

National Trust

A la Ronde

Setting Study
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photo by Dave Mitchell

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Historic Landscapes • Landscape Management • Landscape Design

CONTENTS

ACKNOWLEDGEMENTS

- 1.0 INTRODUCTION
- 2.0 METHODOLOGY
- 3.0 HERITAGE ASSETS AND POLICY CONTEXT
- 4.0 HISTORICAL BACKGROUND
- 5.0 THE VISUAL ENVELOPE
- 6.0 THE SETTING
- 7.0 CONCLUSIONS AND RECOMMENDATIONS

Figures

- 1. Location Plan and Viewpoints
- 2. Ordnance Survey Surveyor's Drawing, 1801
- 3. Withycombe Raleigh and Lymstone tithe plans, 1840
- 4. Ordnance Survey, first edition, 1889
- 5. Ordnance Survey, 1950s
- 6. Conservation Designations and Heritage Assets
- 7. Planning Policy
- 8. Zone of Theoretical Visibility: from the Shell Gallery Gantry
- 9. Zone of Theoretical Visibility: from the Point-in-View
- 10. The identified setting of the Heritage Assets

Viewpoint sheets

Viewpoint 1: Terrace

Viewpoint 2: Shell Gallery Gantry

Viewpoint 3: Entrance gate

Viewpoint 4: Perimeter walk, southeast

Viewpoint 5: Poultry Field

Viewpoint 6: Perimeter walk, southeast

Viewpoint 7: Perimeter walk, site of seats

Viewpoint 8: Perimeter walk to Point-in-View

Viewpoint 9: Public footpath to Point-in-View

Viewpoint 10: Point-in-View, west

Viewpoint 11: Point-in-View, south

Viewpoint 12: Summer Lane, trig point

Viewpoint 13: Summer Lane, east

Viewpoint 14: Summer Lane, central

Viewpoint 15: Summer Lane, west

Viewpoint 16: Wotton Cross

Viewpoint 17: Marley Road

Viewpoint 18: Lower Halsdown Farm, end of Seafield Avenue

Viewpoint 19: Lower Halsdown Farm, East Devon Way

Viewpoint 20: Camperdown Terrace slipway

Viewpoint 21: Powderham Deer Park

Viewpoint 22: Exe Valley Way at Powderham

Viewpoint 23: Starcross railway station

Appendices

1. References
2. Historic Environment Record

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1.0 INTRODUCTION

1.1 Purpose of the Study

This report has been commissioned by the National Trust to identify the setting of A la Ronde, and help inform decisions about local development. A la Ronde is a striking and unusual assemblage of Cottage Ornée, pleasure grounds, non-conformist chapel, almshouses and manse, built in the early 1800s, three kilometres from the centre of Exmouth, Devon (figure 1). A la Ronde comprises a group of heritage assets, including several grade I listed buildings and a grade II English Heritage Registered Park and Garden. The study seeks to:

- analyse the current and historic landscape context of A la Ronde;
- map the visual envelope of the heritage assets;
- and identify the significance and sensitivity of the setting to the registered landscape and its listed buildings, which necessitates identifying the extent of that setting for the purposes of this analysis.

The purpose of this study is twofold:

- To contribute to the evidence available to all parties involved in managing change and to be used in any assessment of how the significance of A la Ronde might be affected by a development proposal that would impact upon its setting. Local Planning authorities are required by national policy to take such assessments into account *to avoid or minimise conflict between the heritage asset's conservation and any aspect of a proposal.* (NPPF; para 129)
- To form part of a positive strategy for the conservation of A la Ronde by helping the local planning authority ensure that their Local Plan is based upon up-to-date evidence about the historic environment as required by national policy (NPPF; para 169), and as evidence for any other development or management plans, including any Neighbourhood Plan.

1.2 The Need for a Setting Study

The setting of listed buildings, registered landscapes, and the key views from them are not formally identified or mapped by English Heritage, and yet often play a significant role in how a heritage asset was originally developed, and is now understood, experienced or appreciated. The complexity and extent of the setting of A la Ronde was identified in the *A la Ronde Conservation Management Plan* (an internal report by Forum Heritage Services, 2013):

7.14 *The setting of A la Ronde extends far beyond the National Trust's ownership boundary and includes intellectual as well as historical links with Point In View to the north-east and the open coastal fringe to the Exe Estuary to the south-west. The open countryside to the north of the house also provides an important rural backdrop for the house and its grounds. The rural character of Summer Lane, whilst a constraint in terms of access, is an important part of the setting the rural scene of the house.*

As a consequence of this analysis, the Conservation Management Plan recommended that the Trust should undertake a landscape assessment to proactively define the character and sensitivity of the immediate and wider setting of the house using recognised methods of establishing landscape sensitivity and the character, quality and extent of views (para. 7.22).

1.3 The setting of A la Ronde, including garden, wider landscape, boundaries and views has been identified as one of the features of highest significance in the draft property Statement of Significance (National Trust, 2014). It also stresses the importance of the joint role played by A la Ronde and Lower Halsdon in preserving a valuable 'green space' and wildlife habitat on the edge of a large urban community.

1.4 The importance of understanding and more accurately identifying the setting of A la Ronde has been heightened by a number of recent proposals to develop parcels of land within the vicinity of the heritage assets. These include:

- The proposed extension of Dinan Way to the A376, and an aspiration for a Park and Ride facility, in farmland north of Summer Lane (road planning application due to be submitted in Summer 2015)
- An application for 33 dwellings around Courtlands Cross, to the northwest of A la Ronde (13/2025, appeal now withdrawn).
- Future mixed-use development around Goodmores Farm to the northeast (allocated in the East Devon Local Plan).

1.5 **National Policy and Recent Planning Decisions**

A number of recent high profile planning cases have highlighted the increasing appreciation of the role of setting in the significance of heritage assets. The NPPF states that *significance can be harmed or lost through alteration or destruction of the heritage asset or **development within its setting**. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. **Substantial** harm to or*

loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, ... grade I and II listed buildings and grade I and II* registered parks and gardens... should be wholly exceptional (para. 132).*

1.6 Despite the stress on *substantial* harm, a recent application for 70 houses in the setting of Wymondham Abbey in Norfolk, a grade I listed building, was rejected by the Communities Secretary even though it was considered to have *less than substantial* harm to the heritage asset. The adverse impacts of the development were said to outweigh the benefit of providing additional housing in an area with an acknowledged shortfall. Similarly, following a High Court judgement, the adverse impacts of the development of a wind farm on the setting of the grade I listed mansion and grade I registered landscape of Lyveden New Bield, Northamptonshire, were also considered to outweigh any renewable energy benefits despite being identified as causing *less than substantial* harm to the heritage asset by a planning inspector. These cases stress that any harm, substantial or less than substantial, to the setting of a designated heritage asset can be unacceptable without an *exceptional* and convincing justification.

1.7 **Definition of Setting**

Setting is defined in *The Setting of Heritage Assets* (English Heritage, 2011) and the National Planning Policy Framework (DCLG, 2012) as *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral* (NPPF, Annex 2: Glossary). In addition to this definition, *The Setting of Heritage Assets* goes on to define the key principles of understanding setting:

- All heritage assets have a setting.
- The extent and importance of setting is usually expressed in visual terms, but the way we experience an asset is also influenced by other environmental factors, spatial associations and by understanding of the historic relationship between places.
- Setting is more extensive than curtilage and its extent may change as an asset and its surroundings evolve, or as understanding of the asset improves.
- Setting can enhance the significance of a heritage asset, whether or not it was designed to do so.

- The contribution that setting makes to significance does not depend on there being public access to it.

Setting is, therefore, a complex concept to interpret and define. It is made more challenging by the fact that it is wholly specific to the character, history and significance of a particular historic site, structure or landscape – every heritage asset is unique with its own, individual setting.

- I.8 In order to establish the setting of A la Ronde, investigations have been based on the definition of setting in English Heritage's *Conservation Principles*. The three components of setting identified by this definition have been interpreted as visibility, spatial context and function. Visibility is, perhaps, the most straightforward aspect of the three, being the reality of what can be seen from within a historic site and the visual influences on how a historic site is perceived. Spatial context is a less tangible aspect, relating to the physical, cultural and spatial values of the surrounding landscape in which a historic site is experienced. Function addresses the past and present functional relationships of a site with its surroundings, relating to elements which may include land use, communications and ownership.
- I.9 In practice, this has resulted in the application of three methods to identify the specific setting of A la Ronde: an objective identification of the zone of theoretical visibility using computer modelling; a more subjective analysis of individual historic and present day views into and out of the registered landscape, addressing the significance, landscape character and sensitivity of the views in question and the spatial context of the heritage assets; and an assessment of the currently known history of A la Ronde from documentary records and recent reports to understand the historic development and past function of the heritage assets and their settings. The purpose of these exercises is to gain a detailed understanding of the setting of the heritage assets; and to enable an identification of the setting and what it contributes to significance; the landscape character of the setting; and the sensitivity of the setting to change.
- I.10 This study has been prepared, produced and reviewed in consultation with The National Trust, East Devon District Council, Devon County Council and English Heritage. Survey work was carried out during August and September 2014, when trees were still in full leaf.

2.0 METHODOLOGY

2.1 Current guidance

2.1.1 When devising a methodology for assessing the setting of A la Ronde, a number of key advisory documents were consulted:

- *Conservation Principles* (English Heritage, April 2008)
- *Seeing the History in the View* (English Heritage, May 2011)
- *The Setting of Heritage Assets* (English Heritage, October 2011)
- *National Planning Policy Framework* (Department for Communities and Local Government, March 2012)
- Planning Practice Guidance web-based resource (Department for Communities and Local Government, launched March 2014)
- *English Heritage Good Practice Advice on Setting and Decision-Taking* (English Heritage, consultation draft, July 2014)

2.1.2 In the recently published draft *Good Practice Advice*, English Heritage sets out the following methodology for assessing the impact of a proposed development on heritage assets and their settings:

- Step 1: Identifying the heritage assets affected and their settings
- Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
 - identification of the key attributes of a heritage asset
 - consideration of the physical surroundings of the asset, including its relationship with other heritage assets
 - consideration of the way the asset is appreciated
 - consideration of the asset's associations and patterns of use.
- Step 3: Assessing the effect of the proposed development on the significance of the asset(s)
- Step 4: Maximising enhancement and minimising harm
- Step 5: Making and documenting the decision and monitoring outcomes

2.1.3 The objective of the A la Ronde Setting Study is to identify the setting of the heritage assets in advance of proposed development, in order to inform planning policy and decisions. The above methodology has therefore been applied in part as a basis for the current study, following steps 1 and 2.

2.2 Setting Study Methodology

The following tasks were undertaken to identify the setting of A la Ronde:

2.2.1 Task 1: Identifying the Heritage Assets

The first stage was to identify the heritage assets to which the setting study needs to apply. This was achieved through the following tasks:

- i. Ascertaining all designated and undesignated identified heritage assets lying within the property owned by the National Trust and within a surrounding study area, including and beyond the registered landscape. The data was collected from English Heritage's National Heritage List, the National Trust's Sites, Buildings and Monuments Record and the Devon Historic Environment Record. The assets identified included those historically related to A la Ronde, but no longer linked by ownership, such as the Point-in-View.
- ii. Using previous reports, studies and certain primary documentary sources, an outline history of A la Ronde was prepared in order to understand the historic development of building, its landscape and associated structures. The sources are illustrated or listed in appendix I (linked with bracketed reference numbers in the main text). The results of this research are presented in section 2, *Historical Background*.
- iii. Crosschecking the officially recognised heritage assets with the historic landscape analysis to identify any additional assets and historic character areas.
- iv. Assessing the heritage values and significance of the identified heritage assets.
- v. Researching any current policies or non-heritage designations that relate to the heritage assets.

2.2.2 Task 2: Selection of Viewpoints

The second stage was to identify viewpoints for the visual appraisal. The close relationship between views and setting is discussed in the *Good Practice Advice*, which states that views can be static or dynamic, can include views of, across, including and from a heritage asset, and may involve overlap with the visual setting of other heritage assets. They contribute to the significance of a heritage asset by revealing relationships and historic associations with other assets, places or natural features and, in terms of parks and gardens, by helping to understand and experience the design of a landscape and its key buildings.

- 2.2.3 The identification of viewpoints for A la Ronde was based on the results of the historic landscape analysis, and, in particular, key designed views identified in historic photographs, engravings, drawings and paintings of the heritage assets (figure I, views 1 to 15). Key views include all the known, designed views, whereas principal designed views are those considered to be of greatest importance. The three principal views (views 1, 2 and 10) offering the principal designed views from A la Ronde, were the Shell Gallery Gantry on the house; the terrace view from A la Ronde, at a lower level; and the entrance route to the Point-in-View. These were considered to be the most significant historic viewpoints as they are demonstrably critical in the design of the buildings and landscape, and they offer the greatest extent of views from A la Ronde, used to identify the full, visually sensitive setting for the heritage assets. If these key and principal designed views were to be lost or eroded, the cultural and aesthetic heritage values of the asset would be diminished. Significant loss or impact on the principal views may cause substantial harm to the heritage value of the site.
- 2.2.4 The identification of key and principal designed views to and from A la Ronde is based on our current understanding of the heritage assets, their historic development, and on the current condition of their surroundings. The dynamic nature of landscapes means that views can become concealed or revealed over time, for example, as a result of tree growth or loss through disease or following storm damage. This underlines the importance of conserving a core setting around heritage assets in order to protect potential views that may be identified in the future. It is also important to review this study periodically to verify and revise viewpoints and views, as local landscapes change and new information comes to light.
- 2.2.5 Secondary, contextual viewpoints, located outside the registered park, were also identified for assessment during the site survey (figure I, views 16-23). These were selected on the basis of publicly accessible viewpoints with views to or including A la Ronde and the Point-in-View, including known historic viewpoints and views from local topographic high points. As publicly accessible viewpoints, these are the most widely experienced locations where A la Ronde and its registered landscape can be appreciated, and therefore of social and cultural significance. Viewpoints from highpoints in the local landscape generally offer the greatest extent of views to and from A la Ronde. Views from private land not otherwise accessible may be significant and form part of the setting, but were only identified by a mapping

exercise. These may, however, be significant, such as the first floor view to the east from the grade I listed manse at Point-in-View, shown on figure 10.

2.2.6 *Task 3: Mapping the Zone of Theoretical Visibility (ZTV)*

The third exercise was to identify the zone of theoretical visibility around A la Ronde, primarily by reference to the full extent of the area visible from two of the principal designed viewpoints identified in task 2. This technique is recommended in English Heritage's *Good Practice Advice* and uses the latest, robust technology proven at public enquiry. A photogrammetrically derived digital surface model with a 2m horizontal resolution, and a vertical accuracy of $\pm 24\text{cm}$, was used to generate a three dimensional topographic model. To cover an area around A la Ronde that incorporated the western edge of Exmouth, 12km² of digital surface model (DSM) data was used. The ZTV was plotted for this 12km² area, assuming either no development (0.5m crop-level changes); development involving typical two-storey building elevations of 7m; or industrial elevations of 10m or 12m. Tall masts and wind turbines may be of much greater height, but are generally subject to detailed landscape and visual impact appraisals including site specific ZTV studies.

2.2.7 DSM has the particular advantage of including woodland crown canopies, but may exclude hedgerows and individual trees that could be felled or die at any time, and therefore cannot be relied upon as tree screens. DSM data is therefore not solely based on terrain, taking into account established tree blocks and woodland, as well as large landscape features such as existing buildings. This method is used partly to define the visual sensitivity of A la Ronde to changes in landscape management, as well as built development. The DSM data for A la Ronde appears to include individual trees within the existing pleasure ground tree belt, and established hedges, resulting in a very 'spiky' appearance to the ZTV.

2.2.8 This specification of ZTV is primarily concerned with the potential effects of urban extensions and substantial residential developments, rather than individual small-scale developments, or, alternatively, very tall development such as major industrial, windfarm or infrastructure development. This study does not address urban extensions beyond about three kilometres due to the effects of distance, topography and the existing geographic distribution of settlements in this particular area.

2.2.9 The viewpoint appraisal has also identified views that extend beyond this local vicinity, and considers the impact of potential major developments, such as wind farms or highway realignments, on the key viewpoints and wider setting of the property.

2.2.10 *Task 4: Site Survey*

Following the background analyses of the location of heritage assets, the historic development of A la Ronde, the significance of its assets, the historic viewpoints, the contextual viewpoints and the Zone of Theoretical Visibility, a site survey was undertaken to test the validity of the results on the ground. This involved visiting, assessing and recording views and viewpoints and recording the physical and visual surroundings of each heritage asset, including their relationships with each other and the landscape character of those surroundings. The site survey was carried out in September 2014. The results of this exercise are illustrated in the landscape character descriptions and individual Viewpoint Sheets 1 to 23. The viewpoint photographs are not presented in accordance with the Landscape Institute's Guidelines for Landscape and Visual Impact Appraisals because the aim of the images is not to inform assessment of impacts, but rather to provide comparison with historic views, draw attention to detail matters, and illustrate landscape character. In particular, some of the photographs represent the remarkable ability of the human eye to search for and focus on known positive landmarks.

2.2.11 *Task 5: Identifying the setting and its role*

On the basis of the documentary research, mapping and site survey, the final stage was to identify the nature of the setting of A la Ronde's heritage assets, as a group, and define how this setting contributes to the heritage values and significance of the listed buildings and registered landscape. As well as the role of the setting in designed views, the study identified the role that the heritage assets play in landscape character, for example, in inward views, and also the role of landscape character in reinforcing, or eroding, the significance of the heritage assets. The study avoids detailed discussion of landscape character assessment, but focuses on the key considerations that interact with the significance of the heritage assets.

2.2.12 English Heritage guidance notes the impossibility of mapping a fixed boundary to the setting of a heritage asset and states that it *cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance from a heritage asset*

(*Setting of Heritage Assets*, para. 2.2). However, in practice, as part of a process of assessing to what degree the setting makes a contribution to the significance of the heritage assets concerned – ‘what matters and why’ – some guide as to the present day geographical area is an effective way to inform decision-making over change within that area. With this in mind, this Setting Study has mapped and annotated the core setting of A la Ronde, and also indicated the wider setting in figure 10.

2.2.13 Assessing the role of the setting for the heritage assets has taken the following aspects into consideration:

- The contribution of setting in the past, in particular, when A la Ronde was first built (following EH guidance).
- How the role of the setting has changed over time.
- The present attributes of the setting and its contribution to the surviving heritage assets and how they are experienced and appreciated.
- The sensitivity of different parts of the setting and the capacity it may, or may not, have for change.

3.0 HERITAGE ASSETS AND POLICY CONTEXT

The following section is divided into four sections: the first identifies the recognised designated and non-designated heritage assets within and around A la Ronde; the second sets out national guidance about the role and nature of setting; the third addresses local planning policy in East Devon; and the fourth explores existing appraisals of the setting of A la Ronde and local landscape character.

3.1 Heritage Assets

3.1.1 This setting study is focussed on a group of identified heritage assets that together form A la Ronde. This comprises:

- The A la Ronde and the Point-in-View designed landscape – grade II registered Park and Garden
- A la Ronde house – grade I listed building
- Barn at A la Ronde – listed on the Devon HER and National Trust HBSMR and a curtilage listed building. At the date A la Ronde was designated, the barn was physically attached by a glazed walkway.
- The Ha-ha – listed on the National Trust HBSMR
- The garden path behind the ha-ha - listed on the National Trust HBSMR
- The Point-in-View – grade I listed building
- The Manse of the Point-in-View – grade I listed building

3.1.2 This key group is surrounded by a number of additional heritage assets, largely related to the local medieval and post-medieval agricultural landscape and neighbouring estates. These have been mapped in figure 6 and are listed in appendix 2. Just outside the boundary of the registered landscape at Courtlands Cross is Pearson's Garage, a grade II listed gardener's cottage that originally belonged to A la Ronde.

3.1.3 There are few other examples of groups of grade I listed buildings in East Devon. Furthermore, the setting of these assets, in terms of views and position overlooking the Exe Estuary, is considered by the Principal Conservation Officer at East Devon District Council to be an *intrinsic element of their significance* (8).

3.2 Guidance on Setting

3.2.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) states that *In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting (para 128)...* This is reiterated in paragraph 129: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

This advice applies to designated and non-designated heritage assets.

Local planning authorities are encouraged to *look for opportunities for new development... within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution or better reveal the significance of the asset should be treated favourably (para. 137).*

Setting is defined as *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral (NPPF, Annex 2: Glossary).*

The accompanying Planning Policy Guidance published in March 2014 by the Department of Communities and Local Government as a web-based resource, highlights the issue of cumulative change:

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change... (Paragraph 013 Reference ID: 18a-013-20140306)

It also includes advice on minimising harm to the significance of a heritage asset through studies produced at an early stage:

A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or

targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage... (Paragraph 019 Reference ID: 18a-019-20140306)

This report aims to provide this specialist investigation.

3.2.2 English Heritage Guidance

English Heritage have produced four key documents which address the setting of heritage assets:

- *Conservation Principles* (English Heritage, April 2008)
- *Seeing the History in the View* (English Heritage, May 2011)
- *The Setting of Heritage Assets* (English Heritage, October 2011)
- *English Heritage Good Practice Advice on Setting and Decision-Taking* (English Heritage, consultation draft, July 2014)

English Heritage's *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (1) makes the following comments on the contribution of setting and context:

Paragraph 76

'Setting' is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. Definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance.

Paragraph 77

'Context' embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places.

The guidance set out in *Conservation Principles* was developed further in English Heritage's subsequent documents *Seeing History in the View* and *The Setting of Heritage*

Assets. The former sets out a method for *understanding and assessing heritage significance within views* and aims to *provide a consistent and positive approach to managing change*. Significant views might include those recognised as part of the plan-making process (e.g. those of the London and Oxford skylines), views identified in character area appraisals, and views identified when assessing sites as part of the development process. Importantly, the guidance applies to views that are historically significant as *designed views from, to and within historic parks and gardens that have been identified as part of the evidence base for development plans, such as those noted during English Heritage's 2001 upgrading of the national Register of Parks and Gardens (p. 4)*.

The document sets out the two key stages of their methodology as:

- *Phase A: baseline analysis: defines and analyses heritage significance within a view.*
- *Phase B: assessment: assesses the potential impact of a specific development proposal on heritage significance within a view, as analysed in Phase A.*

This report aims to address Phase A.

In focussing on historic views, *Seeing History in the View* addresses the visual aspects of the setting of heritage assets. The *Setting of Heritage Assets* provides more holistic guidance, dealing with all aspects of setting. The document continues to use the same definition of setting as originally published in the *Planning Policy Statement 5: Planning for the Historic Environment* and retained in the NPPF. The document makes a clear distinction between setting, curtilage, character and context:

- *Curtilage is a legal term used to describe an area around a building the boundary of which is defined by matters including past and present ownership and functional association and interdependency. The setting of a historic asset will include but generally be more extensive than its curtilage (if it has one).*
- *The character of a historic place is the sum of all its attributes. This may include relationships with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration and subsequent losses and changes. Heritage assets and their settings contribute to character, but it is a broader and non-statutory concept, often used in relation to entire historic areas and landscapes.*
- *The context of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which are relevant to its significance. These relationships can be cultural, intellectual, spatial or functional. They apply irrespective of distance, extending well beyond what might be considered*

an asset's setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect.

The *Setting of Heritage Assets* retains the key principles for understanding setting that were originally published in paragraphs 113 to 117 of *PPS 5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*:

- *113. Setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.*
- *114. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and, by our understanding of the historic relationship between places. For example, buildings that are in close proximity but not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. They would be considered to be within one another's setting.*
- *115. Setting will, therefore, generally be more extensive than curtilage and its perceived extent may change as an asset and its surroundings evolve or as understanding of the asset improves.*
- *116. The setting of a heritage asset can enhance its significance whether or not it was designed to do so. The formal parkland around a country house and the fortuitously developed multi-period townscape around a medieval church may both contribute to the significance.*
- *117. The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. Nevertheless, proper evaluation of the effect of change within the setting of a heritage asset will usually need to consider the implications, if any, for public appreciation of its significance.*

The *Setting of Heritage Assets* makes a special reference to designed settings:

Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise. Views and vistas, or their deliberate screening, are key features of these designed settings,

providing design axes and establishing their scale, structure, layout and character. These designed settings may also be regarded as heritage assets in their own rights, which, themselves, have a wider setting: a park may form the immediate setting for a great house, while having its own setting that includes lines-of-sight to more distant heritage assets or natural features beyond the park boundary.

