

Outline Heritage Summary

Modbury: Land adjacent to Old Traine and Ayleston Park

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Executive Summary

Old Train Manor is a Grade II* listed building. Only 5.8% of listed buildings carry a II* designation, which Historic England state as being for “particularly important buildings of more than special interest”. It is an important site too in the history and development of Modbury, and is directly linked to Trayne House.

The setting of Old Traine has been seriously eroded however by C20th development, most notably by Alyeston Park, and would be further eroded by development to the south.

The site is overlooked by buildings within the conservation area, and has a footpath directly across the centre, which is frequently used. It is distantly overlooked by the church of St. George, a Grade I listed church of national significance.

Development of this site will have a negative impact upon landscape and heritage in varying degrees, the level of which is dependent upon the layout and landscaping. A scheme which employs sensitive use of the site topography, and the use of planting screens will have a lower impact.

Introduction and Scope, Methodology

The purpose of this report is to outline the heritage significance and constraints of the land to the south of Old Traine Manor, Modbury, in relation to the potential development of the site. It is a summary document intended to inform at an early stage, and to assess what the key constraints are likely to be. It is not a Heritage Impact Assessment, and does not look in detail at the resources available or the wider setting.

This report is based upon a brief desk-based study of the key online sources, combined with a site visit to capture the immediate context and site layout.

Documentary research was carried out by Jane Root, and the site visited by Matt Jackson.

The Site

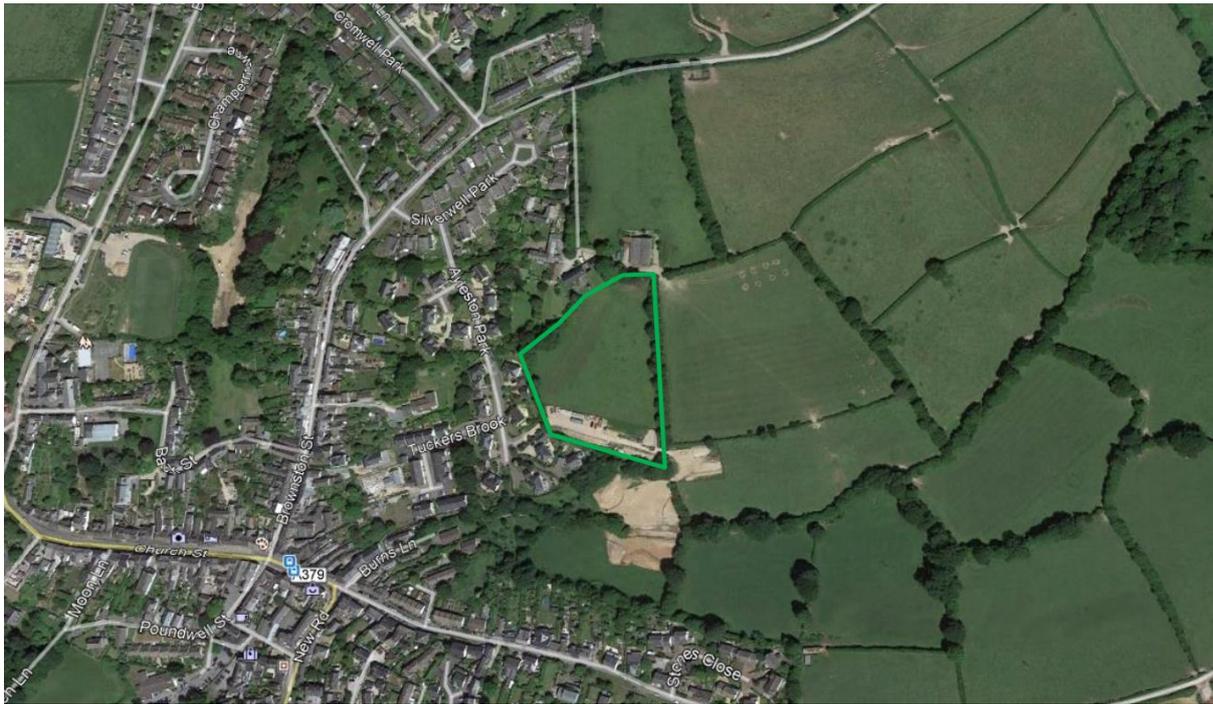
Grid Reference: SX 66126 51775

Address: Ayleston Park, Modbury, PL21 0TX (Adjacent to)

Description:

The site is an open field of 1.3 hectares (3.3 acres). Currently the field is permanent pasture, surrounded on all side by well-established, mature hedgerows and hedgerow trees. The site is gently sloped from the north down to the south and west. To the north-east, east and south there are further fields, set on hills and in valleys. The fields to the south carry Tuckers Brook in a deep valley, which flows from east to west.

