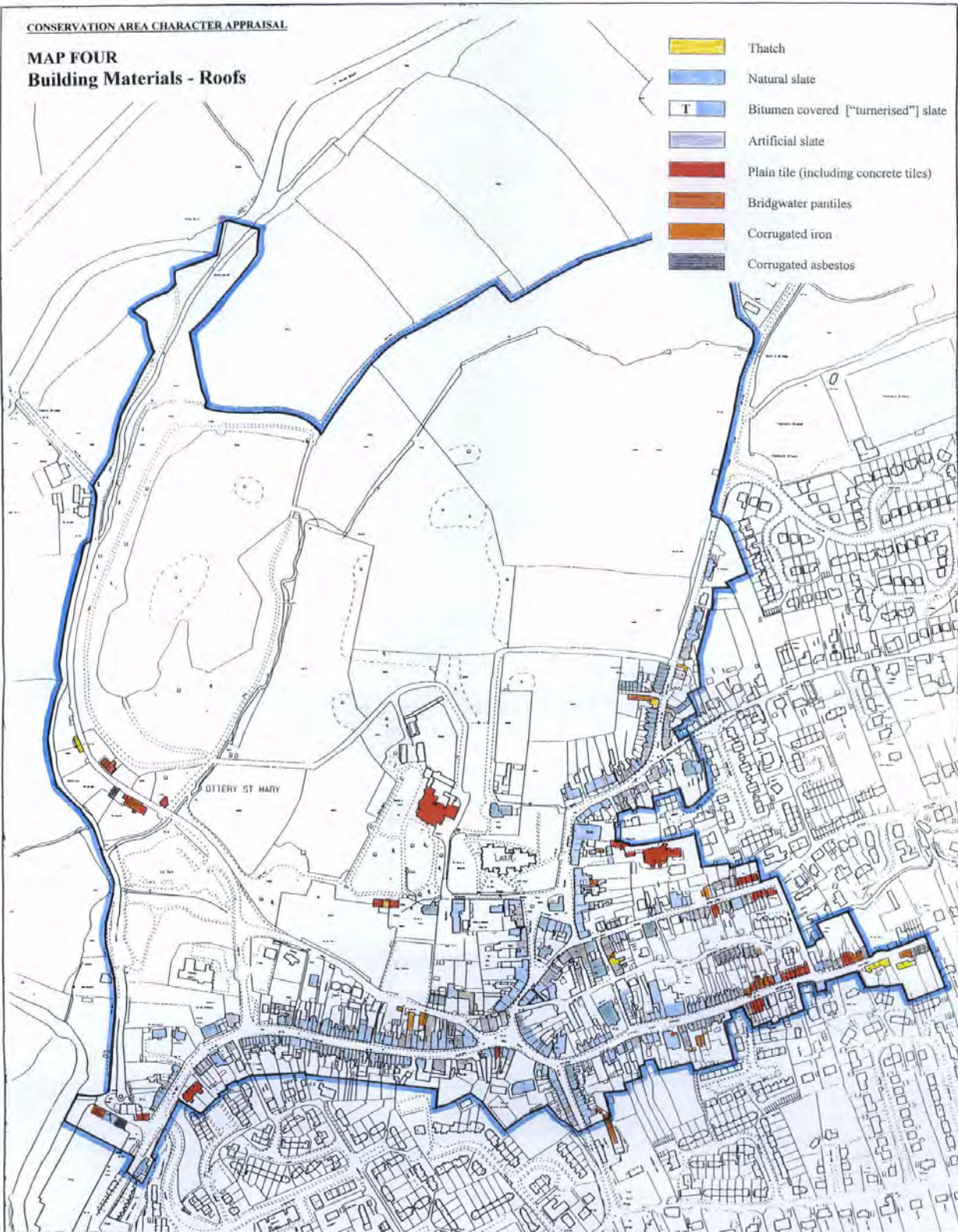
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CONSERVATION AREA CHARACTER APPRAISAL