Although an understanding of setting and views is an important element of the register entry on the English Heritage Register of Parks and Gardens of Special Historic Interest in England, the designated area is often restricted to the ‘core’ elements, such as a formal park. It is important, therefore, that the extended and remote elements of design are taken into account when the setting of a designed landscape is being evaluated.(p. 10)

Other key comments in *The Setting of Heritage Assets* that relate to this study include:

- *Local development plans should: address the conservation and enhancement of setting through criteria-based and site specific policies and, where appropriate, through supplementary planning documents. (p. 13)*
- *Mapping of setting: While it is not practicable to definitively map setting (as a geographically bounded area) in advance of unforeseen future developments, it is possible for a plan to define which aspects and qualities of a heritage asset’s setting contribute to or detract from its significance, to analyse and illustrate particularly important views or to provide appropriate design guidance.(p. 13).*
- *Change: Protection of the setting of heritage assets need not prevent change (p.15).*

The most recent guidance on setting issued by English Heritage is the *English Heritage Good Practice Advice on Setting and Decision-Taking* (English Heritage, consultation draft, July 2014). This document summarises much of the advice set out in *The History in the View* and *The Setting of Heritage Assets*. The document includes a useful checklist of potential attributes of a setting to help elucidate its contribution to the significance of a heritage asset:

The asset’s physical surroundings

- *Topography*
- *Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)*
- *Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces*
- *Formal design*

- *Historic materials and surfaces*
- *Land use*
- *Green space, trees and vegetation*
- *Openness, enclosure and boundaries*
- *Functional relationships and communications*
- *History and degree of change over time*
- *Integrity*
- *Issues such as soil chemistry and hydrology*

Experience of the asset

- *Surrounding landscape or townscape character*
- *Views from, towards, through, across and including the asset*
- *Visual dominance, prominence or role as focal point*
- *Intentional intervisibility with other historic and natural features*
- *Noise, vibration and other pollutants or nuisances*
- *Tranquillity, remoteness, 'wildness'*
- *Sense of enclosure, seclusion, intimacy or privacy*
- *Dynamism and activity*
- *Accessibility, permeability and patterns of movement*
- *Degree of interpretation or promotion to the public*
- *The rarity of comparable survivals of setting*
- *The asset's associative attributes*
- *Associative relationships between heritage assets*
- *Cultural associations*
- *Celebrated artistic representations*
- *Traditions*

3.2.3 International Conservation Policy

The Burra Charter is a widely respected document written by the Australian branch of ICOMOS (revised 1999), which sets out the basic principles and procedures to be followed in the conservation of places of cultural significance. Based on the principles of the Venice Charter of 1964, it has been accepted worldwide as a very useful document for practitioners involved with historic buildings and conservation. A principle of the Burra Charter is that *the cultural significance of a place is embodied in its physical material (fabric), its setting and its contents; in its use; in the associated*

documents; and in its meaning to people through their use and associations with the place. One aim of the Charter is to care for the place's setting.

3.3 Local Planning Policy

3.3.1 East Devon Planning Guidance

The East Devon District Council Conservation Team require a Statement of Significance to be submitted with *all applications for listed building consent, conservation area consent and planning applications which affect a designated and non-designated heritage asset* (EDDC website, visited August 2014). In the accompanying guidance, *EDDC Guidance Notes for Assessment of Significance*, it is stated that *The Assessment of Significance will need to contain a description of the significance of the heritage assets affected by the proposal, and the contribution of their setting to that significance (p.1)*. The guidance also states that:

For planning applications either related to, or impacting on the setting of heritage assets, a written statement that includes plans and photographs showing historic features that may exist on, or adjacent to the application site, including historic buildings and structures, historic parks and gardens and scheduled ancient monuments will be required. This should include an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the historic building or structure, its setting and the setting of adjacent historic buildings.(p. 4).

3.3.2 East Devon Local Plan

The *East Devon New Local Plan (2006-2026)* has been submitted for examination following consultation. *The East Devon Local Plan (1995-2011) – Adopted July 2006* remains current until the new Plan is adopted. Under the 1995-2011 Plan, A la Ronde lies just outside the Built-up Area Boundary of Exmouth and is subject to the following heritage policies. Heritage policies would, of course, be balanced with other Local Plan policies in planning decisions:

EN9 (Extension, Alteration or Change of use of Buildings of Special Architectural and Historic Interest)

Development involving the change of use, alteration, extension or demolition of a listed building or development affecting the setting of a listed building, will only be permitted if it preserves the special architectural or historic interest of the building or its setting.

EN13 (Development Affecting Parks and Gardens of Special Historic Interest)

Planning permission will not be granted for developments which would damage the character, appearance or setting of the following Parks and Gardens of Special Historic Interest...A la Ronde and the Point-in-View at Exmouth Grade II

Policy S6 (Development in Green Wedges)

Within Green Wedges...development will not be permitted if it would add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence.

The farmland immediately north of A la Ronde is covered by the Green Wedge policy and, in addition, forms part of an Area of Great Landscape Value:

Policy EN2 (Areas of Great Landscape Value)

In AGLVs priority will be given to the conservation and enhancement of the landscape.

Development in such areas will only be permitted where it would have limited visual impact.

Despite EN2, a large area of the farmland has been reserved as part of the Dinan Way Safeguarding Area:

Policy TA8 (Safeguarding of Land Required for Highway and Access Improvements)

Land required for the following highway and access schemes will be safeguarded from other development...Road Schemes 1. Completion of Dinan Way at Exmouth.

The proposed route of Dinan Way has been approved by Devon County Council and, in 2006, consisted of two options, one closer to Summer Lane, and a curving route slightly further to the north.

The land to the west of A la Ronde, around Lower Halsdon Farm, forms part of the Coastal Preservation Area:

Strategy 44 – Undeveloped Coast and Coastal Preservation Area

...Development or any change of use will not be allowed if it would damage the undeveloped/open status of the designated area or where visually connected to any adjoining areas. The Coastal Preservation Area is defined on the basis of visual openness and views to and from the sea.

The maps submitted with the New Local Plan indicate the following additional policies in and around A la Ronde:

- *CWS 04/2013* – the gardens around A la Ronde have been designated as a County Wildlife Site for their unimproved and semi-improved grassland habitat.

- *Extension to TA8* – the Dinan Way safeguarded area has been extended as far as Summer Lane, excluding Newland.
- *HI Proposed Mixed Use Allocation* around Goodmores Farm to the northeast of Point-in-View.

The Coastal Preservation Area has also been extended, while the Area of Great Landscape Value has been omitted.

Policies from the current and the proposed Local Plan have been mapped on figure 7.

3.4 Existing Appraisals

3.4.1 Studies commissioned by the National Trust

Three appraisals of the historic development, significance and future conservation and management of A la Ronde have been commissioned by the National Trust in recent years. These are:

- *A la Ronde: The Development of the Historic Designed Landscape* (Jonathan Lovie, August 2012)
- *A la Ronde Conservation Management Plan* (Forum Heritage Services, 2013)
- *A la Ronde Statement of Significance* (National Trust, draft November 2014)

All three documents have highlighted the importance of the setting of A la Ronde and the integral relationship between A la Ronde and the Point-in-View. Forum Heritage Services divided the setting into the immediate area of the gardens, the wider setting, including Point-in-View and the rest of the registered landscape, and the *far wider rural setting giving a real sense of the open countryside to this part of Devon* (para 6.30). They state that *The setting of A la Ronde is highly sensitive to change as, despite development to date, the house and grounds have still managed to retain a sense of rural isolation with which it possessed at its inception* (para 7.17). The relationship between the Point-in-View and the open countryside is considered to be of *Very High Significance* (para 7.21). Forum Heritage Services recommended that the National Trust should undertake a landscape assessment to *proactively define the character and sensitivity of the immediate and wider setting of the house* (para.7.22).

The Trust has also started to prepare a *Spirit of Place* document for A la Ronde (Draft for discussion, 20th June 2014). The discussion highlights the importance of A la Ronde as *the vision of the Parminter cousins and as a physical expression of the religious belief upon which they based their lives. The original setting including garden,*

wider landscape, boundaries and views is considered to be of high significance and that despite much change to the setting, the relationship between A la Ronde and the Point-in-View, is still considered legible. The joint modern role played by A la Ronde and Lower Halsdon Farm in preserving the green space and wildlife habitat on the edge of Exmouth is also considered to be significant. Similarly, the long history of public access has increased the communal value of A la Ronde and the Point-in-View. A colony of lesser horseshoe bats in the cellar of A la Ronde and breeding ciril buntings has increased the property's ecological significance.

3.4.2 East Devon Landscape Character Assessment

In the *East Devon Landscape Character Assessment and Management Guidelines* (EDDC et al, 2008), A la Ronde has been included in the urban area of Exmouth. The farmland to the north and west is classed as landscape character type 3B *Lower Rolling farmed and settled slopes*. The key characteristics are:

- *Gently rolling landform, sloping up from valley floor*
- *Variable size fields with wide, low boundaries and irregular pattern*
- *Pastoral land use, often with wooded appearance*
- *Many hedgerow trees, copses and streamside tree rows*
- *Settled, with varied building ages, styles and settlement size*
- *Much use of stone as building material*
- *Winding, often sunken lanes*
- *Streams and ditches*
- *Tranquil and intimate*

One of the management guidelines for this particular landscape type is to resist development that would *contribute to the coalescence of settlement including ribbon development* (p. 31).

3.4.3 Devon Landscape Character Assessment

The Devon County Council Landscape Character Assessment (DCC website, visited August 2014) places Exmouth and A la Ronde within the *Sidmouth and Lyme Bay Coastal Plateau*. One of the distinctive characteristics is *exceptional views out to sea and along the coast*. The land to the north forms part of the *Pebble Bed Heaths and Farmland* character area – an area of high scenic value, reflected by designation of two-thirds of the area as part of the East Devon Area of Outstanding Natural Beauty. The land to the west of the A376, including Lower Halsdon, Courtlands and Lypstone, lies within the *Exe Estuary and Farmlands* Character Area. Surprisingly,

even though A la Ronde lies outside *Exe Estuary and Farmlands*, it is mentioned in the Area's evaluation, which lists notable historic parks and gardens as *Powderham Park, Oxtou House, A la Ronde and The Point-in-View* – which influence landscape character and scenic qualities and have notable collections of veteran trees.

3.4.4 National Character Area

While the Local Character Areas are restricted to single counties or districts, National Character Areas (NCAs) define the geographical, ecological and historical variations in landscape character on a national level, with character area borders following natural rather than administrative boundaries. Exmouth and A la Ronde lie within the Devon Redlands National Character Area (NCA 148). This NCA covers a large area of east and mid Devon, including both sides of the Exe Estuary. The Devon Redlands are noted for their strong, unified character, fertile red soils, traditional stone and cob farmhouses, scattered villages and hamlets, mixed agriculture, deep, narrow lanes, gently rolling hills, small fields enclosed with hedgerows and many hedgerow trees. The low-lying Exe estuary and its internationally important wildlife habitat form a large area at the centre of the NCA, accessible via the South West Coast Path National Trail.

3.4.5 Dinan Way Extension Environmental Scoping Report

The *Dinan Way Extension Environmental Scoping Report* (Jacobs, May 2012) was commissioned by Devon County Council to identify the potential environmental impacts of two route options for extending Dinan Way, known as the *CD Lower Alignment* and the *South Alignment*. Both routes run through the farmland between Summer Lane and Pitt Farm, north of A la Ronde, following the same course on higher ground. Differences included the junction arrangements at Pitt Farm. The road extension is justified by an increase in dwellings and consequent rise in the volume of traffic.

With regards to the heritage impact, the report concluded that *neither route would have any physical impacts on any known heritage assets*. Slightly confusingly, it goes on to state that: *Neither do the routes have the potential to adversely impact on the setting of the buildings and gardens that form the A la Ronde group. This impact could be as a result of increased traffic noise, or visual intrusion, or a general loss of its context in a rural landscape* (section 6.6). The removal of through traffic along Summer Lane was considered a benefit to the setting of A la Ronde. A recommendation of the Scoping

Report was to commission a more detailed assessment of the setting of A la Ronde in line with paragraph 128 of the NPPF.

3.5 Summary

- The study area consists of several highly significant heritage assets, including a grade II registered landscape, three grade I listed buildings, and three historic features identified by the local and National Trust Historic Environment Records. These assets are surrounded by numerous locally recorded historic features and sites, largely associated with the historic agricultural landscape of this part of East Devon. One of A la Ronde's formerly owned estate buildings is a grade II listed building lying just outside the registered landscape at Courtlands Cross. The gardens of A la Ronde have also been designated a County Wildlife Site.
- A la Ronde, Point-in-View and Manse is one of only two groups of grade I listed buildings in East Devon.
- The National Planning Policy Framework highlights the importance of setting for the significance of a heritage asset and how local authorities should assess the impact on setting when evaluating a development proposal.
- English Heritage guidance reinforces the general principles of the NPPF and notes how setting is commonly expressed in visual terms, but is also intrinsically linked with other environmental factors, spatial associations and the historic relationship between places. Setting is more extensive than curtilage, can make a positive or negative contribution and is not dependent on public access. A wider designed setting with key views and deliberate screening can be critical to a designed park or garden.
- Understanding and recognition of the importance of the setting of heritage assets is noted in other regional and international conservation policy.
- East Devon District Council Conservation Team require a statement of significance to be produced for applications that have the potential to impact upon a heritage asset and its setting.
- The Local Plan policies seek to protect listed buildings and registered landscapes and their settings.
- The farmland to the north of A la Ronde is covered by a Green Wedge policy to prevent settlement coalescence. The current adopted local plan also identifies the land as an Area of Great Landscape Value, but this designation is omitted in

the next plan. Farmland to the west and northwest of A la Ronde lies within the Coastal Preservation Area.

- Local Plan proposed development sites include the land to the north of A la Ronde, for the Dinan Way extension, and at Goodmores Farm.
- Recent reports on the history and conservation of A la Ronde, commissioned by the National Trust, have identified the importance of the wider open countryside, views and a sense of rural isolation, critical to the experience of A la Ronde and The Point-in-View.
- The landscape surrounding A la Ronde has been categorised as type 3B *Lower Rolling Farmland and Settled Slopes* by the East Devon LCA and lies within the National Character Area of the *Devon Redlands*. The assessments recognise the gently rolling landform with deep narrow lanes, scattered settlements, irregular field patterns and hedgerows, and a sense of tranquility.
- The Dinan Way Extension Environmental Scoping Report did not think the new road would have an adverse impact on A la Ronde but recommended a more detailed assessment of its setting.

4.0 HISTORICAL BACKGROUND

The following section summarises the history of A la Ronde and concludes with some of the key aspects of historic buildings and landscape.

4.1 *Pastoral Landscape, pre 1790s*

4.1.1 The numerous archaeological sites and features identified on the Devon Historic Environment Record (HER) (figure 6, appendix 2) largely relate to a medieval and post medieval agricultural landscape. A single recorded prehistoric find, a small flake of Beer type flint at Lower Halsdon (HER no. MDV61242), is the only evidence found to date to suggest prehistoric land use close to A la Ronde. However, Summer Lane (also known as Somer's Lane), forming the northern boundary of the estate, is thought to follow a prehistoric route. It later marked the boundary of the Saxon estate of Budleigh, the historic parish boundary between Lymestone and Withycombe Raleigh and the northern boundary of the former medieval manor of Hulham, first recorded in 1219 (6). In 1628, Hulham was held by the Drake family, major landowners in the parish of Withycombe Raleigh.

4.1.2 Relatively little is known about the site of A la Ronde and Point-in-View prior to their construction, but it is understood to have been farmland lying within the manor of Hulham. It was probably part of the land advertised for sale in 1779, known as *Great Courtlands and the Small Parks*. The field name, *small parks* (*parks* meaning paddocks or enclosures), and the field pattern and ownership later recorded on the 1840 tithe plan, together suggest the remnants of a fossilised medieval strip-field system to the south of A la Ronde which lasted into the twentieth century. Another feature of the local landscape are numerous shallow, earthwork depressions, identified by the HER as extraction pits. The date and nature of these pits is unknown, although they are thought to be mainly post-medieval clay pits. Their absence the 1840 tithe plans suggests they had gone out of use by the early nineteenth century.

4.2 *Cottage Ornée and pleasure grounds, c.1798-1879*

4.2.1 There is some confusion as to the exact sequence of events, but records suggest that Jane Parminter purchased *Great Courtlands* soon after returning from a Grand Tour of Europe with her sister, Elizabeth and their cousin, Mary, in the mid 1790s. A la Ronde is thought to have been completed around three years later and a non-conformist chapel, school and almshouses known as the *Point-in-View* were built to

the east in 1811. A manse was added to the Point-in-View eighteen years after the chapel was built, in 1829, for a resident minister.

- 4.2.2 A la Ronde's unusual design has been tentatively attributed to Bath architect, John Lowder (1781-1829). This is based on other works by Lowder, including a 32-sided school with wedge-shaped classrooms in Bath (now demolished), and because he was a distant cousin and friend of the Parminter family. It also seems likely that Jane and Mary Parminter had a hand in the design, inspired by their travels on the Continent. This gave rise to the family tradition that the house was modelled on the octagonal church of San Vitale in Ravenna. Certainly, A la Ronde reflects the Parminters' creative and eclectic tastes, and a desire to live as self-sufficient and financially independent women. This is similar to the well-known contemporary lives of the *Ladies of Llangollen*, Sarah Ponsonby and Lady Eleanor Butler, who established a pocket romantic landscape and gothic cottage at Plas Newydd, Llangollen, between 1780 and 1831 (3).
- 4.2.3 The earliest cartographic evidence for A la Ronde is the Ordnance Survey surveyor's drawing (figure 2). Dated 1801, this recorded A la Ronde shortly after completion and ten years before Point-in-View was built. The 16-sided plan of the building has been simplified as a circle and stands alongside a rectangular building – the barn. It is thought that the barn pre-dates A la Ronde, possibly forming part of the agricultural property acquired by Jane in the 1790s. The buildings stood on the eastern side of a paddock or lawn, framed by denser stippling that probably indicates a young perimeter belt of trees and suggests the establishment of a pocket park. Two dark markings west of the barn may indicate a pair of mature trees on the boundary with the adjacent farmland. Jane Parminter died in 1811 and was buried in Point-in-View.
- 4.2.4 A la Ronde was mapped again on the 1838 Withycombe Raleigh tithe plan (figure 3), which provides a detailed record of the property at the peak of Mary Parminter's occupation, 40 years after the house was completed. In that time, the pleasure grounds developed a slightly more formal layout. The park had been subdivided by fencing into the *Lawn* and the *Poultry Field*, separated by a straight drive from Summer Lane, running between the house and barn. A path was plotted around the perimeter of the grounds, with a matching pair of circular features in the eastern corners of *Poultry Field* – probably ornamental seats. Orchards had been established

on the western and southern edges of the Lawn, also acting as a parkland shelterbelt and incorporating a small walled garden. From the Poultry Field perimeter walk, a footpath led along the southern boundary of the adjacent field, known as *Three Acres*, to the *House, chapel and almshouses* in *Point Field*.

- 4.2.5 The early and mid nineteenth century sketches, watercolours and engravings of A la Ronde reveal more of the character of its designed setting. The earliest known depiction was Martens's engraving of circa 1829 (Viewpoint Sheet 3). The gated approach drive and fence subdividing the *Lawn* are clearly visible, and the view also highlights the role played by Exmouth and the sea as a backdrop to the house and grounds. Three slightly naïve watercolours of unknown date take a similar viewpoint of A la Ronde, the *Lawn* and distant views of Exmouth and the Exe estuary (Viewpoint Sheet 5). They also reveal how the *Lawn's* perimeter belt of trees had matured and included specimen conifers, and record maturing trees and fenced clumps of trees on the *Lawn* itself and along the approach drive. Further details of the landscape were provided in Mary Parminter's will, in which she mentioned obelisks, hothouse, greenhouses, a sundial, ornamental seats, shrubberies and walks. She also refers to two milk cows and fourteen sheep.
- 4.2.6 The tithe map reveals that, by 1838, Mary Parminter's land holding was relatively small, consisting of the orchards, *Lawn* and *Poultry Field* around the house and the two fields of *Three Acres* and *Five Acres* to the east. *Point Field* and the *Point-in-View* buildings were owned by the *Trustees of the Point-in-View Charity* and all the other surrounding farmland, including the four *Small Parks* mentioned in the eighteenth century sales particulars, was in several different ownerships and tenancies. All the land to the north of *Summer Lane* was held by Charles Gifford, one of major landowners in the parish of *Lympstone*.
- 4.2.7 Despite being in the possession of the charity, *Point-in-View* was still a fundamental part of Mary Parminter's estate. The building, which combined mausoleum, chapel, school and almshouses, was commissioned by Jane and Mary Parminter to provide a convenient non-conformist place of worship and a burial place on their estate. As such, they were following the example of other landowners who built private family mausoleums and chapels close to their residences. Slightly more unusual, however, were the strong theological ideas of the Parminter cousins, the inclusion of almshouses and the strict instructions concerning the care and use of the building.

4.2.8 While it is tempting, particularly in the context of this study, to assume that the name *Point-in-View* suggests that the chapel complex was an eye-catcher in the landscape, or referred to views of Exmouth or other coastal points, the understanding of the current trustees is that the unusual name was almost certainly philosophical in meaning (5). The full title, written above the chapel door, was *Some Point In View We All Pursue* and, for the Parminter cousins, these points included the conversion of Jews to Christianity, and the education and housing of girls and single women. Furthermore, it is notable that the chapel does not appear to feature prominently in historic or modern views from A la Ronde and, as a single-storey structure, it does not appear to have played a major landmark role in the wider landscape. However, there was certainly aesthetic consideration in the design and location of the chapel, with its distinctive pyramidal roof reminiscent of the Pyramid of Cestia in Rome, (Shelley's *one keen pyramid with wedge sublime*) and the Ptolemaic pyramids. Other pyramidal mausoleums include Francis Douce's Nether Wallop (1760), a memorial to his cousin's horse at Farley Mount (c1734) and another relation's, 'Mad' Jack Fuller's at Brightling (1810); and the grand Blickling mausoleum (1797). Like the Cottage Ornée, it was symmetrical in plan and a perfectly square building at the centre of an almost square field. An early plan, pre-dating the Manse, also recorded the original straight path that led from A la Ronde to the chapel door and an angular shelterbelt along the eastern boundary. Like the pleasure grounds around the Cottage Ornée, this reveals a taste for good order.

4.2.9 There are two key aspects about the original design and early nineteenth century history of the Parminters' A la Ronde. Firstly, the layout was, in the words of Jonathan Lovie, *a ferme ornée conceived in the picturesque taste which had been popular from the late 18th century onwards. The constituent elements or areas of the designed landscape and the features would not have been out of place in a late 18th century villa garden* (4). The Parminters had established a small working estate, complete with orchards, productive gardens, glasshouses, livestock, outbuildings, apiary and a private place of worship. Taking centre stage was a late Georgian Cottage Ornée, featuring (as was typical of Nash's Blaise village, for example) an oversized thatched roof, shutters and diamond shaped windows. The cottage-style conveyed ideas of a rustic, modest lifestyle, yet at the same time was a distinctive, eye-catching folly and a fashionable building type of the day.

4.2.10 Secondly, A la Ronde was clearly designed to maximise views of Exmouth, the Exe Estuary and the Haldon Hills. This is evident in the form of the building, its raised, central location, and the construction of a high-level gallery decorated with shells, a mix of a garden folly and a belvedere. This gave A la Ronde a role in a landscape of connected country estates that ran along the Exe Estuary. On the east side of the Estuary were more modest villas such as nearby Courtlands, built around 1800, while on the western coast were the greater, long-established estates of Powderham, Haldon and Mamhead. There was a visual relationship between these various estates, across the picturesque estuary, most clearly illustrated by the views to and from the belvederes of Powderham and Haldon. A la Ronde would have sat more quietly in the landscape due to its smaller size and large thatched roof, but, the formerly white-washed masonry would have been much more eye-catching in an entirely pastoral setting than it is today. Certainly, the Parminters would have enjoyed views to the other estates and to Kenton, where they lived before building A la Ronde.

4.3 *The Reichels' Modernised Cottage, 1879-1929*

4.3.1 In accordance with the wishes of Mary Parminter, very little change took place during the thirty years A la Ronde was occupied by her heirs, Jane and Sophia Hurlock. However, the Parminter's carefully conceived *Ferme Ornée* did see considerable change when, in 1880, the property was transferred to Sophia Hurlock's nephew, the Reverend Oswald Reichel. Reichel's modifications principally involved the modernisation of the cottage for greater convenience and comfort. The thatched roof was replaced with tiles, an external gantry was added to the outside of the shell gallery, dormers provided light to new rooms in the converted attic storey, new internal staircases improved circulation within the cottage, the drawing room was enlarged, heating was installed, new windows were added to the lower ground floor and a glazed walkway provided a covered link between the cottage and the barn. The additional windows and new gantry increased the opportunities to enjoy the views from A la Ronde to the surrounding landscape, and, in particular towards the Exe Estuary. At the same time, the re-tiled roof, dormers and gantry would have increased the visibility of A la Ronde, replacing the dark, recessive thatch that would have blended more effectively into the surrounding hills in views from the west.