Directly adjacent to the site there is a large C20th farm barn in the north, and the historic buildings of Old Traine Manor. To the west is the modern, C20th development of Ayleston Park and Tuckers Brook. On the ridge-line to the south are the buildings that line Galpin Street, with Modbury centre visible in the valley to the south-west, including the church on the hillside in the distance.



The site, marked in green



The site, viewed from the south, looking north

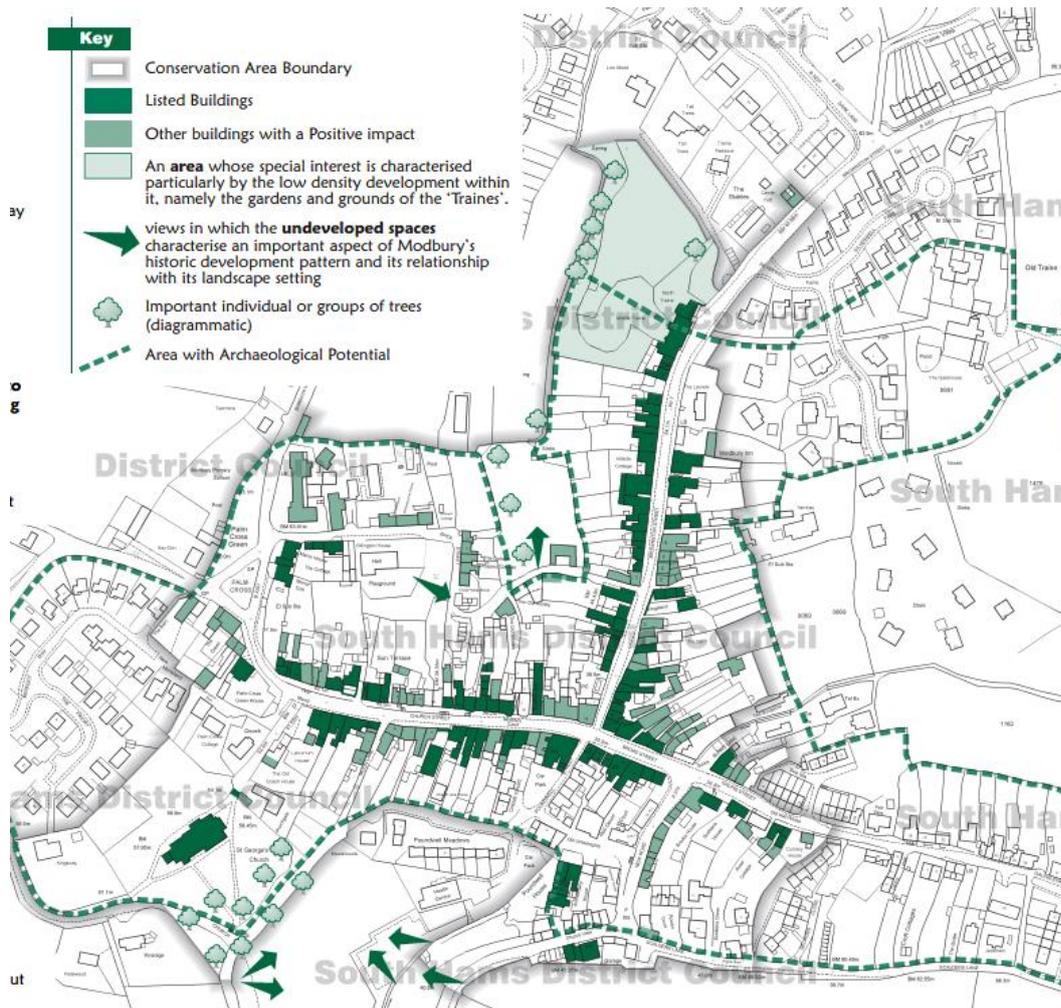
Designations:

