



Clyst Honiton – Character Assessment

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1 INTRODUCTION

About this document

This document looks at the existing character of the village of Clyst Honiton and its wider landscape setting. It identifies the positive elements of the village's built environment, which should be preserved and, where possible, enhanced. It also looks at the village's weaker points in terms of character and appearance, and opportunities for improving the village character and functionality through future development proposals and interventions.

2 HISTORY OF CLYST HONITON

Origins and development of Clyst Honiton

Clyst Honiton grew up alongside what was originally the London road. It was the first settlement to emerge along the London Road, and comprised a vibrant community supporting a number of businesses, including a bakers, blacksmith, and shoe shop, which served both local residents and passing travellers. The settlement was a recognised coach stop where the public houses served as a horse change over stations and businesses within the village.



Figure 1: Clyst Honiton area on Donn's survey of 1765



Figure 2: Clyst Honiton, 1890

Following the re-routing of the London Road to the A30, and more recently the Clyst Honiton bypass, the village ceased to function as a through route. It no longer represents a main access route to Exeter Airport. Subsequently, the nature and role of the village has changed. In 2015 it is a village which is primarily residential in character, with facilities and services such as the post office, school and village hall having been lost, and no new development having come forward since 1973.

Despite impressions of Clyst Honiton as merely a through road settlement enduring, it is in fact a community in its own right. Key to preserving the village's vitality and distinctiveness is ensuring that it does not become absorbed by larger scale strategic development, but that it retains an identity of its own.



Figure 3: The Clyst Honiton bypass

2 LANDSCAPE CHARACTER OF CLYST HONITON

Devon's Landscape Character Assessments

Devon's Landscape Character Assessments describe the variations in character between different areas and types of landscape in the county. It provides an evidence base for local development frameworks and plans, articulating what people perceive as distinctive and special about all landscapes in Devon.

Within this study, Clyst Honiton is identified as lying within the Clyst Lowland Farmlands landscape character area, which lies within the wider, overarching East Devon character area.

Clyst Lowland Farmlands landscape character area

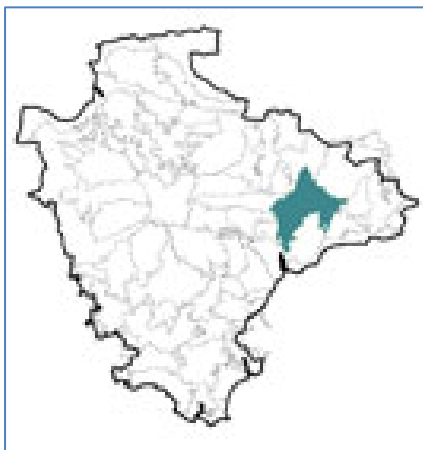


Figure 4: Location and extents of the Clyst Lowland Farmlands landscape character area

Clyst Lowland Farmlands landscape character, within which Clyst Honiton sits, comprises low lying farmland that stretches between Exeter and Honiton. It is drained by a series of small streams feeding into the more pronounced valleys of the Clyst and Tale. The northern fringes of this area are marked by the distinctive hills of Budlake, the M5 corridor and Culm Valley although the change in character to the Culm Valley Lowlands is transitional. To the south the landscape is also transitional but distinguished by more undulating terrain and closer association with the Pebble Bed ridge. To the east the change in landscape is marked by the rising greensand ridges while to the west the boundary is clearly defined by the urban edge of Exeter and the Exe Estuary.

Devon's Landscape Character Assessment outlines the distinctive characteristics which define this particular landscape character area. Of these, the following are particularly relevant to the immediate landscape setting of Clyst Honiton:

- Lowland, undulating farmed landscape underlain by mudstones, siltstones and sandstones.
- Landscape crossed by streams and meandering watercourses (The River Clyst runs to the immediate west of the village).
- Mixture of small to medium scale fields often with curving boundaries reflecting medieval origin.
- Mixed farming including arable and some pasture along watercourses where there is seasonal flooding, as well as areas of horticulture and hobby farming.

- Nature conservation interest provided by unimproved neutral grassland and marshy grassland, particularly fringing streams.
- Dispersed pattern of small villages (particularly along the watercourses many with 'Clyst' place names), dispersed farmsteads and town of Honiton.
- Views to surrounding ridges of higher land.



Figure 5: Watercourses flow through agricultural in the Clyst Lowland Farmlands landscape character area

Clyst Honiton and the surrounding landscape setting

When moving through the village of Clyst Honiton, there is a constant sense of the village's landscape setting, with regular visual reminders of the wider green and rural setting within which the village lies. Breaks in the village's built environment provide views – sometimes just glimpses, other times more expansive views – towards the outer lying landscape. These views are particularly expansive where the village topography rises at St Michael's Hill and around the church. The openness which permits these views into and out of the village is a key part of Clyst Honiton's distinct character, which helps the village to retain a semi-rural feel and appearance.



