



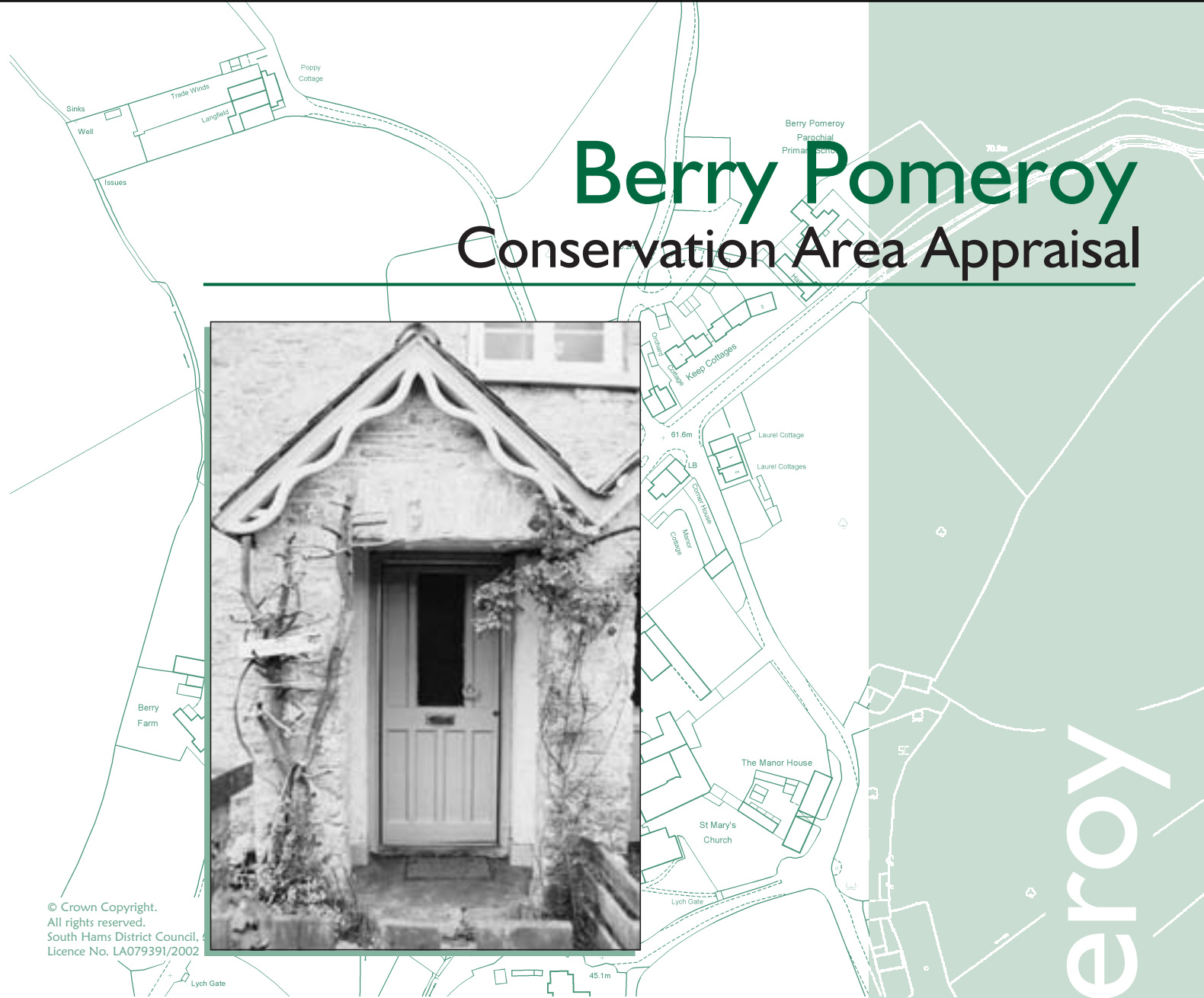
In the 'workaday' cluster the Estate cottages that characterise it are sited in close proximity to the three junctions which punctuate the through road, and though few in number they tend to terminate views to create enclosure and a sense of place – and a village that seems larger than it really is. Although none are listed, all the Estate Cottages contribute immensely towards the interest and character of the Area, and are identified as such on the Map overleaf.