A search on the NHLE (National Heritage List for England) drawing a 250m buffer around the site boundary produces 57 results. These are mostly west of the site lining both sides of Brownston Street. The 250m buffer zone includes a few designated heritage assets at the east end of Church Street and on Galpin Street south and west of the site. Very few of these have intervisibility with the site. The closest designated heritage assets are the remains of the Silverwell Reservoir north west of the site <https://historicengland.org.uk/listing/the-list/list-entry/1325099> <https://modbury-heritage.co.uk/historical-sites-around-modbury/> and the group of six at Old Traine - these six are the only designated heritage assets within 100m of the site:

- Old Traine and West Cottage GII* C16 and later, described in listing as a *major mansion house* <https://historicengland.org.uk/listing/the-list/list-entry/1147100>
- Steps and archway immediately east of Old Traine GII C16, possibly moved/elements reused <https://historicengland.org.uk/listing/the-list/list-entry/1147147>
- Gateway and steps c15m south of Old Traine and West Cottage possibly C16 <https://historicengland.org.uk/listing/the-list/list-entry/1108039>
- Pound House and Pound House Barn GII C16 and later outbuilding now two houses <https://historicengland.org.uk/listing/the-list/list-entry/1108040>
- Gate House GII possibly C17 now altered, outbuilding now dwelling <https://historicengland.org.uk/listing/the-list/list-entry/1108041>
- Gate Cottage GII C19 probably former outbuilding <https://historicengland.org.uk/listing/the-list/list-entry/1147152>

Old Traine is outside the Modbury Conservation Area boundary but is identified in the appraisal as an area of archaeological potential – and this immediately adjoins the site.

See map on following page:



Taken from Modbury Conservation Area Appraisal: South Hams District Council

The adjoining 1887 25" OS identifies a site just east of Old Traine as a civil war battlefield
<https://maps.nls.uk/view/136637579>



Extract from the 1887 OS Map 25 inch

Historic Understanding:

In his 1972 'A New Survey of England: Devon', W G Hoskins noted:

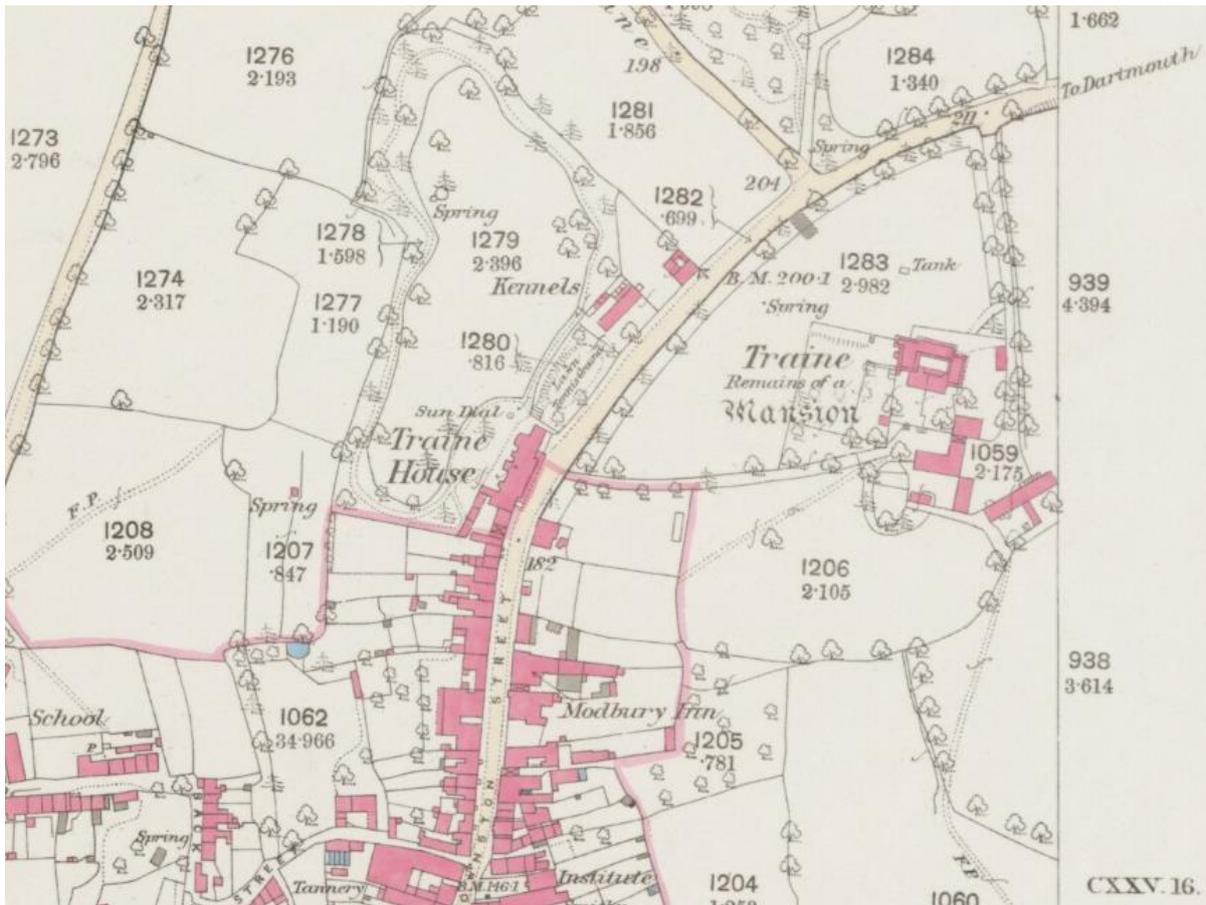
Scattered over the large and fertile parish [of Modbury] are a number of ancient mansions, or remains of them. Just NE. of the town is Old Traine, a picturesque house partly 15th-cent. in date. (Hoskins 1972 [1978], 436)