Figure 6: The village benefits from a green backdrop and numerous views of the wider landscape setting

A key component of the landscape which encloses Clyst Honiton are the networks of mature hedgerows and trees which mark field boundaries. These give the village a soft edge, partially screening the village from views looking in. This vegetation also provides a green backdrop to the more built up areas within in the village, with treetops dominating the skyline rather than buildings. Such greenery is not limited to the edges of the village and the wider landscape, but is also present within the village itself, where there are several clusters of mature and visually important trees which contribute positively to local character. Figure 8 identifies the location and extents of the most significant areas of planting within and on the edges of Clyst Honiton.



Figure 7: View from A30 dual carriageway towards Clyst Honiton shows how the existing planting provides a soft edge



Figure 8: The extensive network of trees and hedgerows help maintain the semi-rural feel of Clyst Honiton

3 TOWNSCAPE CHARACTER OF CLYST HONITON

Character Areas overview

Clyst Honiton can be broadly divided into four distinct areas of different character, the location and extents of which are shown in Figure 4 below.



Figure 9: Clyst Honiton Character Areas map

Over the following pages each of the identified character areas are discussed in turn.

Character Area 1: North Clyst Honiton



The form of this character area is heavily influenced by two transport routes; Honiton Road / York Terrace, which runs along the northern extents of the village and defines its northern boundary, and the B3184, which runs south-easterly through the centre of the village. Together, these two routes form a T-junction, which represents the sole entrance into the village from the north.

Honiton Road and York Terrace

Either side of the T-junction, aligning Honiton Road and York Terrace are two-storey terraced properties. On the York Terrace side to the east, properties benefit from a consistent, unbroken building line, with all front doors opening right onto the street. Roofs are pitched along the entirety of this terraced row, and this roof form continues as it turns the corner onto the properties fronting the B3184. This consistency of roof line and form help strengthen the character of this row of properties, making them a relatively strong and coherent frontage onto York Terrace.



Figure 10: Properties of York Terrace with similar proportions and facade layouts

Honiton Road enjoys a similarly strong building frontage, though these properties are set back from the footpath, with each having a modest front garden, the only exception being the Exeter Inn, which has a single-storey ground floor extension which sits forward of this otherwise consistent building line. Indeed, by way of its position on the corner of Honiton Road, its distinct form and appearance, and role as one of the few non-residential uses in the villages, the Exeter Inn can

be seen to represent something of a local landmark. Similarly, the Duke of York pub, which sits along York Terrace, stands distinct from the residential properties which surround it.

In terms of finishes, the building façades of the York terrace properties are relatively plain, most being painted white or a shade of beige, with windowsills and skirting typically

coloured a dark grey. Whilst this limited palette does help tie the properties together and create a degree of unity, an injection of colour could enhance the character of this row and bring some visual interest. The Honiton Road properties display a greater range of finishes, including red brick, but again there is a lack of vibrancy in the building facades, which could be addressed through a well-considered and coordinated repainting scheme.



Figure 11: The Exeter Inn nicely marks the corner of Honiton Road

Windows and doors along these properties, though originally timbered framed, are now mostly formed of white PVC. However, there is little consistency in the actual window types, which undermines the otherwise strong character and sense of unity displayed across of this terraced row.



Figure 12: Street planting could greatly enhance the character and appearance of both York Terrace and Honiton Road

Across York Terrace and Honiton Road there is little in the way of greenery – a couple of properties have hedgerows and some private planting, but there are no trees, and the majority of were once gardens are now covered with hardstanding. This lack of greenery,

combined with the roadside settling gives the street environment quite a harsh and overly urban appearance, detracting for its other qualities. A coordinated street planting scheme along this stretch would really enhance what is an otherwise coherent and well-formed piece of townscape, and create a more positive first impression of the village to those entering Clyst Honiton at this northern gateway.

Either side of these stretches of residential terraces are non-residential uses. Past the York Terrace properties lies first an area of allotments. These are largely screened from the main road by mature hedgerow. Beyond the allotments, also along York Terrace is the SW Slating & Tiling site. This is enclosed by security fencing and containing an open yard and some bulky warehouse buildings, this site has a rather uninviting appearance and is detrimental to the wider appearance of York Terrace.



Figure 13: The SW Slating & Tiling site

A similarly uninspiring site is located to the west of the Honiton Road properties. This expanse of gravelled hardstanding currently serves no purpose but as a parking areas for passing travellers. Though its presence is partially screened by trees and hedgerows and it not quite as prominent in views from the main road, as a sizeable gateway site in a prime location it still represents something of a missed opportunity for the village.

