

Devon Historic Coastal and Market Towns Survey

Honiton



Historic Environment Projects

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Honiton

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Cover illustration

High Street, Honiton, view to east-north-east.

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Abbreviations

CA	Conservation Area
HE	Historic England
EUS	Extensive Urban Survey
DCC	Devon County Council
HE	Historic Environment
HER	Historic Environment Record
HLC	Historic Landscape Characterisation
HUC	Historic Urban Character
HUCA	Historic Urban Character Area
HUCT	Historic Urban Character Type
NGR	National Grid Reference
NRHE	National Record for the Historic Environment
OS	Ordnance Survey

1 Summary

Honiton was assessed during 2015 as part of the Devon Historic Coastal and Market Towns Survey (DHCMTS). Part of a national programme of Extensive Urban Surveys initiated and supported by Historic England, DHCMTS aims to increase understanding of 17 medieval towns within the county, prioritised because of their high historical significance and archaeological potential and the immediacy of development pressure.

DHCMTS constitutes a deepening of Devon’s Historic Landscape Characterisation (HLC), completed in 2004. Standard, easily available sources are used to identify Historic Urban Character Types (HUCTs), which divide a town up on the basis of land use. Incorporating time depth allows a town’s urban extent and uses to be mapped during the different periods of its history.

The HUCTs are then grouped together to define distinct geographical areas – Historic Urban Character Areas (HUCAs) – distinguishable by their specific origins, historical development, plan-form, buildings and degree of survival. HUCAs are the principle tool for describing the character of the historic towns included in the survey. The survey results are held digitally in a GIS database (the main project output) as part of the Devon Historic Environment Record (HER) and presented in a report for each town together with a project synthesis to be published at the end of the project. Information about the survey and a detailed method statement are presented in a background and method document accessible on the Devon County Council (DCC) website.

Honiton, the town and parish, are located in East Devon near the confluence of the River Otter and The Gissage on the main route between Exeter and London (Fig.1 and 2). The current HUCTs are presented in Fig. 3. An underlying medieval planned form supports an eclectic mix of building types, materials and architectural styles within 22 different HUCAs (Fig. 4). The historic development (Figs. 5-11) - from Domesday settlement, through to medieval borough and planned market town, post-medieval wool, lace and pottery manufacturing centre and important thoroughfare, and the present-day tourist attraction it has become - has produced a varied urban character.

Historic Urban Character Area (HUCA)		Heritage significance	
Number	Name	Above ground	Below ground
1	High Street Core- Central (HUCA 1)	High	High
2	High Street Core- West (HUCA 2)	High	High
3	Exeter Road- South (HUCA 3)	Medium	Medium
4	Rookwood Close (HUCA 4)	Low	Medium
5	Honiton Expansion- South (HUCA 5)	Low	Low
6	New Street (HUCA 6)	High	High
7	Honiton Railway Station (HUCA 7)	Low	Low
8	Church Hill (HUCA 8)	Low	Low
9	Honiton Hospital (HUCA 9)	Low	Low
10	High Street- East (HUCA 10)	High	High
11	Honiton Evangelical Congregational Church and Honiton Pottery (HUCA 11)	High	High
12	Honiton Expansion- South East (HUCA 12)	Low	Medium

13	Honiton Expansion- North (HUCA 13)	Low	Medium
14	Marwood House (HUCA 14)	High	High
15	Honiton Community College and Primary School (HUCA 15)	Low	Low
16	Dowell Street (HUCA 16)	Low	Low
17	Otter Valley Park and The Cedars Holiday Homes (HUCA 17)	Low	Medium
18	St Rita's Retreat and Mountbatten Park (HUCA 18)	Medium	Medium
19	Bramble Hill Industrial Estate (HUCA 19)	Low	Low
20	Church of St Michael (HUCA 20)	High	High
21	Exeter Road- North (HUCA 21)	Low	Medium
22	Heathpark Industrial Estate (HUCA 22)	Low	Medium

2 Town context

The study area is the present urban extent of Honiton, including Otter Valley and The Cedars Holiday Lodges to the north-east (Fig. 1).

2.1 Location and setting

Honiton, the town and parish, are located in East Devon near the confluence of the River Otter and The Gissage on the main route between Exeter and London. The town is first recorded 1086 as *Honetone* (Gower, Mawer and Stenton 1931, 639, Morris 1985, Devon 15, 23 Domesday Book). A borough was founded here between 1194 and 1217 (Hoskins 1954, 412). The former parish Church of St Michael (MDV10704) is situated to the south-east of the main town and dates to the late 15th century - early 16th century. Honiton is noteworthy as it was part of a large rural manor located on the road from London to the South West (Kowaleski 1995, 74). The main road which runs through Honiton is the former Roman road which connected Exeter and Dorchester (MDV 1875). Honiton is described by Risdon (1810, 39) as 'sweetly seated it is, both for corn and pasture'.

The principal sites within the vicinity of the town are prehistoric and Roman, both military and civilian, discovered during the excavations undertaken during the improvements to the A30. The earliest site consists of an enclosed farmstead of middle/late Bronze Age date at Hayne Lane. A Roman military base and later Romano-British settlement were discovered at Pomeroy Wood to the west of Honiton, with further evidence of Romano-British settlement at Gittisham Forge (Fitzpatrick *et al.* 1999). Prehistoric activity is represented by the site at Dowell Street (Bayer 2000; Pink 2014, 13-14).

2.2 Geology and topography

The bedrock geology of Honiton is varied. The north-eastern end of the town extent is bound by a band of north-east-south-west aligned Branscombe Mudstone Formation - Mudstone. Arden Sandstone Formation - Mudstone and Sandstone flanks the A30 and extends south of King Street. North and south of the High Street is another band of Branscombe Mudstone Formation - Mudstone, divided by a finger of Arden Sandstone Formation - Mudstone and Sandstone extending west. Sidmouth Mudstone Formation -

Mudstone lies in the western part of the town extent. Upper Greensand Formation - Sandstone is located at Weatherill Road and extends south¹.

In terms of superficial geology, areas of head deposits of two main types; clay, silt, sand and gravel and sand with clay and gravel as well as areas devoid of superficial deposits are present within the town extent. Alluvium - clay, silt, sand and gravel extends along The Gissage with bands of head deposits - sand with clay and gravel either side².

Honiton lies just south of the River Otter at the confluence with The Gissage. The western part of the town north of Exeter Road and the High Street (former Roman road) lies between 85m and 100m AOD. East of The Gissage, the land lies between around 95m AOD and 119m AOD at the junction between the High Street and Axminster Road (A35). The far eastern part of the town north of the A35 lies between 100m and 120m AOD. East of the A35 the land north of the railway is between 115m and 130m AOD at Middle Northcote Farm.

South of the former Roman Road (A35) the western part of the town extent rises from 80m AOD to around 135m AOD at Oak View. The town east of the A35 rises from 100m to 115m AOD west of the Gissage. The southern extent of the Battishorne Way housing estate rises to 130m AOD toward the base of Roundball Hill before dropping to meet The Gissage. East of The Gissage and south of the A35, the land rises to around 160m AOD at the parish Church of St Michael (MDV10704). East of Church Hill, the town extent rises to around 165m AOD on the Axminster Road (A35).

In summary, Geology and topography played an important role in the establishing and development of Honiton. The high ground is formed by mainly Upper Greensand and in contrast the valleys overlie Permian mudstone. Honiton overlies alluvial gravels associated with the River Otter which leaves the Blackdown Hills here and opens into the valley (AOC Archaeology Group 2005, 13).

Urban development has grown along the road network, the older parts of the town focussing on the Exeter to London Road. Much recent urban expansion has infilled up to the railway and spread to the south of it onto higher ground. Some modern urban expansion has also occurred to the north to infill up to the new A30 bypass. The River Otter and its floodplain have restricted development north beyond the A30, apart from the Sewage Works to the north-east

2.3 Previous archaeological work

There are 16 archaeological 'events' recorded within the bounds of the town extent, which comprise desk-based assessment, archaeological monitoring and recording, archaeological trench evaluation, geophysical survey, historic building recording and assessment. Four of the monitoring and recording events (EDV4732, EDV5057, EDV5345, EDV6199) and trench evaluations (EDV5124) resulted in the discovery of no features or deposits.

Archaeological monitoring in 2011 of groundworks associated with the construction of a pipeline alongside the A30 just beyond and to the north-east of the town extent revealed three undated ditches on the same alignment as previously identified prehistoric field boundaries (EDV5668) (Kendall 2011).

The following discoveries have been made within the historic core and modern expanded town:

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

² <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

Medieval

Three ditches representing boundaries of former medieval burgage plots were exposed during monitoring on land to the rear of 160 High Street in 2013 (EDV6383) (Bampton 2013).

Post-medieval - Modern

A number of features were exposed during archaeological monitoring and recording at Silver Street in 2005 including three linear features which are probably field drains, a 19th century refuse pit and the probable remains of a soakaway (EDV5557) (Goodwin 2005-6).

A trench evaluation at Exeter Road in 2013 identified a number of highly truncated deposits possibly associated with part of the Turks Head public house, an extension of a tenement boundary ditch and a widespread distribution of urban hortisols these perhaps relicts of agricultural soils created when the area was utilised as open farmland (EDV6326) (Pears 2013).

During a trench evaluation on land north of Field View, rear of 46-52 High Street, two boundary ditches, conforming to the historical pattern of properties, and a pit, all of probable post-medieval date were uncovered, along with post-medieval horticultural soils. Modern activity on the site included the presence of a demolished World War Two air raid shelter (EDV6393) (Pears and Rainbird 2013).

On land adjacent to Vine Passage, evidence for post-medieval clay extraction (possibly for brick making) has been uncovered along with a small structure which appeared to pre-date this activity. The site was redeveloped in the early-mid 19th century when a terrace of small workers cottages was constructed (EDV6721) (Weddell 2012).

Archaeological discoveries within the town are limited as evidence relating to the medieval and post-medieval periods is mostly contained within the historic core of the town which is largely occupied by private dwellings and shops. Where recent investigations have taken place within the historic core of the town few features or deposits of historic date have been recorded; there are few recently-discovered finds of earlier date (Pink 2014, 13).

3 Historical development

This section summarises the development of the town through time (Figs. 5-11), highlighting the key components and influencing factors, as part of the process of identifying its historic urban character. It is not intended as a detailed historical narrative.

Historic Environment Record numbers (prefix MDV) have been included for cross reference with the DCC database of archaeological sites and historic buildings (where site-specific descriptions and bibliographical references can be accessed).

Cross reference is also made to the Historic Urban Character Areas (HUCAs) where relevant.

3.1 Prehistoric

The majority of evidence for prehistoric activity in the study area takes the form of discovered finds.

Bones of animals of the Pleistocene period including those of straight-tusked elephant and hippopotamus (MDV15137) were discovered within a depression filled with peaty silt during the works for the new by-pass in 1965 0.04km north of the town extent. A hand axe of probable Palaeolithic date was discovered north-west of Hayne Farm (MDV60474) just south-west of the town extent.

A prehistoric lithic scatter, dating from the Mesolithic to Early Bronze Age was discovered on land off Dowell Street in 2000, with the artefacts discovered in colluvium which sealed underlying gravels of the secondary terrace of The Gissage (Bayer 2000) (MDV14606). It is likely that higher land near the River Otter would have been particularly attractive to hunter-gatherers (AOC Archaeology Group 2005, 15).

Three Middle Bronze-Age cinerary urns (MDV10729) were found during the construction of a new golf course green 0.41km south-east of the town extent, one of which contained a cremation burial. A number of burial mounds are also still visible on Gittisham Hill and Farway Common (Dixon and Weddell 1995, 3).

A Bronze Age cushion macehead characteristic of early Middle Bronze Age was found in a cottage garden on the Axminster Road in 1935 (MDV7159). A Bronze Age socketed axe was also found near Honiton (MDV15784) and is recorded just south of the A35.

A prehistoric oval enclosure at Hayne Lane 0.29km west of the town extent was excavated in 1999 prior to the A30 improvements to the west of Honiton (MDV38873). Two phases of occupation appear to be represented; the Middle Bronze Age and the Late Bronze Age (Fitzpatrick, Butterworth and Grove 1999).

Sherds of Late Bronze Age pottery were discovered by Wessex Archaeology during the A30 Honiton to Exeter Improvement between 1996-1999 just west of the town extent (MDV61148). Around twelve sherds of late Bronze Age- Early Iron Age pottery were recovered from an evaluation trench (MDV60750) 0.37km south-west of the town extent. Flints were also recovered during this work (MDV61144, MDV61145, MDV61147 and MDV61150).

A single prehistoric waste flint flake was recovered from the spoil heap of a trench during an archaeological evaluation on land at Okedene, Hayne Lane within the western part of the town extent (MDV80299). Seventy pieces of flint and chert were collected during pipeline construction undertaken by South West Water (Pearce and Reed 1993, 3) (MDV51909).

Analysis of the field pattern in the western part of the town extent has demonstrated the existence of a group of field boundaries which follow a completely different alignment from that of the Roman road (A30) (MDV44031) which is suggested as indicating a well-developed field system of prehistoric date in the area (Weddell 1991, 31). However, this proposed prehistoric field system is questioned by this study. This is demonstrated by the fact that not one of the field boundaries identified continues precisely across the course of the Roman road (MDV1875) which indicates that the field system is unlikely to predate the Roman road (MDV1875).

The strategic siting of Honiton is of importance. It is situated at the intersection of a number of roads and trackways. Most of these are north-west-south-east aligned following the ridges across the Blackdown Hills and converging on Honiton to cross the River Otter (Dixon and Weddell 1995, 8). Honiton is located where the Otter leaves the Blackdowns and opens into the wider, sloping valley. It is quite probable that many of the 'ridgeways' had prehistoric origins especially those over Gittisham and Farway Hills with their prehistoric burial grounds (Dixon and Weddell 1995, 8).

3.2 Roman (AD43 – AD409)

The key evidence types for Roman activity are as follows:

- **Roman Roads**

The main road through the town is of Roman origin. The Roman road (MDV1875) between Exeter and Honiton, the old A30, is believed to follow the line of the Roman road from Dorchester to Exeter (AOC Archaeology Group 2005, 15; Dixon and Weddell 1995, 3; Simpson *et al.* 1989, 8; Weddell 1992, 24). Although very little of it has been archaeologically demonstrated, its general line is recognised from aerial photographs, field boundary alignments

and antiquarian observations (Exeter Archaeology 2002). The exact course of the Roman road out of Honiton to the south-east is not known.

A35: Exeter-Dorchester Roman road

The course of the A35 as it leaves Honiton is probably modern in origin as it is a 19th century turnpike road and cuts through the earlier field pattern (Simpson *et al.* 1989, 8; Weddell 1992, 24). The Roman route is most likely along Northcote Hill - this is a continuation of the north-east-south-west Roman alignment which projects east beyond Honiton (Simpson *et al.* 1989, 8). At Northcote Hill Farm, the road bifurcates with the north-eastern branch (Old Chard Road) being the dominant routeway (Weddell 1992, 24). The presumed Roman alignment runs south-east from here through Cheeseway Ash, along Northgate Lane joining the A35 at White Cross (Simpson *et al.* 1989, 8) (MDV38709). An alternative route ascending the hill would be along Tunnel Lane (MDV45109) (Weddell 1992, 24).

On both sides of the present A30 a terrace up to 1m high is visible running north-west-south-east, from the Otter Valley Caravan Park to Cheney's Farm. This appears to continue the alignment of Tunnel Lane and Northgate Lane to the south-east and Langford Bridge to the north-west and is possibly Roman in origin, as Northgate Lane is reputed to be a Roman road (MDV46396). A Saxon charter dating to AD1061 records a street between Exeter and Honiton, suggesting that the Roman road potentially survived to at least this date, while a record dating to 1754 illustrated paving on the road 4 miles west of Honiton (Pears 2013, 1).

One possibility is that the Roman alignment extended eastwards beyond Honiton and climbed to Northcote Hill Farm, then along Northgate Lane to Mount Pleasant as mentioned above. Alternatively, it may have followed the later route into the centre from New Street via Queen Street and Pine Park Road then along Kings Road and Springfield Road to Mount Pleasant. A third alternative between the two routes above is that the course follows the line of Hale Lane along a footpath past Hale Farm, to another footpath which rises to Tower Cross. It is probable another road branched off to the north-west towards the Roman fort at Hembury which is likely to have followed the line of Northcote Lane toward the River Otter (Dixon and Weddell 1995, 8).

Honiton-Fosse Way

To the east of Honiton a link to the Fosse way at Axminster undoubtedly existed, although its course is uncertain and it is followed in part of its route by the A35 (Simpson *et al.* 1989, 8). A more direct link to the Fosse Way from Honiton in a north-easterly direction has also been proposed joining the Fosse Way south of Ilchester and would roughly be along the line of the A30/A303 to Ilchester (Simpson *et al.* 1989, 8; Weddell 1992, 24). The postulated route linking the old A30 alignment at Honiton to the Fosse Way in Somerset has been questioned on topographical grounds (Maxfield 1986; Weddell 1992, 25). The old A30/A303 follows the line of a turnpike road; the Honiton-Ilminster turnpike was in use by 1817 and possibly follows an earlier, Roman route (MDV38711/MDV46381) (Simpson *et al.* 1989, 9; Weddell 1992, 25).

• **Roman Settlement**

There is no settlement evidence for Roman activity within Honiton. However, considering the strategic importance of Honiton, it is conceivable that there is some form of Roman settlement in the vicinity (Dixon and Weddell 1995, 3). Previous excavations within the proximity of other Roman roads in the locality have indicated high archaeological potential for roadside settlement and funerary activity (Pears 2013, 1; Salvatore and Knight 1991; Weddell *et al.* 1993 and Weddell and Reed 1997). Weddell (1991, 26) states that 'recent

excavations alongside the Exeter to Dorchester road near Axminster have revealed the presence of Roman occupation extending over a wide area adjacent to the road. The existence of similar occupation sites adjoining the Honiton to Exeter road cannot, therefore, be ruled out.