- 4.3.2 Following the death of the Rev Reichel in 1923, his widow put A la Ronde up for sale. The cottage, barn, grounds and orchards were purchased by the Rev. Reichel's niece, Margaret Tudor, which ensured the survival of this part of the landscape. *Three Acres* was retained by Julia Reichel and she built a two-storey house by the same name at the eastern end of the field. This division in ownership and construction of an intervening structure partially eroded the historic relationship between A la Ronde and the Point-in-View.
- 4.3.3 *Three Acres* was only part of a fundamental change in the setting of A la Ronde during the twentieth century. By the 1950s, land to the west of the pleasure grounds, along Exeter Road, Littlemead Lane, and Courtlands Lane had been developed with houses. Housing was also starting to encroach on the old orchard, immediately south of the pleasure grounds and adjacent to the Bee Garden. By 1970, all the former farmland to the south and southeast of A la Ronde had been developed, changing the relationship of A la Ronde to Exmouth from an outlying, rural Ferme Ornée between Exmouth and Lymptone, to a small park on the edge of the Exmouth suburbs. Development has continued since 1970, with infilling of land south of a new road, Dinan Way, and building in the remaining strip of western shelterbelt of the A la Ronde grounds that once incorporated the kitchen garden (pre 1987).
- 4.3.4 The grounds of A la Ronde and the eastern triangle of land around the Point-in-View were registered by English Heritage as a Park and Garden of Special Historic Interest in 1987. Four years later, four hectares of the Parminters' Ferme Ornée was conveyed to the National Trust ensuring the long-term future of the cottage and protecting what remained of the pleasure grounds. In 1996, Mr Stanley Long refused an offer of £4 million for Lower Halsdon Farm and instead donated the holding to the National Trust. Long's intention was to protect his land from residential development in perpetuity and his generous act has saved a critical part of A la Ronde's rural setting and preserved the integrity of its remaining estuary views. The Trust has recently been investigating ways to increase public access to the farmland, including a new footpath between the East Devon Trail and the A376. In doing so, the appreciation and experience of A la Ronde in its remaining rural setting will be enhanced.

4.4 Conclusion

- A la Ronde, the Point-in-View and the Manse together form a group of exceptionally important historic structures, all designated as grade I listed buildings. A la Ronde is an outstanding example of a late eighteenth century Cottage Ornée, with late nineteenth century alterations. The Point-in-View is an extremely unusual non-conformist chapel with almshouses, functionally and spiritually linked to A la Ronde. The Manse shares stylistic similarities with A la Ronde and the Point-in-View, but is principally important as part of the group. The listed building entry for the Manse summarises the collective value of the three structures: *The whole complex is of major significance, not only architecturally but also historically and as a socially innovative group.* There are few other examples of a group of grade I assets in East Devon.
- A la Ronde was set within picturesque pleasure grounds, which incorporated key productive features such as a walled garden, hothouses and orchards to create a *Regency ferme ornée*. Although the eastern and southern fringes of these grounds were lost to adjacent residential development in the mid and late twentieth century, the core of The Lawn and Poultry Field, together with the perimeter walk and shelter belt, continue to form the immediate surroundings of the Cottage Ornée. Similarly, the Point-in-View has retained its immediate setting of open ground with a gardened shelterbelt along the eastern boundary as a backdrop to the Manse. English Heritage consider that both areas, together with the adjacent undeveloped farmland to the south of the Point-in-View, are of national importance and have therefore been registered as a Park and Garden of Special Historic Interest.
- The combined importance of the buildings and landscape has been summarised by Lovie as follows: *The designed landscape, the house and its contents, and indeed The Point-in-View and its surrounding land are all essential, inter-connected elements of a complex aesthetic entity, the cumulative significance of which far outweighs the not inconsiderable significance of its constituent elements (4).*
- The raised, terraced building site, the circuit walk and seats, the multiple façades and windows, the Shell Gallery windows and, later, the dormers and external gantry, all indicate that one of the key design intentions of the Cottage Ornée was to maximise views of the wider landscape and, in particular, views to the south, west and north, taking in Exmouth, the South Devon coastline, the Exe estuary, and the Haldon Hills beyond.

- A la Ronde and the Point-in-View listed buildings and registered landscape are set within a wider historic agricultural landscape which incorporates medieval farmsteads, settlements, ridge and furrow earthworks and field boundaries; numerous abandoned extraction pits, probably worked during the eighteenth century or earlier; the medieval manor of Hulham and the c.1800 mansion and estate of Courtlands. Lying just outside the registered area, at Courtlands Cross, also stands the former gardener's cottage for A la Ronde (a grade II listed building), currently within a garage car sales forecourt.
- The wider setting of A la Ronde and the Point-in-View was altered in the twentieth century through the suburban expansion of Exmouth. However, the acquisition of Lower Halsdon Farm has saved a key surviving part of the setting and will result in greater public appreciation of A la Ronde.

5.0 THE VISUAL ENVELOPE

5.1 Identifying the Visual Envelope

5.1.1 The visual envelope of the registered landscape has been assessed through mapping a Zone of Theoretical Visibility (ZTV), using satellite-derived digital surface modelling, as detailed in 2.2.6 to 2.2.8 above. This has produced an objective assessment of the area within which changes in land use and the development of structures ranging in height from 0.5m, 7m (a typical house height), 10m and 12m (typical industrial units) will be visible from A la Ronde and the Point-in-View, and, therefore, could have an influence or effect on the visual amenity and historic integrity of the heritage assets. Being computer modelled, the zone of theoretical visibility does not take into account the subjectivity of the human eye, nor the growth or loss of individual trees that may obscure or highlight particular features or views.

5.1.2 In order to identify the ZTV for A la Ronde, two of the principal viewpoints within the registered landscape were selected, and used to generate the plans. These were identified as the Shell Gallery Gantry of A la Ronde, and the entrance route to the Point-in-View chapel, significant because:

- both have functioned as designed, purpose-built viewpoints during the history of the A la Ronde landscape, the Shell Gallery since the cottage was built in circa 1798 and the Point-in-View since 1811, and therefore integral to the use and experience of the buildings, the registered landscape and their setting;
- the Shell Gallery and the Point-in-View provide the high level readily accessible viewpoints in the landscape and, therefore, both viewpoints provide the greatest extent of views over the landscape and its setting;
- both viewpoints are readily and regularly accessible by modern visitors to A la Ronde as part of the visitor experience since the property opened to the public in 1931. Views from the Shell Gallery Gantry are currently only accessible through digital interpretation, due to the conservation needs and sensitivity of Shell Gallery.

5.2 ZTV Analysis

5.2.1 The Zones of Theoretical Visibility for A la Ronde are illustrated in figure 8, from the Shell Gallery Gantry, and figure 9, from the Point-in-View. The following overall observations can be made:

- The Shell Gallery ZTV reveals the importance of the farmland to the southwest of A la Ronde, where land use change and development as low as 0.5m would be visible. It also highlights the sensitivity of the two fields above Pitt Farm, alongside Courtlands Cross, the land to the northeast of Lympstone village, and the sloping farmland to the north of A la Ronde, above Wotton Cross.
- The Shell Gallery ZTV also reveals that there is only a narrow corridor of land running past Pitt Farm where the extension of Dinan Way would not be visible from A la Ronde.
- The Point in View ZTV demonstrates how views from the chapel are either very local, or very distant, with no current, direct visual link with A la Ronde. This is largely as a result of a lower viewpoint, but is also due to woodland growth and mature hedgerow trees. Development higher than 7m would be an issue on the farmland to the east of Pitt Farm, and development greater than 10m around Goodmores Farm would also be visible from the chapel grounds.
- Both ZTVs reveal the impact of the existing deciduous woodland belts in breaking up views and screening adjacent urban development, however, due to the narrowness and their broadly deciduous nature, they will not provide robust screening in winter. These belts of trees are both of value, but also restrict some of the intended, designed, outward views. Restoration of these views will require careful consideration of how to maintain appropriate screening for existing development.

6.0 THE SETTING

6.1 Identifying Setting

- 6.1.1 The ZTV addresses one of the three methods of identifying setting, based on English Heritage's *Conservation Principles*, that of visibility. This information now needs to be combined with an understanding of the context and function of the landscape surrounding A la Ronde to complete the identification of the setting, its contribution to significance, and its sensitivity to change.
- 6.1.2 The setting of A la Ronde and the Point-in-View registered landscape plays an essential part in the significance and character of the heritage assets. Unlike the visual envelope, setting is a subtler concept, to include the surrounding landscape that influences how A la Ronde's heritage is experienced and understood. Setting, therefore, is not just to do with visual amenity and what can and cannot be seen, but also relates to the cultural and functional relationships, past and present, of the historic site and its local landscape, and also how the historic landscape contributes to, and integrates with, the surrounding landscape character, and contributes to A la Ronde's significance. Unlike the objective process in identification of the ZTV, identifying setting is more conditioned by subjective judgement, and the priorities or knowledge of a particular generation.
- 6.1.3 The identified setting of A la Ronde has been plotted for the purposes of this study in figure 10, distinguishing between the core setting and the wider setting. The outer line of each setting has been subdivided into sections and the rationale for this is discussed further below.

6.2 Analysis of Views

- 6.2.1 The analysis of views, illustrated on Viewpoint Sheets 1 to 23, has three specific purposes to contribute to the identification of the setting of A la Ronde:
- i. To check and assess the validity of the ZTV modelling, illustrated on figures 8 and 9, in particular noting the condition of vegetation screens and the potential for seasonal changes.
 - ii. To assess the survival and significance of known historic views to or from A la Ronde, taken from historic research.
 - iii. To assess the role and significance of landscape character and condition to our understanding of A la Ronde.

6.2.2 From each of the viewpoints, there is one or more views, which are described in this study as follows:

Principal Views are the views of greatest importance, and which reveal most about the significance of A la Ronde. These are the primary designed views, which demonstrate the rationale for the location of A la Ronde and its landscape. The principal views are those of the Exe Estuary, Haldon Hills, and the South Devon coast from A la Ronde and Point-in-View.

Key Views are the main identified designed views, by reference to recorded historic views, the alignment of historic paths and gaps in plantations, and similar evidence. Other designed views may well exist, but have not yet been identified and might only be revealed by further research. The key views are mainly outward views, and include views from the circulation routes around the registered landscape, as well as the private outward view from the Manse (viewpoint 24, table I).

Other *longer distance inward views* include views from the wider area, where A la Ronde plays a significant or distinctive role in the character and quality of the local landscape.

6.2.3 A summary of the views is included in table I below, and described and illustrated in detail on sheets I to 23. View 24 was not assessed as the Manse is in private residential use.

Table 1 A la Ronde Views

View Category	Viewpoint no.	From	To	Condition	Significance
Principal Outward	1	Terrace	Cottage Ornée Exe Estuary South Devon Coast Haldon Hills	Rural and picturesque character partly eroded by adjacent development, and loss of orchard middle ground.	Principal designed view from registered landscape; rationale for Cottage location and landscape design.
Principal Outward	2	The Shell Gallery and Gantry	Exe Estuary South Devon Coast Exmouth Lower Haldon Haldon Hills Lympstone	Rural and picturesque character partly eroded by adjacent modern development, and loss of orchard middle ground. Remote digital access to visitors.	Principal designed view from Cottage Ornée; rationale for Cottage location and design. The contribution that setting makes to significance does not depend on public access.
Key Outward and Inward	3	Entrance gate on Summer Lane	Cottage Ornée Pleasure grounds Exmouth and the sea	Historic view to Exmouth lost due to need to screen more local housing. View also altered by relocation of gates to allow car park access.	Earliest view of A la Ronde identified to date. Reverse view includes a distant view of Exeter.
Key Outward	4	Perimeter walk, southeast	Cottage Ornée Pleasure grounds Exe Estuary Haldon Hills	Largely intact, but rural and picturesque character partly eroded by adjacent modern development, and loss of orchard middle ground.	Key designed view from circuit walk around pleasure grounds.
Key Inward and Outward	5	Northeast corner of Pleasure Grounds (originally called the Poultry Field)	Cottage Ornée Pleasure grounds Exe Estuary	Obscured by mature tree growth and eroded by use of the Poultry Field as an overflow car park.	Key designed view from the site of a seat in the northeast corner of the pleasure grounds.

Key Inward and Outward	6	Perimeter walk, south	Cottage Ornée Pleasure grounds Exe Estuary Haldon Hills	Largely intact, but rural and picturesque character partly eroded by adjacent modern development, and loss of middle ground orchard	Key designed view from circuit walk around pleasure grounds.
Key Inward and Outward	7	Perimeter walk, site of seats	Cottage Ornée Pleasure grounds	Compromised by visitor car park.	Historic internal views from two pleasure ground seats mapped in 1838.
Key Inward	8	Perimeter walk to Point-in-View	Along path to Point-in-View	Chapel and manse screened by mature trees and rising topography	Historic internal view along line of the walk from the A la Ronde pleasure grounds to Point-in-View.
Key Inward	9	Public footpath south of Point-in-View	Point-in-View	Chapel and manse obscured by mature vegetation	Glimpse views from Small Parks Lane, a pre-1838 green lane, and public footpath.
Principal Inward and Outward	10	Point-in-View, west	Surrounding paddock Exe Estuary Chapel Manse	Pastoral character partly eroded by Three Acres and late twentieth century almshouses. Link with pleasure grounds lost due to division of ownership.	Historic, largely unaltered internal view with glimpses of wider setting.
Key Inward	11	Point-in-View, south	Chapel Manse Surrounding paddock	Pastoral character partly eroded by Three Acres and late twentieth century almshouses. Farmland to the north screened by mature trees along Summer Lane.	Probably a historic internal view with glimpses of Haldon and Powderham Belvederes.
Key Inward	12	Summer Lane trig point	Manse Summer Lane Adjacent farmland	Rural situation of manse, partly eroded by 1960s almshouses.	Topographical high point in pastoral setting of the Point-in-View. Part of local circuit walks.
Key Outward	13	Summer Lane, east	Farmland to north	Pastoral setting of A la Ronde, eroded by modern fencing, power lines, telegraph poles and pylons.	Probable historic view from manse drive and edge of registered landscape. Part of local circuit walks.

Key Outward	14	Summer Lane, central	Farmland to north	Largely unaltered view.	View of traditional historic pastoral and adjacent designed landscapes to the north of Summer Lane and the registered landscape. Part of local circuit walks.
Key Outward	15	Summer Lane, west	Farmland to north	Largely unaltered view with exception of modern power-lines.	View of traditional historic pastoral landscape to the north of Summer Lane and the registered landscape. Part of local circuit walks.
Longer distance inward view	16	Wotton Cross	A la Ronde Point-in-View Registered landscape	Largely unaltered farmland.	View of traditional historic pastoral landscape setting to the north of Summer Lane and the registered landscape.
Longer distance inward view	17	Marley Road	Point-in-View	Obscured by housing and mature trees. Evidence for severe erosion of rural context of the Point-in-View.	Modern and compromised view.
Longer distance inward view	18	Lower Halsdon Farm, Seafield Avenue	Cottage Ornée	Rural setting of Cottage Ornée eroded by adjacent modern development.	View originating from the end of a modern cul-de-sac.
Longer distance inward view	19	Lower Halsdon Farm, East Devon Way	Cottage Ornée Pleasure grounds	Rural setting of Cottage Ornée eroded by adjacent modern development.	High communal significance as a view from the East Devon Way and Coast Path.
Longer distance inward view	20	Camperdown Terrace slipway	Cottage Ornée Pleasure grounds	Rural setting of Cottage Ornée eroded by adjacent modern development.	Historic view from Exmouth.
Longer distance inward view	21	Powderham Deer Park	Cottage Ornée Registered landscape	Rural setting of Cottage Ornée eroded by adjacent modern development.	Historic designed view from Powderham Park focused on the Estuary generally, rather than A la Ronde specifically.

Longer distance inward view	22	Exe Valley Way at Powderham	Registered landscape	Rural setting of Cottage Ornée largely preserved in views from this location.	High communal significance as a view from the South West Coast Path.
Longer distance inward view	23	Starcross Railway Station	Cottage Ornée Pleasure grounds	Rural setting of Cottage Ornée eroded by adjacent modern development.	Estuary view from the historic railway, comparable to views from listed houses along The Strand.
Key outward	24	The Manse, first floor	Wooded slopes of Lympstone Common Hulham urban area Goodmoores Farm	Rural setting of the Manse partly eroded by modern development to the north.	Historic view from listed building not assessed due to private occupation.

6.3 The Wider Setting

6.3.1 The setting defined by *Conservation Principles* includes:

- *The surroundings in which a place is experienced;*
- *..its local context, including elements which appear in the same view as the registered landscape;*
- *present and past relationships* could include historic ownership boundaries but, in this case, the visual links with the Haldon Hills are more directly relevant.

6.3.2 Depending on the nature of the historic landscape, some parts of its setting will be more sensitive than others, and therefore more or less able to accept change of a particular type or scale, without unacceptable adverse effects upon its character. The sensitivity of the wider setting areas to development is generally lower than the sensitivity of the core areas due to location and visibility. However, this sensitivity is entirely dependent on the nature of the development and needs to be judged on a case-by-case basis.

6.3.3 The setting area identified on figure 10 includes the areas of core setting (where the registered landscape is sensitive to changes in landscape management and land use, as well as built development) and the wider setting. The wider setting is sensitive to larger scale changes in the character of the landscape, as set out below.

6.3.4 However, an even wider area, particularly along the line of principal and key views, should be reviewed whenever large size or highly visible development are under consideration. Examples include tall developments (telecommunication masts, wind turbines and the like), large buildings, extensive night time lighting (trunk road service area, floodlit sports pitches etc.), and highly reflective features (such as solar panels, glasshouses, and field-scale fabric 'cloche' systems).

6.3.5 In order to identify the wider visual setting of the A la Ronde heritage assets, 23 viewpoints into and out of the registered landscape were analysed to understand their significance, landscape character, the current issues affecting their quality and integrity, and their sensitivity to change. The findings of this analysis are illustrated in Viewpoint Sheets 1 to 23, attached to this report.

6.4 The Wider Setting of A la Ronde

Analysis of the 23 views looking into and out of the registered landscape reveals five broad character types that, together, form the wider landscape setting of A la Ronde (figure 10):

6.4.1 Exmouth Urban Area (see viewpoints 17 and 20)

Description

Mid twentieth century and later suburban housing with a dense network of streets, largely lying to the east of the A376 but with a narrow strip of ribbon development to the west.

Role as Wider Setting

By replacing the eastern part of A la Ronde and the Point-in-View's pastoral setting, the urban area has eroded the historic role of A la Ronde as a rural Ferme Ornée. It has also reduced the quality and integrity of the visual setting of the heritage assets, particularly the western cross-estuary views and the southern views from the Point-in-View. However, to date, low-level residential development immediately west of Point-in-View is largely concealed by existing hedgerows, such that the setting is highly vulnerable to any changes to the roofline of adjacent single storey housing, including satellite dishes, increases in building height and even garden tree planting. Tree screening has helped reduce the impact of the urban landscape in views from A la Ronde and its pleasure grounds, but the physical loss of parts of the grounds, and the sight of domestic roofs, solar panels and back gardens when walking around the historic perimeter walk, damages the experience of the heritage assets.

6.4.2 Lympstone Village and Sowden (see viewpoints 2 and 21)

Description

Traditional estuary village with scattered cottages and modern infill.

Role as Wider Setting

Largely screened from A la Ronde by trees and as a result of the location of the village centre in a valley. The church tower appears in several outward views.

6.4.3 **Gentry Landscapes and farmland of the Eastern Exe Estuary** (see viewpoints 14, 21 and 23)

Description

Courtlands is one of a number of gentry mansions and villas built along the eastern side of the Exe Estuary during the eighteenth and early nineteenth century, often set in well-wooded pocket landscape parks. Harefield House, now St. Peter's School, is another example to the north of A la Ronde. They are set within gently rolling farmland consisting of predominantly small, hedged pastoral fields with mature hedgerow trees, deep-set lanes, scattered farmsteads and occasional large detached houses. This character type straddles the county character areas of *Pebble bed heaths and farmland* (east of the A376, north of Summer Lane) and *Exe Estuary farmlands*. However, the farmland north of A la Ronde arguably shares more characteristics with the *Exe Estuary Farmland* than it does with the *Pebble Bed Heaths and Farmland Area*. The setting character therefore follows the East Devon Landscape Character Type of *3B Lower rolling farmland and settled slopes*, which covers the farmland both north and west of A la Ronde. This landscape area is also characteristic of the *Green Wedge* policy area between Exmouth and Lympstone.

Role as Wider Setting

This pastoral landscape dotted with small parks has historically formed the rural landscape setting of A la Ronde since its construction, but now only exists to the north and the west. The twentieth century reduction in the rural context of the heritage asset increases the value of what remains, particularly to the west, as it is critical as middle ground in the key and principal designed views.

6.4.4 **Well-wooded Slopes (see viewpoints 13,17 and Manse views)**

Description

The slopes of Lympstone Common to the northeast of A la Ronde feature mature woodland blocks, generally well-concealed twentieth century housing, and smaller, sometimes, neglected fields. On the lower slopes of Lympstone Common, Goodmores Farm is an area of pasture fields in the 2012 Local Plan Consultation Draft as a housing allocation. The historic parish boundary along Summer Lane continued across this land, uphill, and probably formed part of local walking route, as well as a historic route to the Common. Part of this route, immediately east of Summer Lane, has already been severed by Dinan Way. A viewpoint seat was identified as part of this study at the road junction immediately north of this area.

However, the role of this viewpoint has been eclipsed by two adjacent twentieth century houses and other tree growth. The location of the Consultation Draft housing allocation area is largely within a topographic hollow.

Role as Wider Setting

The slopes provide a wooded backdrop in views of A la Ronde from the west and help to soften the visibility of Exmouth's suburbs and urban fringe. The orientation of A la Ronde and the key façades of the Point-in-View and the Manse, together with the slope of the registered landscape towards the south and west, reduce the role of the wooded hills in the immediate setting and significance of the heritage assets. Circuits and rides in the wooded hills were key local attractions to Picturesque tourists, and to the local gentry, as for local people today, but also provided part of the rationale for the location of A la Ronde. Development in The Goodmores Farm area would be visible from the first floor of the Point-in-View Manse, and development design should take account of this fact, but will occur beyond a mid-ground of existing urban edge development at Hulham.

6.4.5 Exe Estuary (see viewpoints 1,2,4,5,6,10,11,20-23)

Description

Broad expanse of water and sandbanks, backed by the western shore and the Haldon Hills. Numerous moorings and moving boats populate the scene. The estuary shores are key circulation routes, with railways, roads and national trails to both sides.

Role as Wider Setting

The Exe Estuary is crucial to the historic and modern designed views from A la Ronde, both from the house and pleasure grounds. It also features in views from the Point-in-View. Similarly, the western hills beyond, particularly the views to Powderham, Haldon and Mamhead, demonstrate the wider context of relationships between the Exe Estuary designed landscapes. Notably, the Misses Parminter were previously residents of Kenton, in direct view of A la Ronde.

6.5 The Core Setting

6.5.1 English Heritage does not seek to plot or distinguish the core setting of registered parks and gardens, in contrast to Cadw's approach in Wales. In the *Setting of Heritage Assets*, a distinction is made between the *immediate setting* of, for instance, a great house, which might be the park, and the wider setting of that park which may include *lines-of-sight to more distant heritage assets or natural features beyond the park boundary*. The analogy can be extended to the setting of those designed grounds and groups of buildings that are designated, as at A la Ronde, all in their own rights. The registered landscape is the *immediate setting* of the various listed buildings, where the designated registered landscape would normally include all the area subject to conscious designed works. However, the immediate setting of the group of buildings **and** the landscape as a whole could include areas which are needed to complement its design or function, to enable a present-day appreciation of this. The wider setting, beyond the above, due to the nature of the relationship with the asset, will generally contribute less to the significance of the heritage asset than the core setting, although lines of sight to more distant heritage assets or features can be of particular significance as already established under the views analysis. At A la Ronde and the Point-in-View, areas of the *core setting* of the registered landscape should include, therefore, pastoral land that survives in the immediate setting of the registered landscape, conserving at least some sense of original rural context of the park and garden, as well as protecting key designed views to the western arc.

6.5.2 The surviving rural context of A la Ronde is significant for a number of reasons:

- Farmland formed the historic rural context of A la Ronde, before the expansion of Exmouth. It therefore helps demonstrate the former role of the heritage assets as a small country estate, or ornamental farm, created by the Parminters so they could live self-sufficiently, independently – both domestically and spiritually – and in their own architectural creation. The countryside to the north was considered in the *A la Ronde Conservation Management Plan* (Forum Heritage Services, 2013) to still form *an important rural backdrop* (para.7.14) and, as a result, *the house and its grounds have still managed to retain a sense of the rural isolation with which it possessed at its inception* (para.7.17).
- Pastoral farmland provides the critical open foreground to the principal designed views to Exmouth, the Exe estuary and the hills beyond. These views were a major reason for the siting of the Cottage Ornée and for the design of the building with multiple façades and a viewing platform at the apex of the roof.

The Estuary scene was not only picturesque, but also incorporated the designed landscapes of Powderham, Mamhead and Haldon (see paragraph 4.2.8). It is important that the foreground to these views does not distract from the detail of the distant views.