The B3184

Looking down the B3184 from the junction at York Terrace and Honiton Road the village presents a well-defined and pleasant townscape, with two-storey terraced homes with small front gardens enclosed by brick walls lining the road. The strong, consistent frontages on either side of this long, linear route, give the street a strong degree of symmetry and sense of enclosure.



Figure 14: Uniformity and symmetry looking south from the northern end of the B3184

These buildings are typically finished in either red brick or painted white or off-white colour. However, in contrast to York Terrace and Honiton Road, there is much more greenery present, with many front gardens containing shrubs, hedgerows and modestly sized trees. This planting complements the townscape, and helps this part of the village achieve a fine balance between the built and natural environment.



Figure 15: Private planting enhances local character

Moving south along the B3184 this character begins to change, with a greater diversity of housing types presenting themselves, including detached homes and single-storey bungalows. This change is particularly apparent on the eastern side of the B3184.

Once south of the entrance to St Michael's Hill, the properties along the western side of the B3184 also begin to deviate from the terraced form seen at the northern extents of the village, with detached and semi-detached properties being the predominant housing form. These include some of the village's most distinct and characterful housing, such as the hipped-roof semi-detached properties at SE Cottage and NW Cottage (see Figure 13), with their twelve light sash windows and painted timber doors, and the distinct red brick dwellings of No. 1 and 2 School Cottage, with their cross gabled form, deep and steeply pitched slate gable hipped roof and decorative chimney.



Figure 16: Further along the B134 building heights and typologies begin to deviate from the two-storey terraces seen at the northern end of the village, and include a number of single-storey dwellings



Figure 17: Attractive semi-detached properties



Figure 18: No. 1 and 2 School Cottage represent some of the village's mostly distinct residential properties

Ship Lane

Ship Lane is a narrow route off the B3184, which provides access to both the rear entrances of the York Terrace properties, and also a number of standalone, detached homes which sit to its south. There is no singular architectural style or form apparent across these dwellings, and their layout and orientation is similarly varied. Towards the end of Ship Lane the density of development decreases significantly, with a properties generously spaced and set amongst large private gardens, giving the area an almost rural feel.



Figure 19: The narrow, understated entrance to Ship Lane



Figure 20: Tightly packed, dense development gives way to more spacious properties and a semi-rural character as you move along Ship Lane

Along the northern edge of Ship Lane lies an unbroken strip of hedgerow, which adds to the more rural character of this area, and also acts a visual buffer between the allotments and the SW Slating & Tiling industrial unit. Indeed, this part of the village benefits from an abundance of trees and vegetation, which combine to give the area a leafy and green character.

Character Area 1: North Clyst Honiton Summary	
Overarching character	Gateway to the northern end of Clyst Honiton. Largely residential in land use. Well-defined streets lined by two-storey terraced housing with consistent building line at the northern end, which then gives way to a more varied townscape further south, with detached and semi-detached properties, some of which are single storey, becoming the predominant housing form.
Strengths	<ul style="list-style-type: none"> • Attractive residential terraces along B3184, which closely align the footpath and road, creating well-defined street. • Strong frontage at northern gateway of York Terrace and Honiton Road with consistent building line and form.
Weaknesses	<ul style="list-style-type: none"> • Lack of planting / greenery along York Terrace and Honiton Road. • Uninspired street surfacing materials. • Poorly screened and unattractive SW Slating & Tiling site, and underutilised site to side of Honiton Road properties.

Character Area 2: St Michael's Hill and Close



Formed exclusively of residential properties, this character area has a sloping topography, rising gradually upwards from the B3184 from which it is accessed. It has two distinct parts; St Michael's Hill and St Michael's Close.

St Michael's Hill

This street is characterised by large terraced, two-storey, red brick housing along its northern side, and mature vegetation on the other side. These properties all benefit from large front gardens, most of which have open, expansive and well-maintained lawns, with no boundary treatment and limited planting. The properties have wide facades with



centrally positioned gable end front porches, and ground and first floor windows on either side. Roofs are pitched and feature chimneys.

Combined, the properties of St Michael's Hill represent a very unified and coherent group of buildings, with a strong, regular frontage.

Figure 21: At the foot of St Michael's Hill the change in topography is obvious



Figure 22: The properties of St Michael's share near identical proportions and forms

St Michael's Close

St Michael's Close runs southwards from St Michael's Hill. Although also residential in nature, this street is very different in character. The predominant building form here is single-storey, detached bungalows with shallow pitched roofs. The area is less rigidly arranged than St Michael's Close, and buildings are set at differing distances and orientations from the road. To the fronts of many of the properties have gardens, which are usually bounded by low red brick walls and hedgerows.