- **Roman Finds**

A Roman coin was found in a lump of cob from a wall at Livermore's Farm (MDV1870) and an isolated find of a Roman terracotta diota was recovered in Honiton (MDV14866).

3.3 Early medieval (AD410 – 1065)

It is speculated that the town formed part of a Saxon estate that centred on Axminster (MDV17552), as the Domesday Book records customary dues owed by Honiton to that manor (Pears and Rainbird 2013, 1; Weddell 2012, 3). The settlement is likely to have been founded during this period and formed one of a number of farmsteads established along the sides of the Otter Valley (AOC Archaeology Group 2005, 15; Weddell 2012, 3). The name Honiton developed from Huna who was probably a Saxon nobleman involved in the colonisation of East Devon, potentially as early as the 8th century (Dixon and Weddell 1995, 3). Honiton means Huna's farmstead or village (Dixon and Weddell 1995, 3; Gover et al. 1932, 639). However, there has been no archaeological evidence recovered from this period (AOC Archaeology Group 2005, 15).

3.4 Medieval (1066 – 1539)

The key components/phases of development of the medieval town are as follows:

- **Manor**

The Domesday Book³ records that Drogo (Drogo de Montagud) holds *Honetone/Honitona* from the Count of Mortain (MDV17552) (Morris 1985, Devon 15, 23-24 Domesday Book; Thorn and Thorn 1985). Aelmer held it before 1066 (Morris 1985, Devon 15, 23-24 Domesday Book; AOC Archaeology Group 2005, 12). White (1850, 365) states that the Manor of Honiton was possessed by Drago, a Saxon, and was given by William the Conqueror to his half brother, Robert Earl of Mortain. The manor of Honiton was a large one, 5 hides, and must have included at least the whole of the present parish (Dixon and Weddell 1995, 3). Honiton was a parish in the Axminster Hundred (Morris 1985, Devon 15, 23 Domesday Book).

It is unlikely that there was any substantial settlement at Honiton as the 24 villagers were distributed over the whole manor (Dixon and Weddell 1995, 4). A mill was recorded along with the unexpected mention of two salt workers which can be attributes to the coastal manor of Beer, whose four salt houses were 'taken away' by William the Conqueror and given to Drogo (Dixon and Weddell 1995, 4). There is speculation about the location of the Domesday settlement at Honiton and Beresford (1967, 427) considers it to be focussed around the isolated Church of St Michael (MDV10704/MDV14179), which preceded the borough founded on the main road in the valley below. Hoskins (1954, 412) also states that the original settlement of 'Huna's farm' may have been on the hillside south of the town where the Church of St Michael (MDV10704) stands. Alternatively the settlement focus may have been at Littletown, which was so named to distinguish it from the 'main town' along the High Street. It is significant that the manor mills were sited at Littletown and this may therefore be a candidate for the site of the Domesday mill (MDV18749) (Dixon and Weddell 1995, 4).

³ <http://www.domesdaybook.co.uk/devonshire3.html#honitonaxminster>.

Henry I gave the manor to Richard de Redvers, Earl of Devon (White 1850, 365). The Redvers (*de Riviers*) family, Earls of Devon, held the Barony of Plympton, which included Devon from 1087 to 1107 (South-West Archaeology 2013, 6). Isabel, Countess of Devon, sold the Manor of Honiton to Edward I, who gave it to Sir Gilbert de Knovill and it passed to Hugh Courtenay, Earl of Devon. It remained with the Courtenays until it was sold by Viscount Courtenay in about 1810 (White 1850, 365). The Courtenays of Powderham were prominent in Honiton in the 15th century and Le Place, which was the mansion house of the Courtenays, is said to have been located on the north side of the main street. The garden of this residence may have extended to the site of the present 'Dolphin' which takes its name from the badge of the Courtenay family to whom it belonged (MDV1866) ((AOC Archaeology Group 2005, 12; Troup 1898).

- **Borough**

The 13th century to the Dissolution was perhaps the 'most crucial in the history of Honiton as it has largely shaped the development of the later town' (Dixon and Weddell 1995, 4). William de Vernon, the 5th Earl founded a borough here between 1193 and 1217 (MDV21788) (Illingworth 1812-1818; Rotuli Hundredorum 1, 74) (Beresford and Finberg 1973, 92; Hoskins 1954, 412). It is probable that the borough was laid out on a new site along the main Exeter to London Road, a position that would afford maximum benefit in terms of potential business from passing trade. The road may have been slightly realigned and widened at this time (Dixon and Weddell 1995, 4). Honiton is very similar in its planned layout to the towns of Bow on the Crediton to Okehampton road and Colyford and Newton Poppleford on the Exeter to Dorchester road. Unlike those places Honiton enjoyed success as a new borough (Dixon and Weddell 1995, 4).

The borough and market town lay in the deanery of Honiton and the Hundred of Axminster (Lyson and Lyson 1822). Devon's arduous terrain and 'difficult inland transport' was identified by Beresford and Finberg (1973, 54) as the reason for the proliferation of a large number of boroughs and towns because of the need for 'more frequent nodal resting places' (Kowaleski 1995, 49). Honiton was a very small borough and like other new towns, it developed along the main road away from the parish Church on a 'typical medieval plan with generously laid out main street and a back lane still evident on the south side' (Cherry and Pevsner 1989, 493; Kowaleski 1995, 26). The development along the Exeter to London road gave the town the best potential for developing trade from passing traffic (AOC Archaeology Group 2005, 12). The present settlement is typical of a 13th century medieval town with narrow burgage plots developed along both sides of the High Street and by the early 15th century the pattern of long burgage plots had become well established and fossilised within the town plan (Pears and Rainbird 2013, 1; Weddell 2012, 3).

Ogilby's route map of 1675 gives a good impression of the position of the medieval town strung out along the main road and surrounded by hills and Donn's map of 1765 gives a fair impression of the actual extent of the medieval town with most of the settlement along the main street (Dixon and Weddell 1995, 4). There are some medieval remains such as houses, churches, barns and public houses in the town centre still remaining today (AOC Archaeology Group 2005, 16).

Eleven sherds of medieval pottery were found at Dowell Street, probably of 12th to 13th century in date. The sherds are of West Country, but not local, origin. This pottery, together with some lumps of iron slag which were also discovered, was contemporary with the foundation of the new town in 1194 and 1217. This may indicate an industrial suburb either planned or of an *ad hoc* nature (Field

and Miles 1975). Archaeological recording prior to residential development at Land off Dowell Street in 2000 revealed several features which produced medieval pottery dating from the 11th to 14th centuries (Bayer 2000) (MDV14865).

- **Markets and Fairs**

Between 1217 and 1224, Falkes de Breaute held Honiton as the guardian of Baldwin de Revers. Falkes went on to challenge the right of several other towns to hold markets which indicates he was trying to protect Honiton as a market town (AOC Archaeology Group 2005, 12). Honiton enjoyed success as a market town with the borough worth £5 15s 4d and the manor £19 8s 5d. By 1285-6, the town was valued at twice the worth of the manor, and by 1344 three times the value of the manor (AOC Archaeology Group 2005, 12; Dixon and Weddell 1995, 4).

- **Water supply**

Honiton's public water supply was originally an open stream along the south side of the main street that emptied into the Gissage. It may have been laid out as early as the 14th century (MDV107149). A leat is said to have provided water for dipping places along New Street and possibly supplied the Devenish Memorial Fountain which was sited opposite where the Library now stands (MDV103920). A leat running south-east to north-west parallel to 'Dowell Street' was also discovered during an evaluation in 1994 (MDV65571) (Wessex Archaeology 1994).

- **Industry**

There is an early reference to fulling milling in 1244 although the exact location of the mill is not known and in 1286 the accounts for the manor include considerable income from the sales of wool (AOC Archaeology Group 2005, 12; Dixon and Weddell 1995, 7). In 1375-6 there were 6 cloth merchants in Honiton and between 1467 and 1469 Ottery St Mary and Honiton had 36 cloth merchants (AOC Archaeology Group 2005, 12; Dixon and Weddell 1995, 7).

Little is known of the early history of the pottery industry in the town but there is a reference to a *crocker* in the 14th century and it can be assumed that the clay was locally sourced (Dixon and Weddell 1995, 7).

- **Cheeseway**

Cheeseway (MDV38710/MDV46380) is a place name first documented in AD 1316 and relates to the lost medieval settlement east of Honiton. It is placed in different locations by the compilers of 18th and 19th century maps (MDV38408) and (MDV45108). The settlement probably took its name, at a later date, from the road (Simpson *et al.* 1989, 9; Weddell 1992, 25).

- **Parish Church**

The Parish Church of St Michael (MDV10704) is situated at a distance from the core of the medieval borough and is not part of the urban scene (Dixon and Weddell 1995, 5). The church was largely rebuilt in the 15th and early 16th centuries, and most of the fabric was seriously damaged by fire in 1911 so no early medieval fabric survives (Cherry and Pevsner 1989, 494).

- **Medieval Chapels- Allhallows and St Thomas**

Four chapels are recorded by White (1850, 367) including All Hallows, St Thomas and the Chapel of St Margaret's Hospital (AOC Archaeology Group 2005, 13).

Allhallows Chapel/ All Saint's Chapel (MDV1863/ MDV107146) partly stood on the site of the present St Paul's Church just off the High Street and is first mentioned in 1327 (Dixon and Weddell 1995, 6). Allhallows Chapel has 15th century work but was rebuilt in the 17th century (Hoskins 1954, 412). In 1712 it was rebuilt to incorporate a school room for Allhallows School and further building took place in 1743. It was used as a school room for 300 years (Hoskins 1954, 412). The new parish church of St Paul was started in 1835. The Honiton and Allhallows Museum occupies the old schoolroom and this includes part of the 14th century chapel.

The Chapel of St Thomas (MDV11525) was erected by the Tracey family as penance for the part played by William de Tracey in the murder of Thomas Becket in 1170. It is first documented in 1332 but no remains survive and it is thought that it stood on the road to Awliscombe (Dixon and Weddell 1995, 6).

A chapel (MDV43680) was located south-west of the town at St Margaret's Hospital (MDV107147). St Margaret's Hospital (MDV107147) was founded as a leper hospital and later rebuilt by Thomas Chard in circa 1530 as an almshouse. The southern block (MDV1874/NHLE 1117006) and northern block (MDV43679/NHLE 1319674) are Grade II listed (Dixon and Weddell 1995, 7; Hoskins 1954, 412).

- **Burgage plots**

Burgage plots are clearly seen running at right angles to the High Street defining long narrow property strips of similar length (HUCA 1) (Dixon and Weddell 1995, 6). The ends of the burgage plots are defined by two long straight boundaries on either side of the High Street running exactly parallel with it. These boundaries were probably back lanes in the medieval town; the lane still exists as King Street on the south-west and fragments of lanes and tracks are shown on the first edition Ordnance Survey 6 inch map on the northern side. In other places the boundary is followed by the alignment of public footpaths. Many of the plots survive as property boundaries although many have been subdivided. The infilling in Victorian times was not as complete as other towns like Newton Abbot. Honiton retained its rural character in the 19th century and 'large parts of the plots were still used as orchards and gardens' (Dixon and Weddell 1995, 6). Three ditches representing the boundaries of former burgage plots were recorded during an archaeological watching brief to the rear of 160 High Street (MDV107156/ MDV105823) (Bampton 2013). Possible medieval boundaries separating ownership between gardens were recorded at land adjacent to 18 High Street (MDV81038) (Weddell 2011). Ditches to the rear of 46-52 High Street may originate from the laying out of the burgage plots in the medieval period, or may be related to later sub-division of the plots (MDV105924) (Pears and Rainbird 2013).

The regular layout of the town along a straight main street reveals a clear outline of burgage plots on both sides of High Street. The rear boundary of some of these plots on the south side is marked by King Street (a back lane) (MDV59266) and it is probable that back lanes originally ran along the rear of all of the plots (MDV105823) (Timms 1976). 'The major archaeological significance of Honiton lies in its town plan, the regularity of which attests to the plantation of a complete urban unit in the 13th century' (Timms 1976).

New Road is first recorded in the early 14th century suggesting that there was a medieval extension to the original town plan. Vestiges of burgage plots can be discerned on the east side of New Street (MDV107157) (Timms 1976).

It seems likely that the burgage plots were created from existing agricultural boundaries within an open field system dating to before 1200, like Newton Abbot. The strips would have made convenient sized property units of adequate width for burgage plots of the new town. The character of the plots at the west end of the High Street is indicative of medieval arable field boundaries with a curving S-shaped profile (Dixon and Weddell 1995, 6). There is an abrupt change in the alignment of boundaries at New Street, suggesting that the plots were not laid out in a single planned episode, and this change may represent the boundary between two furlongs (Dixon and Weddell 1995, 6). There is also evidence of the continuation of some boundaries beyond the back lane at King Street suggesting the original boundaries were longer (Dixon and Weddell 1995, 6).

3.5 Post-Medieval (1540 – 1699)

Honiton was much visited by antiquarians and topographers during this period as it lay on the main road to London from the South West (Dixon and Weddell 1995, 4). The impression is of a thriving market town in an attractive setting with busy lace and cloth industries (Dixon and Weddell 1995, 4).

During the post-medieval period the form of Honiton was further shaped and in 1724, Daniel Defoe visited the town and described it as a 'large and beautiful market town' (AOC Archaeology Group 2005, 12). Defoe and the poet Robert Southey (1802) were struck by the small stream running in a channel on either side of the High Street.

During the post-medieval period until 1846, Honiton was governed by a portreeve, but was not incorporated. In that year it was incorporated and became a 'mayor town' and municipal borough. Honiton had been given parliamentary representation in 1301 and 1311 but this lapsed in 1640. Honiton was a 'parliamentary borough' from 1640 to 1868 (Hoskins 1954, 412). With the creation of East Devon District Council on 1st April 1974 Honiton ceased to be a borough (Dixon and Weddell 1995, 4).

The key influencing factors and aspects of development during the post-medieval period were as follows:

- **Industry**

There were three main industries in Honiton. These were wool processing and weaving, lace-making and pottery. Industry strongly developed in the town in the form of lace and textile manufacture. There was a flourishing woollen industry here in the 17th-18th centuries and Honiton was said to be the first town in Devon to make serges. However the woollen trade suffered decline and Lysons writing in 1822 only notes one sergemaker in Honiton (Dixon and Weddell 1995, 4). The industry was based on the utilisation of watercourses such as the River Otter and River Gissage. These watercourses supplied a number of mills connected with the wool and cloth trade (AOC Archaeology Group 2005, 12). The documented fulling mills of the 18th century are recorded in an insurance policy made by James Maynard and it is likely these were situated off New Street on ground called Tuckfields (MDV18718) (Dixon and Weddell 1995, 7). However, a disastrous fire at his mill in 1751-2 resulted in a thousand people out of work (AOC Archaeology Group 2005, 12). 'Tucking Mills' adjoining the town of Honiton were described in 1802 as a 'messuage, tenement and flour mills' which may represent further decline in the textile industry indicated by the mills change of use (Bodman 2003).

The earliest documentary reference to the lace industry is in 1617 (Dixon and Weddell 1995, 7). The manufacture of pillow lace began in the late 16th century and was described during the 17th century as flourishing (Dixon and Weddell 1995, 4). Honiton became renowned for the manufacture of fine lace which developed in the 16th century, and it became famous under royal patronage in the 19th century (Hoskins 1954, 412). This was a 'cottage industry' and there

are few tangible remains of industrial monuments relating to it (Dixon and Weddell 1995, 7). In 1698, there were 1341 lace workers and in 1822, Lysons noted that 2400 hands were employed (AOC Archaeology Group 2005, 12; Dixon and Weddell 1995, 7). The availability of machine-made lace following the invention by Heathcote of a mechanical manufacturing device in 1809 caused decline in the industry and by 1822 only 300 lace workers were employed (Dixon and Weddell 1995, 7). Revival followed under royal patronage first by Queen Adelaide, then in 1841, when lace was commissioned for Queen Victoria's wedding dress and resultantly Honiton was regarded as the centre of trading for lace, with the lace makers housed in cottages outside the town with the lace brought into town for trade and for sale to a larger market (AOC Archaeology Group 2005, 13).

Honiton was also well known for pottery production with its clay locally sourced (AOC Archaeology Group 2005, 13; Collings 1993). This clay was also utilised for brick making; a brick maker is recorded in 1794 (MDV59267) and a tile and brickworks existed south-west of Honiton in the late 19th century (Dixon and Weddell 1995, 7). The industry was well established by the mid-17th century and there is evidence for contact with the Donyatt potteries.

White (1850, 364) records that '*Honiton has a pottery of brown earthenware, a tannery, a brewer, an iron foundry, three corn mills, several maltkilns, and a branch of the National Provincial Bank of England*'.

Honiton never became a major pottery production centre like Donyatt and few writers refer to it in the town during the 18th-19th centuries (Dixon and Weddell 1995, 7). By the end of the 19th century, production focussed on two sites on the south side of the High Street, with the site at the east end of town continuing in use as the Honiton Pottery until recently (MDV1871) (Dixon and Weddell 1995, 7). The kiln of Peter Hussey was approximately 100 metres south-west of the junction of the London and Axminster roads (MDV52299). Thomas Flood's pottery is shown on Tithe Map/Appportionment of 1842 (MDV52298). The directory of 1844 gives a King Street address, suggesting that the High Street frontage was being otherwise occupied (Collings 1993). Apparently the pottery diversified during the 1850s into brick and tile making (Collings 1993).

Many clay and marl pits are recorded on the Ordnance Survey historic mapping (MDV36561; MDV36568; MDV36564; MDV36566; MDV36567; MDV36600; MDV36601; MDV36602; MDV36603; MDV36604; MDV36605; MDV36606; MDV36544; MDV46388; MDV46496; MDV64460; MDV73007 and MDV73084).