- The separation from Exmouth may also reflect the original rationale for choosing to build at A la Ronde. This part of the coast was once favoured for health reasons, but the area around Withycombe with its *moist atmosphere and extreme verdure* was considered *well adapted for persons in the more advanced stages of consumption* (9), a marked difference from Exmouth town.
- The continuity of the rural setting, where it survives, protects the integrity of the designed views that might be identified in the future, for example, in the restoration of the circuit walks at A la Ronde.
- The remaining rural context protects some of the tranquillity of the pleasure grounds as a landscape away from the urban environment.
- A pastoral agricultural landscape setting is also essential for the long term viability of the horseshoe bat roost at A la Ronde, as is farmland for the Cirl bunting population at Lower Halsdon.

6.5.3 The core setting area is plotted on figure 10, subdivided into character areas, with justifications set out below. The areas outside the registered landscape have been identified through the documentary review, ZTV and views analysis as being critical to the setting of A la Ronde and the Point-in-View, and, therefore, form the core setting of the designed landscape with the least capacity for change. Several of these areas generate negative impacts on the setting, and have some scope for enhancement. The core setting areas are:

6.5.4 Core Setting Area 1: **Lower Halsdon Farm and Courtlands** (see viewpoints 1, 2, 4, 6, 19, 21 to 24)

Character and Role as Core Setting

Attractive, undulating pasture with mature hedgerows, hedgerow trees and a few young infield trees. The topography flows to the edge of the Exe estuary, South West Coast Path, and railway which define the west edge. This farmland forms the pastoral middle ground in views from A la Ronde and the Exe estuary. This area maintains the integrity and historic character of these designed views. It is also a green wedge between Exmouth and Lympstone. Core Setting Area 1 primarily

contributes aesthetic value to A la Ronde, but is also of communal value for the South West Coast Path.

Vulnerability

Lower Halsdon Farm is owned by the National Trust and protected from built development. Changes that may impact on the setting of A la Ronde would therefore be changes in farming practice (e.g. conversion of pasture to arable use) and development of agricultural infrastructure, such as high visibility livestock shelters, fencing or steel gates. There is also a minor risk of the visual intrusion of visitor access paths and infrastructure across the farmland, or developments along the coast path and railway. There is scope for enhancement with infield tree planting at Lower Halsdon, in key locations, to reduce the visual intrusion of existing, adjacent suburban development. Courtlands is an enclosed, well-wooded pocket park with residential units on the eastern edge. The core setting area would need to be extended to the north if existing dense hedgerows and trees on field boundaries and along the A376 were lost.

6.5.5 Core Setting Area 2: **Summer Lane and Pitt Farm Fields** (see viewpoints 2, 13, 14, 15 and 16)

Character and Role as Core Setting

Farmland and a narrow country lane which, together, provide the original pastoral landscape context and open foreground to more distant northward views from A la Ronde's north boundary. Summer Lane provides the historic approach and present-day access to A la Ronde and the Point-in-View, and is of strongly pastoral character (see 6.5.2 above), despite its current use as a vehicular shortcut, deterring greater pedestrian use. The core setting area is of high aesthetic value due to its intact nature, albeit that the potential communal value is limited by the current use of Summer Lane. Hedges are generally well-maintained, with hedgerow trees along the Exmouth Road, and mainly at the eastern end of Summer Lane. Field gateways are the main viewpoints in summer, but there are more open views in winter following hedge trimming. Summer Lane boundary hedgerows appear to be species-rich. The northern extent of the core setting area has been defined by the boundaries of the pasture fields that form the core, visible, rural context of A la Ronde and the Point-in-View (i.e. those between the Cottage Ornée and Pitt Farm, and those immediately north of Summer Lane, closest to the Point-in-View), both from Summer Lane (viewpoints 13,14,15), from A la Ronde (viewpoint 2), and from views to the A la

Ronde landscape (viewpoint 16). The core setting boundary follows field boundaries as these are largely historic land-use boundaries, reflect the local topography, and because the hedgerows also act as a significant visual enclosure of the local landscape. The viewpoint sheets (for viewpoints 2, 13, 14, 15 and 16) show the field boundaries visible from Summer Lane. ZTV studies (figures 8 and 9) show the visible extent from principal viewpoints 2 and 10, to justify the western end and north-western extent of the core setting area.

Vulnerability

Due to identified views to and from A la Ronde, and proximity to the site, this largely intact part of the landscape setting is highly sensitive to land use change, noise and, generally, even low level development. One plateau field to the west (field 332 in 1840, historically an orchard in 1801), and the more well-wooded, enclosed paddocks and garden to the east end, are perhaps slightly less sensitive to low level change, due to nineteenth century changes in land use, but all are highly sensitive in terms of the aesthetic significance of A la Ronde, and in views from the shell gallery gantry, viewpoint 2.

6.5.6 Core Setting Area 3: **Exmouth Road** (see viewpoints 1, 2, 4, 6 and 18 to 24)

Character and Role as Core Setting

Residential suburban development along Exmouth Road, west of A la Ronde, generates a visually intrusive roofscape to the foreground of views from A la Ronde, and visually intrusive housing jutting into the Lower Halsdon Farm landscape in mid ground views. The immediate boundary screen trees (protected by Tree Preservation Orders) also block some historic designed views to the estuary and beyond, and noise from the Exmouth Road impacts on the enjoyment of the A la Ronde grounds. Garage and car sales business impact directly on the main approach, and the immediate setting of one listed building which forms a historic part of the A la Ronde heritage asset. Due to the loss of the historic orchard setting, which allowed expansive outward views over an attractive, productive garden foreground, this area has to be identified as of negative aesthetic significance. The surviving garden boundary wall and gardener's cottage are of evidential significance.

Vulnerability

A la Ronde is highly sensitive to roofscape and colour changes in this area, solar panels, lighting, and tree works, as well as any built extensions or redevelopment. This area has scope for enhancement primarily through improved all-season low-level screening, and careful reopening of longer distance, higher-level views.

6.5.7 Core Setting Area 4: **Hulham** (see viewpoints 10 and 20)

Character and Role as Core Setting

Residential suburban development south and east of the registered landscape. While elements of this built-up area are visible from the A la Ronde landscape, the falling topography, boundary hedgerows, and housing forms all contribute to generally maintaining outward views, in particular the key south western views to the tower of Holy Trinity Church, Exmouth, Dawlish and the South Devon coastline. The low profile of the single storey housing, allowing outward views, renders this area as low negative aesthetic significance.

Vulnerability

Views from Point-in-View, in particular, are highly sensitive to any roofscape changes to the southwest, as the roofline is generally at or very close to the boundary hedgerow height. Chimneys, satellite dishes, solar panels, attic conversions all pose risks of intrusion into key designed views, mainly on the single row of houses closest to the boundary. Adjacent to this immediate buffer zone, redevelopment or significant higher-level extensions could impact on the outward views.

6.6 Existing Harmful Impacts

6.6.1 Residential Development in Exmouth

Issue: Expansion of Exmouth has resulted in the permanent loss of part of A la Ronde and the Point-in-View's rural setting. It has also compromised designed views to the south and southeast, and introduced a band of development in the foreground of views to the Exe Estuary.

Cause: The twentieth century saw the expansion of Exmouth and the development of Withercombe Raleigh as a residential suburb of the town. In 2011, Exmouth had a population of 32,563 and was the fifth largest town in Devon. It serves as a commuter town to Exeter and is the main settlement in East Devon, with the

second largest secondary school in England (2,615 students). The Local Plan has identified further growth of the town and associated development of its transport infrastructure.

Recommendation: The Trust should seek for the setting of A la Ronde to be formally recognised and protected in local planning policy. Enhanced management of the vegetation screen around the boundaries of A la Ronde registered landscape will help to reduce the existing visual impacts of adjacent residential development. In-field tree planting at key locations on Lower Halsdon Farm could also reduce the visual impact of adjacent housing.

6.6.2 **The impact of the A376 and through traffic on Summer Lane**

Issue: While visually screened in views from A la Ronde, the noise of the A376 has reduced the tranquillity of the heritage assets, further undermining the sense of the historic rural context. The road has also reduced the quality of the approach to A la Ronde, creating a challenging junction at Courtlands Cross due to the frequency of the north-south traffic. Summer Lane is in regular use as a short cut to eastern Exmouth. Again, this route is largely visually screened from the heritage assets, but the frequency of vehicles also reduces tranquillity and the quality of the approach to A la Ronde. Furthermore, Summer Lane provides the only route for pedestrians between A la Ronde and the Point-in-View.

Cause: Exmouth's increasing population has resulted in the A376 becoming one of the busiest roads in Devon, and has resulted in the regular use of Summer Lane as a short-cut. Divided ownership has resulted in the loss of the historic footpath from A la Ronde across *Three Acres* to the Point-in-View.

Recommendation: Continued management of the vegetation screens along the western and northern boundaries of the registered landscape will help to control the visual impacts of the roads. Any opportunities to acquire part of *Three Acres* and restore the path with the Point-in-View should be welcomed, as should closure of Summer Lane to through traffic. Change of use of the gardener's cottage back to a residence, with a garden and removal of the car sales forecourt, would also improve the approach and setting to A la Ronde.

6.6.3 **Western boundary screening**

Issue

Previous housing development along Little Mead Lane and the A376 within the historic walled garden and orchards around A la Ronde reduces the quality of the key Exe Estuary and Haldon Hill views from the house and terrace. The issue is exacerbated by bright coloured building materials, white-painted render, and high visibility additions to properties, such as reflective roof-mounted solar panels. The National Trust has planted a screen belt within the front paddock to reduce the impact of these views, but this has yet to take full effect, while boundary trees have grown so as to obscure the designed cross-estuary views.

Cause

Permitted development rights have exacerbated these impacts. Placing a Tree Preservation Order on boundary trees has failed to secure the best management of the screen belt as a whole.

Recommendation

Liaise with neighbours and the tree officer to remove or prune key trees, to reopen some views. Upgrade planting in the screen belt to provide dense, maintainable low-level and partly evergreen screen to block views to housing, and allow views over.

6.7 **Potential Future Issues**

6.7.1 **Further expansion of Exmouth**

The Local Plan has indicated the further expansion of Exmouth, including a large mixed-use development site to the northeast of the registered landscape at Goodmores Farm.

6.7.2 **Extension of Dinan Way**

The extension of Dinan Way as far as the A376 has been under consideration for several years to provide a link to east Exmouth, and to reduce the pressure on part of the A376. Devon County Council stress that the proposal is still at a very early stage and that they are still assessing different options and doing preliminary appraisals (7). However, the extension is planned to cross farmland to the north of Summer Lane and could further undermine the rural context of A la Ronde. The ZTV has revealed that there is only a narrow corridor of land where the proposed

road will not be visible from A la Ronde, and so the location and design of the road will need careful consideration. Moreover, the new road could significantly reduce the tranquillity of the heritage assets, introducing additional road noise, light pollution and infrastructure.

6.7.3 Although not intended to facilitate new development, there is further long-term concern that the road could become the urban boundary of Exmouth, encouraging development between Summer Lane and the new route, thereby surrounding A la Ronde with built development. It is noted that East Devon District Council intend to continue to apply a Green Wedge policy on the land which has also formed part of an Area of Great Landscape Value in the current plan (7). It is important that any land severed from Pitts Farm remains viable pastoral farmland, and continues to be actively managed as such for the reasons given in 6.5.2. It is recommended that the Trust should seek to acquire land north of Summer Lane to prevent both speculative acquisition and neglect, as well as future development.

6.7.4 The opportunity for relocating the A la Ronde car park out of the registered park and garden should also be explored, to seek to compensate for the negative impacts of the new road by enhancing the heritage asset, as recommended by planning policy. Any new visitor car park would need to be designed to have minimal impact on the landscape, not compromise the viability of the remaining pastoral farmland, have no lighting and only essential signage. It would need to be subject to an assessment of impact on the heritage assets and their setting, but would probably need to be limited to only what is necessary to replace what exists at present, if the justification for any harm is to be based on an enhancement of significance in line with the NPPF (para 137). It could potentially reinstate some of the former historic orchard setting to A la Ronde, which was replaced by modern housing to the west in the mid and late twentieth century. The issues raised above would seem likely to rule out capacity for a traditional park and ride scheme in this location.

6.7.5 The closure of Summer Lane to through traffic would be of benefit, improving the visitor access to A la Ronde, and easing pedestrian links to the Point-in-View. Closure would need to be discussed with local residents and the congregation of the Point-in-View chapel, as well as the National Trust and the Mary Parminter Trust. Closure by a gate or barrier at a mid point along the lane could ensure that access from Hulham Road to the Point-in-View car park, Manse and other properties along

the eastern half of Summer Lane is maintained. Devon County Council have expressed their willingness to consider closure of Summer Lanes as part of the Dinan Way Extension proposals (7).

6.7.6 Development along the A376

A recent planning application for over 30 dwellings at Courtlands Cross emphasises the ongoing development pressure and risk of further development along the A376, and the coalescence of Exmouth and Lympstone. Such development would increase the negative impact of buildings within the key designed estuary views from A la Ronde, and further undermine the rural context of the heritage assets.

6.7.7 Potential redevelopment at Courtlands

Courtlands House is a wedding venue and conference centre. Some of its outbuildings have been converted into residential use. There is potential for further future development. There is no evidence of a significant designed and direct visual link between A la Ronde and Courtlands, but the neighbouring landscape park clearly played some role in views to the Exe Estuary. Today, views have been largely screened by mature trees and houses on the A376, but tree loss, changes to the parkland or any higher-rise development, could generate a significant issue in the visual setting of A la Ronde.

6.7.8 Loss of tree screening

Mature trees around the boundaries of the A la Ronde and the Point-in-View registered landscape are critical for screening the adjacent residential development, and also play an important role in views to A la Ronde. Loss of these trees could have a serious impact on the quality of the setting and designed views. Climate change and novel tree diseases increase the risk of such losses. The narrowness of the tree belts within the registered landscape limits the scope for adaptive management of these tree belts.

6.7.9 High-rise development in Exmouth town centre and along the Estuary

Exmouth town centre historically formed a key feature in the wider landscape setting of A la Ronde. Views to the town have now been reduced by the pleasure ground planting to screen adjacent housing. However, from Point-in-View and from the upper floors of A la Ronde, the town centre is still clearly visible. While low-rise, small-scale development will be diluted by the general urban townscape

character and distance, any high-rise buildings or structures, particularly if in conflict with the landmark tower of Holy Trinity Church, would have an impact on views from A la Ronde. Similarly, large-scale development or high visibility development on the eastern shore of the Exe Estuary could impact on the quality and historic integrity of the key western views.

6.7.10 **Adaptation to Change**

While this study seeks to identify the key characteristics of the setting of A la Ronde, so that the significance of the site can be conserved, it is accepted that landscape is subject to change. Examples of change within the setting which have not undermined the significance of the site include:

- recent low-level infill development in the urban area south of A la Ronde;
- adaptive re-use of traditional farm buildings at Pitt Farm;
- a major cycle route alongside the railway, east of the Exe estuary.

7.0 CONCLUSION AND RECOMMENDATIONS

7.1 The documented history, the local and national planning policy, and the evidence from the views analysis, together, reveal the high sensitivity of the core setting of A la Ronde, and the specific role of the setting in the significance of the heritage asset as a whole. The surrounding rural landscape of farmland, woodland and pasture contribute to the registered landscape both visually (physically framing the designed landscape and outward views in particular); functionally, as the place for circuit walks; and contextually, allowing the modern visitor to experience a small part of the historic relationship between the gardens and grounds, and the wider, coastal, rural and ornamental landscape. These considerations have defined the areas of setting as set out above and on figure 10.

7.2 A la Ronde's historic landscape setting has been affected in the twentieth century through the demands of modern communications and housing. In particular, the development of housing out from Exmouth, and along the A376, intruded significantly into the rural landscape setting and context. However, the harm to date is not considered to be so extensive as to wholly compromise the integrity, or preclude the enjoyment of, A la Ronde's buildings and designed landscape, which retain many historic views and vistas, albeit altered.

7.3 The potential for impacts on the defined setting of A la Ronde will need to be an important planning consideration in future decision-making around the settlement limit of Exmouth. To conserve the setting of the listed buildings, designed historic landscape and other heritage assets at A la Ronde and the Point-in-View, the following actions are proposed:

A. East Devon District Council Actions

- In addition to consulting the National Trust on proposed developments on land adjoining or very close by A la Ronde, East Devon District Council should endeavour to consult the National Trust on any development within the core setting, and development within the identified wider setting or within principal and key views shown on figure 10 that might have implications for the significance of the heritage assets concerned.
- The study should be published on East Devon District Council's website, in line with draft paragraph 22.3 of the Draft East Devon Local Plan 2006-2026

(wording as agreed informally between the Trust and EDDC as part of the examination process; 20 March 2014), and it should be made possible for applicants to easily identify the area within which the setting study was undertaken and the principal views. This would assist applicants in determining if the settings of the heritage assets covered by this study might be affected by proposed development, and whether an *Assessment of Significance* would be required in line with Policy EN8 in the Draft East Devon Local Plan 2006-2026 (wording as agreed informally between the Trust and EDDC as part of the examination process; 20 March 2014).

- The National Trust should write to East Devon District Council to formally request that this study should be incorporated into their evidence base to inform their policies for the Exmouth area. EDDC and NT should ask the Inspector for the East Devon Local Plan 2006-2026 if the proposed change to paragraph 22.3 as agreed informally between the Trust and EDDC as part of the examination process on 20 March 2014, could still be amended further to refer to the setting study for A la Ronde, as well as the one for Killerton Park.
- Further development on the northern edge of Exmouth should seek to avoid any further intrusion into the A la Ronde principal views, and, where necessary, development in the core setting areas should be set at a level, or otherwise be permanently screened, to avoid adverse impact on the A la Ronde landscape.
- In accordance with the recommendation of NPPF paragraph 137 (Local Planning Authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance), development in northern Exmouth could include S.106 contributions towards enhancing the setting of, and improving public access to, National Trust land at A la Ronde and Lower Halsdon Farm subject to the need to pass the legal and policy tests for S.106 agreements.
- East Devon Council should consider the use of an Article 4 directive suspending permitted development rights on properties adjoining the western boundary of A la Ronde, to enable control of highly visible changes within the identified core setting.

B. Devon County Council Actions

- The proposed Dinan Way extension needs to be subject to assessment of impact on the setting of A la Ronde, in line with English Heritage guidance. Any design should ensure:

- i. that the new road is visually and acoustically screened from all parts of the registered landscape, in views from listed buildings, and from Summer Lane (as the means of access to the landscape, and as part of the Core Setting raised in 6.5 above);
- ii. that the junction with the A376 is fully screen from A la Ronde, including night-time lighting;
- iii. that the rural context of land at Pitts Farm, immediately north of Summer Lane, remains as viable and actively managed pastoral farmland;
- iv. that Summer Lane is closed to through traffic (subject to consultation with the Mary Parminter Trust, the National Trust, local residents and users of the Point-in-View chapel);
- v. any unavoidable harm to the rural setting of A la Ronde is compensated, and the opportunities that might be provided to enhance or better reveal the significance of the heritage assets should be explored (in line with NPPF para 137), such as, for example, relocation of visitor parking out of the registered landscape.

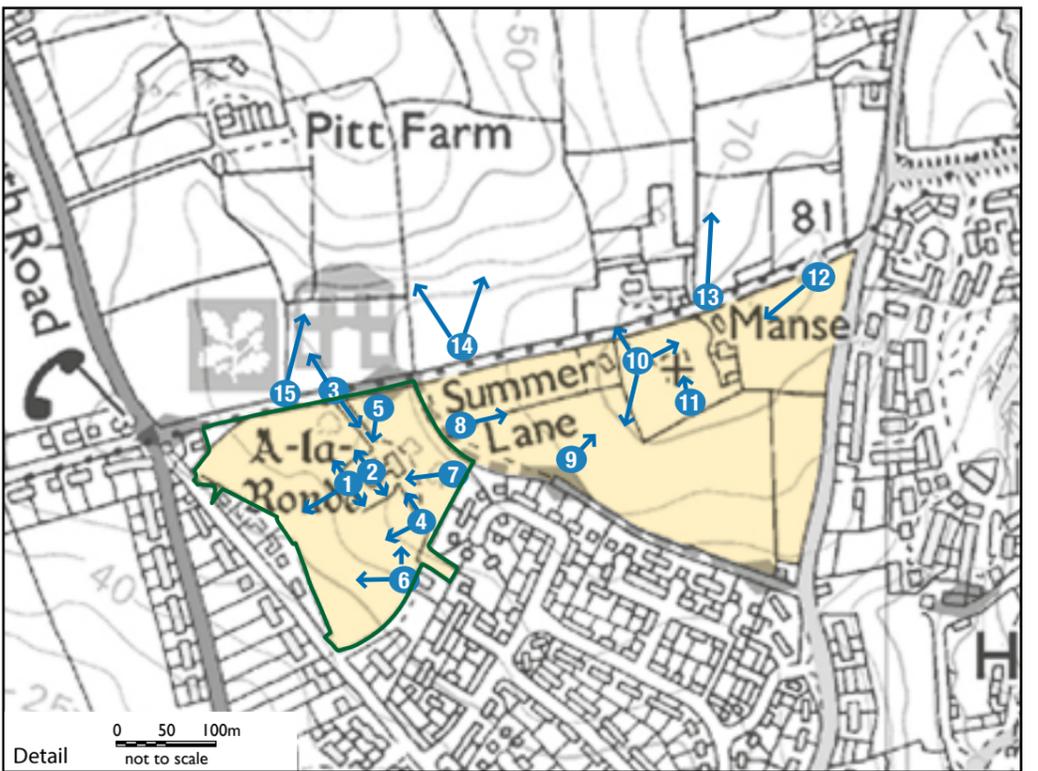
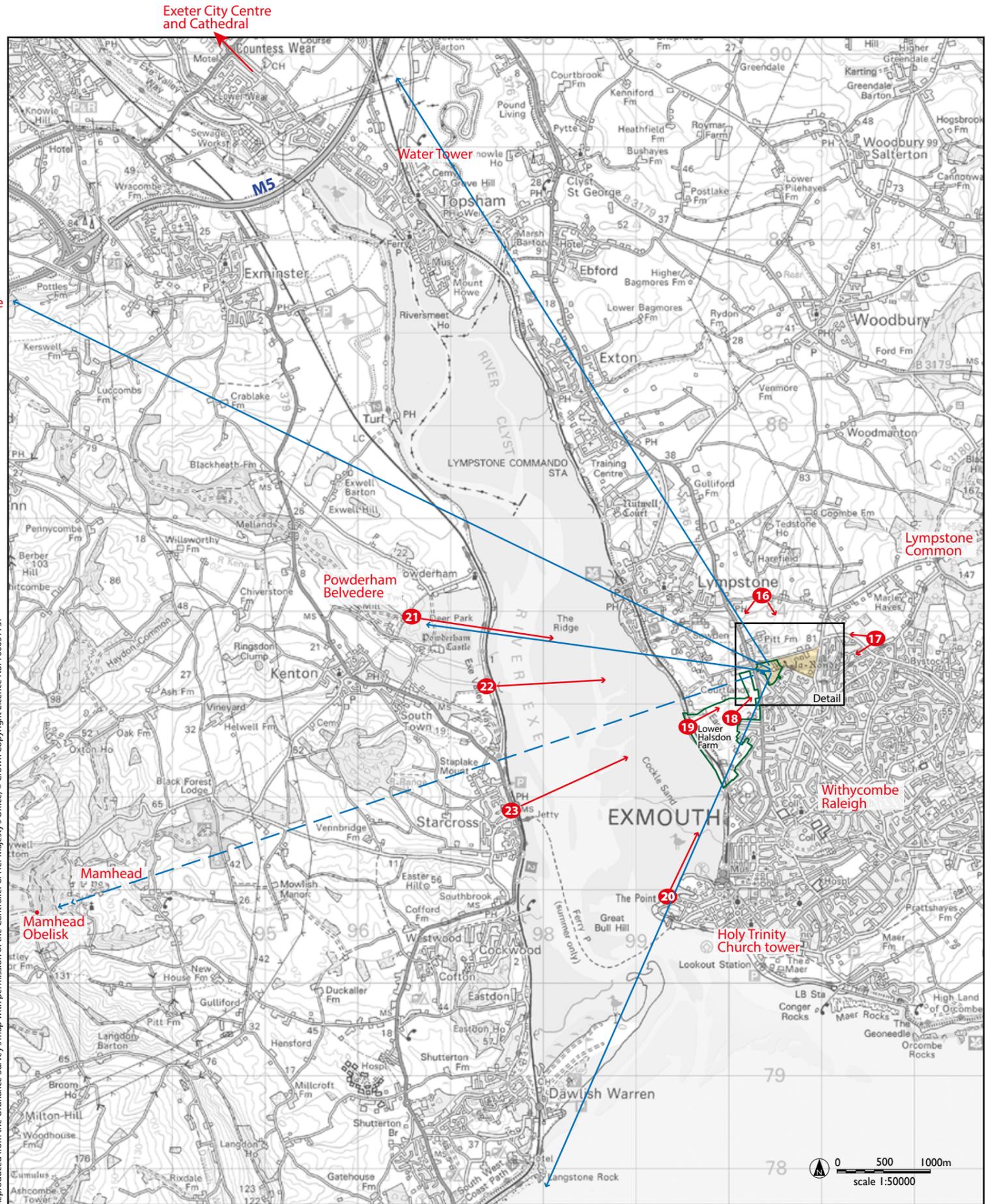
Devon County Council have informed that National Trust that they intend to *work with the Trust and other key stakeholders to develop an environmentally sensitive proposal that, through good siting design, has regard to mitigating the potential visual, noise and lighting impacts of the road on the landscape, and heritage assets nearby, as well as the wider environmental issues (7).*

C. National Trust Management Actions

- The National Trust should consider a management agreement or, ideally, acquisition of additional land in the registered landscape and the core setting, such as on the northern side of Summer Lane and part of *Three Acres*, to protect the setting of A la Ronde, and allow the relocation of visitor parking out of the registered landscape. The National Trust should also consider the acquisition of the gardener's cottage (at Haldon Motors).
- The National Trust should make use of the information revealed in this study to inform its future property management, and consult with the local community, in particular the Point-in-View Trust.
- The National Trust should formally request East Devon District Council to address the actions identified above.
- Measures to enhance the setting of A la Ronde within the National Trust ownership could include intensified management and planting of the western

screen belt; removal or pruning of one or more western boundary trees subject to Tree Preservation Orders; and planting of in-field trees at key locations on Lower Halsdon Farm, to reduce the visual impact of intrusive previous housing development.