The pattern of the window glazing, the door panelling, and the 'rise-and-fall' checket gate are just three of the unifying family resemblances that signal estate construction or conversion (above). Another is the snaking barge-piece that adorns the gable (below) and the porch shown on the front cover, which epitomise the picturesque and rustic qualities of these robustly designed and constructed dwellings.



The earlier Estate cottages were built in pairs (above) while the later ones are in threes (below) with the 'extra' end cottage gabled front and rear. Brick around their window and door openings signals later construction.



# Berry Pomeroy Conservation Area Appraisal

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## Conservation Areas are special places

In the South Hams they cover the older parts of our towns and villages which actually look their age, and it's the survival of their authentic architectural and historic qualities that makes them so special.

A sense of history as well as identity prevails and by designating Conservation Areas the District Council is sharing its belief that these ought to be preserved and reinforced

The policies the District Council follows when assessing the suitability of proposals affecting Conservation Areas are set out in the South Hams Local Plan, while a guidance note called 'New Work in Conservation Areas' explains how to achieve compliance with them. This is essential because the Council has a statutory duty to approve proposals only if they "preserve or enhance the character or appearance" of the Area's features of "special architectural or historic interest".

The purpose of this Appraisal, therefore, is to describe the key features within the Conservation Area at Berry Pomeroy that create its special interest and characterise its most distinctive appearance.



## Setting the Scene

Berry Pomeroy is a small rural village on the old road to Paignton about a mile east of Totnes. Here the road begins to climb the high ground between these neighbouring Saxon settlements. This sweeps around the village to its north and east creating an outlook south and west towards Totnes. The countryside around has the 'manicured' appearance of open parkland – which is entirely appropriate as Berry Pomeroy is, and always has been, an Estate village. Remarkably, it's been owned by only two families since just after the Norman Conquest; the de la Pomerays and the Seymours.



Viewed here from the south, the village mostly occupies a raised platform set within the embracing sweep of higher ground. It appears compact, but comprises a series of small building groups dispersed along a circuitous road pattern.



The extent to which the orchards survive is a considerable rarity in this part of Devon and a positive asset in that they serve to illustrate just how important cider production was in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. More than this, however, they have contrived to preserve and evidence a far more distant past. By remaining undisturbed by deep ploughing, earthworks of former building platforms, lanes and enclosures have survived, and these suggest the village may have once been much larger than it is today.

The village blends intimately into its rural surroundings, with the countryside flowing up to and between the buildings and 'into' their associated gardens. Here, (below) it flows right up to the church door without apparent interruption.



Orchard trees soften the distinction between village and countryside and contribute significantly towards the uniqueness of the setting - which is perhaps as it should be knowing the place name Pomeroy is taken from the French family name 'de la Pomerai' meaning apple orchard.



In the opposite direction the outlook from the church is a commanding one due to its siting, with the manor house, on a raised platform. Their sites may indeed be those the Saxon place name 'Berry' is referring to as a once enclosed and possibly fortified place.

The distinction **Berry Pomeroy** has of remaining true to its 'estately' origins is clearly evidenced in the way its historic buildings separate into two distinctive clusters – the first 'high status' focussing on the church; the second 'workaday' along the through road. The characteristics of each – their layout, scale, use and architectural styles – contrast with one another, but the differences complete the authentic, archetypal appearance of an Estate village.



Beside the churchyard the circuitous village lane takes on a sunken, moat-like character, perhaps reflecting its original purpose but now acting like a ha-ha to permit the uninterrupted views shown in the photographs at the foot of the previous page.



In the 'high status' cluster, the front elevation of the Vicarage retains its polite, classical appearance even if not as originally designed. On its rear elevation, the roof dormers that face the church are an uncommon feature in the village.

In the company of the Manor House and Vicarage, this row of small cottages (below left) appears out of place. Its modernised but still 'estate-like' character, however, belies its original, 16<sup>th</sup> century, Church House status, which remains evident on its opposite, churchyard side (below right).



While also adding 'high status' grandeur, the Georgian remodelling of the Manor House did spare features that record its earlier origins, such as the first floor mullion windows that actually relate agreeably to the Gothic style of the church alongside.