Gravel pits are also recorded including a fieldname of 'gravel pit close' in the Tithe apportionment book is recorded in 1842 (MDV49889) and (MDV36598). Quarry pits are visible on post World War Two air photographs (MDV49890). An 'Old Sand Pit' is recorded on the Ordnance Survey historic mapping (MDV72661).

The Pigots's Directory of 1844 records a brewer in New Street (MDV59269), a tanner in King Street (MDV59268), two dyers, three carriers, leather cutters, a book binder, a printer and an iron founder elsewhere in Honiton (Dixon and Weddell 1995, 7). Iron working had its local origins in the Blackdown Hills. Marketing of batts, scythe stone or whetstones made from veins of hard stone on the Blackdowns, a trade which flourished in the 19th century and Stirling (1838, 180) speaks of the '*celebrated Honiton scythe stones*' (Dixon and Weddell 1995, 7; Stanes 1993).

- **Mills**

A number of mills are recorded in documentary sources but not all can be accurately located, including the mill in the Domesday Book. Town Mills and the Manor Mills are two notable ones, the names reflecting the tenurial arrangement for the borough and manor (Dixon and Weddell 1995, 7). Manor Mills (or Little Town Mills) (MDV18749) were located outside the borough and to the west of the parish church in the district known as Littletown- the most likely site for the Domesday mill (Dixon and Weddell 1995, 7). Other mills are as follows; Channons Mill , not located; Higher Griggs/Grade II listed Tracey Mill (MDV17046/MDV83022/ NHLE 1170309); Lower Griggs (MDV18746); Halleigh Mill (recorded in 1586), not located; Blackaller/Northcott Mill (possibly the 13th century Langford Mill) (MDV18717); unnamed mill at the north-west end of Dowell Street (MDV65573); Perris Mill, Littletown. There were also paper mills recorded as early as 1774, but not located. Possible leats are also recorded (to Tracey Mill MDV46376; MDV46377; MDV46411; to Manor Mills- MDV107144).

The Grade II listed Honiton Town Mill (MDV18716) is known to have existed in the 18th century; the first known reference to the mill is on a map of 1780, but it may be earlier than that, as it was known as both 'Thomas's Mill' and 'Sir George Yonge's Mill' before it was sold by Yonge in 1782. The building which stands on King Street today is thought to be part of the complex in place in the second part of the 18th century, though it has seen very considerable change over the years (English Heritage 2012).

- **Market Places**

From the 17th to early 19th century the weekly market was held on a Saturday and produce included meat, fish, grain, fruit and dairy produce. It was held in the Shambles (MDV107153) which was located in the centre on the High Street, to the west of New Street (Dixon and Weddell 1995, 5). The Shambles were built in 1673 and demolished in 1823. The market cross stood at the eastern end of the Shambles and this was removed in 1800. In 1809, two new 'Great Markets' were established and held in April and October. The annual fair on St Margaret's Day continued to be held throughout this period (Dixon and Weddell 1995, 5; Yallop 1992, 38/55/66).

- **Civil War**

Although Honiton played little part in the events of the Civil War but it was the scene of a dramatic incident as part of the later rebellion of 1688 when officers in King James II's army deserted to the side of the Prince of Orange at Honiton on 15th November (Dixon and Weddell 1995, 5).

- **Fires**

Fires devastated the historic building stock in 1672, 1747, 1754 and 1765 so the town's outward appearance is that of an 18th-19th century town (Dixon and Weddell 1995, 5; Hoskins 1954, 412). Farquharson (1868) records that the 1765 fire was devastating, destroying 115 houses and melting the bells of Allhallows. The frequency of fires and their damaging effects is responsible for the current uniform appearance of the town centre and there are very few buildings older than the 18th century (Dixon and Weddell 1995, 5).

Of the few earlier secular buildings those that stand out are those associated with prominent families such as Marwood House (MDV11522) built in 1619 by John Marwood, physician, the son of Thomas Marwood, Elizabeth I's personal physician and noted by Hoskins as the 'oldest house in the town' (1954, 412). Manor House (MDV11521), was formerly the Golden Lion Coaching Inn, and was associated with the Courtenay family. The structure is probably 17th century in date (Dixon and Weddell 1995, 6).

A Wooden barracks, capable of holding fifty men, stood at the end of the lane in 1793 at Love Lane, Littletown, near St. Michael's Church (MDV10707) (Lee 1908, 225).

An evaluation of land between Exeter Road and the A30 Turks Head Corner identified the presence of a range of limited archaeological remains across the site, including potential occupation activity in the south-east corner of the site, possibly associated with part of the old Turks Head Inn group of buildings. In the central area of the site organic-rich hortisols were uncovered, while in the west of the development area a heavily truncated ditch was found which might be an extension of a possible medieval or post-medieval tenement plot boundary. Some archaeological evidence was found for a modern structure adjacent to Exeter Road (MDV105547/ EDV6326) (Pears 2013).

The post-medieval remains and building stock of Honiton is extensive (AOC Archaeology Group 2005, 16). The historic and listed buildings of Honiton have not been listed within this document but can be accessed through the DCC Historic Environment Record and the HE National Heritage List for England (NHLE)⁴.

A 16th century house was located on the north side of the main street and was owned by the Abbot of Dunkeswell (the exact location is unknown) (MDV1865) (Troup 1898).

3.6 18th and 19th Century

The High Street is typical of 'a late Georgian coaching town, with a good deal of decent 18th century building' (Hoskins 1954, 412). The long broad High Street, disencumbered of its shambles in 1823 and relieved of traffic by the 20th century bypass 'now reflects the final phase of Honiton's prosperity, mostly homely two-storey Georgian, the result of rebuilding after two fires (1747 and 1765)' (Cherry and Pevsner 1989, 493). Risdon (1810, 368) describes the buildings of Honiton as 'mostly new' following the fires. There were 546 houses and a population of 2377 in 1801 (Risdon 1810, 368). Risdon (1810, 368) also notes that 'the manor of Honiton was lately sold by Lord Courtenay to Messrs. Smith, Brook, and Co. the proprietors of the Honiton Bank'. The remaining historic buildings have been converted into shops (AOC Archaeology Group 2005, 13).

Defoe describes Honiton in the early 18th century as a 'large and beautiful market town, very populous and well built' (Cherry and Pevsner 1989, 493).

Honiton reached its highest population in the 1840s like most inland market towns in Devon although its subsequent decline was not as dramatic as others (Hoskins 1954, 412). The key /phases of development of the 18th-19th century town are as follows:

- **St Paul's Church**

St Paul's Church was built in 1835-8 in Norman style by Charles Fowler (Hoskins 1954, 412).

- **Non-conformist chapels**

St Margaret's (MDV43680) is now a Pentecostal church and there are the following non-conformist chapels: Baptist on the north side of the High Street (1817) (MDV59265); Congregational on the south side of the High Street (was built in 1774) (MDV43623); Methodist originally in New Street (MDV7371) which opened in 1842 closed in 1971 and now in Chapel Street (Dixon and Weddell 1995, 6; Rose Troup 1898, 124-5; Thorne Unknown).

- **Inns**

In the 19th century Honiton was famed for its inns and taverns given its ideal location as a resting place for people and horses on the Exeter to London road (Dixon and Weddell 1995, 6). John Hooker (DRO Z19/18/9) describing Honiton in 1599 recorded that '*it is a thorough fare towne servinge for suche as be bounden to or from London and therefore it hath the more innes in it*'. White

⁴ <https://historicengland.org.uk/listing/the-list/>.

(1850, 370) records 23 inns and taverns in the town, and later Farquharson (1868, 58-60) records 24 inns but 32 had disappeared. Coxhead lists 30 inns closed before 1850 and 15 closed since 1850, and he counted 14 in use between 1968-70. He estimated that there were up to 60 inns, taverns or beer houses during the last 300 years but no more than 35 at any one time (Coxhead 1968-70, 14-19). Two prominent examples are the Dolphin and Angel which were both posting houses. The Crown and Sceptre Inn (MDV1873) was located on the High Street of Honiton but the actual location is unknown. The following are inns of note within Honiton; The Angel House MDV1864; The Star Inn MDV43613; The Globe Inn MDV43614; 42 High Street MDV43626; King's Arms MDV43631; Three Tuns Inn MDV43669; The Volunteer Inn MDV43676; 132 High Street MDV43678 and White Lion Inn MDV43688

- **Recreation**

There was a fine rifle range called 'Country Rifle Range' constructed in the late 19th century south of Claylands Dairy, Littletown but there is no documentary evidence for archery butts (MDV43259)(Dixon and Weddell 1995, 8).

Two bowling greens are shown on a map of the town dated 1780 and they are both located north of the High Street between Dowell Street and Northcote Lane (MDV59270). The western one had been converted to a nursery by 1890 and is now a car park (Dixon and Weddell 1995, 8).

- **Workhouses**

At the end of the 18th century, the workhouse was located on open ground between New Street and Queen Street. This was replaced by a new building at a cost of £5022 just to the south of the railway at Marl pits (Honiton Union Workhouse). The buildings were taken over and used as the Honiton Hospital (Dixon and Weddell 1995, 8).

- **Roads**

Donn's map of 1765 shows the settlement Honiton as extending along the main Exeter to London road and depicts major routes leading to the town (AOC Archaeology Group 2005, 13).

Honiton toll houses were built under the paving act of 1790, although there had been an earlier turnpike trust beginning in 1754. They continued in use until 1910. There is a two-storey toll house on the A373 Honiton-Cullompton road (MDV60400) and there is an early 19th century former toll house Copper Castle Gate (MDV1867) (Kanefsky 1976, 27, 33).

- **Commercial**

The west end of High Street is the commercial heart of the town with residential accommodation over shops and behind the main frontage. The shops are punctuated by former coaching inns and 19th century banks of which the Number 82 (built *circa* 1870) (MDV79689) and Number 94 (built in 1877) (MDV43661/NHLE 1319864) are a good example (MDV43661/NHLE 1319864) (Fisher 1999).

White (1850, 363) describes the town as 'a great thoroughfare from London to Exeter, before the opening of the above named (Bristol and Exeter) railway, and is now well paved and lighted, and has many good inns and well stocked shops'.

As noted above, Honiton is situated at the intersection of a number of roads and trackways. These are located on a north-west-south-east alignment following ridges across the Blackdown Hills, converging at Honiton (AOC Archaeology Group 2005, 13).

The main routeway through Honiton in historical times continued to be the Exeter to London road which passed from Honiton, Axminster, Shaftesbury and Salisbury. Pine Park Hill is called Old London Road on the map of the borough of 1832 (Dixon and Weddell 1995, 8). The main routes were: to Taunton via Monkton and Upottery; to Chard via Northcote Hill and Stockland; to Colyton via Church Hill; to Sidmouth via Sidmouth Road; and to Cullompton via the A373 (Dixon and Weddell 1995, 8). A holloway is also recorded running along the west edge of Combe Wood (MDV43983).

- **Railway**

In 1860 the railway, linking London to Exeter via Yeovil was opened with the unveiling of the London and South Western Railway's Line from Yeovil Junction to Exeter on 19th July (MDV22428/ MDV22519)(AOC Archaeology Group 2005, 13; Dixon and Weddell 1995, 8). The station was close to the town just off New Street and the line skirted around the medieval borough on the higher ground to the south.

- **Water Supply**

Honiton Town Council constructed a trapezium-shaped reservoir in the 1860s covering 0.18 hectares of former agricultural land (MDV64459). This Victorian reservoir was disused by 1903, being superseded at the end of the 19th century by the Springfield Water Works (Collings and Weddell 2001). Wells are also recorded on the Ordnance Survey historic mapping (MDV11523; MDV60396; MDV72662).

3.7 20th Century

Honiton still holds a market and has a buoyant lace and antiques trade (AOC Archaeology Group 2005, 13). Honiton's location on the crossing point of the River Otter and on the Exeter to London Road are important factors in sustaining the economic viability of the town (AOC Archaeology Group 2005, 13). Tourism has an important influence on the town with visitors sustaining local shops and businesses providing accommodation.

An extensive WWII military camp, with groups of buildings around a rectangular area, possibly a parade ground, is visible on Royal Air Force photographs of 1946-1949 (MDV83002) The remnants of a WWII domestic air raid shelter of Anderson type was also recorded to the rear of 46-52 High Street (MDV106752) (Pears and Rainbird 2013).

Honiton is still linked to the nation's rail network unlike many of its East Devon neighbours, the route to Waterloo being presently operated by South West Trains (Dixon and Weddell 1995, 8).

4 Historic Urban Character

Despite its present-day extent, the evolution of the town of Honiton, and the development of its historic urban character appears to be relatively simple. The earliest known settlement associated with historic Honiton perhaps lay in the vicinity of the Church of St Michael (MDV10704), which is now on the southern edge of the town. It appears this site was eventually abandoned as a result of the establishment of a borough on the lower ground to the north, where the present-day High Street fossilises the medieval urban core. This core comprises a long chain of burgage plots laid out on the north and south sides of Exeter Road, which itself possibly has Roman origins. The focus of the burgage plots is evident on mapping dating to the 19th century and as such, we can be fairly certain of the full extent of the town during the latter part of the medieval period. There are, in areas such as the south side of King Street, areas of

possible expansion burgage plots which indicate that the town grew whilst having borough status.

It is conceivable that the medieval face of Honiton's urban core survived well until the devastation caused by a series of fires in the seventeenth and eighteenth centuries. The subsequent rebuilding has provided the town with the main buildings of the central part of the High Street, where grandiose town houses can still be seen. Either side of the central part of the High Street, we see that the buildings tended to be built lower, often only two-storied, and it is probable that these areas survived the fires to a greater extent. By the close of the late 19th century, the urban character of Honiton, despite the structural facelift provided by rebuilding and general urban infill, remained remarkably close to that of the medieval period. The borough's core remained much the same size throughout the post-medieval period, and the High Street-burgage plot configuration was surrounded by large areas of rolling agricultural land interspersed with a number of farms. It was not until the 20th century, when successive episodes of residential expansion occurred on all sides of the town, that Honiton became as large as we see it today. As with most progressive urban expansion, it is possible to identify areas of pre-war suburban housing in the form of 1930s semi-detached properties, followed by post-war social housing estates, and latterly expansive areas of privately-owned mixed residential estates.

The Historic Urban Character Areas (HUCAs) are described below, together with a statement of their above and below ground heritage significance, rated as Low, Medium or High, and photographs to illustrate general character. Relevant Historic Environment Record numbers (prefix MDV) have been included for cross reference with Devon County Council's Historic Environment Record (database of archaeological sites and historic buildings).

4.1 High Street Core- Central (HUCA 1)

4.1.1 Historic character

HUCA 1 comprises the central part of the High Street, from New Street and St Paul's Church in the east, and to the west as far as the Police Station and No 159 High Street, the latter on the south side of the road (see PL. 1-16). The character of this section of the High Street is shaped by the presence of many tall Georgian buildings, with commercial use at ground level – shops, public houses and offices – and offices and residential flats above. These properties provide striking evidence for the widespread rebuilding following the ravaging by fires in 1672, 1747, 1754 and 1765. The character area encompasses the core of fossilised medieval burgage plots (see PL. 3, 8-11 and 14), all of which front on to the High Street, as well as an area of possible expansion burgage plots to the north, in the area now occupied by the central car park and Co-Operative supermarket. While there has been some gradual infill during the 20th century of open space within the burgage plots, and with the exception of the remodelling that occurred during the creation of the aforementioned car park, HUCA 1 is remarkably coherent in its character. It is also evident that the character is long-lived, and of all of the HUCAs identified, this area may have undergone the least perceptible change. Its present form is closer to that on our earliest map sources than any other part of the town.

High Street Core- Central (HUCA 1)



PL.1 View along High Street. View to ENE.



PL.2 Baptist Church. Clear juxtaposition of modern and old. View to N.



PL.3 Lane showing continuation of burgage plots. View to NNW.



PL.4 Along High Street with pubs, shops and bank. View to WSW.



PL.5 Along High Street with pubs, shops and bank. View to ENE.



PL.6 The Three Tuns. View to NNW.



PL.7 Manor House. View to NNE.



PL.8 19th century tenements along burgage plot. View to SSE.



PL.9 Boundary between HUCA 1 and HUCA 2. Redeveloping burgage plot. View to N.



PL.10 Curving plot boundary. Residential and industry. View to N.



PL.11 Burgage plot is evident. View to N.



PL.12 HUCA 1 from HUCA 6. New Street. View to NW.



PL.13 Dowell Street. View to NW.



PL.14 Cottages. Gap to right denotes different burgage plots. View to NE.



PL.15 Cottage on Dowell Street. View to N.



PL.16 Dowell Street. View to NW.

4.1.2 Heritage significance (above ground)

The main Roman and later route through the town, and the focus of ancillary activity connected with its market, the High Street is an important element of the historic town. There is a notable amount of planned medieval plot survival, often with boundary walls (on both sides of the street), and the post-medieval and later historic fabric remains largely intact. The rear of the burgage plots are being compromised by modern development in places as shown in PL. 1. This HUCA has **high** above ground heritage significance.

4.1.3 Heritage significance (below ground)

As the medieval core of the settlement and the nodal point of development along the significant highway throughout the ages there is a significant amount of archaeological potential within this character area. This HUCA has **high** below ground heritage significance.