Figure 23: Bungalow development along St Michael's Close

Character Area 2: St Michael's Hill and Close	
Summary	
Overarching character	Residential area formed two distinct sub-areas – St Michael's Hill and St Michael's Close. The latter is formed of large red-brick terraces, whilst the former is mostly single-storey detached bungalows. Well landscaped properties, many with generous gardens.
Strengths	<ul style="list-style-type: none"> • Mature band of trees running along St Michael's Hill. • Balance between green and built features. • Good degree of consistency in relation to dwelling layout, orientation, scale, materials and typology.

Weaknesses

- Lack of footpath limits pedestrian movement on one side of route.

Character Area 3: Clyst Honiton Centre



This character area contains Clyst Honiton's most valued and recognisable building – the Church of St Michael, a grade II* listed building.

The church, which is set back from the road, sits impressively in an elevated position overlooking the burial grounds which lie in front of it. The church grounds are enclosed by a red conglomerate stone rubble wall with black machine-brick coping. A narrow, winding footpath, accessed through

panelled timber double gates at the foot of the church grounds, leads up through the graveyard to the church entrance. From this elevated position, views of the wider countryside setting are available.



Figure 24: St Michael's and all Angels Church sits prominently at the centre of Clyst Honiton

The church itself is Grade II*listed, highlighting its historic and architectural significance. The listing description provides the following an overview of the buildings fabric and construction era:

‘the basic fabric appears to be C15 or earlier and some C15 detail remains in north aisle but the whole church was thoroughly restored with a new south chapel and south porch in 1875. Built of local, mostly mudstone, rubble walling, medieval fabric has red conglomerate ashlar quoins and plinth and C19 extensions have rusticated volcanic ashlar quoins and Hamstone plinth; medieval Beerstone or volcanic ashlar detail and C19 Hamstone ashlar detail; slate roofs with some crested ridge tiles’.



Figure 25: The surrounding graveyard and associated planting contribute to the churches setting

The obvious historic nature and appearance of the church coupled with its fine architectural design and detailing and prominent siting, make the building a key landmark within the village. The church also benefits from a particularly green setting, with a variety of planting both within its grounds, along its boundaries, and also on neighbouring sites. This results in a leafy and idyllic setting, with the church and its surrounding context combining to form a view of postcard-like quality.

In addition to the church itself being listed, a number of structures and features within the church grounds benefit from listing, including a number of headstones and the boundary wall. As a whole, the church and its grounds represent a very special historical landmark, and a real asset to the village.

Like the church and its expansive grounds, the rest of this character area has a particularly open character. To the north of the church lies the Old Rectory Country House Bed and



Figure 26: The former primary school is another local landmark

Breakfast. This occupies substantial private grounds of similar size to those which the church lies in. Unlike the church however, despite its large size and elevated positioning away from the B3184, the bed and breakfast is no so prominent in views from the road, as it is largely screened by a variety of mature trees and planting which grow alongside both its boundaries and within its large

garden.

Across the road from the church lies the former Clyst Honiton primary school, which is formed of two distinct parts; the original school finished in red brick and with a distinct gable-end front, which dates from 1872, and a more modern timber extension which was added in 1969 to accommodate infant pupils. Though modest in scale, the building by way of its former community use, central location and distinct appearance, represents another local landmark. Fronting the school is a stone wall, which takes clues from the church wall across the road, and helps to visually unify this particular part of the village townscape. Sitting alongside the school is another former community use – the old church hall, which is now a residential premises.

To the south of the former school and church hall lies the villages main leisure and recreational space, Parish Fields, which consists of a large green accessed off the B3184. At its centre lies a children’s playground with associated seating. To the rear this is a playing field. The green represents a key local asset, used by local people for a variety of leisure and recreation activities through the year. Despite its large scale, the green sits quite discreetly in the centre of the village and is largely screened by dense hedgerows which line its frontage along the B3184.



Figure 27: The central green space as viewed from the B3184

Character Area 3: Clyst Honiton Centre	
Summary	
Overarching character	<p>Dominated by the listed Church and its grounds, this is the least residential area of the village, and despite lying at the heart of the village, is also the least densely developed part of Clyst Honiton.</p> <p>The areas overarching character is derived from a series of large open spaces, including the church grounds and the recreational space of Parish Fields, and a handful a distinct buildings, most of which are, or formerly were, community buildings. First and foremost amongst these buildings is the dramatic and locally iconic St Michael’s Church, which dominates this character area from its elevated setting.</p>
Strengths	<ul style="list-style-type: none"> • The Grade II* listed church and its wider grounds and graveyard setting. • Attractive and distinct stone walls used as boundary treatment. • Variety of architecturally distinct buildings. • Green and open nature, with many mature trees and hedgerows.
Weaknesses	<ul style="list-style-type: none"> • Area fronting former school is covered in tarmac hardstanding, which breaks up the otherwise green and soft appearance that characterises much of the rest of the area.