## The Conservation Area

A Conservation Area was first designated in Berry Pomeroy by the District Council on the 3<sup>rd</sup> October 1985, focusing mainly on the groups of historic buildings within and alongside the circuitous road where the village's character and appearance is most distinctive. It was later extended on the 3<sup>rd</sup> September 1992 in recognition of the significance of all the historic buildings in the village, certain of the modern buildings and the orchards that form an integral part of their setting. The Map identifies the boundary adopted by the District Council on the 19th of June 2002 based on the up-dated versions of the Ordnance Survey Plans and taking account of the findings of this Appraisal.

## The Listed Buildings

Of the 34 Listed Buildings in Berry Pomeroy Parish, which include the Castle ruins north-east of the village and Parliament Cottages at Longcombe, 19 are in the village and all are included within the Conservation Area. The church is Grade I and the others Grade II, and while all of them special in their own right, their architectural and historic qualities contribute immensely towards the Area's interest and character. The Map identifies each of the List items, which in a few cases include more than one building or structure.

- 1 Church of St Mary** Rebuilt C15, possibly by Sir Richard Pomeroy whose monument, dated 1496, is amongst many inside, including one to Rev'd John Prince, vicar of St Mary's and author of "The Worthies of Devon", first published 1701. Restored circa late C17 and 1878-9. Tower has C13 or C14 moulded doorway on west



Alloof of all its neighbours, the tower of the church is an ancient landmark that is ever-present in views throughout the village and along its approaches too (above).

- 2 Lychgate SE of Church** Late C19 with C17 doorframe and early C20 gable-ended slate roof
- 3 Tomb of Elizabeth Howard S of Church** 1810, in the form of a pyramid
- 4 Group of 5 Tomb Chests E and SE of Chancel** C18 and early C19, including one to Phillis and Julia King
- 5 1 and 2 Church Cottages** C17 or earlier house, remodelled and converted to 3 Estate cottages circa mid C19 but now formed into 2. C20 windows fitted prior to listing
- 6 The Old Vicarage** Early C18 with early C19 wings at rear facing Church. C20 verandah on main front. According to Hoskins, probably built to the design of John Prince, vicar of St Mary's 1681- 1728



Slate is the prevalent cladding for roofs but only once is it hung on walls. This is at the Vicarage where it is used to perfection on nearly every surface above the eaves line. The rendered finish below is much less common in the village than stone and always applied plain and left unpainted.

- 7 Berry Manor House, Berry Barton Farmhouse and Berry Barton** Manor House with ranges on 4 sides of courtyard, now 3 separate houses. Berry Manor House on S and E sides circa C16 or C17, remodelled in C18 and early C19. Berry Barton Farmhouse adjoins N on 3<sup>rd</sup> side, circa C17. Berry Barton adjoins W on 4<sup>th</sup> side, circa C17 remodelled late C19

- 8 Garden Boundary Wall SSE of Manor House** Circa C18 or early C19. Sited on boundary with churchyard and alongside Lychgate path (Not including later gate piers at east end)



Evidence of cob use is rare, the only obvious example being this one next to the Manor House where it is used in a somewhat typical way to raise the height of a wall.

- 9 Wall adjoining SE of Manor House** C18 or earlier, heightened in cob. C16 moulded granite doorway near house probably re-set

- 10 Barn 50m E of Manor House** Circa C16 with C19 gothic window in S wall. Arch braced roof trusses intact

- 11 Garden Boundary Wall NE of Manor House** Circa C18 about 10 feet high. Part reconstructed along roadside late C20 following collapse

- 12 Shippen imm. NW of Berry Barton Farmhouse** L-shaped on plan. Late C18 or early C19

## Cautionary Note

The formal designation of Conservation Areas, Listed Buildings, Tree Preservation Orders and Scheduled Ancient Monuments is a continuous process so if you need to be certain that the designations shown on the Map are still correct, please check with the Environment and Development Services Group at the District Council.



Sourced from several quarries close by, limestone is the dominant material for buildings and walls. Always grey with blushes of pink and brown, its long established use imparts a tremendous sense of visual unity. Here, in the wall adjacent to the lychgate, its continued use helps mask the fact its height and profile have been altered twice.