4.2 High Street Core- West (HUCA 2)

4.2.1 Historic character

HUCA 2 consists of the western end of the High Street, from its boundary with HUCA 1, discussed above, as far west as Nos 245 and 208 High Street, which border HUCAs 3 and 4 respectively (see PL. 17-26). As the eastern end of the High Street (HUCA 10) has a different character to the central part (HUCA 1), it is obvious to even the most casual observer that the western end is different again. This part of the urban core is

characterised by almost all the buildings being two-storey, some thatched, and with a preponderance of residential frontages intermixed with a handful of independently operated retail shop fronts. There are also three inns in this part of the High Street – The Volunteer, The Holt and The White Lion. Like all other stretches of the High Street, the historic character here has persisted to the present-day, and it is apparent that there has been relatively little aesthetic and material change here for a number of centuries at least. There is, however, one exception. To the rear of the burgage plots that run north-south either side of Mill Street were once several urban industries, and in the 19th century the town corn mills, a brewery and foundry for iron and brass, all operated from buildings here. Buildings associated with the corn mill might survive on the west side of Mill Street today, although solely in residential use, with cottages bearing the names The Malt House and New Mill House. The name of the latter, however, might indicate that this is an historic rebuilding on the site of the original mill. In the 19th century, a mill race fed Town Mills from the south, though this no longer survives. Honiton's main watercourse, The Gissage, runs through HUCA 2, and it appears to have been canalised along much of its length as it passes through the burgage plots on either side of the High Street. The brewery and foundry sites have little surviving to suggest their historic use. Much of their footprint is now occupied by agricultural machinery suppliers and workshops.

High Street Core- West (HUCA 2)



PL.17 Lower height building stock. View to WSW.



PL.18 The Volunteer Inn. Modern police station to the right. View to NNW.



PL.19 Mid-20th century infill. View to NNW.



PL.20 HUCA 2 towards HUCA 1. View to NE.



PL.21 Canalised River Gissage. View to SSW.



PL.22 Low houses and Shop units. View to NE.



PL.23 Low houses and Shop units. View to NW.



PL.24 HUCA 2 viewed from HUCA 3. View to ENE.



PL.25 Mill Street. View to SW.



PL.26 Back plots. View to ENE.



PL.27 Eastern edge with modern infill on burgage plots. View to N.

4.2.2 Heritage significance (above ground)

This urban core has been subject to relatively little aesthetic and material change for several centuries and contains a number of listed, historic buildings. This HUCA has **high** above ground heritage significance.

4.2.3 Heritage significance (below ground)

Adjacent to the Roman road (MDV1875) and within the medieval core, this HUCA has **high** below ground heritage significance.

4.3 Exeter Road- South (HUCA 3)

4.3.1 Historic character

HUCA 3 comprises land to south side of Exeter Road on the western edge of Honiton (see PL. 28-32). The enclosure of this land, like that of HUCA 4 on the north side, is coherent with the medieval burgage plots to the east but is likely to be of later date. This part of Honiton is characterised by substantial 19th century villa residences fronting the main thoroughfare. The earliest, depicted on the parish Tithe map of circa 1840, are 'Bramblehills' (MDV43683) and 'Ernsborough Lodge' (MDV79672), though by the time of the first edition Ordnance Survey map of circa 1880-90s, there are five more large properties developed across the same area. It was only in the later part of the 20th century that this character area saw infill development, with more modest housing built in Ernsborough Gardens, Fir Close, Cedar Close and Bramble Lane.

Exeter Road- South (HUCA 3)



PL.28 Large villas. View to SW.



PL.29 Honiton Manor. View to SW.



PL.30 Bramble Hill House. View to SW.



PL.31 Mature trees. Modern infill of gardens to villas. View to SW.



PL.32 HUCA 2 and HUCA 3 showing topography. HUCA 3 is higher and HUCA 2 has been terraced. View to WNW.

4.3.2 Heritage significance (above ground)

This area is characterised by groups of mainly early and mid-19th century villas in landscaped gardens. The 19th century Grade II listed villas (all listed apart from Ernsborough Lodge MDV79672) are of architectural note (St Leonard's MDV43681,

Burwood MDV42682, Bramble Hill House MDV43683, April Cottage MDV43685, Ridgway House MDV43686) and this HUCA has **medium** above ground heritage significance.

4.3.3 Heritage significance (below ground)

The potential for survival of archaeological remains associated with possible burgrave plots and the Roman road (MDV1875) would be high in areas that have not been impacted upon by modern housing development. However, owing to the extent of modern housing development within this HUCA in comparison to the adjacent HUCA 2, this HUCA has **medium** below ground heritage significance.

4.4 Rookwood Close (HUCA 4)

4.4.1 Historic character

HUCA 4 consists of a land on the north side of Exeter road, east of the junction between the latter and Ottery Moor Lane. Historically, this land lay at the western extent of Honiton's urban limits (see PL. 33-37). The present character of this area is dominated by three types of residential development. The first, facing onto Ottery Moor Lane comprises early 20th century semi-detached properties, having the appearance of being constructed as council housing, set back from the road and with a uniform brown pebble-dashed render. To the north-east of the junction between Ottery Moor Lane and Exeter Road are a number of post-1950 detached houses and in the gardens of these large specimen trees can be seen. These specimen trees are likely a legacy of the former rectory and grounds, now demolished and replaced by the late 20th century mixed housing and flats along Rockwood Close.

The former rectory or 'Rookwood House' was a late 18th century house; it is shown on the parish Tithe map and, judging by the style of houses and bungalows which today occupy the site, appears to have been demolished in the 1970s and this is confirmed by English Heritage documentation recorded on the DCCHER (MDV43684). It is worth recognising that the belt of land occupied by the rectory in the 19th century may have originally been enclosed with a view to establishing additional tenements west of the core of urban burgrave plots still visible in HUCAs 1 and 2. The same form of enclosure is apparent on the south side of Exeter Road, in HUCA 3, where a number of extant substantial villas were constructed in the late 18th century. This suggestion, of course, may not be valid but there are no cartographic sources to unpick the history of enclosure in this part of Honiton. An alternative scenario is that these areas were enclosed from pre-existing medieval fields at the same time as the building of the villas and rectory (MDV43684), and that the congruity with the medieval burgrave plots is a product of late 18th century land allotment.

Whilst one may draw a spatial link between the former rectory and the Catholic Church of the Holy Family, located a short distance west along Exeter Road and also within HUCA 4, the two were not contemporary. This church was built on former farmland during the 20th century; it is absent from 1904-06 period mapping but present on that dated 1953-69. Stone buildings original to the rectory grounds, which may have once been stables fronting on to Exeter Road survive and have been converted to residential use. These, and the belt of mixed deciduous woodland at the north-east end of HUCA 4, are the most obvious aspects of the former rectory (MDV43684) that survive today.

Rookwood Close (HUCA 4)



PL.33 Modern infill. View to NE.



PL.34 Church of the Holy Family. View to WSW.



PL.35 HUCA 4. View to NNW.



PL.36 Building shown on second edition Ordnance Survey map. View to NW.



PL.37 20th century mixed development on site of the former Rectory. View to NW.

4.4.2 Heritage significance (above ground)

The extant ancillary buildings to the former rectory (MDV43684) provide historic fabric but the majority of the area has been subject to modern residential development. This HUCA has **low** above ground heritage significance.

4.4.3 Heritage significance (below ground)

This HUCA lies adjacent to the Roman road (MDV1875) and medieval burgage plots may have also extended into this area indicating a level of archaeological potential. Further archaeological remains associated with the former rectory (MDV43684) may also be present. Some archaeological remains may have survived the modern residential development of this character area. This HUCA has **medium** heritage significance.

4.5 Honiton Expansion- South (HUCA 5)

4.5.1 Historic character

HUCA 5 covers the largest area of Honiton and represents a very large area of 20th century residential expansion across the hills on the southern side of Honiton (see PL. 38-57). It is easy to become lost in this sprawl, which is experienced in a very different way to the historic urban core. The architectural styles within the housing stock indicate that residential growth began apace following World War Two, and the earliest post-war housing can be seen either side of Streamers Meadows and beyond the railway line into Livermore Road. It is likely that there has since been a steady and piecemeal expansion with the addition of new streets and estates throughout the remainder of the 20th and early part of the 21st century. The most recent developments have occurred south of the railway in an area once known as Battishorne, and residential and commercial expansion here has included the construction of a large Tesco supermarket.

In the 19th century this area had a very different character, being farmland characterised by fields of probable medieval date and a small number of dispersed farms, including Livermore's Farm, Heathfield Farm (MDV 82295) and Claylands Dairy. Industry was also evident in this character area, for example a brick and tile works with 'an old clay pit' to the north-east (MDV59267/MDV73084). This area also includes the historic Littletown, which in the 19th century comprised cottages, Manor Mills – a corn mill (MDV18749), and a butter factory. The associated mill race (MDV107144) ran north-south to connect with that for Town Mills (MDV18716) in HUCA 2. The historic buildings at Littletown survive; Grade II listed Manor Millhouse (MDV18749) and Littletown House (MDV43717), although the mill structures have long since been converted to residential use. Other notable survivals include a cluster of 19th century farm buildings at the northern end of Streamers Close and Battishorne Cottages on the southern edge of the town. Part of HUCA 5 may have an earlier link with the urban character than elsewhere as indicated by the 19th and early 20th century maps which show an area south of King Street whose form may suggest that this was once enclosed as expansion burgage plots (see PL. 40). Despite the construction and subsequent decommissioning of a gas works, and large areas of post-1950 housing, it is still possible to see small cottages and the curving boundaries that might have once been more extensive here (see PL. 40-42). One last area of historic significance within HUCA 5, today only evidenced by the street names – Sawmills Way and Crosscut Way for example – is the former site of a large sawmill and timber yard that operated throughout much of the 20th century on land south of the railway and immediately west of Honiton Hospital.

Honiton Expansion- South (HUCA 5)



PL.38 HUCA 2 towards HUCA 5. Junction between King Street and Mill Street. View to SW.



PL.39 HUCA 2 towards HUCA 5. Junction between King Street and Mill Street. View to SE.



PL.40 Cottages south of King Street. Denotes position of former expansion burgage plot. View to SW.



PL.41 Cottages. View to SE.



PL.42 Curving boundary. Lane indicates expansion burgage plots. View to N.



PL.43 Industry with late 20th century residential development beyond. View to SE.



PL.44 Modern residential development with historic housing to the rear. View to SSE.



PL.45 HUCA 1 and HUCA 5. Along King Street back lane. View to WSW.



PL.46 Eureka Terrace with historic buildings. View to SE.



PL.47 Former farmstead on Streamers Meadows. View to NNE.



PL.48 Residential development and railway. View to SSW.



PL.49 Jerrard Close towards the back of New Street HUCA 6. View to E.



PL.50 Marl Pits Lane. Modern housing. View to NE.



PL.51 Streamers Meadows. View to NE.



PL.52 Honiton Bottom Road. View to W.



PL.53 Willow Walk. View to ENE.



PL.54 Millhead Road. View to ENE.



PL.55 Littletown. View to S W.



PL.56 Littletown House. View to SW.



PL.57 View towards King Street from Millhead Road. View to ENE.

4.5.2 Heritage significance (above ground)

The expansion burgage plots (see PL. 40 and 42) and 'Littletown' (see PL. 55-56) provide significant historic fabric within the character area, added to by pockets of historic buildings which survive, such as Eureka Terrace (see PL. 40-41, 46-47). However, the historic character of the majority of the area has been heavily degraded by modern housing development which is not locally distinctive. This HUCA has **low** above ground heritage significance.

4.5.3 Heritage significance (below ground)

The location of the Domesday settlement at Honiton is not certain but it is perhaps significant that the Manor Mills were sited at 'Littletown' (MDV17552). Medieval remains within the expansion burgage plots and associated with 'Littletown' are likely. However, the majority of this character area has been subject to modern housing development with limited gardens which is likely to have truncated or destroyed any archaeological remains present. Therefore, this HUCA has **low** below ground heritage significance.

4.6 New Street (HUCA 6)

4.6.1 Historic character

HUCA 6 lies to the south side of the High Street, between it and the railway station (MDV60401) (see PL. 58-69). As well as New Street, this character area includes Queen Street. This character area has many of the same attributes as the High Street in that there are a mixture of shop fronts and residential properties but here the buildings are less grand. 'New Road' is first recorded in the early 14th century suggesting that there was a medieval extension to the original town plan and vestiges of burgage plots can be discerned on the east side of New Street (MDV107157). Terraces of post-medieval cottages predominate amongst the housing stock and it seems likely that this area developed between the urban core and the site of the historic Church of St Michael (MDV10704) during a period of secondary expansion. There is notable evidence for commercial activities for example; a brewery is recorded in Pigot's Directory of 1844 which is no doubt a response to the growing demand created by the number of inns and taverns hosting travellers on the Exeter to London Road (MDV59269). Though HUCA 6 has retained much of its historic character there have been changes in the 20th century – mixed residential housing and flats along Queen Street and the public library built on the site of the 19th century school being two such examples. It should be noted that historically this area continued to the south but the construction of the railway in the 19th century led to the demolition of additional cottages that stood in the path of the line.

New Street (HUCA 6)



PL.58 HUCA 6 and HUCA 5 - boundary between them. View to SSE.

PL.59 HUCA 6 and HUCA 5 - boundary between them. View to NNE.



PL.60 New Street. View to NNW.

PL.61 HUCA 6. View to SSE.



PL.62 Library. View to ESE.

PL.63 19th century brick building. View to ENE.



PL.64 HUCA 6. View to NW.



PL.65 Historic buildings. View to NW.



PL.66 HUCA 6. View to NW.



PL.67 The Old Saddlery - 20th century development. View to NW.



PL.68 View from Queen Street to Orchard Way. View to N.



PL.69 Methodist Church. View to NNE.

4.6.2 Heritage significance (above ground)

As stated above, HUCA 6 has retained much of its historic character but there have been changes in the 20th century with evident modern intrusion such as mixed residential housing. This character area holds a significant number of historic buildings, many of which are listed. This HUCA has **high** above ground heritage significance.

4.6.3 Heritage significance (below ground)

This HUCA developed during a period of secondary expansion to the original borough planned settlement and holds significant evidence regarding the phasing of the settlement. This HUCA has **high** below ground heritage significance.

4.7 Honiton Railway Station (HUCA 7)

4.7.1 Historic character

HUCA 7 is limited in extent and focussed on Honiton railway station and the associated historic sidings (see PL. 70-74) (MDV60401/MDV22519). The present-day railway station has been refurbished in recent times and it is clear that it is a replacement of the late 19th century original. The buildings that are today occupied by Bradfords Building Supplies were built in the late 20th century on the site of a range of cattle pens, depicted since the opening of the railway in the late 19th century. The presence of cattle pens alongside the railway indicates that the railway served the local livestock industry well into the early 20th century. The western part of the sidings were, until the late 20th century, part of a substantial timber yard and sawmill, now redeveloped for housing as part of HUCA 5. In addition to the railway station and immediate curtilage, HUCA 7 also includes a siding on the opposite side of Church Hill, now the site of a garage but historically home to a smithy and nursery. It also includes a detached house and workshop whose appearance and aspect (facing the rail line) suggests that it might be contemporary. The early 19th century parish Tithe map shows that the railway station and its curtilage replaced a row of terraced properties that extended up New Street, and it might be assumed that some of these were of similar age to those early post-medieval cottages that survive in HUCA 6 today.

Honiton Railway Station (HUCA 7)



PL.70 Station and curtilage. View to W.



PL.71 Station and curtilage. View to SW.



PL.72 Station and curtilage. View to NW.



PL.73 Station and curtilage. View to NNW.



PL.74 HUCA 7 and Railway. View to SW.

4.7.2 Heritage significance (above ground)

One of the key elements of Honiton's later transport infrastructure, which had a significant influence on its economic and social development, but displaying poor survival of historic fabric and character. This HUCA has **low** above ground heritage significance.

4.7.3 Heritage significance (below ground)

There is likely to have been an extensive level of ground disturbance owing to the construction of the railway (MDV22519) and subsequent modern redevelopment of the station (MDV60401). This HUCA has **low** below ground heritage significance.

4.8 Church Hill (HUCA 8)

4.8.1 Historic character

HUCA 8 comprises a row of large terraced houses on the east side of Church Hill, which extend from near the railway bridge on New Street as far as the modern housing estate on the site of Glen Farm (now part of HUCA 5) (see PL. 75-76). Church Hill plays an important role in connecting the urban core of Honiton with the former Parish Church of St Michael (MDV10704) (HUCA 20). Although this character area is small, and contains only a handful of HUCTs, it is striking due to the row of imposing late 19th century terraced houses which loom high over the road, and contrast with the railway and hospital sites opposite (MDV79698). The houses are not shown on the Ordnance Survey first edition map of circa 1880-90s, and first appear on 1904-06 period mapping. There have been two small areas of late 20th century infill – at the northern end of the row on

the site of a smithy, and adjacent to the former Roman Catholic Church towards the south of the row – otherwise the visual appearance of the housing is very coherent. The Roman Catholic Church is shown on 1904-06 mapping but not that of 1953-69, so it appears to have been short-lived. At that later date, the site of the Roman Catholic Church was cleared and was developed for infill housing in subsequent decades. Prior to the construction of the residential terrace the area was enclosed as agricultural land. The field shown on late 19th century maps have a different layout to those at the beginning of the same century, indicating that old boundaries were grubbed out and new, straight, boundaries were set out during the middle decades of the 19th century. This rationalisation might have been instigated by the reapportionment of the land for housing, and the boundary changes may immediately predate its construction.

Church Hill (HUCA 8)



PL.75 Church Hill. View to SE.

PL.76 Church Hill. View to NNW.

4.8.2 Heritage significance (above ground)

There is a good survival of original features in the row of four 19th century terraced houses (MDV79698) and the building stock is a good representation of the residential expansion that occurred in Honiton between the late 19th and early 20th century. This character area represents one of many common types of housing stock within Honiton and this HUCA has **low** above ground heritage significance.

4.8.3 Heritage significance (below ground)

This HUCA is located on the steep road to the Church of St Michael (MDV10704) and this connection is significant, however, the hill is steep and the potential pre-borough settlement proposed to be located near the Church of St Michael (MDV10704/MDV14179) is unlikely to have been located or extended down the sheer slope. This HUCA has **low** below ground heritage significance.