Character Area 4: South Clyst Honiton



The remaining built up area of the village, which for the purposes of this study has been called 'South Clyst Honiton' is the most disparate and least coherent of the character areas within Clyst Honiton.

At the southern end of the character area is the Home Farm site which accommodates the businesses of Home Farm Antiques, Pennies Antiques, Practical Car and Van Rental, and Exeter Small Automatics (a car dealership). The presence of the latter means that much of the forecourt is devoted to the display of cars, which results in a weak frontage to the main road, and an underwhelming southern gateway into Clyst Honiton.

These businesses are located within the fabric of what would have been originally agricultural buildings, some of which, despite having been subject to numerous alterations down the years, manage to retain a degree of charm and character. This is particularly true of the buildings which house Home Farm Antiques and Pennies Antiques.



Figure 28: Business at Home Farm viewed on the southern approach into Clyst Honiton

Neighbouring the Home Farm site and also on the southern side of the B3184 lie a number of large residential properties; the first is a new red brick detached home with pitched slate roof that displays chimneys at each end, and the next two properties are semi-detached dwellings with hipped roofs, which are very similar to those found in Character Area 1.



Figure 29: Distinctive and attractive dwellings along the B3184

Whilst the southern side of this stretch of the B3184 is lined by buildings, the northern edge of the B3184 is bounded only by a raised grass verge topped with a dense hedgerow. Beyond this, though generally not visible from street level, are the residential properties of Church Side, which are accessed by the side road of the same name. These terraced and semi-detached dwellings have long, narrow gardens, which run all the way down to the hedgerow running along the B3184.



Figure 30: Contrasting characters along the B3184



Figure 31: Glimpses of the properties of Church Side can be gained from the B3184

Character Area 4: South Clyst Honiton Summary	
Overarching character	Few unifying characteristics, with a mix of land uses, building typologies and layouts. Generally low density and containing only a small number of buildings.
Strengths	<ul style="list-style-type: none"> • Attractive, distinct properties beyond the Home Farm site.
Weaknesses	<ul style="list-style-type: none"> • The existing Home Farm site does little to project a positive first impression to those entering the village from the south.

4 VILLAGE CONNECTIVITY

Pedestrian movement

There are numerous breaks in pavements within the village, which means that people often have to cross over main roads and, in some circumstances, walk on the road. Provision of adequate walkways and routes to encourage a healthier lifestyle, and increase safety are essential. New and improved pavements should be designed to meet the needs of an ageing community with mobility issues/ vehicles.



Figure 32: Location and extents of roadsides lacking footpaths

Cycle movement



Figure 33: Dedicated blue cycle routes converge at Clyst Honiton

There are three existing cycle routes that converge at Clyst Honiton.

- To Cranbrook
- To Exeter
- To Exeter airport

Some of these routes have sections of dedicated cycle path but in the village they share the roads/ streets with cars.

A National cycle route which at present runs from Exmouth to Topsham will continue up the Clyst River and will come to Clyst Honiton before going onto Exeter and Cranbrook. This will be a fourth route, but one of much significance as business opportunities will arise e.g. Bike Hire/ Refreshment stop and will bring a significantly bigger cycling fraternity to Clyst Honiton.

For a little village this represents a particularly extensive and well-developed cycling network, including dedicated blue cycle routes.



Figure 34: Clyst Honiton cycle network

5 CONCLUSION

Summary of village character

Clyst Honiton, though impressive in places and with much potential overall, does not currently have a single overarching character in terms of its built environment. Where the village performs best in terms of an attractive, coherent and characterful townscape is at the northern end of the village at the junction of York Terrace and Honiton Road and the northern end of the B3184, and of course in and around the stunning Church of St Michael, which is the jewel in Clyst Honiton's crown.

Though the built environment is a varied one, a constant characteristic of much of the village is a strong visual connection with the wider landscape setting. From each of the identified character areas there are views outwards towards the surrounding countryside, which are of huge value to the character of Clyst Honiton. These views help to reinforce the semi-rural feel of the village. Similarly, the existing network of trees and hedgerows, which both enclose the village and run through it, help to counterbalance those village features which are more urban in character.

Appendix 1 – Listed building details

Name	NICKS HEADSTONE
Listed Entry Number	1141435
Location	APPROXIMATELY 5 METRES SOUTH OF NAVE OF CHURCH OF ST MICHAEL
Grade	II
Date listed	26-May-1987
Details	Headstone. Dated 1799 in memory of Francis and Elizabeth Nicks. Limestone. Upright slab standing approximately 0.7m high with its head shaped as a bifurcated scroll. The front is inscribed with Roman Serif upper and lower case lettering and records the death of Francis Nicks in 1795 and his wife Elizabeth in 1799.