One of the 15<sup>th</sup> or 16<sup>th</sup> century doorways preserved in the ruined structures next to the pond which may have been part of a fish processing house belonging to the manor. While not listed their impact on the Area's interest and character is certainly positive.

## Other Buildings and Structures of Special Interest

In addition to the historic buildings and structures that are listed, several others are considered to contribute positively towards creating the special interest and character of the Conservation Area including, in particular, the purpose-built estate cottages and the other buildings that have features characterising estate construction or conversion. The Map identifies the buildings that have this impact, although some amongst them could have their positive contributions enhanced by the replacement of incongruous features (like aluminium or plastic windows and doors), the reinstatement of lost features (like ornamental bargeboards) or the repair of characterful features before they fail.

The structures with a positive impact are so numerous, however, it is practical only to describe what the more significant of them are including stone boundary and retaining walls (including those to a pond), gate piers, gates and railings, steps and raised pavement edging, small domestic outhouses, a memorial, Victorian-style street lamps and a Victorian wall-mounted post box.



The 'inserted' churchyard entrance, which was obviously created to cut down the Vicar's journey to work!



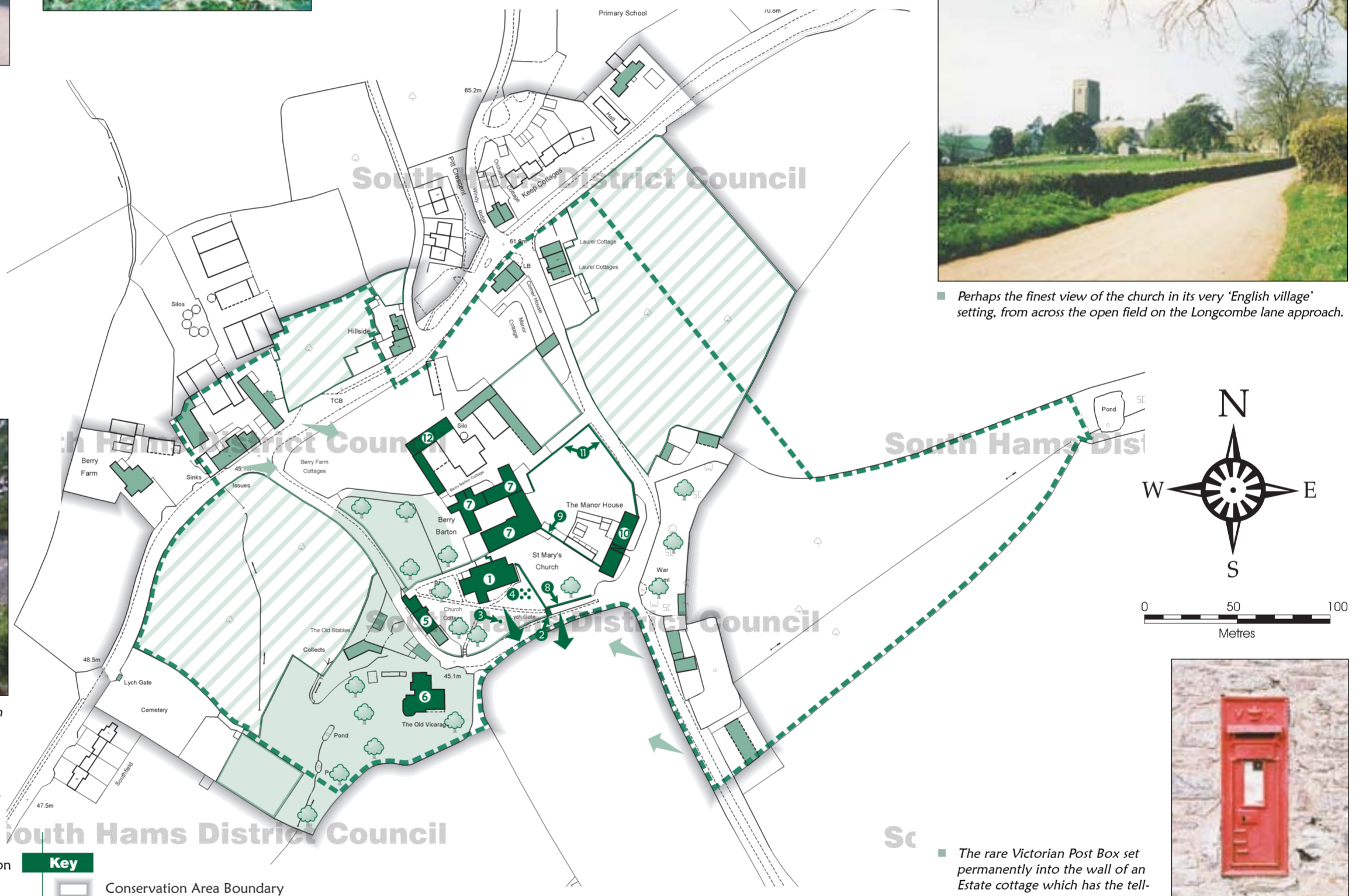
The main gateway to the Vicarage was probably created in the 19<sup>th</sup> century, and is listed along with it (under the 'curtilage' rule). The matching cresting along the top of the flank walls adds stature in height as well as status.