4.9 Honiton Hospital (HUCA 9)

4.9.1 Historic character

HUCA 9 lies to the south of Honiton Railway Station (HUCA 7), on the west side of Church Hill (see PL. 77). This is the site of Honiton Hospital, the present form of which dates to 1995 when the site was redeveloped. Honiton Hospital was previously known as Marl pits Hospital, which utilised the buildings first constructed as Honiton Union Workhouse (MDV36599). At the end of the 18th century, the workhouse was situated on open ground between New Street and Queen Street (MDV59271). This earlier workhouse was replaced in 1836 by a new stone building constructed at a cost of £5022 on a site just to the south of the railway at Marl pits- Honiton Union Workhouse which appears on the parish Tithe map of circa 1840. This post-1834 Honiton Union

Workhouse (the poor law unions were set up after the Poor Law Amendment Act of 1834) became a local hospital, which was very common; the workhouse buildings survived in their original plan until additions were made in the 1950s and 1960s when Marlpipts Hospital was formed. Later, towards the end of the 20th century, the hospital expanded over previously undeveloped fields to the south and, in fact, it is the car park of the modern hospital that overlies the site of the former workhouse.

Honiton Hospital (HUCA 9)



PL.77 Honiton Community Hospital. View to S.

4.9.2 Heritage significance (above ground)

This HUCA is the site of Honiton Hospital, the present form of which dates to 1995 when the site was redeveloped with little local distinctiveness and therefore, this HUCA has **low** above ground heritage significance.

4.9.3 Heritage significance (below ground)

The car park of the modern hospital overlies the site of the former workhouse and any archaeological remains present are likely to have been heavily truncated or destroyed by modern redevelopment. This HUCA has **low** below ground heritage significance.

4.10 High Street- East (HUCA 10)

4.10.1 Historic character

HUCA 10 is one of the three subdivisions along the core of Honiton's High Street (see PL. 78-96). This area lay at the eastern end of the commercial core, on the south side extending from the property occupied by Stag's estate agent, No. 66, to Honiton Evangelical Congregational Church (MDV43623), and on the north side from St Paul's Church (MDV 1868) east to No. 11, where it appears likely that the extent of the medieval burgage plots ends. This part of the High Street includes the site of Grade II listed Allhallows Chapel which is first mentioned in 1327 and considered to be the earliest standing building in the town (MDV1863) and the Grade II listed Greystones, formally part of Allhallows School founded in 1614 (MDV43639). This character area also includes land off of Silver Street, which cuts diagonally behind St Paul's Church (MDV 1868) and, whilst the character of properties in this area are different – there are late 19th and early 20th century developments (e.g. Newlands) – this is more congruous with the High Street than the adjacent HUCA 15: Honiton Community College.

This character area, High Street- East, is different to the adjacent High Street- Central (HUCA 1) because there is a difference in the form and character of surviving building stock. Whilst all properties along the length of the High Street are built upon medieval burgage plots, the buildings in HUCA 10 are generally lower than those in HUCA 1 – many are only two storeys – and this possibly reflects a relative lack of rebuilding in

this area following the devastating fires in 1672, 1747, 1754 and 1765. It could be that the buildings in HUCA 10 are therefore earlier than those in HUCA 1. This architectural difference contributes to a greater sense of openness in this part of the High Street and, whilst the road is now wider here, the lack of relatively high Georgian buildings significantly affects its character. Whilst there have been infill developments along many of the burgage plots, these have generally been in keeping with the scale of the buildings fronting the High Street and the only modern divergence from the historic character is the construction of the Royal Mail Depot and British Telecom Exchange at the end of Chapel Street.

High Street- East (HUCA 10)



PL.78 Church of St Paul. View to NNW.



PL.79 HUCA 10. View to ENE.



PL.80 Datestone of 1887. View to SE.



PL.81 Headmaster House. View to SW.



PL.82 HUCA 10. View to ESE.



PL.83 Boundary between HUCA 10 and HUCA 11. Honiton Evangelical Congregational Church. View to SW.



PL.84 HUCA 10. View to WSW.



PL.85 Back lane to HUCA 10. View to ESE.



PL.86 Outbuildings to the rear of HUCA 10 on the back lane. View to ENE.



PL.87 Outbuildings to the rear of HUCA 10 on the back lane. View to WNW.



PL.88 Back lane to HUCA 10 with HUCA 13 beyond. View to WNW.



PL.89 Silver Street. View to NW.



PL.90 Lanes with village feel. View to N.



PL.91 Burgage plot expansion. View to NNW.



PL.92 Silver Street and Newlands Road. View to SE.



PL.93 Newlands sign. View to N.



PL.94 Cattle market. View to ESE.



PL.95 All Hallows Chapel. View to NNE.



PL.96 All Hallows Chapel. View to E.

4.10.2 Heritage significance (above ground)

This HUCA contains historic building stock; the majority of those facing the High Street are listed. This HUCA has **High** above ground heritage significance.

4.10.3 Heritage significance (below ground)

This character area lies in the medieval core and adjacent to the Roman road (MDV1875) indicating a high level of archaeological potential. This HUCA has **High** below ground heritage significance.

4.11 Honiton Evangelical Congregational Church and Honiton Pottery (HUCA 11)

4.11.1 Historic character

HUCA 11 represents an area on the south side of the eastern end of the High Street, home to the Grade II Evangelical Congregational Church (MDV43623) of circa 1850 (see PL. 83), a building dated 1774 at the rear of the Congregational Church (MDV43611) and Honiton Pottery (MDV1871) (see PL. 97-100). The form of enclosure depicted on the parish Tithe map of circa 1840 suggests that this area probably has origins as burgage plots or expansion burgage plots in the medieval period. It is notable that, since the early 19th century at least, there is less development either along the street frontage or to the rear over the associated back plots. Apart from the site of Honiton Evangelical Congregational Church (MDV43623) labelled as a Congregational Chapel on the 1880-90s mapping, there is a significant break in the street frontage between HUCA 10 and cottages at the eastern end of HUCA 11.

Historically, the easternmost plot was the site of Honiton Pottery and today the name of a shop and café perpetuates this association with the pottery.

There is no certainty as to whether the open areas seen on 19th century maps were developed in the medieval and earlier post-medieval centuries, or if expansion never reached its maximum potential. Given the near continuous frontages elsewhere along the High Street, the long break appears unusual and it is feasible that there have been historic clearances here. The character of this area remained similar throughout the 19th and much of the 20th century and it is only in the recent past that infill housing was constructed in Pottery Close and Westcott Way. The kiln of Peter Hussey was presumably one of the most prominent features in the area when the 'Potters Hill Toll House' was erected (MDV 52299).

Honiton Evangelical Congregational Church and Honiton Pottery (HUCA 11)



PL.97 HUCA 11. View to E.



PL.98 Clapper Lane. View to NW.



PL.99 Honiton Pottery. View to SSE.



PL.100 Boundary between HUCA 11 and HUCA 12. View to SSE.

4.11.2 Heritage significance (above ground)

The Honiton Pottery (of which nothing remains) was founded in 1763 and the present pottery was then established in 1881 (MDV1871) (see PL. 99). The extant historic fabric within the character area reflects the industrial past of Honiton and retains historic building stock. Garden boundaries, which may date from the medieval period (MDV81038), are also of note. Therefore this HUCA has **High** above ground heritage significance.

4.11.3 Heritage significance (below ground)

The character area lies adjacent to the Roman road (MDV1875) and within the medieval core; the burgage plots are not heavily developed to the rear which reduces the likelihood of ground disturbance and raises the archaeological potential within the character area. This HUCA has **High** below ground heritage significance.

4.12 Honiton Expansion- South East (HUCA 12)

4.12.1 Historic character

HUCA 12 represents a swathe of 20th century housing development on the south east side of Honiton, across an area of medieval enclosures (see PL. 101-107). Whilst there are other areas of residential expansion across the town, the housing in this area tends to be larger in size and set amongst bigger gardens. This can, in fact, be readily seen by comparing the form and density of houses here with that in the adjacent HUCA 5. A Victorian reservoir on King's Road is recorded as disused by 1903 (MDV64459). An 'Old Marl Pit' is shown on the Ordnance Survey 1:2500 map of 1890 (MDV64460) and a former leat known as 'Glen Water' which carries water through 'The Glen' (MDV103920) lies within the character area. There are few historic buildings within this area, and even 'Pinepark Farm', shown on late 19th century maps (later 'Pinepark House' on the second edition Ordnance Survey map of 1904, now Pine Park House which survives today- see PL. 104) was not present fifty years earlier when the Tithe map was drafted. An exception to this is the Grade II listed, early 19th century former toll house Copper Castle Gate (MDV1867), known in the early 19th century as King's Road Gate, and built for the Honiton Turnpike Trust (see PL. 101). This faux crenellated building had the Springfield Water Works reservoir constructed adjacent to it in the late 19th century. The earliest residential expansion took place along King's Road at the beginning of the 20th century, with the bulk of development not occurring until after 1960, when the 1963-96 mapping shows the entire area covered in housing.

Honiton Expansion- South East (HUCA 12)



PL.101 Copper Castle Gate on Kings Road. View to SW.



PL.102 Kings Road. View to NNE.



PL.103 Pines Park Road. View to W.



PL.104 Pine Park House. View to SE.



PL.105 Pines Park Road. View to E.



PL.106 Knowles Close. Boundary between HUCA 12 and HUCA 6. View to W.



PL.107 HUCA 12. View to NW.

4.12.2 Heritage significance (above ground)

Only a few pockets of historic fabric survive such as Copper Castle Gate (MDV1867) (see PL. 101) and Pine Park House (see PL. 104). This character area has been predominantly subject to 20th century housing development on former agricultural land

with little distinctive local character and therefore, this HUCA has **low** above ground heritage significance.

4.12.3 Heritage significance (below ground)

Part of the character area does lie adjacent to the Roman road (MDV1875) and there is the potential for associated features to survive in areas that have not been subject to ground disturbance, such as the gardens. This HUCA has **medium** below ground heritage significance.

4.13 Honiton Expansion- North (HUCA 13)

4.13.1 Historic character

HUCA 13 covers part of the north-east of the Honiton town extent, beyond the east end of the High Street, north of its junction with Kings Road (see PL. 108-117). It comprises a mix of residential development, all dating to the 20th century with the exception of the later 18th century Holyshute House and complex (MDV11523/MDV52300/MDV80846/MDV106893/MDV106907) (which included country house, outbuilding, barn, gardens, spring and toll house) and Elm Terrace, terrace of late 19th century houses along Clapper Lane (MDV79696). Housing development over the former medieval enclosures has been piecemeal, with a variety of architectural styles including 1920s' or 30s' detached residences along Langford Road and Monkton Road, and early post-war social housing along Charles Road and Langford Avenue, either side of Clapper Lane. The most recent housing – built in the last twenty years – can be found to the north of Monkton Road adjacent to HUCA 17. An abattoir was located along Clapper Lane since at least the beginning of the 20th century, but was replaced by housing in the 1990s.

Honiton Expansion- North (HUCA 13)



PL.108 HUCA 13. View to NE.



PL.109 HUCA 13. View to ESE.



PL.110 HUCA 13 and HUCA 14. View to SE.



PL.111 Langford Avenue. Post-War residential buildings. View to NE.



PL.112 Back lane in HUCA 13 and HUCA 10. View to WSW.



PL.113 Langford Lane. 1930s houses. View to SW.



PL.114 Langford Lane. 1930s houses. View to NW.



PL.115 The Chase. Post-War housing. View to SE.



PL.116 The Chase. Mixed housing, 1930s and Post-War. View to SSE.



PL.117 Rosewell Close. Post-War housing. View to NW.

4.13.2 Heritage significance (above ground)

This character area has been predominantly subject to 20th century housing development on former agricultural land and therefore, this HUCA has **low** above ground heritage significance.

4.13.3 Heritage significance (below ground)

Part of the character area lies adjacent to the Roman road (MDV1875) and there is the potential for associated features to survive in areas that have not been subject to ground disturbance, such as gardens. This HUCA has **medium** below ground heritage significance.

4.14 Marwood House (HUCA 14)

4.14.1 Historic character

HUCA 14 is, unlike many other character areas identified within the urban limits of Honiton, largely defined by the grounds of a single residence – that being Marwood House built by the son of Queen Elizabeth I's physician (see PL. 118). Marwood House (MDV11522) is a fine early 17th century house, built in 1619 if the date carved into a fireplace is correct. It is one of, if not the, most distinctive properties along Honiton's High Street. Not only is it obviously earlier than most others within the historic core, it is also set within ornamental gardens. Its character is more akin to a country manor than urban townhouse, reflecting a link with the surrounding countryside. It is apparent from the sequence of late 19th and 20th century Ordnance Survey maps that the grounds of Marwood House were extended to include part of a large field to the north, and this might have occurred in the 1950s-1960s when the remainder of the field was developed as Langford Avenue. In this context the extended garden would have acted as a buffer between council housing and Marwood House, and would have helped maintain privacy for its owners.

HUCA 14 also includes numbers 3 and 5, the High Street (MDV43697), which are substantial late 18th or early 19th century houses, set back from the main thoroughfare through Honiton, and originally with large gardens. In this respect they are similar in overall character to Marwood House, though at least a century later in date – sizeable and with grounds – when compared to the terraced cottages that front the expansion burgage plots of HUCA 10 at the north-east end of Honiton High Street.

Marwood House (HUCA 14)



PL.118 Marwood House. View to NW.

4.14.2 Heritage significance (above ground)

The Grade II* Marwood House (MDV11522) and the Grade II listed numbers 3 and 5, the High Street (MDV43697) are important residential buildings. This HUCA has **high** above ground significance.

4.14.3 Heritage significance (below ground)

This character area is located adjacent to the Roman road (MDV1875) and just outside the medieval core; therefore, associated features may survive, particularly within the gardens of the properties. This HUCA has heritage **high** below ground significance.

4.15 Honiton Community College and Primary School (HUCA 15)

4.15.1 Historic character

HUCA 15 covers a significant area on the outskirts of Honiton north of Silver Street and Northcote Lane and is characterised by use for education and leisure (PL. 119-126). The character area is divided in two along School Lane. To the east sit the substantial buildings of Honiton Community College and Honiton County Primary School, both within associated car parking and playing fields. Honiton Community College was established in 1938 as Honiton Secondary School and much of the standing building facing School Lane dates to this initial period. Honiton County Primary School was opened at the same time. Both have witnessed additional development in the last quarter of the 20th century, reflecting the expansion of population in Honiton since the 1970s. To the north of the College are the premises of Devon Youth Services.

To the west of School Lane is Honiton Leisure Centre, with surrounding sports pitches and pavilions. Whilst the leisure centre building is clearly of late 20th century construction the use of this land for sports and recreation at a much earlier date is attested, and an early 20th century Pavilion is marked on the 1904-06 mapping at a time when the area was still agricultural fields. HUCA 15 also includes Silver Street Long Stay Car Park, established in the late 20th century, as it is more in keeping with the open character of this part of Honiton than the tightly packed urban core to the south. To make way for the car park a row of buildings, possibly including a small edge of town farmstead, were demolished, and these are shown fronting onto Silver Street on 1904-06 mapping but not 1953-69 mapping. Buildings were represented here on the 19th century Honiton Tithe map. With the exception of these residences the remainder of HUCA 15 was occupied by large enclosures – fields of probable medieval date – prior to the construction of the schools and leisure facilities.

Honiton Community College and Primary School (HUCA 15)



PL.119 HUCA 15. View to NE.



PL.120 HUCA 15. View to E.



PL.121 HUCA 1 with HUCA 15 opening up in the background. View to NE.



PL.122 All Hallows Lodge. View to ENE.



PL.123 Leisure Centre. View to NE.



PL.124 Pavilion and sports pitches. View to SW.



PL.125 Sports pitches. View to E.



PL.126 Community Centre. View to N.

4.15.2 Heritage significance (above ground)

This character area reflects the municipal development of educational and leisure facilities which grew with the expansion of Honiton. All Hallows Lodge is marked on the Tithe map of circa 1840 (plot 1613) (see PL. 122) and the pavilion (marked on the 1904-06 mapping) form important historic fabric within the character area, although this HUCA has **low** above ground heritage significance.

4.15.3 Heritage significance (below ground)

Although this character area retains large areas of undeveloped open space (lack of ground disturbance), this HUCA has **low** below ground heritage significance because it lies beyond the earlier historic urban core.

4.16 Dowell Street Urban Expansion (HUCA 16)

4.16.1 Historic character

HUCA 16 comprises a large area of land to the north of HUCAs 1 and 2, centred on the course of Dowell Street (formerly Dowell Lane), which runs north-west from the High Street (see PL. 127-132). This character area reaches as far north as the Honiton bypass, as far west as Bramble Hill Industrial Estate (HUCA 19) and east to Honiton Leisure Centre (HUCA 15).

A leat (MDV65571) was discovered during an archaeological evaluation running south-east-north-west parallel to Dowell Street, and medieval pottery and slag has also been recovered at Dowell Street which may indicate it was an industrial suburb lying outside of the medieval town, either planned or of an ad hoc nature (MDV14865). Lithic assemblages which could date from the Mesolithic to the Early Bronze Age have also been discovered (MDV14606).

Today this area is characterised by an almost complete coverage of 20th century residential development, although there are some buildings with commercial and social function on the west side of Dowell Street. Residential development includes mid-20th century social housing estates between Dowell Street and Northcote Lane, and later 1970s-1990s housing either side of The Gissage. Two historic properties survive in this area – Grade II listed Oakmount (MDV 43694) probably dated 1830-1840, on the very edge of the character area and Grade II listed Elmfield (MDV 43693) circa 1840, adjacent to the central car park. The former survives intact but Elmfield has been vastly extended to accommodate flats. Both are of early 19th century origin and appear on the parish Tithe map of circa 1840. With the exception of these two buildings the entire of

HUCA 16 remained as enclosed agricultural land, characterised by fields of medieval origin, until the housing estates were built in the middle of the 20th century.