Name	SQUANCE HEADSTONE
Listed Entry Number	1141436
Location	APPROXIMATELY 9 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MICHAEL
Grade	II
Date listed	26-May-1987
Details	Headstone. Dated 1799 in memory of Elizabeth Squance. Limestone. Upright slab standing approximately 0.6m high with the head shaped as a bifurcated scroll. It is inscribed with Roman serif upper and lower case lettering and records the death of Elizabeth Squance in 1799 and her first husband Richard Arcscott but the date of his death is buried.

Name	CHURCH OF ST MICHAEL
Listed Entry Number	1203333
Location	
Grade	II*
Date listed	30-Jun-1961 (and most recently amended 26-May-1987)
Details	Parish church. C12 font, the basic fabric appears to be C15 or earlier and some C15 detail remains in north aisle but the whole church was thoroughly restored with a new south chapel and south porch in 1875. Built of local, mostly mudstone, rubble walling, medieval fabric has red conglomerate ashlar quoins and plinth and C19 extensions have rusticated volcanic ashlar quoins and Hamstone plinth; medieval Beerstone or volcanic ashlar detail and C19

Hamstone ashlar detail; slate roofs with some crested ridge tiles. The nave, chancel and west tower appear to be C15 or earlier but were much rebuilt and nearly all the detail was replaced in 1875. Unusually the chancel is taller than the nave. The north aisle however retains some C15 detail. With the 1875 restoration new south porch and south chapel added, the latter parallel to the nave. Perpendicular style throughout. Broad and relatively low tower of 3 stages with low set-back buttresses and embattled parapet. A semicircular stair turret with tiny slit windows and its own embattled parapet a little above the level of the main parapet projects from the north side. It is surmounted by a C19 wrought iron weather cock. The belfry has arch-headed 2-light Perpendicular-style windows, one each on 3 sides and 2 on the south side. A flat-arched doorway on the west side has a moulded surround with C17- style stops and contains C19 double plank doors with studded coverstrips and ornate strap hinges and ferramenta. Like most of the C19 windows it has a moulded hood with projecting square labels, apparently intended for carving in situ but was never executed. A relieving arch above follows a 2-centred arch, probably for the earlier C15 west doorway. The window above is a C19 4-light window with Perpendicular tracery and the dripcourse carried over as a hood. Above that a C19 painted iron clock face in a moulded Hamstone frame. On the south side of the tower is a small 2-light Perpendicular-style window in the lower stage and a C15 volcanic stone trefoil-headed lancet with hoodmould to the ringing loft. The south side of the nave has a broad C19 4-light Perpendicular window. To right of it projects the added porch with gabled end and Hamstone coping surmounted by a fleuree cross. The outer arch has an ovolo-moulded surround and contains softwood double plank doors with ornate strap hinges. The south chapel projects a little further forward and has steep gabled ends with coping and apex crosses. There is a narrow Hamstone priests door on the south side, and a 3-light window on the south side and another on the east end. The chancel has similar C19 gable coping and apex cross and flanking corner buttresses. There is another 3-light Perpendicular window on the south side and a tall 3-light window on the east end. On the north side of the chancel is a small window made into a squint by the junction of the north aisle. It is 2 lights, of Beerstone and simple Early Decorated style. It may be original and rediscovered during the C19 restoration but appears very well-preserved if so. The north aisle is C15 with C19 coping and apex crosses. The east end has an original Beerstone 3-light Perpendicular window with moulded hood. The north side has 3 C19 Hamstone 2-light Perpendicular windows tending towards right (west) end. Interior: porch has a C19 roof and contemporary flagged and tiled floor. The south doorway may be C15; a volcanic ashlar 2-centred arch with chamfered surround and hoodmould. It contains a C19 door. The interior of the church itself is largely the result of the 1875 restoration. All the roofs date from that time. The nave and chancel lie under a continuous 6-bay roof comprising heavy arch-braced trusses springing from large timber corbels. The corbels in the chancel are at a slightly higher level. The purlins are moulded and the ceiling is pine-planked as a barrel vault. There is a similar 2-bay roof in the south chapel and 4-bay roof to the north aisle. Tall C15 tower arch with round-headed double arch ring which dies into the responds although an impost shows inside the tower on the north side. Inside the tower the ringing floor is C19 but the stair doorway is original C15; built of red conglomerate stone and volcanic stone it has a 2-centred head and