MAP FOUR
Building Materials - Roofs

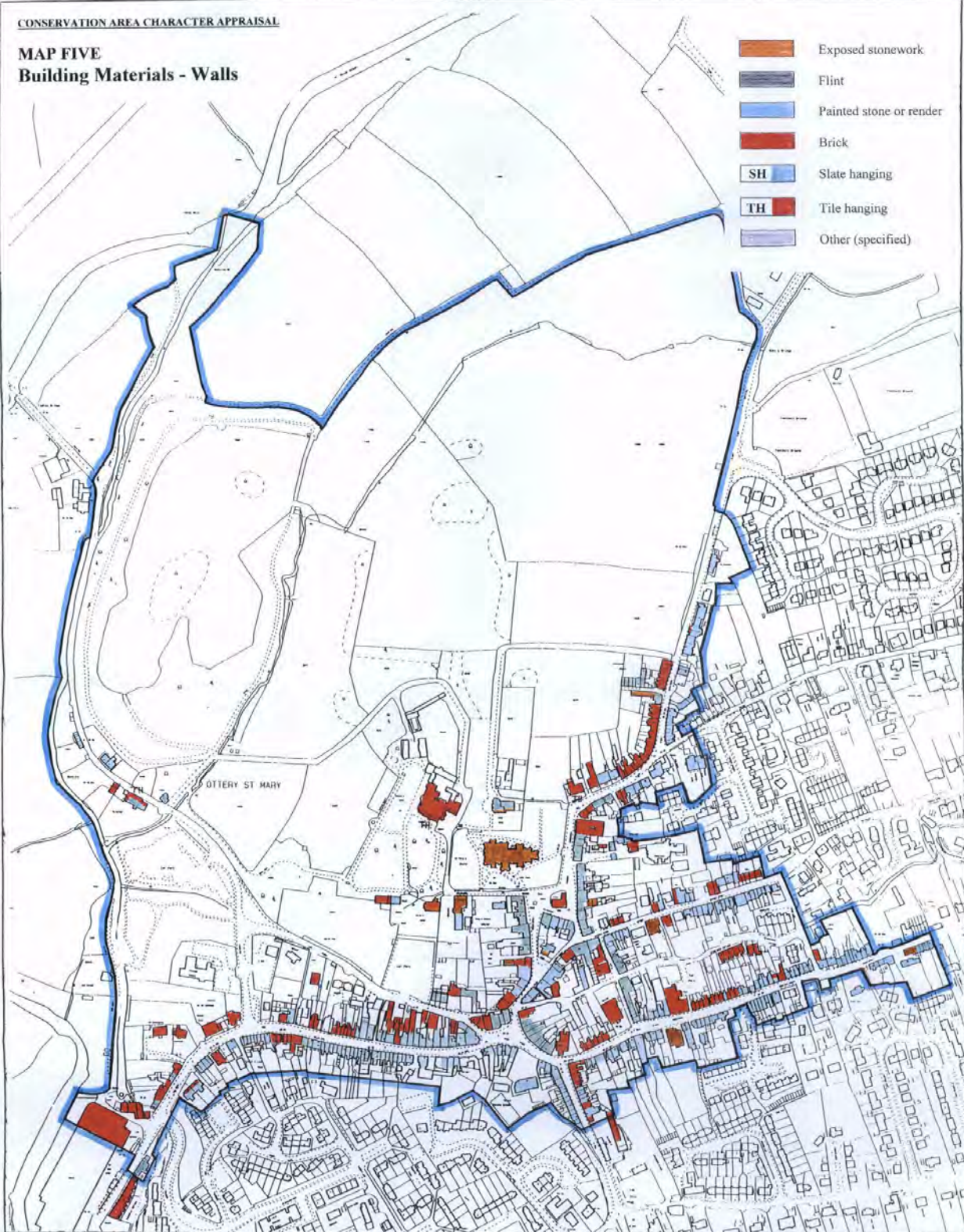
-  Thatch
-  Natural slate
-  Bitumen covered ["turnerised"] slate
-  Artificial slate
-  Plain tile (including concrete tiles)
-  Bridgwater pantiles
-  Corrugated iron
-  Corrugated asbestos



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MAP FIVE
Building Materials - Walls



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