Dowell Street Urban Expansion (HUCA 16)



PL.127 HUCA 16 toward HUCA 2. View to SE.



PL.128 Oaklea. View to SE.



PL.129 Riverside Close. View to NW.



PL.130 Northcote Lane. View to SE.



PL.131 Minifie Road. View to NE.



PL.132 Dowell Street. View to WNW.

4.16.2 Heritage significance (above ground)

This HUCA is mainly 20th century development with little distinctiveness and has **low** above ground heritage significance.

4.16.3 Heritage significance (below ground)

Although previous archaeological investigations have demonstrated the presence of prehistoric and medieval activity in the character area, the land has been subject to extensive 20th century development which is likely to have truncated archaeological remains. Therefore, this HUCA has **low** below ground heritage significance. This character area would have qualified as medium below ground heritage significance if an overall greater extent of survival was anticipated.

4.17 Otter Valley Park and The Cedars Holiday Homes (HUCA 17)

4.17.1 Historic character

HUCA 17 is located at the eastern extremity of Honiton and, whilst falling within the town's urban extent, retains the character of open countryside albeit with recent development (see PL. 133-138). This area, which lay between Monkton Road (incorporating part of the present A30) and Tunnel Lane, today comprises a residential development of park homes called 'Otter Valley Park', a small complex of wooden holiday lodges called 'The Cedars', as well as some surviving agricultural land associated with Middle Northcote Farm. As it was congruous with the remainder, the open land surrounding Harts Renault Garage has also been included in HUCA 17 (see PL. 138).

Prior to the construction of the park homes and lodges toward the end of the 20th century, this area was characterised by typical East Devon farmland: enclosures of probable medieval date surrounding a pair of small farms. Lower Northcote Farm and Middle Northcote Farm were once part of a trio that included Higher Northcote Farm outside of the Honiton boundary to the east, as is typical in this region. Lower Northcote Farm was covered by the Otter Valley Park development, though the farmhouse survives. Middle Northcote Farm, which faces onto Tunnel Lane, survives in its original form. Both are shown on the early 19th century Tithe map, where Lower Northcote Farm is labelled 'Great Northcote' (MDV11524), perhaps indicating that this was the primary farm. The fields that originally surrounded these farms have the form of enclosures of medieval date, and whilst they might have the outward appearance (two being longer than wide) of being formed from the enclosure of strips, the broader field pattern does not necessarily reflect such origins. During the early 19th century much of the area surrounding the farms was orchard but, whilst the sequence of historic mapping suggests that these may have survived until post-1953, none remains today.

Otter Valley Park and The Cedars Holiday Homes (HUCA 17)



PL.133 View of The Cedars from Northcote Hill. View from NNW.



PL.134 View from Northcote Hill. View from NW.



PL.135 Northcote Hill. View to ENE.



PL.136 Otter Valley Park. View to NW.



PL.137 Middle Northcote Farm. View to N.



PL.138 Harts Renault Garage. View to SW.

4.17.2 Heritage significance (above ground)

The agricultural buildings including the farmhouses at Lower and Middle Northcote Farm reflect the agricultural origins and historical development of this character area, although Lower Northcote Farm has been heavily compromised by the Otter Valley Park

development. Middle Northcote Farm is still set within its context of surrounding fields (see PL. 137). Therefore, this HUCA has **low** above ground heritage significance.

4.17.3 Heritage significance (below ground)

Tunnel Lane is the alternative route for the Roman road ascending the hill; this route possibly became the medieval 'Cheeseway', which is a place name documented in the 14th century and relates to the name of a lost medieval settlement just east of Honiton (which took its name from the road) (MDV 38710/MDV 45109). Some of the probable medieval field boundaries are extant, particularly in the eastern part of character area. Therefore, given the potential for Roman and medieval archaeological remains, with the considerable extent of undeveloped land, this HUCA has **medium** below ground heritage significance.

4.18 St Rita's Retreat and Mountbatten Park (HUCA 18)

4.18.1 Historic character

HUCA 18 is located on the western side of Honiton to the north of Exeter Road. It comprises the open space associated with Mountbatten Park, St Rita's College and Presbytery, and surrounding fields (see PL. 139-142). The north-west edge of this character area is bound by Turk's Head Lane and Ottery Moor Lane, the latter separating Mountbatten Park from St Rita's College. Historically, these lanes were through-roads but today they both reach a dead end due to the opening of the Honiton Bypass in 1999.

Mountbatten Park is home to a Sports and Social Club, with use for both cricket and football since at least 1969 (it is marked as a Sports Ground on the 1953-69 mapping) (see PL. 142). Prior to its use for sport, this area was agricultural land, represented by an enclosure of probable medieval origin, coherent with the general pattern depicted since at least the 19th century.

St Rita's College and Presbytery, opened in 1956 and originally called St Rita's Seminary and Presbytery, occupies the buildings of a substantial mansion, known since the 19th century as 'Broomhills'. The Honiton Tithe map of circa 1840, as well as subsequent Ordnance Survey first and second edition maps, indicate that 'Broomhills' had landscaped grounds to the north, and south fronting Exeter Road, and was screened from open farmland to the west by a substantial orchard. With the exception of the immediate curtilage of St Rita's, the open space within HUCA 18 south-west of Ottery Moor Lane is agricultural grassland. HUCA 18 remains as one of the few undeveloped spaces, which have retained a sense of its former 'open' character, within Honiton town extent, and the survival of mature hedgerow and parkland, mature trees is notable (see PL.140-141).

St Rita's Retreat and Mountbatten Park (HUCA 18)



PL.139 St Rita's Retreat. View to SW.



PL.140 Open space. View to SW.



PL.141 Open space. View to SE.



PL.142 Cricket Field. View to N.

4.18.2 Heritage significance (above ground)

St Rita's was a substantial residence depicted with landscaped grounds on the Tithe map and marked 'Broomhills' on the Ordnance Survey first and second edition maps. Although the building is not listed, it should be noted for the considerable retention of historic fabric. The character area holds mature hedgerows and parkland trees and a noteworthy extent of open space. This HUCA has **medium** above ground heritage significance.

4.18.3 Heritage significance (below ground)

This HUCA has **medium** below ground heritage significance. The character area lies adjacent to the Roman road (MDV1875) and later significant routeway. The undeveloped state of the land affords a high likelihood of preservation of any archaeological remains present associated with the road.

4.19 Bramble Hill Industrial Estate (HUCA 19)

4.19.1 Historic character

HUCA 19, Bramble Hill Industrial Estate, comprises a small area of former enclosed agricultural land on the north side of Exeter Road (see PL. 143-144). Today, it is bordered by the residential housing of HUCAs 4 and 16 to the south and east, by Mountbatten Park in HUCA 18 to the west, and by Honiton Bypass to the north. It has been depicted as an industrial estate since the 1963-96 mapping and today has the

appearance of a small and coherent development of warehouses and trade outlets, including Jewsons (see PL. 143). Historically, this HUCA comprised an area of enclosures of probable medieval date to the north-west of the urban core of Honiton. The Honiton Tithe map of circa 1840 shows isolated trees in the two southernmost fields and it is plausible that in the early 19th century there was an aesthetic relationship of this land with the rectory which existed in HUCA 4, adjacent on the south side. Elements of a proposed prehistoric field system to the west of Honiton (MDV 44031) lie in this character area but this prehistoric field system is questioned by this study on the grounds of insufficient evidence (see section 3.1 above).

Bramble Hill Industrial Estate (HUCA 19)



PL.143 Industrial estate. View to SE.

PL.144 Industrial estate. View to S.

4.19.2 Heritage significance (above ground)

HUCA 19 is an area of modern (late 20th century) development with little distinctive local character and this HUCA has **low** above ground heritage significance.

4.19.3 Heritage significance (below ground)

Much of this character area will have been subject to ground disturbance. The elements of the possible prehistoric field system to the west of Honiton (MDV 44031) (questioned by this study on the grounds of insufficient evidence) have been heavily impacted upon by modern development although some of the boundaries do remain. This HUCA has **low** below ground heritage significance.

4.20 Church of St Michael (HUCA 20)

4.20.1 Historic character

HUCA 20 consists of St Michael's Church (MDV10704), its graveyard and immediate curtilage (see PL. 145-149). Historically, at least until the second half of the 20th century, the curtilage comprised agricultural land, but now includes several large houses. This area feels isolated and detached from the core of Honiton Town, and would be more so if it were not for the expansion of housing estates in the late 20th century which has filled the gap between New Street, Church Hill and the Church. Its isolation from the urban core is indicative of the town's historical development and it is believed that the area surrounding St Michael's Church represents the pre-borough core.

Church of St Michael (HUCA 20)



PL.145 Church of St Michael's Curtilage. View to NW.



PL.146 Church of St Michael. View to SSW.



PL.147 View from HUCA 20. View to NW.



PL.148 Church of St Michael. View to NE.



PL.149 Church of St Michael. View to NE.

4.20.2 Heritage significance (above ground)

HUCA 20 is one of the most important locations for understanding the early history of Honiton, as well as for appreciating its historic character. The Grade II* Church of St Michael (MDV10704), which is the former parish church, now a chapel-of-ease, dates mainly from the late 15th to early 16th century and is of considerable importance. The Church of St Michael (MDV10704) and its associated features (MDV1869 and MDV 82294) retain their historic fabric and dominate the character area. The church retains a commanding position at the top of Church Hill and the tower is afforded clear views of Honiton and the surrounding landscape (see PL. 147). This HUCA has **high** above ground heritage significance.

4.20.3 Heritage significance (below ground)

This HUCA has **high** below ground heritage significance. There is a significant likelihood that this HUCA will contain the remains associated with the early medieval (and potentially earlier) settlement at Honiton.

4.21 Exeter Road- North (HUCA 21)

4.21.1 Historic character

HUCA 21 lies on the western edge of Honiton and encompasses land either side of the Exeter Road, as far east as the Sidmouth Road and south as St Margaret's Road (see PL. 150-154). Today, this area comprises a mixture of 20th century residences – including detached houses and bungalows – and various commercial uses – a new Aldi supermarket and the Turks Head Lodge for example. The residential properties tend to have large garden plots and the surviving roadside hedges have substantial trees and lush vegetation, giving this area a greater sense of its historic character – open agricultural land. Historically, the land within HUCA 21 was characterised by enclosed medieval fields straddling the purported route of the old Roman road through this valley. The only buildings of great age here are those in the St Margaret's Hospital group of listed buildings (MDV1874, MDV43679 (see PL. 151), MDV43680). These buildings survive today but all have been converted for residential use. The earliest houses to be built in the 20th century were the detached 1930s-1940s houses along the lower part of Sidmouth Road, near to the junction with Exeter Road. During the second half of the 20th century there has been a gradual infill on agricultural land and the historic site of the Turks Head Inn, shown on the parish Tithe map but not later mapping, was replaced by a small farm during the early 20th century. This was subsequently replaced by a country store and garden centre and is now the site of the present-day Aldi supermarket (see PL. 152).

Exeter Road- North (HUCA 21)



PL.150 View from HUCA 5 to HUCA 21.
A375. View to NE.



PL.151 HUCA 21. View to ENE.



PL.152 Aldi. View to NW.



PL.153 Harvest Energy Garage. View to NE.



PL.154 HUCA 21. View to SSE.

4.21.2 Heritage significance (above ground)

This HUCA has **low** above ground heritage significance. Historic buildings such as the Grade II listed St Margaret's Chapel (MDV43680) and Charity Almshouses northern block (MDV43679) (see PL. 151)/ southern block (MDV1874) with medieval origins, give a current appearance of a thatched group of cottages are of note. The early 19th century Toll House Cottage (MDVMDV43695) is also contributes to the historic building stock in this character area. However, the remainder of the character area is predominantly 20th century housing (see PL. 150 and PL. 154) and in retail use such as the Aldi supermarket (see PL. 152) and Harvest Energy Garage (see PL. 153).

4.21.3 Heritage significance (below ground)

There will have a been a proportion of below ground disturbance owing to late 20th century housing development, however, there is a relatively large number of areas that are likely not to have been impacted upon including a field in the southern part of the character area south of Exeter Road and sizeable gardens associated with the housing. Medieval remains associated with St Margaret's Hospital (MDV1874/ MDV43679/ MDV43680) group of listed buildings and field boundaries; Roman features associated with the Roman road (MDV1875) may have the potential to survive. Therefore, this HUCA has **medium** below ground heritage significance.

4.22 Heathpark Industrial Estate (HUCA 22)

4.22.1 Historic character

HUCA 22 comprises a large area of land on the western edge of Honiton, immediately south of the A35 Exeter Road and modern A30 dual carriageway. Today the character of this area is dominated by late 20th century industrial units, including large retail outlets such as Lidl and Homebase and there are also areas of car sales (see PL. 155-158). There are few open spaces left within this development area, though an agricultural field survives immediately adjacent to the A30/A35 junction, adjacent to a bacon factory (Denhay Foods). The bacon factory occupies the site of a dairy, which retained the same position in the latter part of the 20th century. A field of probable medieval origin also survives at the western edge of HUCA 22, albeit bisected by a modern access road, and adjacent to a small group of modern houses. In the late 19th century the entirety of this area was fields, sandwiched between the Exeter Road and the Yeovil and Exeter Branch of the London and South West Railway. During the first half of the 20th century the eastern half of HUCA 22 was developed as Heathfield Camp, and military buildings, barracks and a parade ground are shown on mapping drawn between 1953 and 1969. By the final quarter of the 20th century the military camp had been levelled, and the slow growth of Heathpark Industrial Estate had begun.

Heathpark Industrial Estate (HUCA 22)



PL.155 Industrial estate. View to NW.



PL.156 Industrial estate. View to SE.



PL.157 Industrial estate. View to W.



PL.158 Industrial estate. View to NNW.

4.22.2 Heritage significance (above ground)

This HUCA is an area of almost totally modern (late 20th century) development with little distinctive local character and has **low** above ground heritage significance.

4.22.3 Heritage significance (below ground)

This HUCA has **medium** below ground heritage significance. Although the majority of the character area will have been subject to below ground disturbance, the key types of archaeological remains likely to be impacted upon during ground works of the undeveloped areas are possibly prehistoric, in particular field boundaries (MDV44031) (although it is argued that there is insufficient evidence for their existence); Roman features associated with the adjacent Roman road (MDV1875) and medieval field boundaries.

5 Recommendations

- Identifying the extents and dates of different land ownership within the town.
- Research into the use of individual plots and buildings – using Tithe map and Apportionment, and the 19th century Ordnance Survey– including the phasing of burgage plots, the distinction between these and plots laid out in the post-medieval period.
- Detailed study of the buildings within the historic core of the town – using historic maps, documentary sources and fieldwork, develop an understanding of the phasing for the building stock.
- Inventory and photographic record of architectural styles, details and materials.
- Detailed recording of other elements of the historic fabric – e.g. boundary walls, drains, railings etc.
- Detailed site inspection of key archaeological sites where above ground remains may survive.
- A programme of geophysical survey and trial trenching to evaluate the potential for buried remains in conducive areas.
- A study of the style and socio-economic context of the different 20th century housing estates within the town.