contains an ancient plank door hung on strap hinges. C15 Beerstone arcade to the north aisle. It is 4 bays with one overlapping the chancel. The piers are moulded (Pevsner's Type B) with plain caps to the shafts only. The C19 Beerstone 2-bay arcade to the south chapel has low moulded piers with moulded caps. All the windows have C19 Beerstone rear inner arches and reveals. The floor is made up of patterns of polychrome tiles and flagstones. The granite flag under the lectern is a fragment of an illegible C17 gravestone. The chancel has a Beerstone reredos carved in Gothic style, and comprising a central 3-bay blind arcade with cusped ogee arches, crockets and finials, and in which the centre panel is plain as a background for the altar cross and flanked by painted portraits of St Gabriel and St Michael and flanked again by painted commandment boards. The oak altar is Victorian but appears to incorporate C17 heavy turned balusters, possibly from the former altar rails. The present altar rail is oak on oak standards, Victorian Gothic stalls, low chancel screen, pulpit and tower screen. Victorian eagle lectern and plain pine benches. Contemporary brass chandelier in chancel. C12 late Norman granite font. The square bowl is supported on a central column and 4 smaller shafts on the corners with moulded caps and bases. It sits on a Victorian plinth. The edges of the bowl cant forward slightly towards the top and the ornament varies each side including simple chevrons, scallops and stylised foliage; some may be secondary. It has a C19 lid. Monuments: the oldest and finest monuments have been reset together in the north aisle. Good Beerstone table tomb in memory of John Elquier (d.1575). The niche has a low segmental arch over with a broad ovolo-moulded surround enriched with egg and dart and with carved foliate spandrels, crenelated head, flanking fluted Ionic pilasters surmounted by flaming vases and the shelf supported on shaped consoles. The inside of the niche has faceted panels and in the centre of the back is a carved heraldic achievement. The shelf is inscribed 'Here lieth John Paul Elquier who ended this liffe the third of Maye 1575' to which has been added 'and his wiffe Jenfr' (sic). Above this is a good but undated C17 marble plaque in memory of Edward Yarde with a rhyming elegy: it is set in an architectural frame with flanking pilasters enriched with carved symbols such as a skull, book, scythe, hourglass, etc., with ribbons and flanked by cherubs on their sides as wings, an open pediment above containing an heraldic achievement and flanked by skulls with wings and hourglasses, and below the shelf heraldic achievements flank a bas relief carving of a shrouded corpse and the apron below contains a cherub. Immediately to left of these a carved slate plaque in memory of John Short (d. 1657) with a frame of stylised interlaced foliage which contains the same heraldic achievement four times. The rest of the monuments are C19. The north aisle has the white marble memorial to Harriet Collyns (d.1868), with a Gothic-style frame; a shaped white marble plaque on black ground in memory of Abraham Smith (d.1821) and those of his family who died 1812-79; a Gothic-style brass plaque in memory of Frederick le Mesurier (d.1868) and family; a white marble sarcophagus-shaped plaque in memory of John Franklin (d.1831) and family; and in the south chapel a white marble plaque with moulded cornice in memory of Barbara Force (d.1832) and husband William (d.1838). There are also some loose fragments from demolished C17 monuments; a marble plaque in memory of Hugh Vaughan (d.1631) in the north aisle and in the south chapel an heraldic achievement and 2 carved putti. Victorian stained glass in the chancel and early C20 stained glass in nave and tower. Although

	much of the basic fabric appears to be medieval the church is essentially the result of a thorough and consistent restoration of 1875, an attractive and coherent scheme. Only the font, the aisle arcade and one of the north aisle windows are pre-1875 detail.
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Name	CROSS APPROXIMATELY 9 METRES SOUTH OF NAVE OF CHURCH OF ST MICHAEL
Listed Entry Number	1203402
Location	SOUTH OF NAVE OF CHURCH OF ST MICHAEL
Grade	II
Date listed	26-May-1987
Details	Churchyard cross. Erected 1881 using a probably C15 shaft. Granite. The cross stands a little over 3m high. The medieval shaft is square in section at the bottom with chamfered edges with roll stops and it tapers slightly towards the top. The 1881 head makes it a plain Latin cross. The socket stone has a chamfered top edge and is inscribed. It records that the cross was restored in 1881 in memory of Abraham and Jane Smith of Treasbeare. The plinth is made up of 3 octagonal steps, the middle riser bearing a Biblical quotation. The shaft was apparently used as a seat at Treasbeare before the restoration of the cross here.

Name	SPEAR HEADSTONE
Listed Entry Number	1281689
Location	APPROXIMATELY 8 METRES SOUTH OF PORCH OF CHURCH OF ST MICHAEL
Grade	II
Date listed	26-May-1987
Details	Headstone. Dated 1792 in memory of Samuel Spear. Purple sandstone. Upright slab standing approximately 1m high with shaped top. There is an inscribed line outlining the stone and framing the inscription in Roman serif upper and lower case lettering. It records the death of Samuel Spear in 1792, his wife Susanna in 1763, and added are memorials to his daughter (d. 1850) and grand daughter (d.1828).

Name	CLARKE HEADSTONE
Listed Entry Number	1281719
Location	APPROXIMATELY 3 METRES SOUTH OF PORCH OF CHURCH OF ST MICHAEL

Grade	II
Date listed	26-May-1987
Details	Headstone. Dated 1758 in memory of Samuel Clarke. Limestone. Upright slab standing approximately 1m high with low segmented head. The front is inscribed in Roman serif upper and lower case lettering and records the death of Samuel Clarke in 1758.