One of the more unusual features that contributes towards the special interest and character of the village's setting, the pond on the Longcombe lane approach appears to be the lowest in a series that occupies the valley behind. It was probably part of a well-managed fishery



Perhaps the finest view of the church in its very 'English village' setting, from across the open field on the Longcombe lane approach.



- Key**
- Conservation Area Boundary
  - Listed Buildings
  - Other buildings with a Positive impact
  - The open spaces whose special interest is characterised by the general absence of development within them, namely the orchard sites included in the Conservation Area on account of their (good) state of preservation and their integral visual relationship with the historic parts of the Area (as viewed from the main thoroughfares)
  - An area whose special interest is characterised particularly by the low density of development within it, namely the grounds of the Vicarage and the Manor House ranges
  - Views in which the undeveloped spaces characterise an important aspect of Berry Pomeroy's historic development pattern and its relationship with its landscape setting
  - Views in which the undeveloped spaces permit the prospect of a particularly significant building or building group
  - Important individual or groups of trees (diagrammatic)
  - Area with Archaeological Potential

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The impressive range of farm buildings that serve the Manor House, together with the extensive courtyard walls, create seclusion on a grand scale. Only glimpses can be had of what was the working heart of the village (above) while elsewhere the scale, setting and lack of openings create an irresistible, fortress-like character (below).



This is the only historic house in the village with a style approaching the vernacular, although this was compromised some years ago by the insertion of standard windows. Now divided into two, it was originally a single farmhouse built long before the estate cottages further up the hill. It is another of the non-listed buildings in the Area that contribute positively towards its interest and character.

## Other Features of Special Interest

While buildings and other man-made structures are dominant in creating the special interest and character of the Conservation Area, other features are important too, not least the undeveloped spaces and the trees that comprise and share their setting. On the Map the more significant spaces are identified in such a way as to explain their particular importance.

As far as trees are concerned, in addition to those planted as orchards, there are a good many in the Area that have a positive impact on visual amenities, especially those in 'woodland' groups or hedges that help define boundaries and enclose spaces or frame and direct views. Some 'isolated' trees also act as landmarks, but of particular value are those that form an integral feature of the space they occupy, and help characterise an important aspect of Berry Pomeroy's history and settlement pattern. The Map shows where the more significant groupings are, including the 'barrier' of trees close to the memorial, the trees within the large garden areas that supply a characteristic setting for the Vicarage and Manor House range, and the trees that occupy the churchyard and create a typically English setting for the country church.

## Areas With Archaeological Potential

The antiquity and continuity of Berry Pomeroy's occupation as a settlement is an aspect of its special interest. This is partially represented in its standing buildings, partly through the dateable features they possess, but more so, perhaps, through their alignment and arrangement and the pattern of the sites they occupy. The Map identifies the parts of the village where these features are particularly noteworthy and where also the below-ground archaeology has the greatest potential for recording the earlier phases of Berry Pomeroy's development. The signs are this area includes the site of the earliest settlement, its medieval successor, as well as the sites of several buildings which, for reasons yet unknown, were abandoned.