- This report should be shared with local stakeholders to raise awareness of the importance of the setting, including the County Council as highway authority and in terms of their responsibility for safeguarding the historic environment, local landowners, and the Town and Parish Councils. It should also be shared with statutory consultees, including English Heritage, the Garden History Society, the Devon Gardens Trust, the Victorian Society and the Georgian Society.



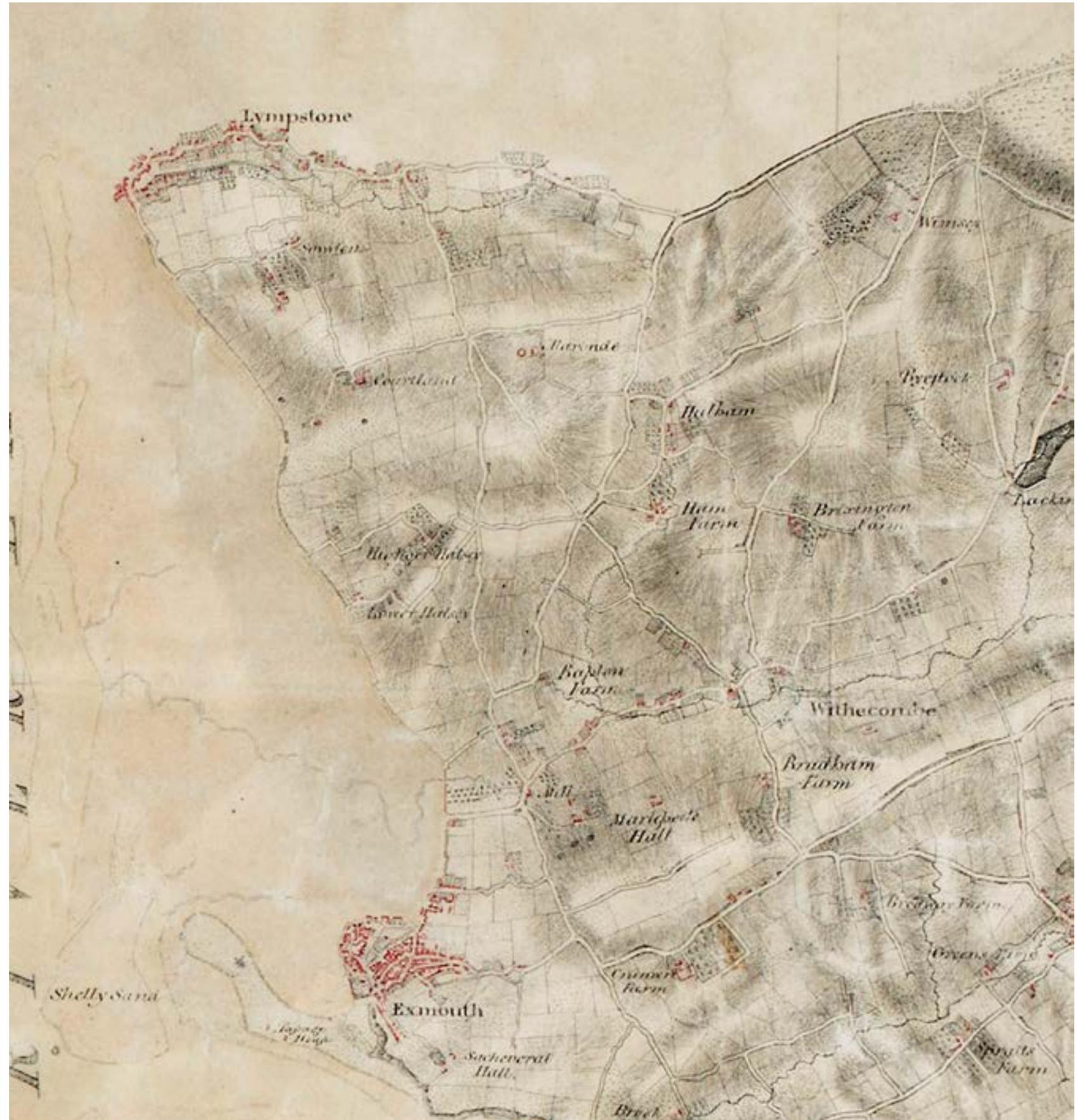
Detail
0 50 100m
not to scale

-  National Trust property boundary
-  English Heritage Registered Park and Garden
-  Longer distance inward views and viewpoint numbers (contextual views 16-23)
-  Key close-at-hand and outward designed views and viewpoint numbers (views 1-15). The principal designed views are considered to be 1, 2 and 10. The private view from the Manse is not depicted.

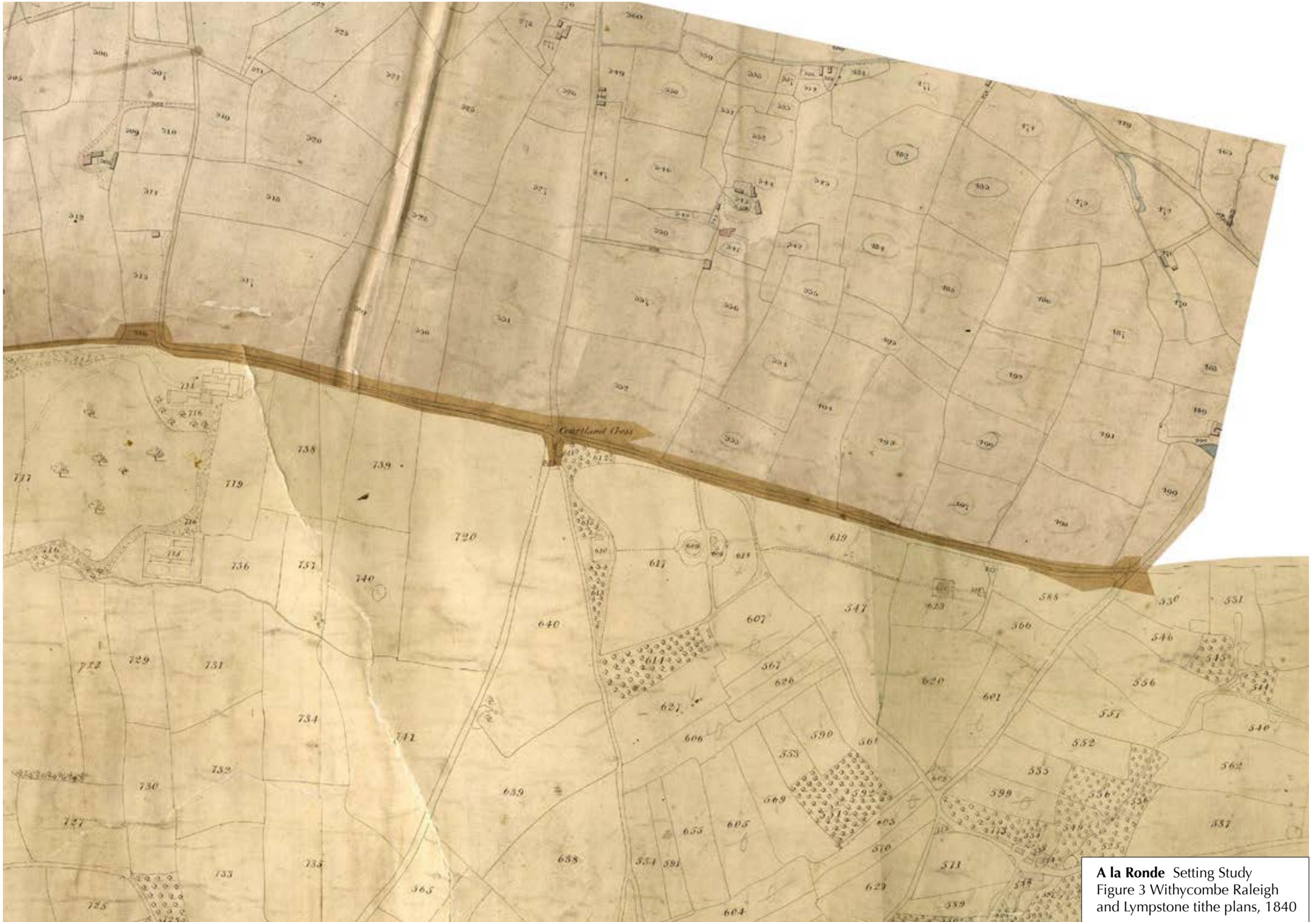
Mamhead Places mentioned in the text

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A la Ronde Setting Study
Figure 1 Location Plan



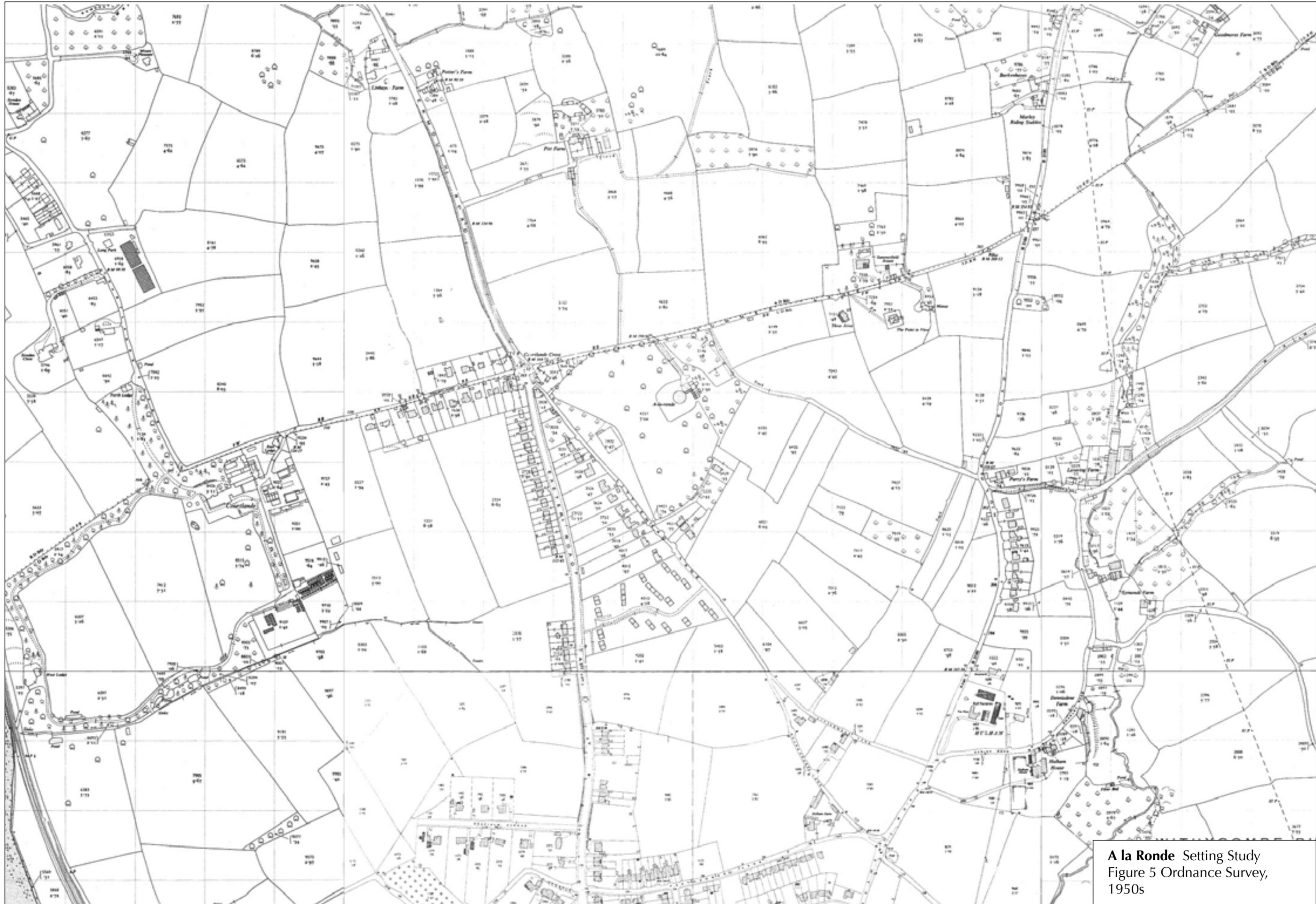
A la Ronde Setting Study
Figure 2 Ordnance Survey
Surveyor's Drawing 1801



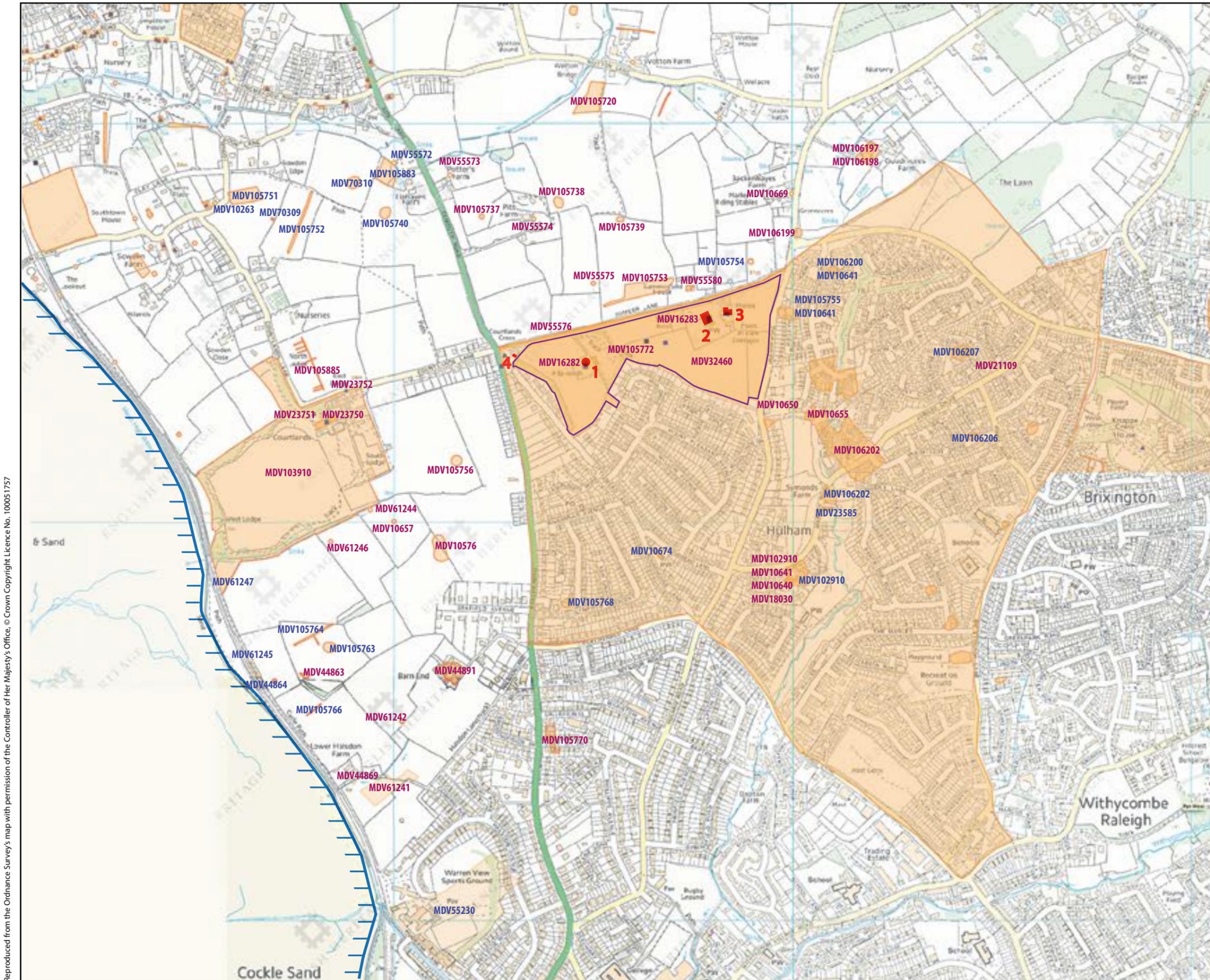
A la Ronde Setting Study
Figure 3 Withycombe Raleigh
and Lymphstone tithe plans, 1840



A la Ronde Setting Study
Figure 4 Ordnance Survey,
first edition, 1889

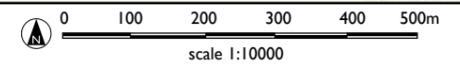


A la Ronde Setting Study
Figure 5 Ordnance Survey,
1950s

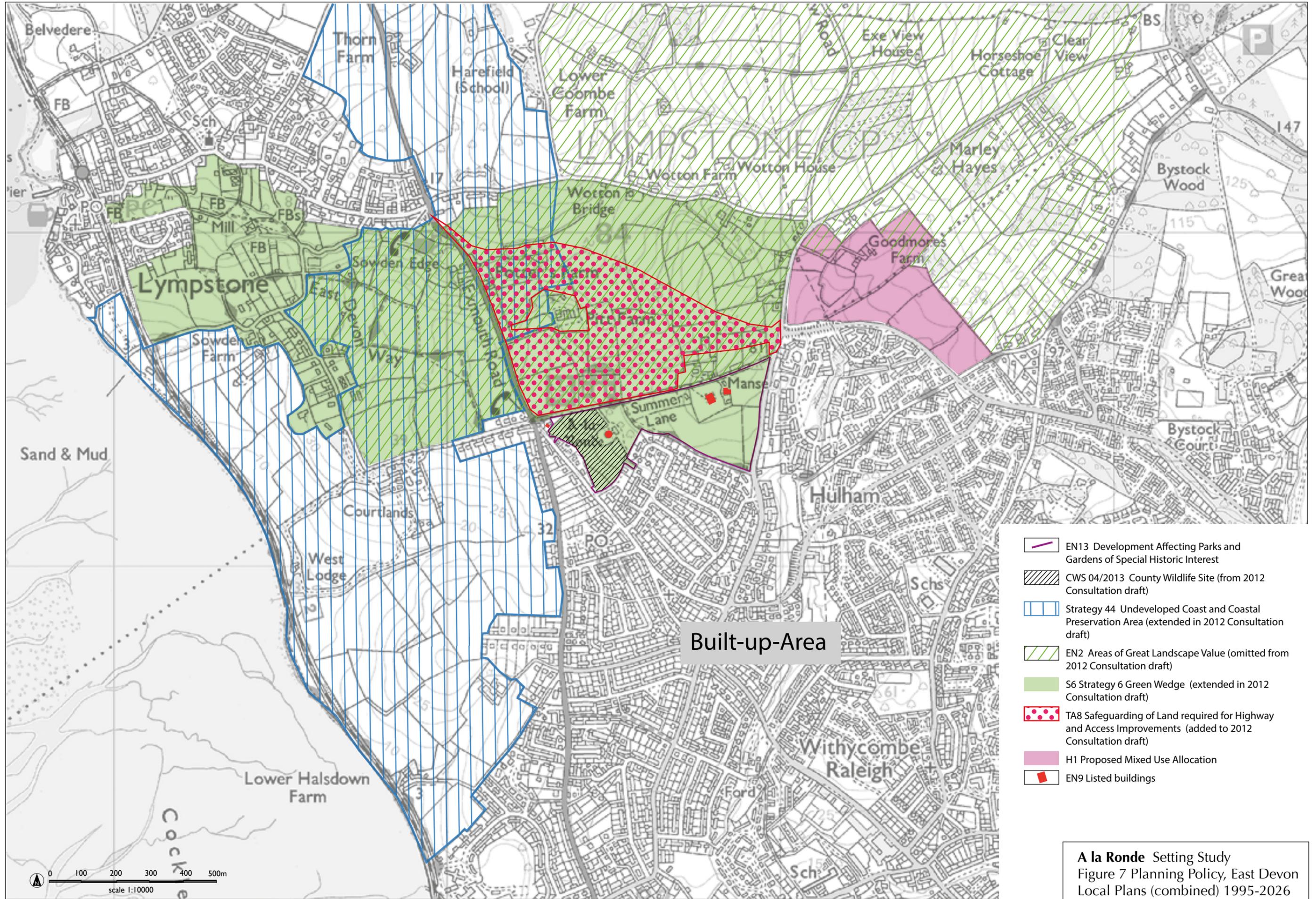


- English Heritage Registered Park and Garden boundary
- Listed buildings
 - 1 A la Ronde (grade I)
 - 2 The Point-in-View (grade I)
 - 3 The Manse of The Point-in-View (grade I)
 - 4 Pearson's Garage, Courtlands Cross (grade II)
- Boundary of the Exe Estuary Wildlife Conservation Designations
- MDV106202 Devon and Dartmoor HER entries
- MDV106199 Devon and Dartmoor HER entries listed in this report

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A la Ronde Setting Study
 Figure 6 Conservation Designations and Heritage Assets

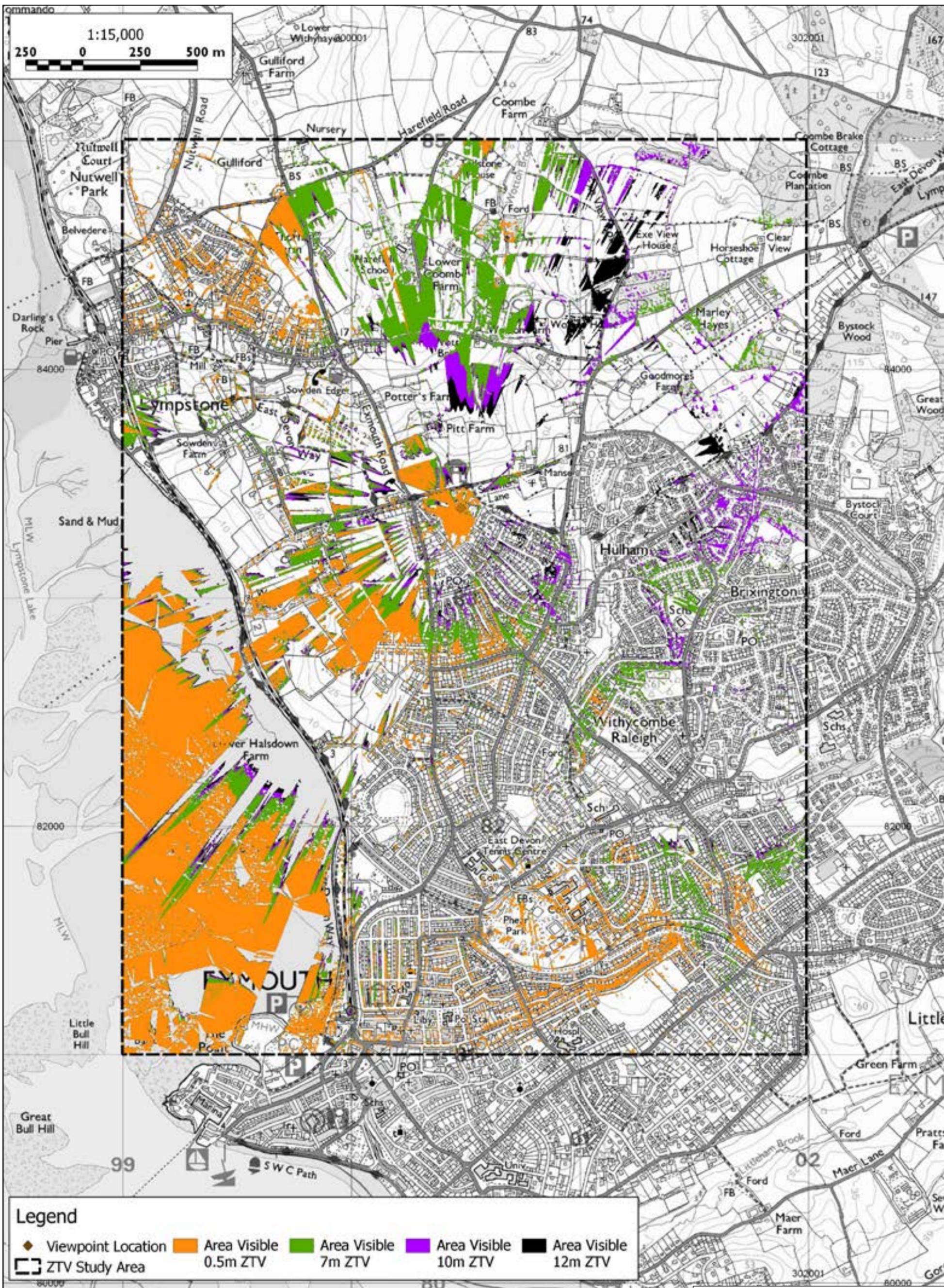


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-  EN13 Development Affecting Parks and Gardens of Special Historic Interest
-  CWS 04/2013 County Wildlife Site (from 2012 Consultation draft)
-  Strategy 44 Undeveloped Coast and Coastal Preservation Area (extended in 2012 Consultation draft)
-  EN2 Areas of Great Landscape Value (omitted from 2012 Consultation draft)
-  S6 Strategy 6 Green Wedge (extended in 2012 Consultation draft)
-  TA8 Safeguarding of Land required for Highway and Access Improvements (added to 2012 Consultation draft)
-  H1 Proposed Mixed Use Allocation
-  EN9 Listed buildings