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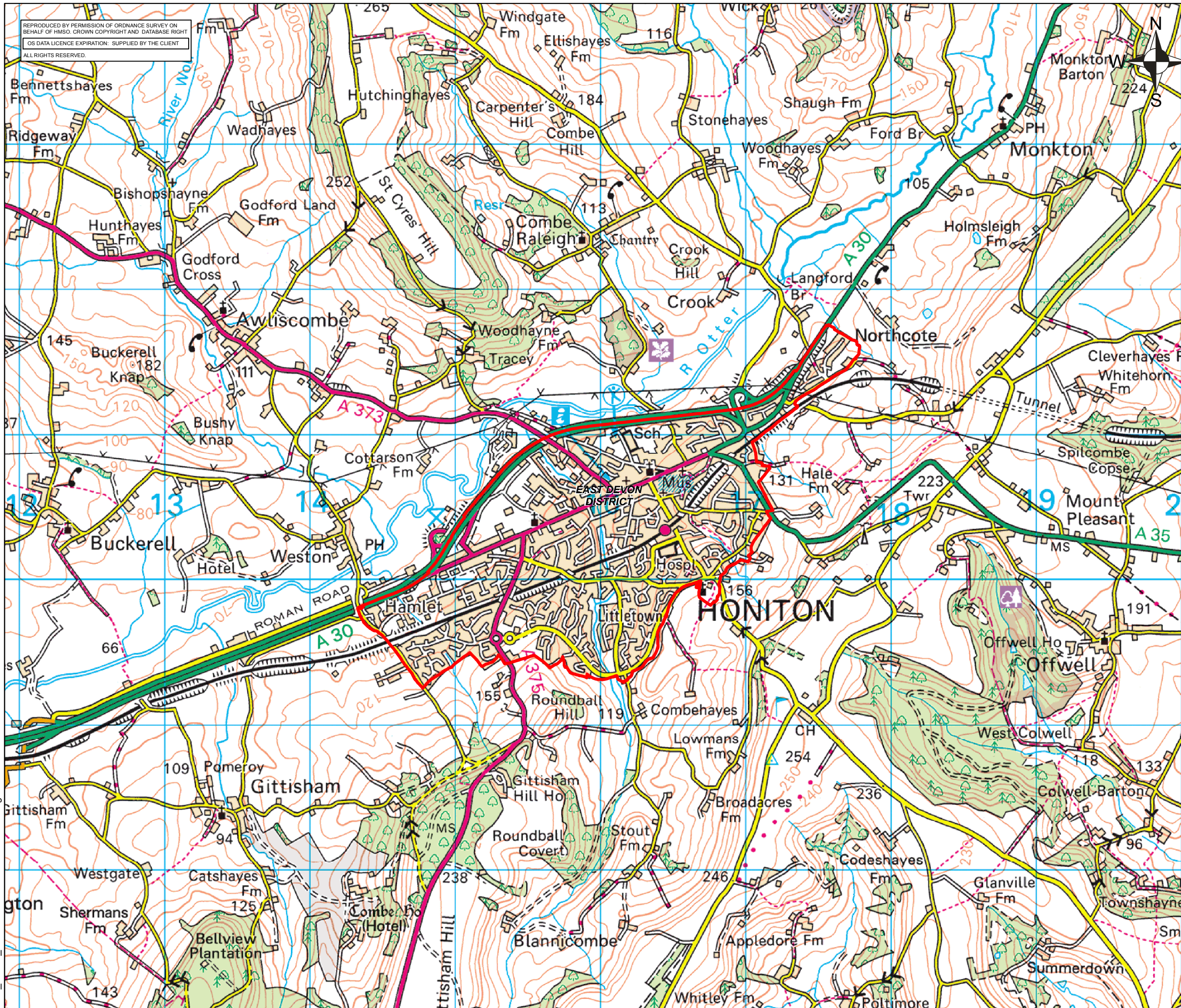
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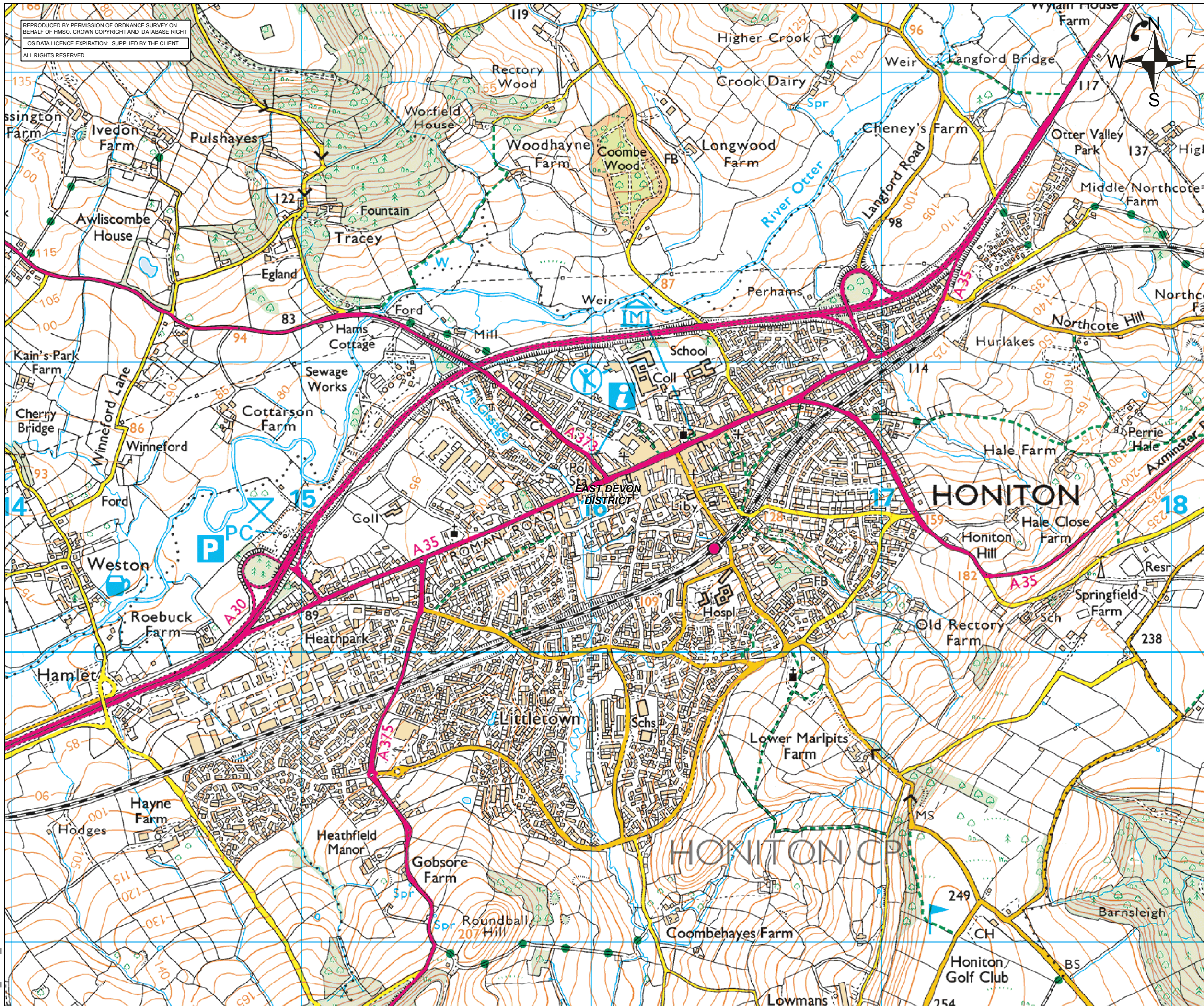
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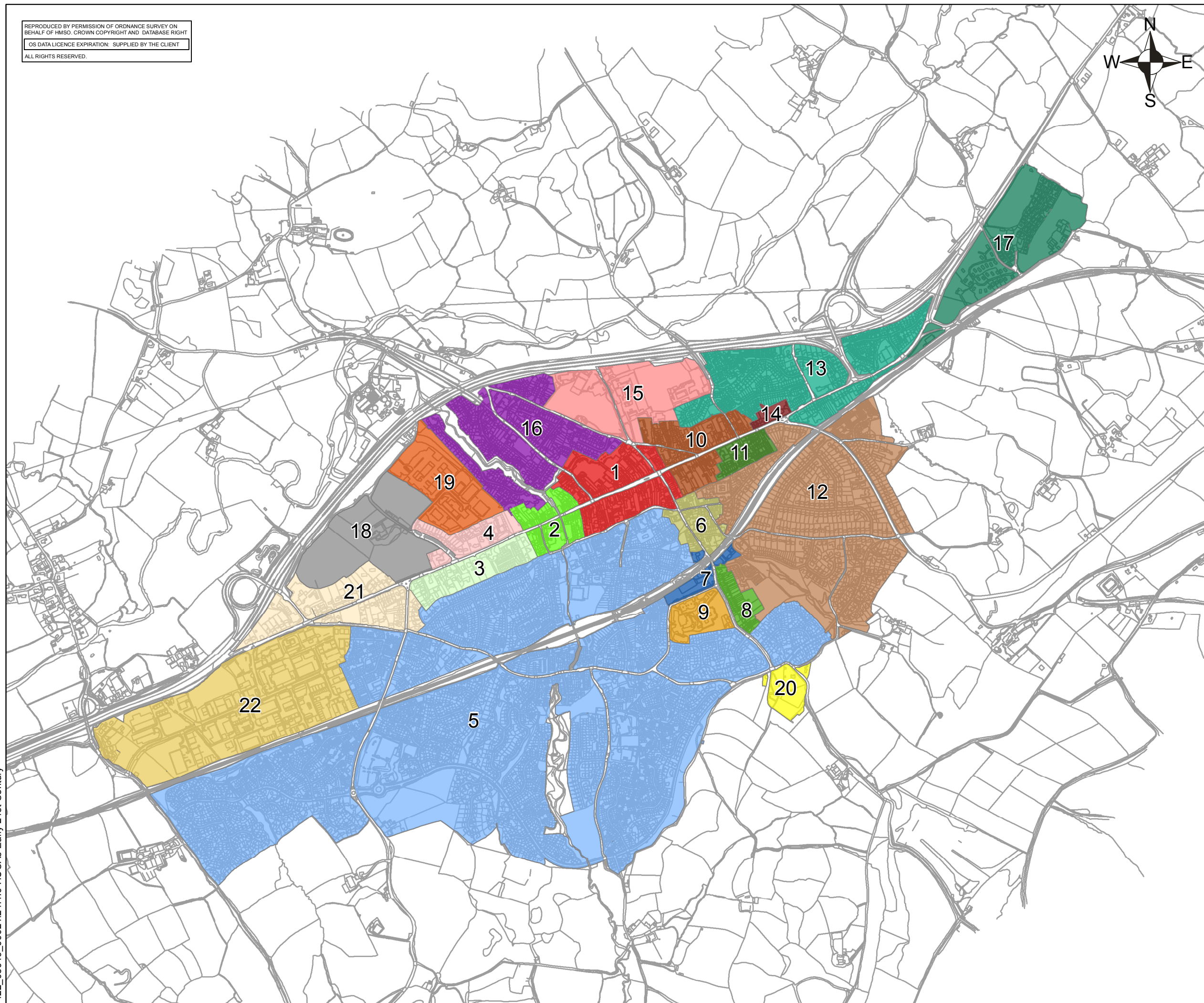
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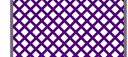






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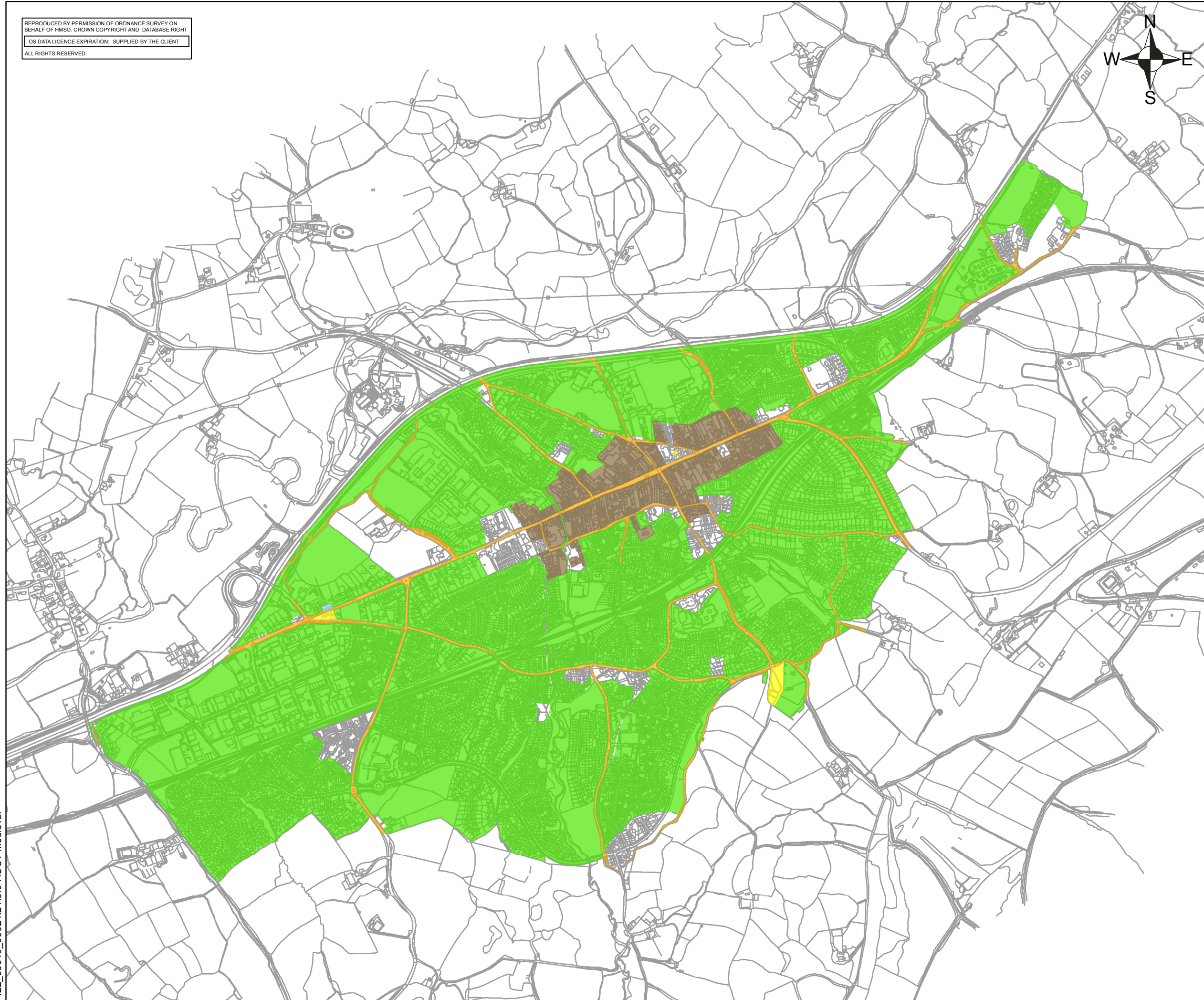
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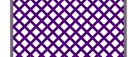