Name	SOUTH GATE AND GATE POSTS WITH ADJOINING BOUNDARY WALL OF CHURCH OF ST MICHAEL
Listed Entry Number	1328736
Location	ALONG ST MICHAEL CHURCH BOUNDARY
Grade	II
Date listed	26-May-1987
Details	Gate, gate posts and churchyard boundary walls. Probably circa 1875. Wall of red conglomerate stone rubble with black machine-brick coping; angle piers and gate posts of red conglomerate ashlar, the former with red sandstone ashlar caps and latter with Hamstone caps. The central gateway is in a recess with quadrant walls curving out to angle piers and the main front boundary walls. Both the angle piers and gate posts have moulded caps, the latter including a band of 4-leaf decoration. The original panelled timber double gates are there with contemporary ferramenta.

Name	MILESTONE AT SX 987937
Listed Entry Number	1141437
Location	North of junction at Honiton Road / York Terrace / B3184
Grade	II
Date listed	26-May-1987
Details	Milestone. Probably late C18. Granite. Upright slab standing approximately 1.8m high. It is square in section at the base then triangular above with broad roll stops and a segmental head. The upper front sides are canted forward and inscribed with plain upper and lower case lettering. The front of the lower part reads 172 Miles to London and above the left canted side reads 12 Miles to Honiton, 4 Miles to Exeter, and the right canted side reads 4 miles to Exeter, 12 Miles to Honiton.

Appendix 2 – Gallery of locally distinct features and characteristics

This section provides a photographic overview of some of the best examples of the features and characteristics which contribute to Clyst Honiton's distinct feel and appearance. This gallery, along with the rest of this document, should be used to inform the design of new development proposals.



Windows

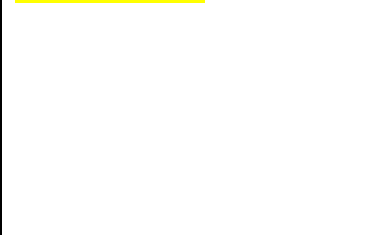


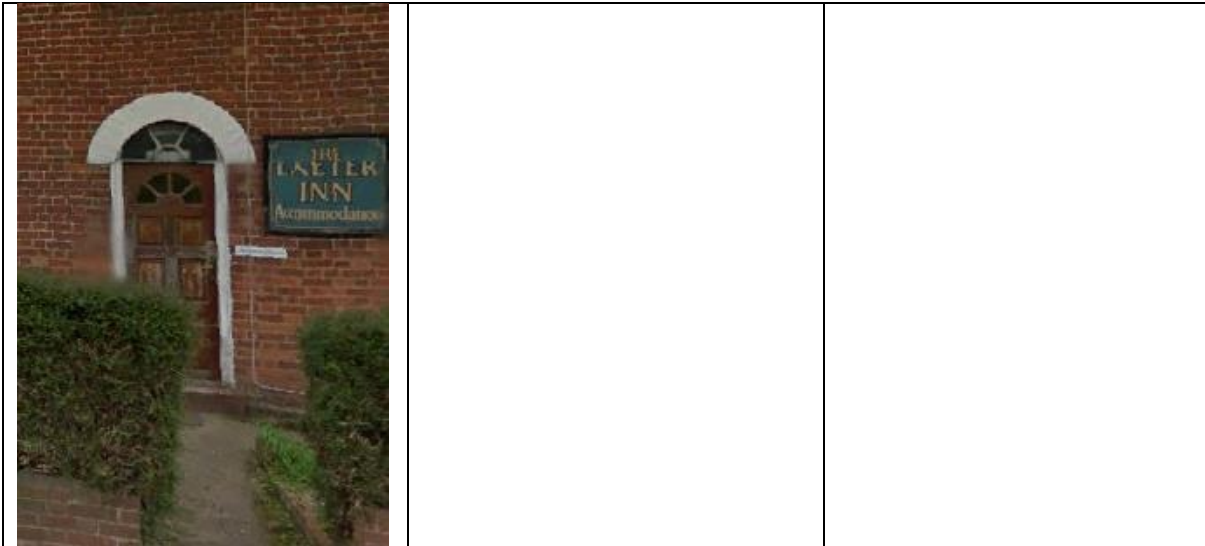
Doors



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Roofs and chimneys	
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INSERT IMAGE	INSERT IMAGE
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Trees and planting	
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Architecture and building types	
<p>White render</p> 	<p>Orangey Red Brick</p>
<p>Volcanic Purple</p>	<p>Heavitree Stone</p>
<p>Coloured Stone</p>	<p>Red brick</p>