A la Ronde Setting Study
 Figure 7 Planning Policy, East Devon
 Local Plans (combined) 1995-2026

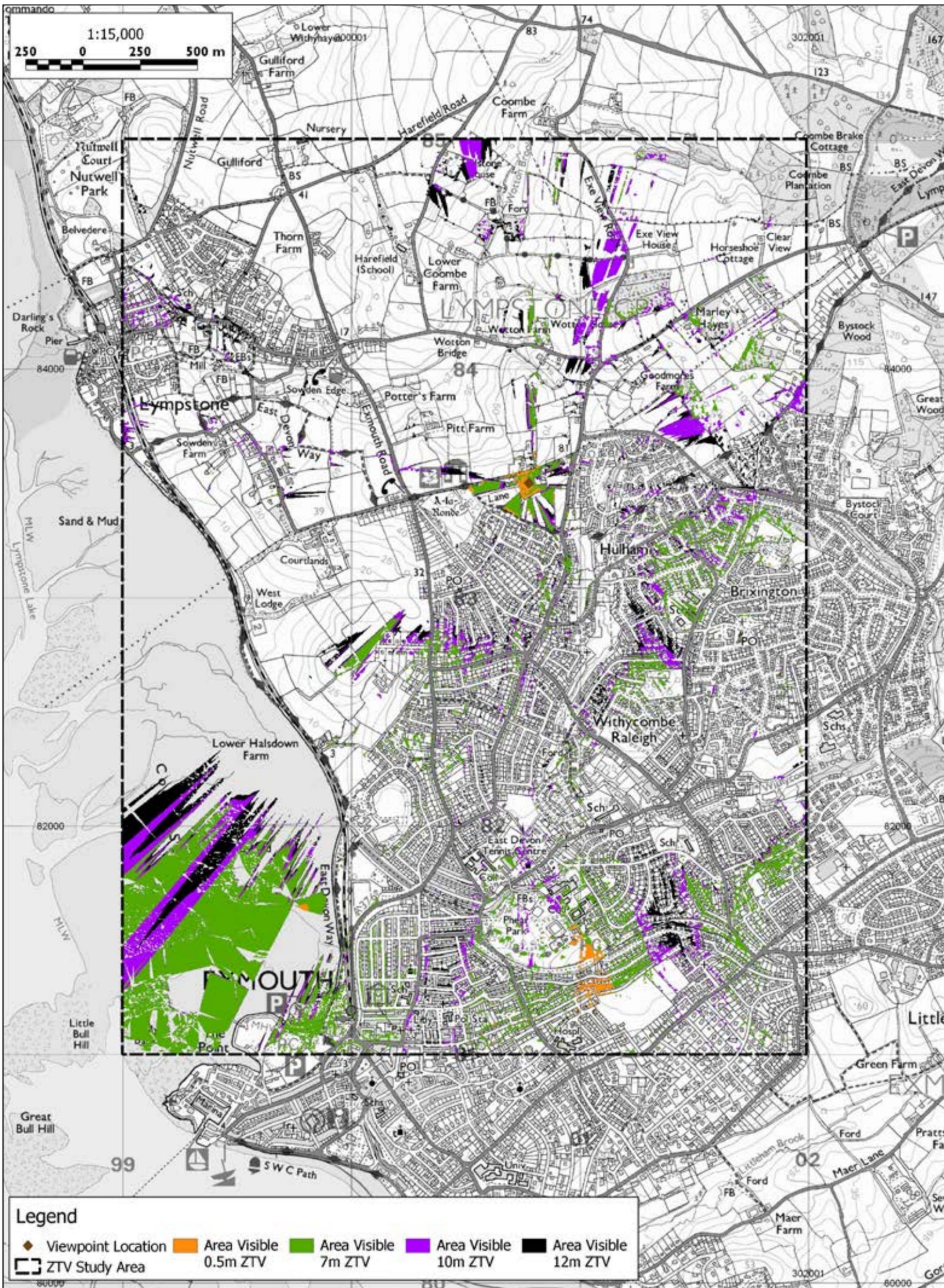


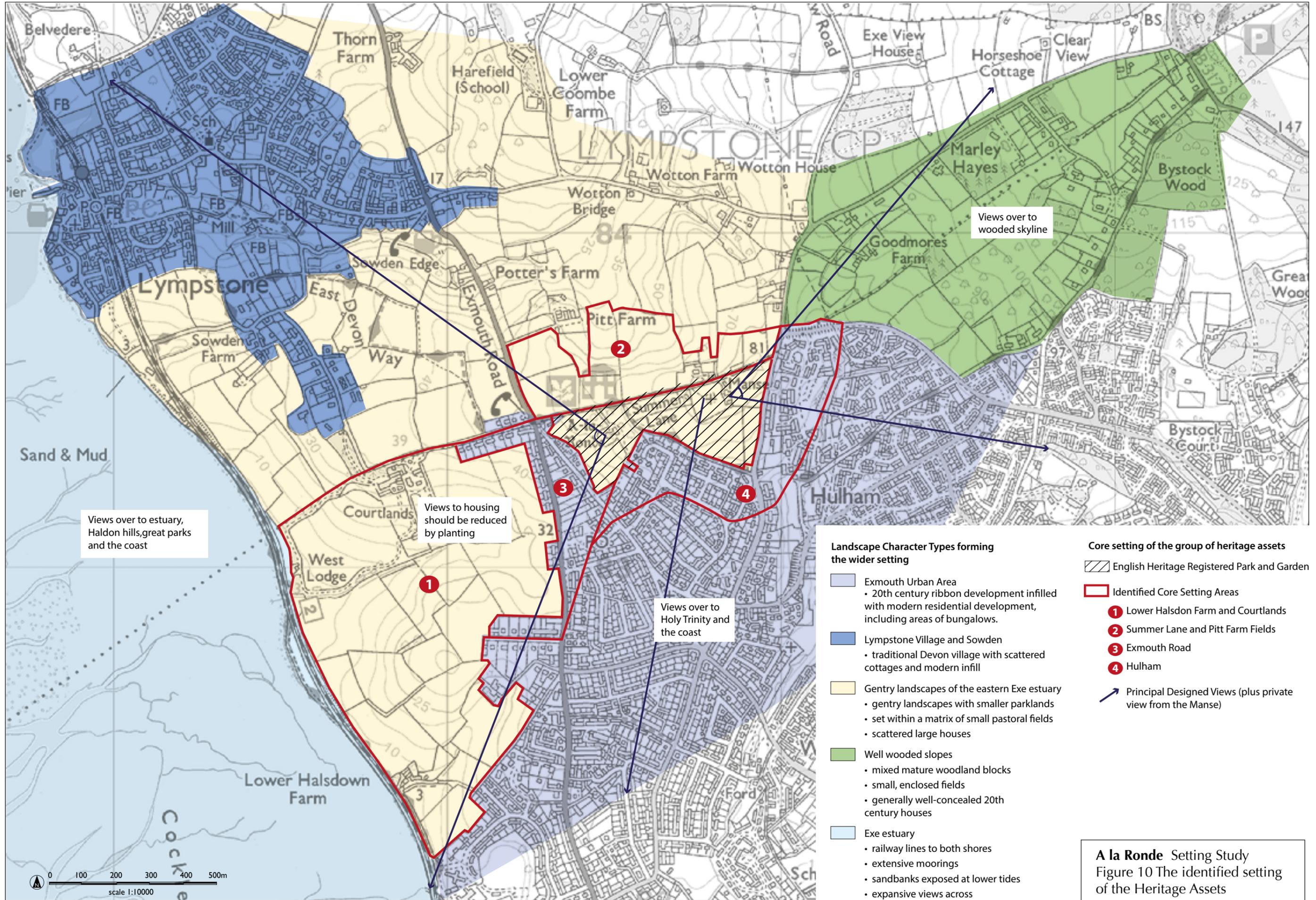
Legend

- ◆ Viewpoint Location
- ▭ ZTV Study Area
- Area Visible 0.5m ZTV
- Area Visible 7m ZTV
- Area Visible 10m ZTV
- Area Visible 12m ZTV

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A la Ronde Setting Study
 Figure 8 Zone of Theoretical Visibility
 from the Shell Gallery Gantry

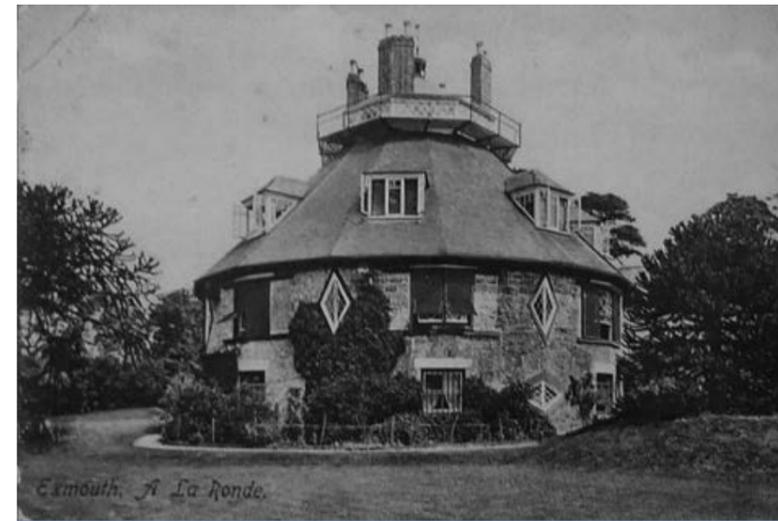






VIEW FROM THE HOUSE.

From 1929 Sales Particulars (copy held in National Trust Regional Office)



Postcard, postmarked 1908
(National Trust Regional Office)



2014



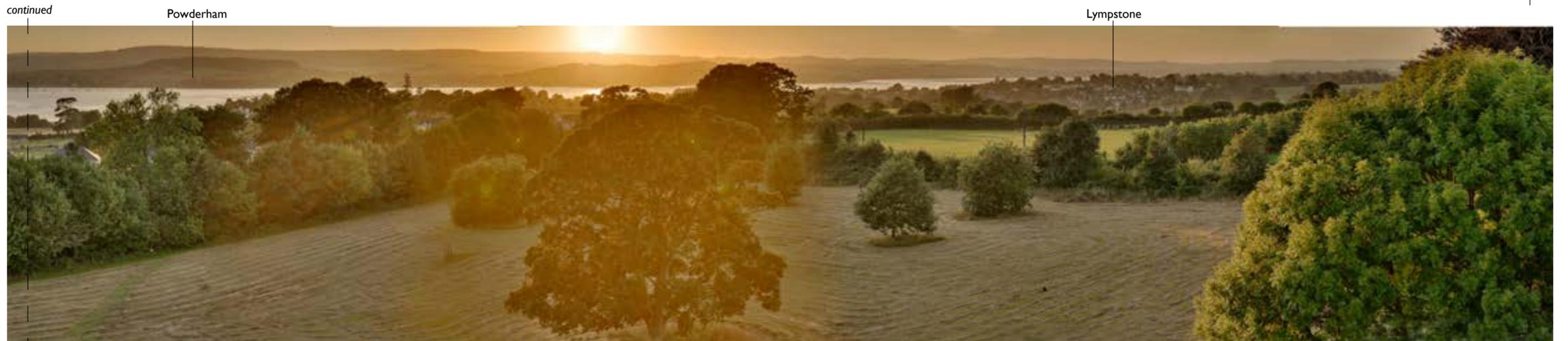
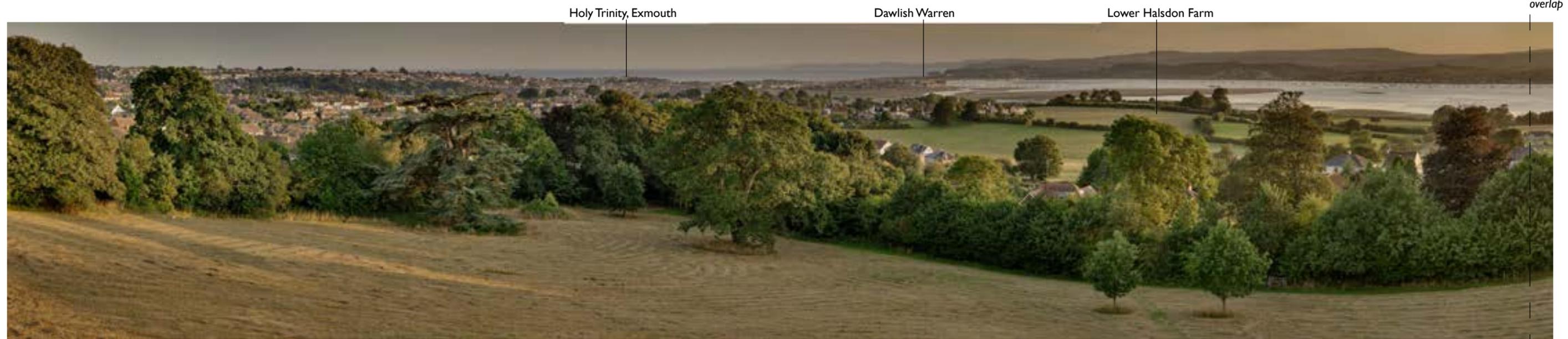
2014

Significance and Character

- Key designed view of the Cottage Ornée, against a wooded backdrop, the pocket park and the wider Exe Estuary views.
- Popular late 19th century and early 20th postcard view of the Cottage, flanked by Monkey Puzzle trees.
- Largely intact with the exception of adjacent residential development to the west.
- Kinetic view – changes as the viewer moves around.

Issues and Sensitivity

- Vulnerable to tree loss resulting in reduced screening of the adjacent housing.
- Trees along western boundary block some designed western views, but do not screen the adjacent housing.
- Vulnerable to permitted development modifications to existing development



From undated A la Ronde Guide Book, mid 1900s (National Trust Regional Office)

Significance and Character

- Key designed view from the Cottage Ornée, offering a 360 degree view of the surrounding landscape.
- The eye is drawn to the Exe Estuary and the hills to the west, and then works back through the foreground of pastoral farmland to the west, Lypstone to the northwest and Exmouth to the south, with the south Devon coast in the background. The immediate foreground is formed by the parkland and pleasure grounds.
- Critical to our understanding of the design of A la Ronde.
- Accessible to A la Ronde visitors via touch screen.

Issues and Sensitivity

- Vulnerable to farm diversification and loss of pasture.
- Land to the north of Summer Lane is important to reinforce a rural context and green wedge between A la Ronde and Lypstone.
- The development of high visibility structures in Exmouth town centre or on the western side of the Estuary could impact on the views.
- Adjacent development will be more intrusive in winter, or if screen trees are lost. Land beyond the A376 would become core setting if enclosing trees and hedgerows were to be lost.



L.W. Martens, early 1800s (NT A la Ronde and Regional Office)

Significance and Character

- Historic view to and from Summer Lane. View to A la Ronde is the earliest view of the building identified to date.
- Views to Cottage Ornée, the grounds and Exmouth now blocked by tree growth, including a Copper Beech now starting to die back. Gates also relocated to allow for modern visitor drive.
- Distant reverse views of Exeter from the drive, framed by gateway.

Issues and Sensitivity

- Restoration of Exmouth view no longer feasible due to the need to screen adjacent modern housing developments.
- Current visitor drive arrangement the only option given limited ownership and the narrowness of Summer Lane.
- Distant views to north at risk from land use change in adjacent farmland.

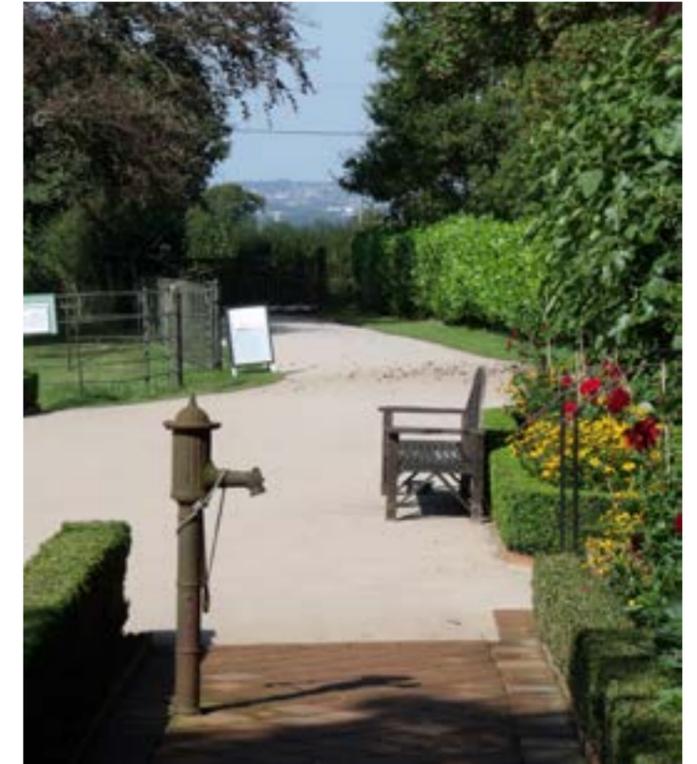


2014



View to north

2014



View to north

2014

Solar PV panels on neighbouring views



Significance and Character

- Key designed view from the circuit walk offering a 90 degree sweep of the pleasure grounds and framed view along the central path to the northwest, towards Haldon ridge and Exeter.
- Largely intact with the exception of adjacent housing and development in the view to the northwest, including a concrete water tower at Topsham.

Issues and Sensitivity

- Vulnerable to winter leaf fall and tree loss resulting in reduced screening of the adjacent housing.
- The development of high visibility structures on the western side of the Estuary could impact on the views.



Photocopy of an undated and untitled sketch, early 1800s (NT regional office)



Undated photograph, mid 1900s (NT regional office)



Undated photograph, mid - late 1900s By Nicholas Toyne. (NT regional office)



Mid- 1800s painting hanging in A la Ronde. Artist and date unknown.



Mid- 1800s painting hanging in A la Ronde. Artist and date unknown.



2014

Significance and Character

- Key designed view from the northeast corner of the pleasure grounds and taking in the Cottage, grazed parkland, views of the Exe estuary and Exmouth.
- Views to the wider landscape have been partially blocked by mature tree growth and a hedge along the main drive.
- The overflow car park occupies the foreground of the view.
- Site of seat mapped in 1840 now obscured by shrub growth and main visitor car park.

Issues and Sensitivity

- The northeast area of the grounds is only the area suitable for car parking, and the hedge is necessary to screen the cars from the Cottage Ornée and other garden views.
- Mature tree growth has blocked some views to Exmouth, but these are necessary to screen closer residential development, and provide shade for visitors.
- The detail in the foreground of this view detracts from the Estuary views.

Boundary trees block key views to Powderham belvedere

Low level screen belt not yet effective

Solar PV roof panels



overlap

Low screen to land north of Summer Lane



overlap

Significance and Character

- Key designed view from the circuit walk offering a 180 degree sweep of the pleasure grounds and Cottage Ornée, with distant views of the Estuary.
- Largely intact with the exception of glimpses of adjacent housing through tree belt. The Courtlands Cross house at the centre of the view is particularly intrusive, demonstrating the impact of some building materials and roof-mounted solar panels.
- Part of a sequence of kinetic views intended from around the circuit walk.

Issues and Sensitivity

- Vulnerable to winter leaf fall and tree loss resulting in reduced screening of the adjacent housing.
- The detail in the foreground of this view detracts from the Estuary views.



Close to site NE seat, 2014



Close to site N seat, 2014

Significance and Character

- Historic internal viewpoints on the perimeter walk around the grounds, with two features or seats mapped in 1838.
- Seats removed and perimeter walk not currently in use. Views to Cottage Ornée blocked by planting or car park.

Issues and Sensitivity

- Restoration not currently possible due to visitor car park.

View gap to Point-in-View blocked by modern garden planting at *Three Acres*

Adjacent residential development



Significance and Character

- Historic internal viewpoint along the line of the walk to the Point-in-View from A la Ronde pleasure grounds.
- Pastoral farmland with mature hedgerows.
- Rising topography and mature hedgerow trees screen views of the manse.
- Chapel screened by planting in the gateway.

Issues and Sensitivity

- Vulnerable to changes in land use, such as conversion of pasture to arable land, and high visibility farming infrastructure.
- Vulnerable to roof level changes with adjacent housing.

Point-in-View

Manse



2014

Significance and Character

- Glimpse views of the Point-in-View and the Manse through the hedge from the pre-1838 green lane, known as Small Parks Lane.
- Pastoral farmland with mature hedgerows.
- Mature trees along Summer Lane provide an important backdrop to the white-painted Regency buildings.

Issues and Sensitivity

- Vulnerable to changes in ownership and land use, such as conversion of pasture to arable land, development and high visibility farming infrastructure.
- Tree loss along Summer Lane will reduce the green backdrop.

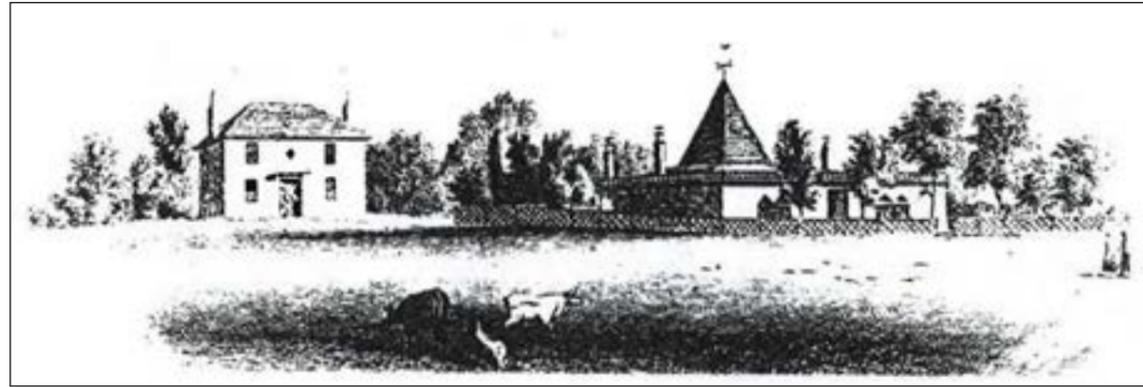
Modern almshouses Historic backdrop planting missing Planting partly conceals the Manse Point-in-View Housing to east largely screened by low hedge



2014



Undated postcard, early 1900s. (National Trust Regional Office)



Engraving, c. 1845 (From Lovie, 2012)

Significance and Character

- Historic viewpoint offering a 360 degree view of the Point-in-View chapel, the Manse and the surrounding paddock., on the path to Point-in-View.
- Evidence suggests that the Point-in-View has historically been set in an open, pastoral landscape, with a mature tree backdrop to the east. Late twentieth century bungalow almshouses and 1930s detached house at Three Acres have introduced modern development, undermining the simplicity of the Regency landscape.
- No modern visual link with A la Ronde.
- Thin band of views of the Exe Estuary and Haldon Hills to the west.
- Rising topography screens the urban area of Exmouth to the south and southwest at this point. Northern views of farmland screened by trees along Summer Lane.

Issues and Sensitivity

- Conservation of the farmland between the Point in View and A la Ronde critical to maintain the designed setting and views to the Estuary.