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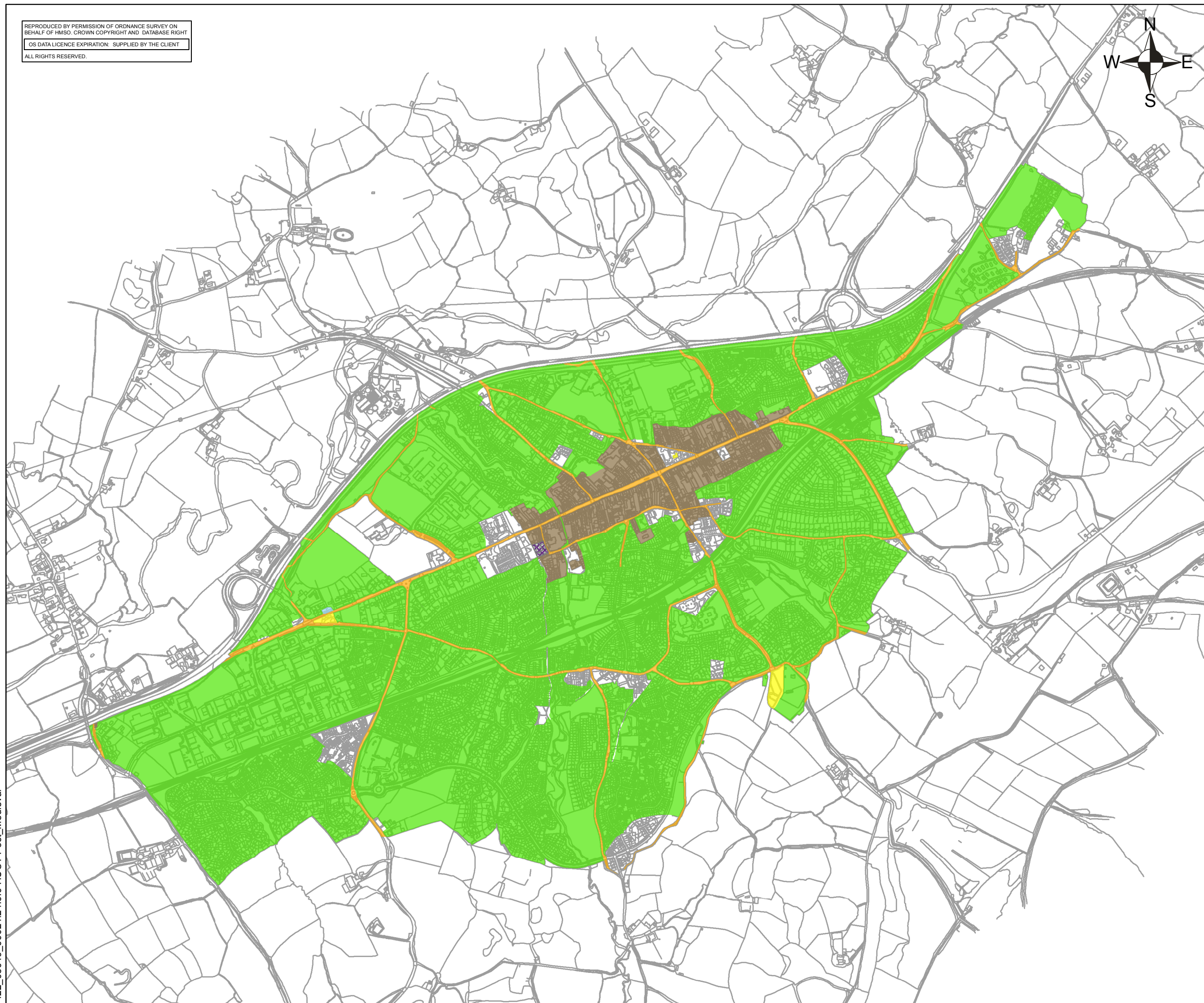
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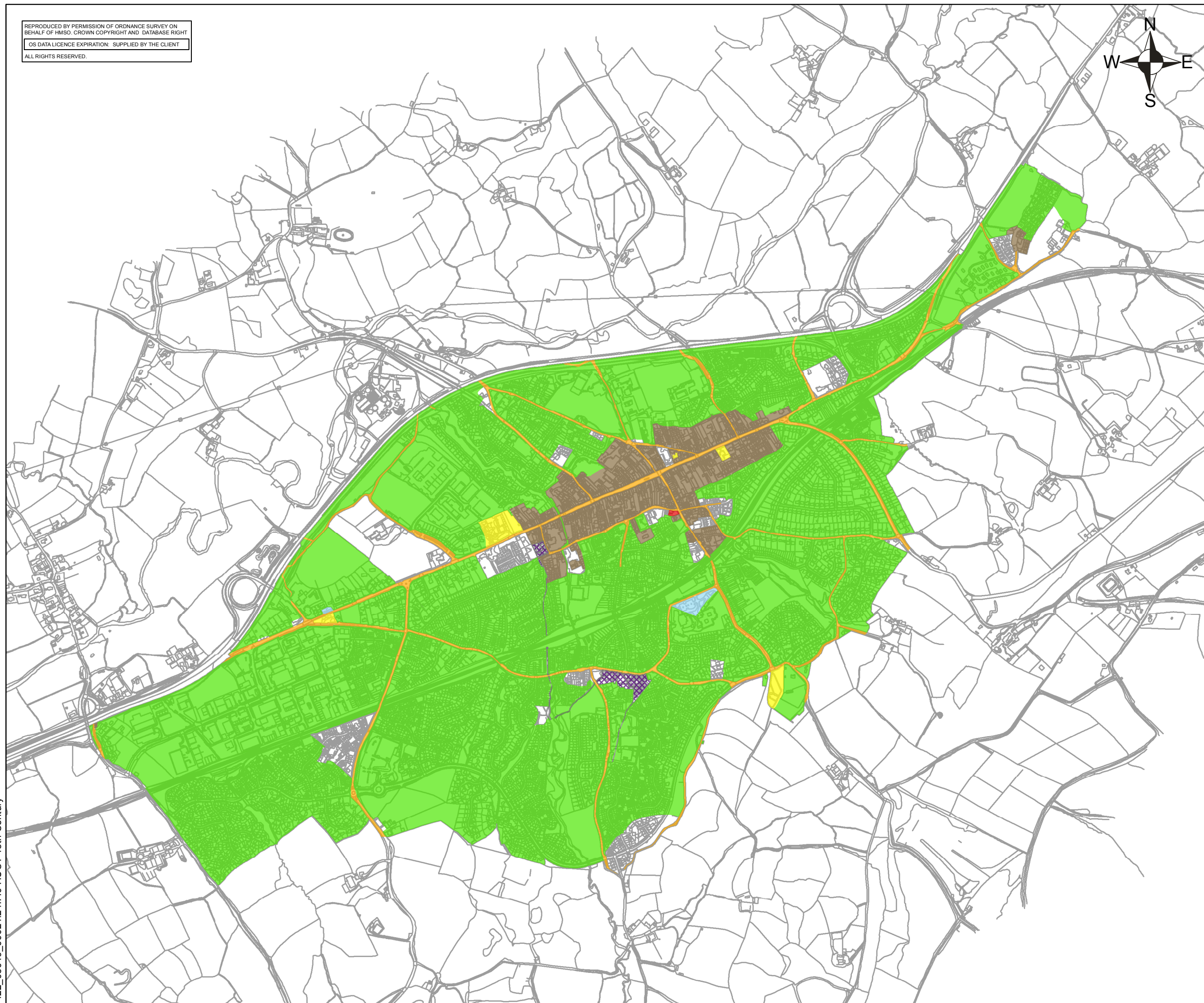
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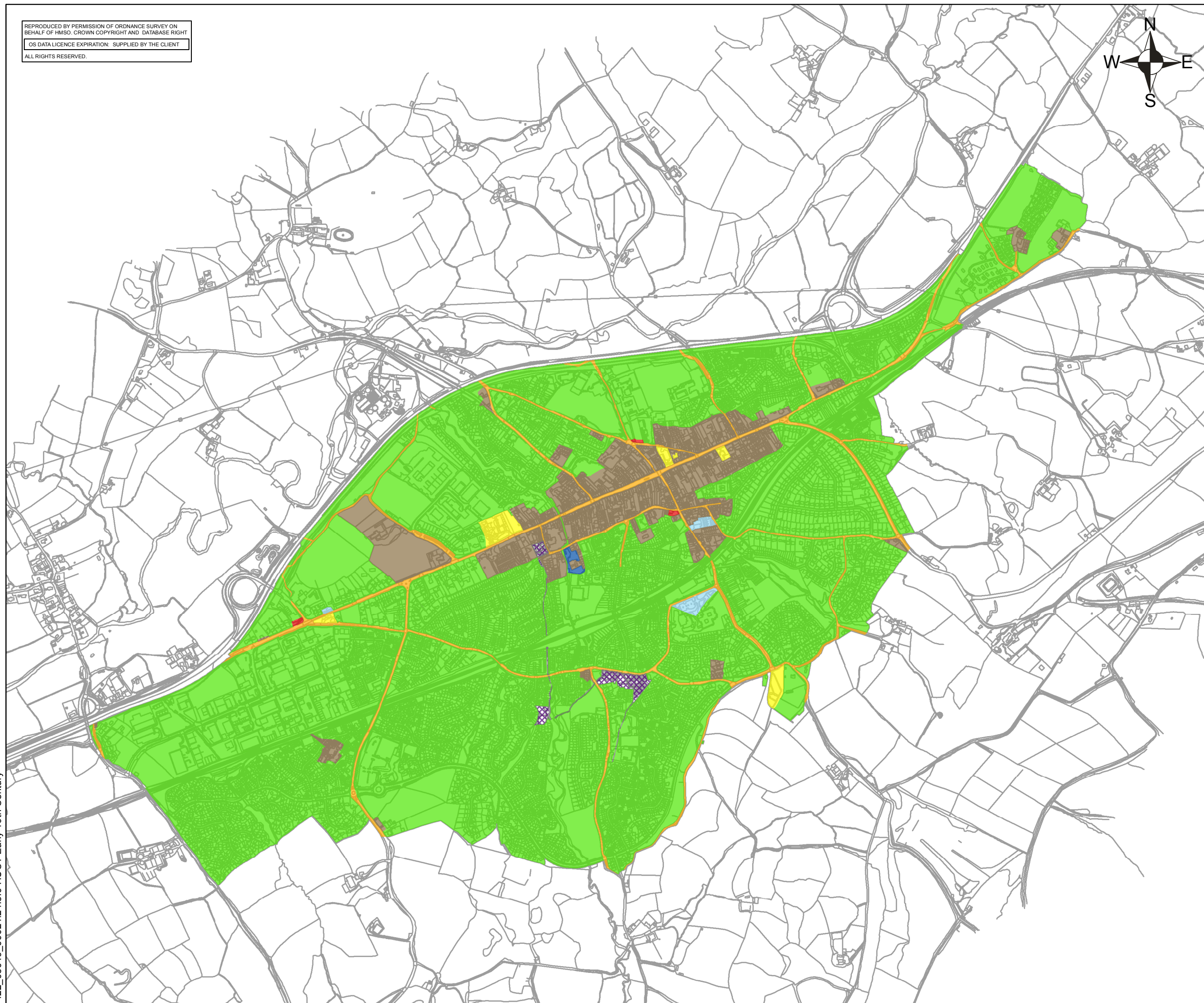
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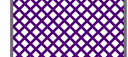






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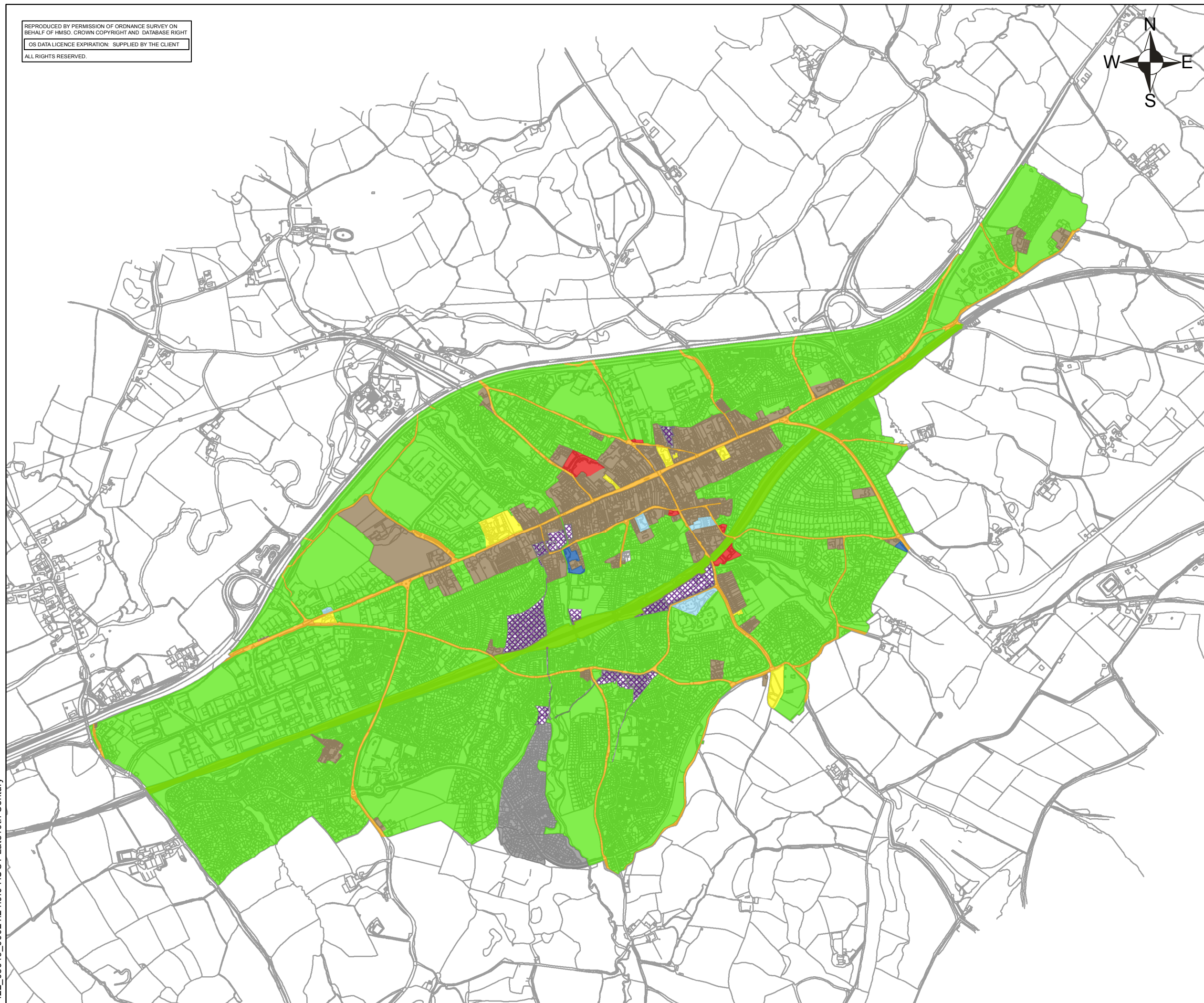
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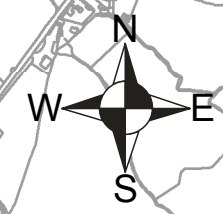
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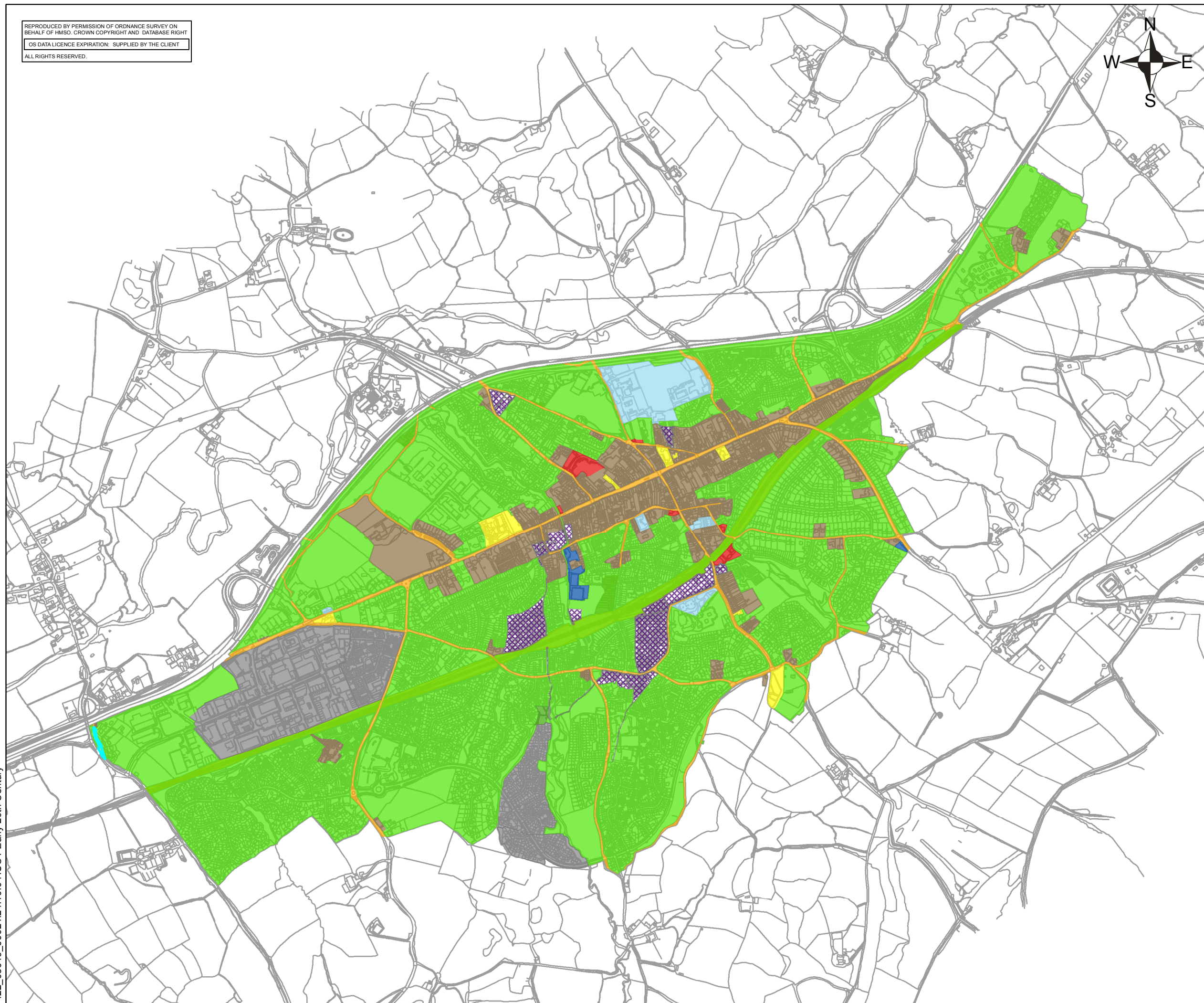
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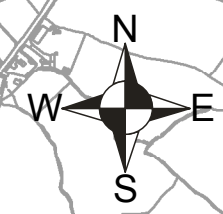
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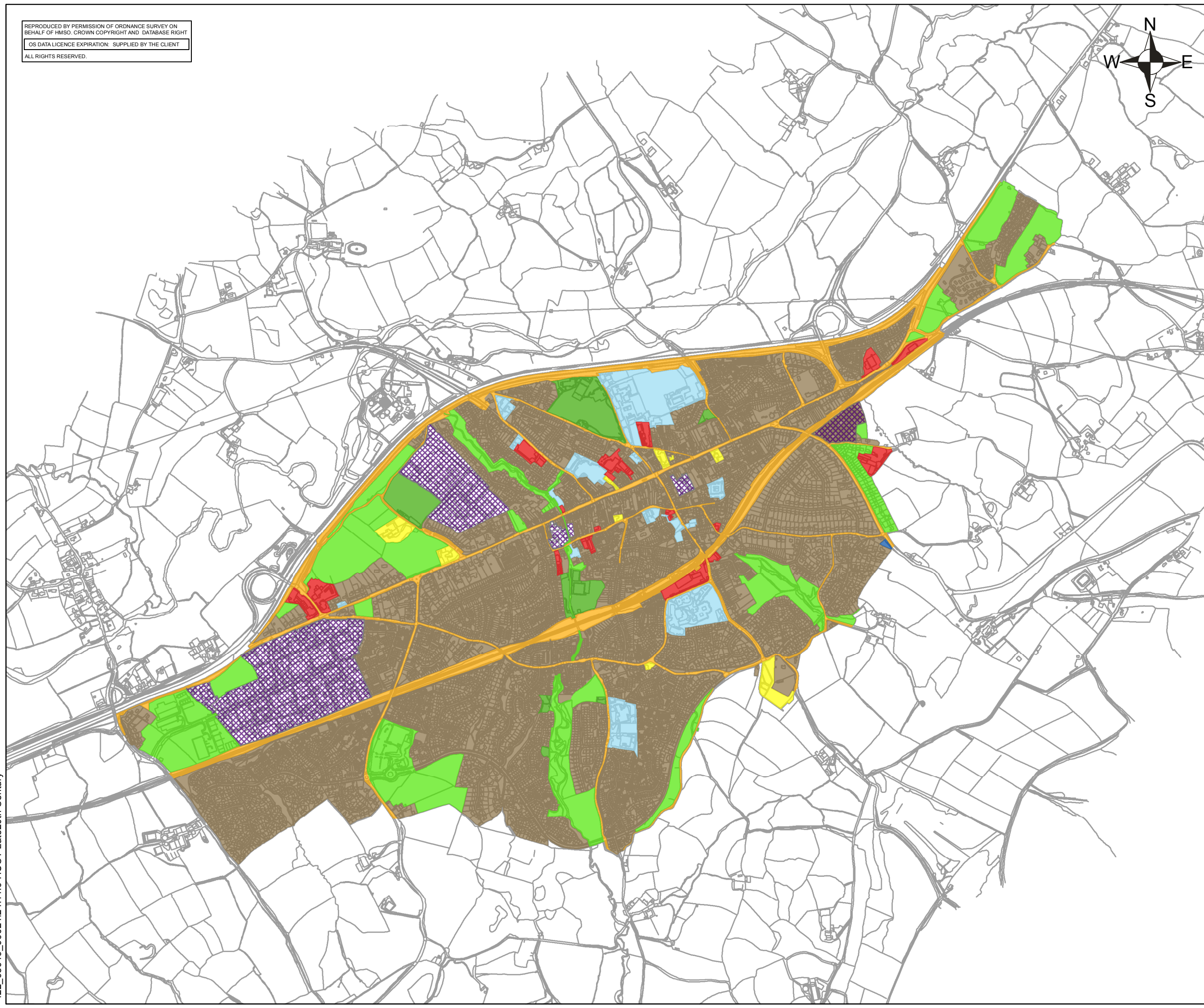
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