Site of gateway to A la Ronde



Viewpoint 10 *Point-in-View, West*



2014



Enlarged view

2014

Significance and Character

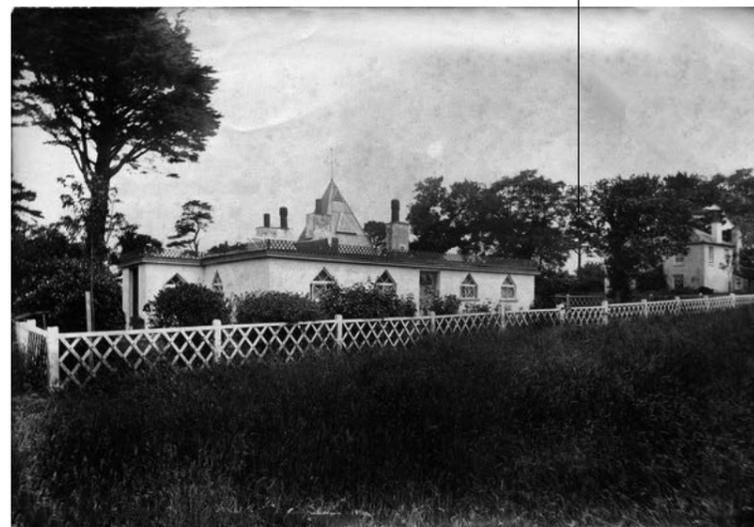
- Probable historic viewpoint offering a 180 degree view of the Point-in-View chapel, the Manse and the surrounding paddock.
- Evidence suggests that the Point-in-View has historically been set in an open, pastoral landscape, with a mature tree backdrop to the east. Late twentieth century bungalow almshouses and 1930s detached house at Three Acres have introduced modern development, undermining the simplicity of the Regency landscape.
- Rising topography and mature trees along Summer Lane screen views of farmland to the north.
- Glimpse view of Powderham and Haldon Belvederes.

Issues and Sensitivity

- Conservation of the pastureland between the Point-in-View and A la Ronde is critical to maintaining the rural context of the Point-in-View.



Mid 1800s painting hanging in A la Ronde. Artist and date unknown.



Postcard, 1906 (Frith).

Backdrop trees largely lost

Viewpoint 1 | *Point-in-View, from the south*



Point-in-View Manse

Significance and Character

- Topographical high point at the eastern end of Summer Lane, used as a trig point by the Ordnance Survey.
- Pastoral hilltop with glimpses of the Manse and the almshouse bungalows.
- Trees around the Point-in-View visible from Hulham Road.

Issues and Sensitivity

- Key part of the rural context of the Point-in-View.
- Vulnerable to changes in ownership and land use, such as conversion of pasture to arable land, development and high visibility farming infrastructure.



Almshouse bungalow

all 2014



2014

Significance and Character

- View looking north from Summer Lane, opposite the Manse drive.
- Pastoral views, but eroded by a foreground dominated by modern fencing and distant views of power lines, telegraph poles and pylons.
- Least intact of the historic Summer Lane northern views.
- Other field boundaries are generally well-wooded.

Issues and Sensitivity

- Pastoral scene vulnerable to further erosion through changes in ownership and land use.
- Proposed extension to Dinan Way planned to follow nearest hedgerow, and could be visible and audible.

Tree tops of north boundary hedge

Wooton Cross, viewpoint 16

Harefield / St Peters



2014

Significance and Character

- View of agricultural landscape looking north from Summer Lane, with three distinctive bands: the immediate, large foreground of pastures around Pitt Farm; the narrower middle ground of the hills rising up the other side of the valley; and the distant band of views to Exeter and the mid Devon hills.
- View to parkland around St Peter's School/Harefield House.
- Topography only allows the immediate farmland, the first field, to be visible, before the ground slopes down into the Pitt Farm valley. Tree tops of the north hedge are visible. Further east, the full extent of this field is visible over the Summer Lane hedge in winter.
- Follows the field pattern recorded on the 1889 Ordnance Survey map and therefore, an intact part of the setting of A la Ronde and the Point in View.

Issues and Sensitivity

- High ground of Pitt Farm farmland critical to the visual setting of Summer Lane, A la Ronde and the Point-in-View.
- Vulnerable to changes in land use, such as conversion of pasture to arable land, and high visibility farming infrastructure.
- Proposed site of the Dinan Way extension, with high risk of noise and visual intrusion.
- Dinan Way extension could generate demand for development in this view.



2014

Significance and Character

- View of agricultural landscape looking north from Summer Lane. Dominated by rising foreground of the first field of the farmland around Pitt Farm, with glimpses of the hills beyond.
- Follows the field pattern recorded on the 1840 Tithe map and therefore, a relatively intact part of the setting of A la Ronde and the Point-in-View.
- Telegraph poles add modern clutter to the view.
- The adjacent fields are also visible from the Shell Gallery Gantry, and following winter hedge cutting.

Issues and Sensitivity

- High ground of Pitt Farm farmland critical to the visual setting of Summer Lane and A la Ronde.
- Vulnerable to changes in land use and high visibility farming infrastructure.
- Proposed site of the Dinan Way extension, with high risk of noise and visual intrusion.
- Dinan Way extension could generate demand for development in this view.
- Potential capacity for NT visitors car park, without high level lighting, in this vicinity to enable restoration of the landscape within the Registered area
- Winter views following hedge cutting are much more extensive. Tree loss along the Exmouth road would extend the core setting to the west of the road.



2014

Significance and Character

- View from Wotton Cross looking south towards Summer Lane, A la Ronde and the Point-in-View.
- Scenic pastoral landscape with no sense of the urban area of Exmouth just over the hill.
- Mature trees in the gardens of A la Ronde forming the horizon.
- Largely resembles field pattern recorded on the 1889 Ordnance Survey map and therefore, a relatively intact part of the setting of A la Ronde and the Point-in-View.

Issues and Sensitivity

- Plays a key role as the rural landscape context of A la Ronde and the Point-in-View.
- Vulnerable to changes in land use, such as conversion of pasture to arable land, and high visibility farming infrastructure.
- Proposed site of the Dinan Way extension and therefore at risk of major new development and becoming the new urban boundary of Exmouth.
- Vulnerable to increasing traffic noise, street lighting at junctions and speculative land ownership leading to neglect.



2014

Significance and Character

- View looking from a greenfield site off Marley Road towards the Point-in-View.
- Manse and Point-in-View obscured by housing and mature trees.
- Urban area and electricity pylon detract from the rural context of the heritage assets.

Issues and Sensitivity

- Allocated for Mixed Use Development in the 2012 Consultation Draft.
- Minor role in setting due to wider urban context and previous impact on views to and from the Point-in-View Manse first floor.



2014

Significance and Character

- Modern view from the end of Seafield Avenue, a cul-de-sac off the A376 protruding into the Lower Halsdon farmland.
- View of Cottage Ornée, set against a backdrop of mature trees.

Issues and Sensitivity

- Ribbon development along the A376 very prominent, but with scope for some amelioration within NT land.
- Further development around this area now prevented by acquisition of Lower Halsdon Farm by the National Trust.



both 2014

Significance and Character

- View looking northeast from the East Devon Way cycle path – a busy section of the South West Coast Path National Trail.
- Rolling pastoral farmland dominates the foreground, framing a narrow view of A la Ronde at the centre.
- Seat on the A la Ronde perimeter walk visible.

Issues and Sensitivity

- Vulnerable to changes in land use, such as conversion of pasture to arable land, and high visibility farming infrastructure.
- Housing along the A376 very prominent, particularly due to the light-coloured render, but with scope for some amelioration within NT land.



2014



Detail of watercolour dated 1875. Artist unknown (From: T. Gray, *The Art of the Devon Garden*, 2013)



Enlarged, 2014

Significance and Character

- Historic view from Camperdown Terrace slipway in Exmouth, looking northeast towards A la Ronde.
- Housing estates and ribbon development along A376 almost entirely surround A la Ronde, with Lower Halsdon Farm providing some rural context to the left.
- Mature trees in the pleasure grounds and around Lower Halsdon provide critical softening of the built environment and create a wooded backdrop to the Cottage Ornée.

Issues and Sensitivity

- Vulnerable to leaf loss in winter.
- High visibility development at Courtlands would be an issue.
- The land at Lower Halsdon is owned by the National Trust and protected from development.
- Scope for some amelioration of housing along the A376 within the NT land.



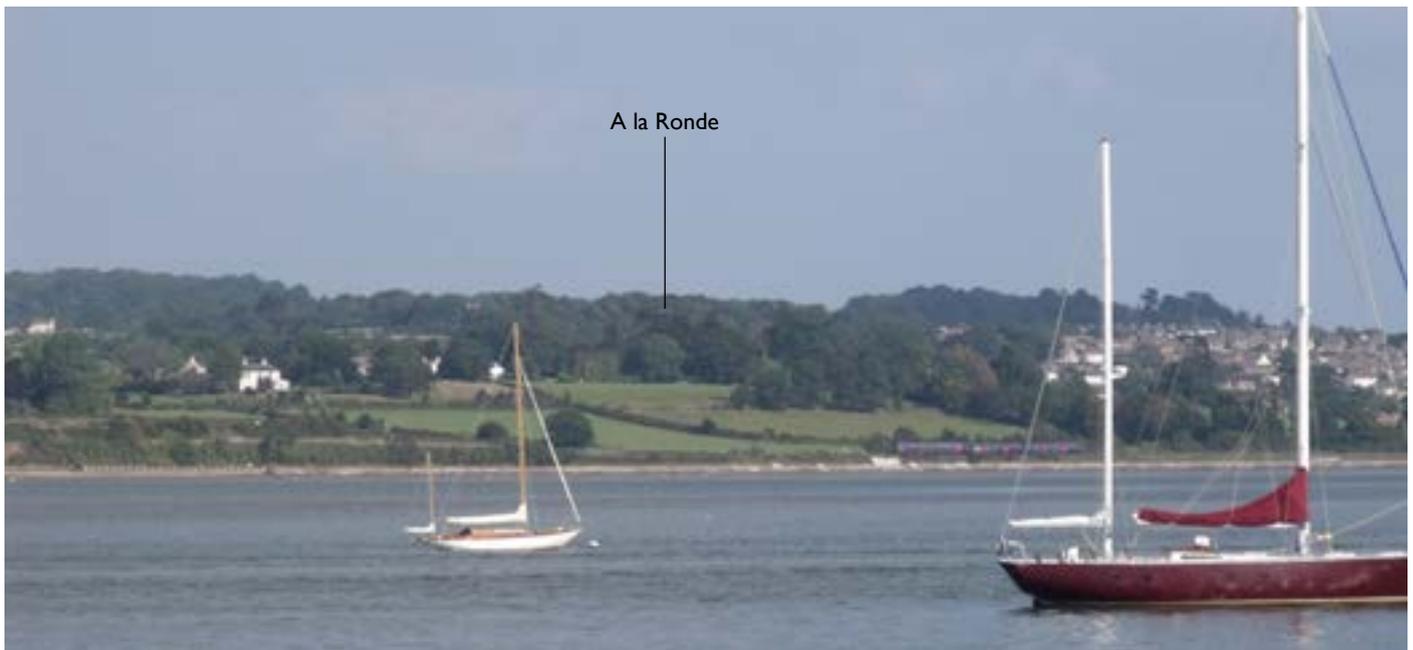
Enlarged, 2014

Significance and Character

- Historic designed view of the Exe Estuary from the deer park pale close to the belvedere at Powderham.
- The prospect includes a view of the roof of A la Ronde surrounded by mature trees and scattered housing south of Lympstone. Three Acres is particularly prominent due to the light-coloured southwest wall and chimneys, which catch the evening light.
- There is no historic evidence to suggest that A la Ronde was a key feature in the historic designed views from Powderham.

Issues and Sensitivity

- The Pitt Farm farmland to the north of Summer Lane, and the Lower Halsdon farmland, play an important role in conserving some of A la Ronde's historic rural setting, and in maintaining the green wedge between Lympstone and Exmouth. This has been partly compromised by dispersed modern housing on the edges of Lympstone and Exmouth.



Enlarged, 2014

Significance and Character

- View from the western shore of the Exe Estuary and the Exe Valley Way, which forms part of the South West Coast Path National Trail. The view is dominated by water, boats and sky, with the eastern shore and hills forming a thin band across the centre.
- A la Ronde is almost entirely screened by mature trees with the exception of the very tops of the chimneys. The two white chimneys on Three Acres are also just visible above the trees.

Issues and Sensitivity

- The Pitt Farm farmland to the north of Summer Lane, and the Lower Halsdon farmland, play an important role in conserving some of A la Ronde’s historic rural setting, and in maintaining the green wedge between Lymptone and Exmouth. This has been partly compromised by dispersed modern housing on the edges of Lymptone and Exmouth.



Significance and Character

- View looking northeast from the Starcross railway station and ferry overbridge, on the western shore of the Estuary. The view is dominated by water and sky, with the eastern shore and hills forming a thin band across the centre.
- A la Ronde sits quietly in the landscape above a much more prominent line of light-coloured houses along the A376 and the white-painted mansion of Courtlands. This prospect also includes a view of the pleasure grounds at A la Ronde.
- When A la Ronde's external walls were white-washed, and without the distractions of modern development it probably played a greater role in the view, however its small size and the distant viewpoint would have limited its potential as a major landscape feature.

Issues and Sensitivity

- The wooded hills and farmland to the north and east, and Lower Halsdon farmland to the west, are critical in providing a largely rural setting to A la Ronde in this view.
- Additional development in and around Courtlands or along the A376 would further erode the rural setting.

Appendix I

References

1. Forum Heritage Services, *A la Ronde: Conservation Management Plan* (October 2013)
2. Mary Parminter Trust website: www.maryparminter.org.uk (visited August 2014)
3. Nicholas Pearson Associates, *Plas Newydd: Historic Landscape Survey and Restoration Plan* (March 1998)
4. Jonathan Lovie, *A la Ronde: The Development of the Historic Designed Landscape* (August 2012)
5. Anon. *A Short History of the Mary Parminter Charity known as the Point in View Trust* (no date; booklet available in the chapel)
6. Information on the history of Summer Lane has been sourced from the National Trust draft *Spirit of Place* document (20th June 2014) and the Devon HER.
7. Email of 24th October 2014 to Michael Calder, Planning Advisor, National Trust from Lewis Ward, Transport Planning Officer, Devon County Council.
8. Email of 6th November 2014 to Michael Calder, Planning Advisor, National Trust from Stephen Guy, Principal Conservation Officer, East Devon District Council.
9. Thomas Shapter, *The climate of South Devon, and its influence upon health* (1842)
10. National Trust, *A la Ronde Statement of Significance* (draft November 2014)

Appendix 2 Historic Environment Record

Heritage assets in and around A la Ronde and the Point-in-View as mapped on figure 6.

Asset	Designation	Grade	Reference number
A la Ronde	Listed Building	I	I164838
	National Trust HBSMR	-	I04059
	Devon HER	-	MDVI6282
The Manse of The Point in View	Listed Building	I	I103806
	Devon HER	-	MDV23579
The Point in View	Listed Building	I	I164937
	Devon HER	-	MDVI6283
Pearson's Garage, Courtlands Cross	Listed Building	II	I164549
A la Ronde and The Point in View/ A la Ronde Pleasure Grounds	Registered Park and Garden	II	I000686
	Devon HER	-	MDV32460
Ha Ha, A la Ronde	National Trust HBSMR	-	I04060
Garden path behind ha-ha	National Trust HBSMR	-	I04061
Hulham Manor, Withycombe Raleigh	Devon HER	-	MDVI0641
Hulham Common	Devon HER	-	MDV21109
Hulham Farm	Devon HER	-	MDVI02910
Barn at Hulham Farm	Devon HER	-	MDVI8030
Field system at Hulham Manor	Devon HER	-	MDVI0640
Barn at A la Ronde	Devon HER	-	MDVI05772
	National Trust HBSMR	-	I04226
Field Boundaries to the west of Summerfield House	Devon HER	-	MDVI05753
Summerfield House (formerly called Newlands)	Devon HER	-	MDV55580
No name [fields around Pitt Farm]	Devon HER	-	MDV55575
Extraction pit to the northwest of Summerfield House	Devon HER	-	MDVI05754

Extraction pit to the east of Pitt Farm	Devon HER	-	MDVI05739
Extraction pit to the south of Greenacres	Devon HER	-	MDVI06199
Extraction pit to the southeast of Greenacres	Devon HER	-	MDVI06200
Extraction pit at Goodmores Farm	Devon HER	-	MDVI06197
Orchard bank and ditches at Goodmores Farm	Devon HER	-	MDVI06198
Extraction pit to the east of Summerfield House	Devon HER	-	MDVI05755
Lovering Farm	Devon HER	-	MDVI0655
Crowder's Hill Cottage	Devon HER	-	MDVI0650
Orchard Banks to the east of Symond's Farm	Devon HER	-	MDVI06202
No name [Backenhayes]	Devon HER	-	MDVI0669
Orchard Bank and Ditches at Goodmores Farm	Devon HER	-	MDVI06198
No name [track]	Devon HER	-	MDV55579
Earthwork Bank to the southeast of Watton Farm	Devon HER	-	MDVI05719
Ridge and Furrow to the south of Watton Farm	Devon HER	-	MDVI05720
Watton Farm	Devon HER	-	MDV55578
Extraction Pit to the northeast of Pitt Farm	Devon HER	-	MDVI05738
Pitt Farm	Devon HER	-	MDV55574
Summer Lane	Devon HER	-	MDV55576
Extraction Pit to the west of Pitt Farm	Devon HER	-	MDVI05737
Potters Farm	Devon HER	-	MDV55573
Extraction Pit to the east of South Lodge	Devon HER	-	MDVI05756
Bridge south of Courtlands	Devon HER	-	MDV61244
Old pond	Devon HER	-	MDV61246
Hulham Butts	Devon HER	-	MDVI0657

Extraction pit to the north of Seafield Avenue	Devon HER	-	MDV105767
Extraction pit to the north of Lower Halsdon	Devon HER	-	MDV105763
Higher Halsdon	Devon HER	-	MDV44891
No name [prehistoric flint findspot]	Devon HER	-	MDV61242
	NT HBSMR	-	100762
Earthworks at the Former Medieval Farmstead of Middle Halsdon	Devon HER	-	MDV61241
Lower Halsdon	Devon HER	-	MDV44869
Farmhouse, Lower Halsdon Farm	National Trust HBSMR	-	101250
Military structures within the grounds of Cauleston, Exmouth	Devon HER	-	MDV105770
Searchlight Battery, Marley Hayes	Devon HER	-	MDV78507
Courtlands Park	Devon HER	-	MDV103910
Courtlands House	Listed building	II	1097870
	Devon HER	-	MDV23750
Garden steps, Courtlands House	Devon HER	-	MDV23751
Garden wall, Courtlands Lane	Devon HER	-	MDV23752
Former field boundaries, north of Courtlands	Devon HER	-	MDV105885

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: A LA RONDE

List Entry Number: 1164838

Location

A LA RONDE, SUMMER LANE

The building may lie within the boundary of more than one authority.

County: Devon

District: East Devon

District Type: District Authority

Parish: Exmouth

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 06-Dec-1949

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 87518

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SUMMER LANE 1. 5176 Withycombe Raleigh A-la-Ronde SY 08 SW 6/1 6.12.49. I 2. 1798. A circular stone cottage ornee built by the Misses Jane and Mary Parminter. The cottage consists of the central octagon which is thought to have been modelled on the basilica of San Vitale in Ravenna. (The Misses Parminter visited Italy and much of Europe between 1784 and 1794). The octagon is surrounded by 8 rooms each connected to the rest through an ante-room. Above the octagon is a gallery the outer wall of which is covered with designs in shells and feathers probably planned as an C18 domestic echo of the mosaics of San Vitale. This gallery is reached by a tiny staircase with grottos covered with designs in shells and other materials. Other rooms have some interesting craft work by the Misses Parminter including a feather frieze in the drawing room. Originally had thatched roof terminating in an octagonal gallery with bell cupola above. Tiled roof and dormers added early C20. Sash windows with diagonal glazing bars and diamond shaped windows to ante rooms.

Listing NGR: SY0048083390

Selected Sources

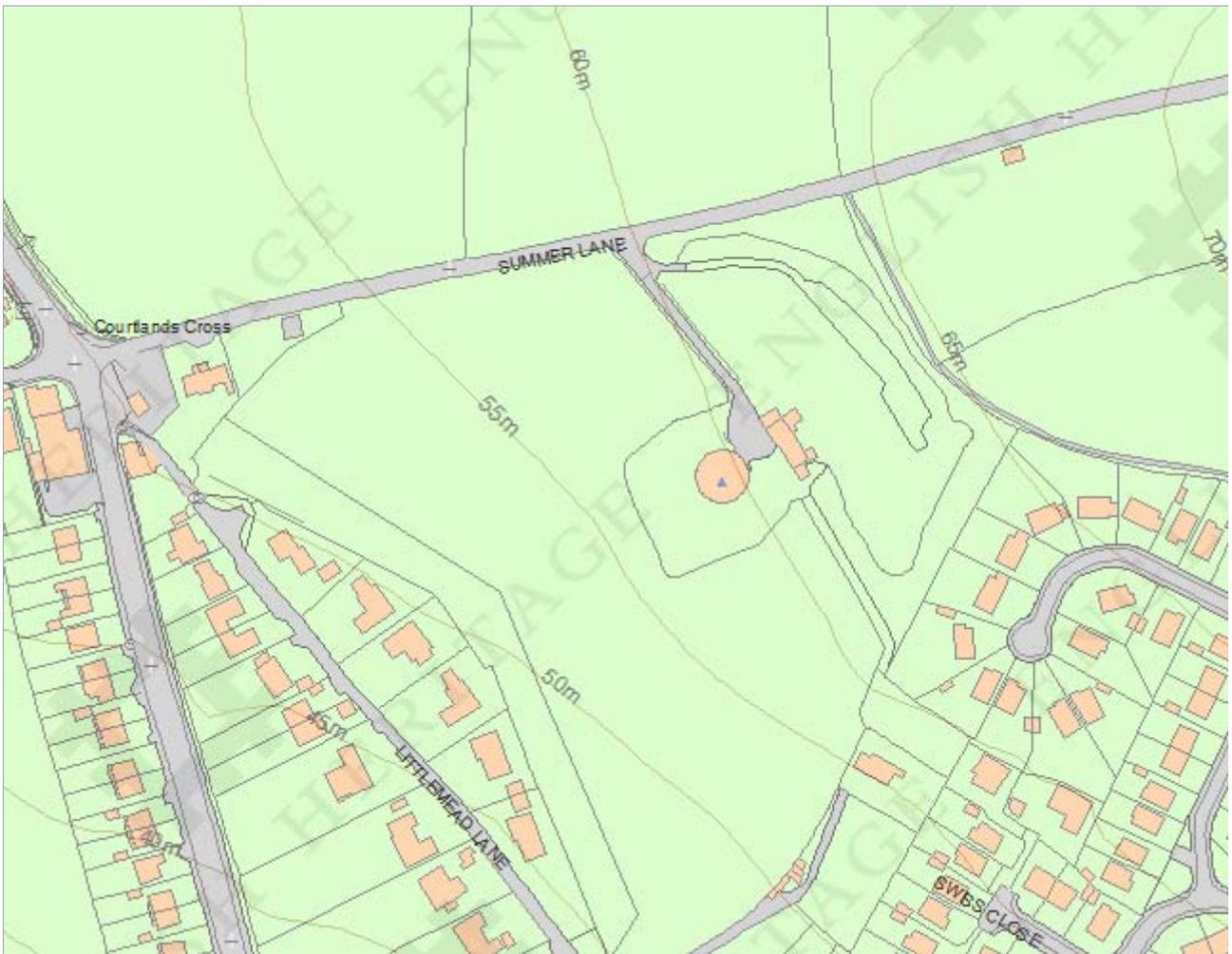
Other

Register of Parks and Gardens of Special Historic Interest in England, Part 11 Devon,

Map

National Grid Reference: SY 00480 83390

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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE POINT IN VIEW

List Entry Number: 1164937

Location

THE POINT IN VIEW, SUMMER LANE

The building may lie within the boundary of more than one authority.

County: Devon

District: East Devon

District Type: District Authority

Parish: Exmouth

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 06-Dec-1949

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 87525

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SUMMER LANE 1. 5176 Withycombe Raleigh The Point-in-View SY 08 SW 6/64 6.12.49. I 2. 1811. Built by the Misses Parminter as a small non-conformist chapel surrounded by single storey almshouses for 4 spinsters. One room, now the Vestry, was enclaved as a school for 6 "poor female children". The low square building is rendered white. There is a centre flat roofed entrance porch and all the windows are pointed with diagonal glazing bars. A 4 sided lead spire rises above the chapel or 'Point Room'. Miss Jane Parminter is buried here. In 1878, the Minister, the Rev J F Guenett, designed a pipe organ with pipes laid horizontally (instead of the usual vertical construction) beneath the rostrum. The organ has a folding console which is also a reading desk, thus making the maximum use of space in the tiny chapel.

Listing NGR: SY0079183506

Selected Sources

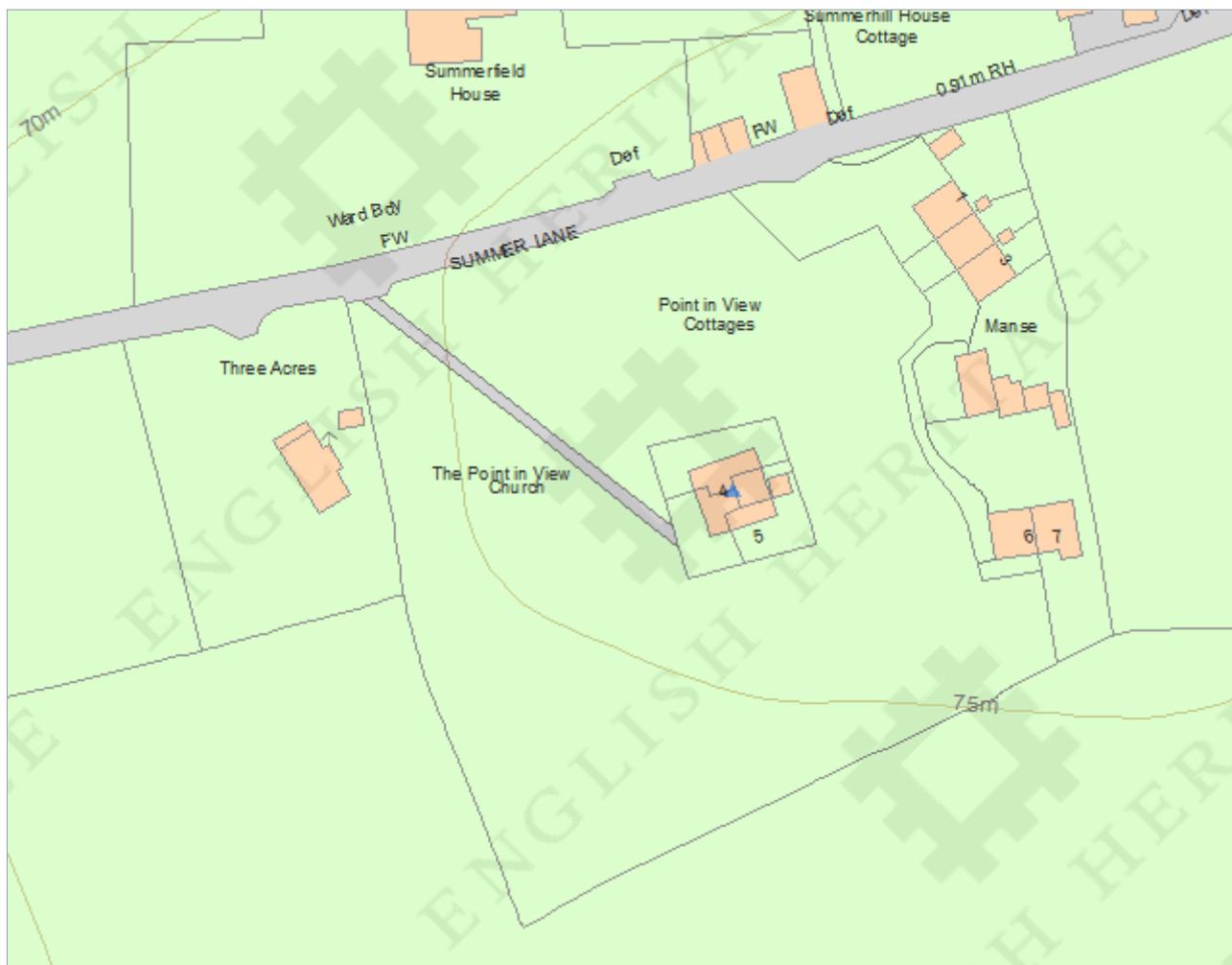
Other

Register of Parks and Gardens of Special Historic Interest in England, Part 11 Devon,

Map

National Grid Reference: SY 00788 83506

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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE MANSE OF THE POINT IN VIEW

List Entry Number: 1103806

Location

THE MANSE OF THE POINT IN VIEW, SUMMER LANE

The building may lie within the boundary of more than one authority.

County: Devon

District: East Devon

District Type: District Authority

Parish: Exmouth

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 15-Jun-1978

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 87526

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. 5176 SUMMER LANE Withycombe Raleigh The Manse of The Point in View SY 08 SW 6/64 | 2. 1825. Built as the Manse for The Point-in-View, and repeating some of the stylistic features of the latter. Stucco facade with hipped tiled roof. End chimneys. 2½ storeys. The front elevation has a symmetrical design, sashes with diagonal latticed glazing. Flank diamond-shaped first floor window. Centre porch. The Manse faces the Chapel and Almshouses of The Point in View (each surrounded by a garden) within the same small field. The Point-in-View of the Misses Parminter who built the main building in 1811 was to help Jewish converts to Christianity (and they were to be preferred to others as pupils and teacher). Trees on the estate were not to be cut down; "till Israel returns and is restored to the Land of Promise".

The whole complex is thus of major significance, not only architecturally but also historically and as a socially innovative group.

Listing NGR: SY0083083523

Selected Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 11 Devon,

Map

National Grid Reference: SY 00830 83523

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List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: A LA RONDE, and THE POINT-IN-VIEW

List Entry Number: 1000686

Location

The garden or other land may lie within the boundary of more than one authority.

County: Devon

District: East Devon

District Type: District Authority

Parish: Exmouth

National Park: Not applicable to this List entry.

Grade: II

Date first registered: 12-Aug-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens

UID: 1677

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

Developed in the late C18 and early C19 with further alterations in the late C19, A La Ronde and the associated grounds of the chapel, Manse and almshouses known as The Point in View, form a Regency ferme ornée. Ornamental landscape features are combined with more practical paddocks, orchards and kitchen gardens creating an ornamented estate.

HISTORIC DEVELOPMENT

A La Ronde was built on an undeveloped site comprising some 16 acres (c 6.5ha) which was purchased by Miss Jane Parminter and her cousin Mary in 1795. Jane Parminter was the daughter of a Devon merchant who owned a wine export business at Lisbon, and was initially brought up in Portugal. Following her father's death in 1784, Jane and her sister Elizabeth, their orphaned cousin Mary and a female companion, undertook an extended European tour, visiting France, Italy, Germany, Switzerland and probably Spain and Portugal. Returning to England in 1795, Elizabeth Parminter died soon after, leaving her sister and cousin to settle near the newly fashionable resort of Exmouth, which was also home to Jane's married sister, Marianne Frend. The house and grounds were complete by the time of Jane Parminter's death in November 1811. Her will describes the garden and grounds, which were 'full of bowers, arbours, three obelisks... fountains, glass-houses and rare tropical plants, orangeries... also two milch cows and eighteen sheep grazing'. The will also included a clause providing that 'These oaks [on the estate] shall remain standing and the hand of man shall not be raised against them till Israel returns and is restored to the Land of Promise'. The arrangement of the gardens and grounds at A La Ronde is shown on the 1838 Tithe map: the house stood in a square enclosure at the centre of a group of four bell-shaped paddocks and orchards, with a boundary walk and kitchen garden to the west. A path through meadows connected the house to the chapel and Manse (built 1829) to the north-east. The single structure comprising chapel, school and almshouse known as The Point in View was built c 300m north-east of the house during the summer of 1811. A deed of c 1813 set out its charitable purposes, which included the promotion of Christianity among the Jews, the accommodation of four elderly spinsters and the education of six girls. In all cases preference was to be given to Jewish converts, while the chapel was to be served by a dissenting minister.

Mary Parminter's will (1849) also included a description of the pleasure grounds which contained 'ornamental trees ... the new obelisk (pump) fountain shellery hothouse green

houses and ornamental seats which shall be in or about my gardens shrubberies walks and grounds at A La Ronde'. Other garden features included a sundial, ornamental gates and lattice work, and some of these, together with grazing sheep and cattle in the paddocks, are shown in lithographs dated c 1845 (Kershaw and Son).

Mary Parminter sought to preserve the estate intact and limited inheritance to only unmarried kinswomen. The property thus passed to her unmarried cousins, Jane and Sophia Hurlock, while another cousin, Stella Reichel, inherited in 1879. Legal changes enabled her to pass the estate to her brother, the Rev Oswald Reichel, who made significant alterations to the house and gardens between 1886 and 1923 which included the planting of monkey puzzles north and south of the house and the erection of a conservatory linking the house to the stables to the east. Reichel's widow wished to sell the property for development, but it was acquired by a niece, Margaret Tudor, who opened the house to the public in 1935. The orchard was compulsorily purchased for housing c 1950, and further land was sold by Ursula Tudor Perkins after inheriting the property in 1973 to provide the house with an endowment. In 1990 the house and c 10 acres (c 4ha) were offered for sale, and with the help of a grant from the National Heritage Memorial Fund it was purchased by the National Trust in 1991. Land to the north-east of A La Ronde is in private hands and is associated with a house, Three Acres, built by Julia Reichel in 1930. The area adjacent to the chapel, Manse and almshouses is the property of the Trustees of the Mary Parminter Charity. The Trustees erected three bungalows to the north of the Manse in 1971 to replace the original dwellings within the chapel building, and two further bungalows were built to the south of the Manse in 1978.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING A La Ronde is situated c 1.5km north-west of Exmouth and 0.5km south-east of Lympstone, to the south-east of Exmouth Road and the south of Summer Lane. The 10ha site comprises c 3.5ha of formal and informal gardens, a pleasure ground and orchard around the house, and a further area of c 6.5ha of meadow to the east and north-east which includes the land associated with The Point in View and the Manse. Boundaries to the north, east and south are formed by mixed hedges with many mature oaks and other trees following public roads or footpaths, while those to the south-east and south-west adjoin gardens of C20 houses. The south-west boundary has been re-enforced by mixed native planting within the paddock to screen housing constructed on the site of the kitchen garden and orchard. The Bee Garden 80m south-east of the house projects from the south-east boundary and is surrounded on three sides by modern houses. Sloping south-west towards the Exe estuary, the site has wide views to the Halden Hills to the west, and across Exmouth to the sea to the south.

ENTRANCES AND APPROACHES The site is approached from a minor road, Summer Lane, which forms its northern boundary. An entrance c 160m east of the junction of Summer Lane with Exmouth Road leads to a pair of rustic wooden gates which replicate those shown in an engraving by L W Martens (1829). A modern drive turns east and south-east allowing access to the car park on the north-east side of the house, while the original drive continues south-south-east to a small carriage court adjacent to the north-east side of the house. This drive is enclosed to the north-east by a clipped hedge, and to the south-west by metal estate fencing which allows views of the house and over the paddock below.

The path shown on the 1838 Tithe map which led north-east from the house to The Point in View does not survive, and the chapel and Manse are now approached by separate

entrances 270m and 375m respectively further east along Summer Lane. A tarmac path leads south-east from a field gate to the chapel, while a vehicular entrance gives access to a car park west of the Manse and bungalows.

PRINCIPAL BUILDING A La Ronde (listed grade I), built c 1798, was designed either by Jane Parminter herself, or by a young relation, John Lowder, and is said to have been inspired by San Vitale, Ravenna which the Misses Parminter had visited. Of unusual plan, the stone house has sixteen sides and was originally covered by a thatched conical roof terminating in an octagonal gallery and bell cupola. The roof was tiled and dormer windows inserted to light new rooms formed in the attic by Rev Reichel c 1890, and further internal alterations and changes to the fenestration were carried out. A conservatory corridor was constructed linking the house to the barn and stables to the north-east, which had a further conservatory built against its south-west wall. The conservatory was demolished in the mid C20, but the tiled floor survives as a path. Originally of cob and thatch construction, the stable range was faced in brick and a brick water tower was built at the south end in the late C19. The stables are now used for visitor facilities.

GARDENS AND PLEASURE GROUNDS A drystone ha-ha (restored 1996-7) supports a square area of level lawn to the north, west and south of the house. Earth mounds in the lawn to the west and south of the house are of uncertain origin, while a pebble path (restored 1997-8) follows the outer edge of the lawn. The garden is separated from the drive to the north, and carriage court to the south, by banks of planting including bay, box, Robinia and Philadelphus. Monkey puzzles to the north and south of the house, and flower beds between the pebble path and ha-ha shown in late C19 photographs do not survive.

The axis of the original drive is continued south-south-east beyond the carriage court by a grass terrace walk which originally led into the perimeter walk around the paddocks. Enclosed to the north-east by mixed evergreen shrubs backed by mature trees, the walk is terminated to the north by a late C20 copy of the Venus de Milo, and to the south by a stone obelisk on a cobbled base (1995) commemorating the centenary of the National Trust, which replaced a former obelisk standing '200 yards to the west' (Duterloo 1996). The obelisk is backed by shrubs which partly obscure the line of the early C19 perimeter walk which now turns south-west towards the Bee Garden, a rectangular enclosure to the south-east side of the walk bounded by earth banks to the north-east and south-east. The Bee Garden lacks the figs, mulberries and walnuts recorded in 1938 (CL), but the remains of a structure shown at the east corner in 1888 and 1905 (OS) survive. The Bee Garden has been laid out as a private garden in the late C20 with cobble paths, a pond and ornamental planting. The line of the walk south-west of the Bee Garden is now obscured, but some ornamental planting on the south and north sides of the paddock indicate its former route.

Sloping ground below the ha-ha and within the former perimeter walk is laid out as an ornamental paddock with scattered groups of specimen trees and shrubs including a copper beech to the north of the house, a large group of hazel to the north-west and a mature cedar to the south-west set in mown grass. To the north-east of the house and stables two paddocks enclosed by metal estate fencing form a poultry ground to the north-west and an orchard to the south-east. The orchard has been replanted with standard fruit trees and serves as a picnic area. This arrangement reverses the C19 plan, and the paddocks have been reduced on the north-east side to accommodate the late C20 car park.

KITCHEN GARDEN The site of the kitchen garden and orchard c 100m south-west of the

house has been developed for housing and now lies outside the registered site. A section of kitchen garden wall survived on the south-west boundary of the site in 1996 (Duterloo), but was not located in 1998.

OTHER LAND The early C19 landscape extended to the north-east of the surviving pleasure grounds with a path linking the house to The Point in View c 300m north-east. This land remains in agricultural use with the exception of the immediate grounds of the chapel and Manse, and the gardens of Three Acres, a house on Summer Lane built in 1930. The Point in View (listed grade I), a low, square, white rendered building with a short lead spire, stands inside a square enclosure separated from the surrounding meadow by low concrete block walls which have replaced the lattice fences shown c 1845 (Kershaw engraving). The enclosure, which originally served as gardens to the almshouses within the chapel building, is still laid out as a garden with a mature standard apple, a mature oak and herbaceous planting. The Manse (listed grade I) stands 50m north-east of the chapel in gardens separated from the meadow by metal estate fencing. Mature oaks behind the Manse and the late C20 bungalows to its north and south survive from early C19 planting shown on the 1838 Tithe map.

REFERENCES

W Webb, *Memorials of Exmouth* (1872), pp 158-9 *Country Life*, 83 (30 April 1938), pp 448-52; no 28 (12 July 1990), p 71; no 5-31 January 1991), p 74; no 7 (14 February 1991), pp 38-41 B Jones, *Follies and Grottoes* (1974), p 312 B Cherry and N Pevsner, *The Buildings of England: Devon* (1989), p 446 *A La Ronde, Devon*, guidebook, (National Trust 1991) T Gray, *The Garden History of Devon An illustrated guide to sources* (1995), p 33 F Duterloo, *A Survey of the Garden of A La Ronde* (unpublished historical survey 1996) *A Short History of the Mary Parminter Charity known as The Point in View* (nd)

Maps Tithe map for Withycombe Raleigh parish, 1838 (Devon Record Office)

OS 6" to 1 mile: 1st edition surveyed 1888, published 1890 OS 25" to 1 mile: 1st edition surveyed 1888, published 1889/1890 2nd edition published 1905 1933 edition

Illustrations L W Martens, *Cottage Near Exmouth*, 1829 (National Trust Collection) Kershaw and Son, *A view of A La Ronde from the south-west*, c 1845 (West Country Studies Library) Kershaw and Son, *A view of The Point in View from the north-west*, c 1845 (West Country Studies Library) W Bounsall, *Exmouth from A La Ronde*, c 1850 (National Trust Collection) Watercolour, *A view of A La Ronde from the north*, c 1850 (National Trust Collection)

Archival items Photographs, views of A La Ronde, late C19 (National Trust Collection) Sale particulars for A La Ronde, 1929 (375/M/P1), (Devon Record Office) Sale particulars for A La Ronde, 1990 (National Trust Collection)

Description written: August 1998 Amended: May 2000 Register Inspector: JML Edited: July 2000

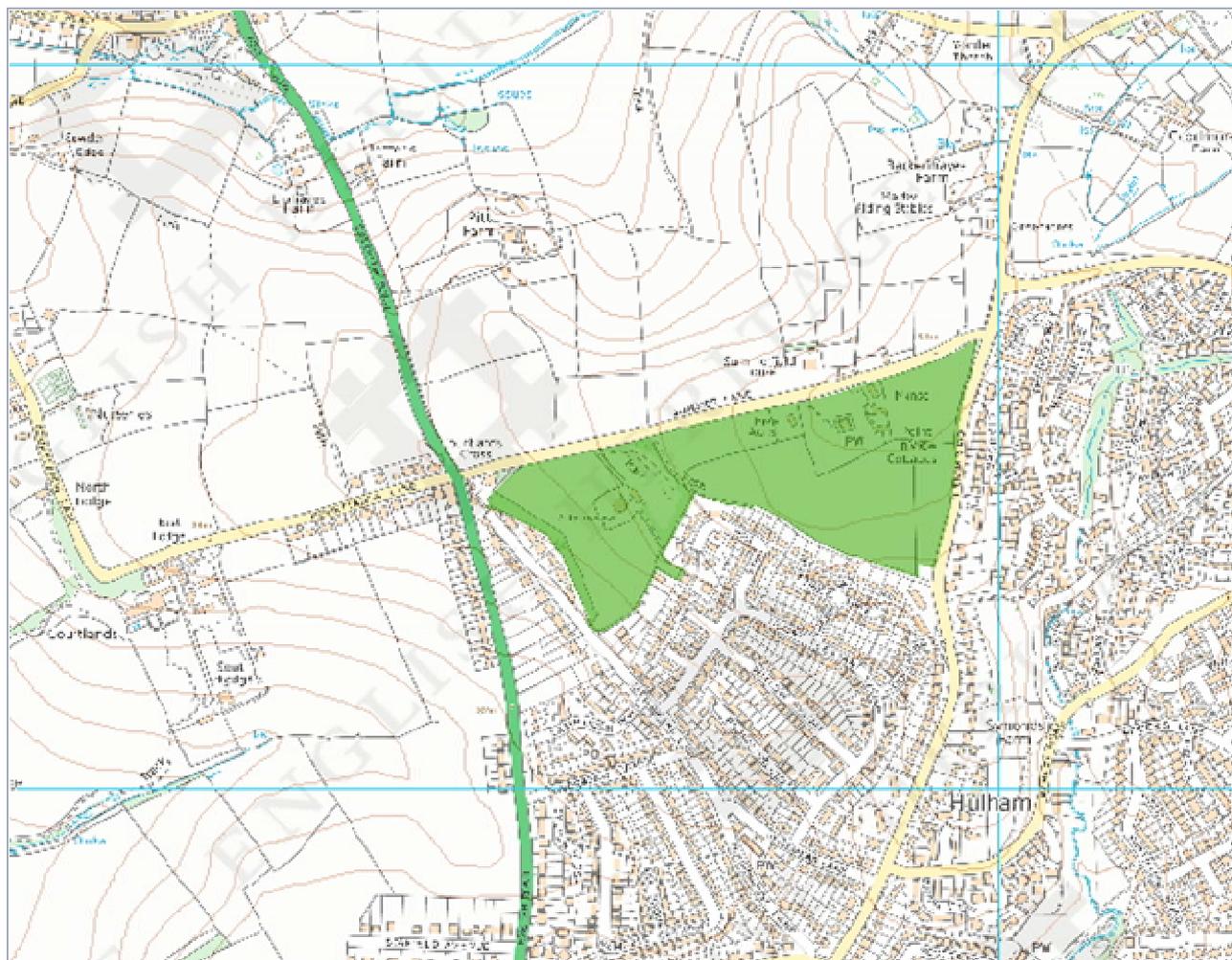
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: SY 00633 83454

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1000686.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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National Trust HBSMR

If you have any comments or new information about this record, please [email us](#).

NT HBSMR Number: 104060
Type of Record: Monument
Name: Ha Ha, A La Ronde

Summary

Retaining wall of ha ha rebuilt completely early 1995, collapsed autumn 1995, rebuilt 1995-6.

Grid Reference: SY 004 833
Civil Parish: Exmouth; East Devon; Devon
County: Devon
District: East Devon; Devon
NT Property: A La Ronde; South West
Map: [Show location on Streetmap](#)

Protected Status

Registered Park or Garden

Other Statuses/Codes: none recorded

Monument Types

HA HA (Modern - 1901 AD to 2050 AD)

Full description

A stone retaining wall in front of a platform forming the garden of the house. The ha ha collapsed in early 1995 and was not inspected by an archaeologist at this time. It was rebuilt but collapsed in autumn 1995, at which point the HBR called in the archaeologist as a layer of pottery had been observed in the upstanding section behind the wall. Nothing appears to be left of the original wall, it was rebuilt from foundation level. Photographs from the 19th century in the house collection show the position of the ha ha with a pebble path edged with large pebbles running along the inside of the ha ha wall. The height of the platform and the wall were raised in 1995 at the time of the first rebuild in an attempt to make the platform level. (see site 104060 for the construction of the ha ha)

Sources / Further Reading

- SZB52200 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 1. E.
- SZB52201 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 2. E.
- SZB52202 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 3. E.
- SZB52203 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 4.
- SZB52204 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 5.
- SZB52205 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 6.
- SZB52206 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 7. SE.
- SZB52207 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 8. SE.
- SZB52208 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 9. S.

--- SZB52209 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 10.
N.

Associated Finds: none recorded

Associated Events

ENA269 - Inspection of platform and Ha Ha, A La Ronde

Related records: none recorded

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National Trust HBSMR

If you have any comments or new information about this record, please [email us](#).

NT HBSMR Number: 104226
Type of Record: Building
Name: The Barn, A La Ronde

Summary

A long barn range C1800, brick faced to look like a cottage.

Grid Reference: SY 005 834
Civil Parish: Exmouth; East Devon; Devon
County: Devon
District: East Devon; Devon
NT Property: A La Ronde; South West
Map: [Show location on Streetmap](#)

Protected Status

Registered Park or Garden

Other Statuses/Codes: none recorded

Monument Types

BARN (built, Late 18th C to Late Iron Age - 1798 AD)
COACH HOUSE (built, Late 18th C to Late Iron Age - 1798 AD)
STABLE (built, Late 18th C to Late Iron Age - 1798 AD)
WATER TOWER (built, Late 18th C to Late Iron Age - 1798 AD)

Full description

A long barn range with extensions to the south and rear, brick faced to look like a cottage. C.1800, an unusual combination in one building of several service functions, stabling, coach house, accommodation and barn. Probably built in 1798 with the house, a cob barn on stone plinth, originally with a thatched roof, serving as a stable, coach house, barn and store. A long single pile, two storey barn, brick faced to resemble a cottage, with some blind windows. Extension and lean-to on south end, rear lean-to with square three storey water tower added on southeast corner, and rear one and a half storeyed wooden building with gable end near northeast corner. Openings with brick arches and black brick eyebrows on ground floor, except stable window. Rear elevation brick faced also except where covered by extension.

Roof of barn is fully hipped. Water tower is gabled to north, with twin flued chimney, south end is fully hipped. Rear lean-tos with catslide roofs. Roofs are of corrugated iron except the water tower and front pitch which are of red tiles.

Sources / Further Reading

--- SZQ11050 - Unpublished document: Isabel Richardson. 1991. A La Ronde Vernacular Buildings Survey.

Associated Finds: none recorded

Associated Events

ENA479 - Vernacular Building Survey, A La Ronde

Related records: none recorded

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National Trust HBSMR

If you have any comments or new information about this record, please [email us](#).

NT HBSMR Number: 104061
Type of Record: Routeway
Name: Garden Path behind ha ha, A La Ronde

Summary

A garden path composed of pebbles mixed with pottery and shell visible in section exposed by collapsed haha in 1995, approximately 1m below current ground level.

Grid Reference: SY 004 833
Civil Parish: Exmouth; East Devon; Devon
County: Devon
District: East Devon; Devon
NT Property: A La Ronde; South West
Map: [Show location on Streetmap](#)

Protected Status

Registered Park or Garden

Other Statuses/Codes: none recorded

Monument Types: none recorded

Full description

A garden path composed of pebbles mixed with pottery and shell visible in section exposed by collapsed haha in 1995, approximately 1m below current ground level.

It is not clear whether this path was behind the first ha ha or predated the construction of the ha ha. It clearly lies below two phase of heightening of the ground behind the ha ha, the most recent in 1995.

Sources / Further Reading

- SZB52201 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 2. E.
- SZB52202 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 3. E.
- SZB52203 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 4.
- SZB52204 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 5.
- SZB52205 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 6.
- SZB52206 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 7. SE.
- SZB52207 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 8. SE.
- SZB52208 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 9. S.
- SZB52209 - Photograph - colour: Blaylock. 15/11/95. Ha Ha, A La Ronde. 10. N.

Associated Finds: none recorded

Associated Events

ENA269 - Inspection of platform and Ha Ha, A La Ronde

Related records: none recorded

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