There is some history of the site and its owners in a 1927 article illustrated with five photographs: <https://devonassoc.org.uk/devoninfo/old-traine-in-modbury-the-house-and-its-early-owners-1927/>

There may be civil war connection, seen in a file in the Historic England Archive <https://historicengland.org.uk/images-books/photos/volume/BF029992> which has not yet been investigated, or other primary/published sources.

The Revd John Tripe Swete (1752–1821) inherited Traine with a large fortune from a connection of his father in/around 1780 (dates vary slightly) and assumed the surname Swete. He rebuilt Oxton House, Kenton, which is a Grade II Registered Park and Garden <https://historicengland.org.uk/listing/the-list/list-entry/1001269>. The Register entry provides a useful introduction to Swete as an important diarist and topographical recorder, this cites multiple sources. Oxton House and other associated buildings are also listed Grade II and Grade II*.

The possible relevance to Traine is that Swete also built Trayne House in Brownston Street <https://historicengland.org.uk/listing/the-list/list-entry/1146654> apparently as a replacement for Old Traine – but the NHLE and early OS maps suggest at least some element of shared consciously designed setting <https://maps.nls.uk/view/136637576>



Extract from the 1887 OS Map 25 inch

The C19 gateway to Old Traine immediately opposite Trayne House is Grade II listed <https://historicengland.org.uk/listing/the-list/list-entry/1146671> Google streetview shows the pathway where it now crosses Ayleston Park. There is a paragraph on Traine and Old Traine which describes this connection in Pevsner (Cherry and Pevsner 1989, 571).

The 1841 Modbury tithe map provides some more information about the immediate setting of Traine <https://www.devon.gov.uk/historicenvironment/tithe-map/modbury/> - this information is lifted from the transcript available on the website, not the original apportionment which is also available: [information below is owner, occupier, plot number, estate, name, use and area – omitted: parish and township information given at the beginning of each entry as this is all Modbury]

- John Beaumont Swete - Charles Andrews - 1198 - Traine - Back Orchard and Middle Orchard - Orchard - 2 3 21
- John Beaumont Swete - Charles Andrews - 1199 - Traine - Higher Little Park - Arable - 4 1 34
- John Beaumont Swete - Charles Andrews - 1200 - Traine - House Garden and Court - 2 0 24
- John Beaumont Swete - Charles Andrews - 1201 - Traine - Plantation - Plantation - 0 0 11

- John Beaumont Swete - Charles Andrews - 1202 - Traine - Lower Orchard - Orchard - 2 0 26
- John Beaumont Swete - Charles Andrews - 1203 - Traine - Hophay - Nursery - 0 0 18
- John Beaumont Swete - Charles Andrews - 1206 - Traine - Great Meadow - Meadow - 3 2 28
- John Beaumont Swete - Charles Andrews - 1207 - Traine - Lower Little Park - Pasture - 3 2 1
- John Beaumont Swete - Charles Andrews - 1208 - Traine - Burn Clarks Hill - Pasture - 2 1 30

Plots 1204 and 1205 were not part of Traine but another estate called Fowelscombe:

- James Sawyer - Richard Putt - 1204 - Fowelscombe - Orchard - 0 2 31
- James Sawyer - Richard Putt - 1205 - Fowelscombe - Meadow - 1 1 3



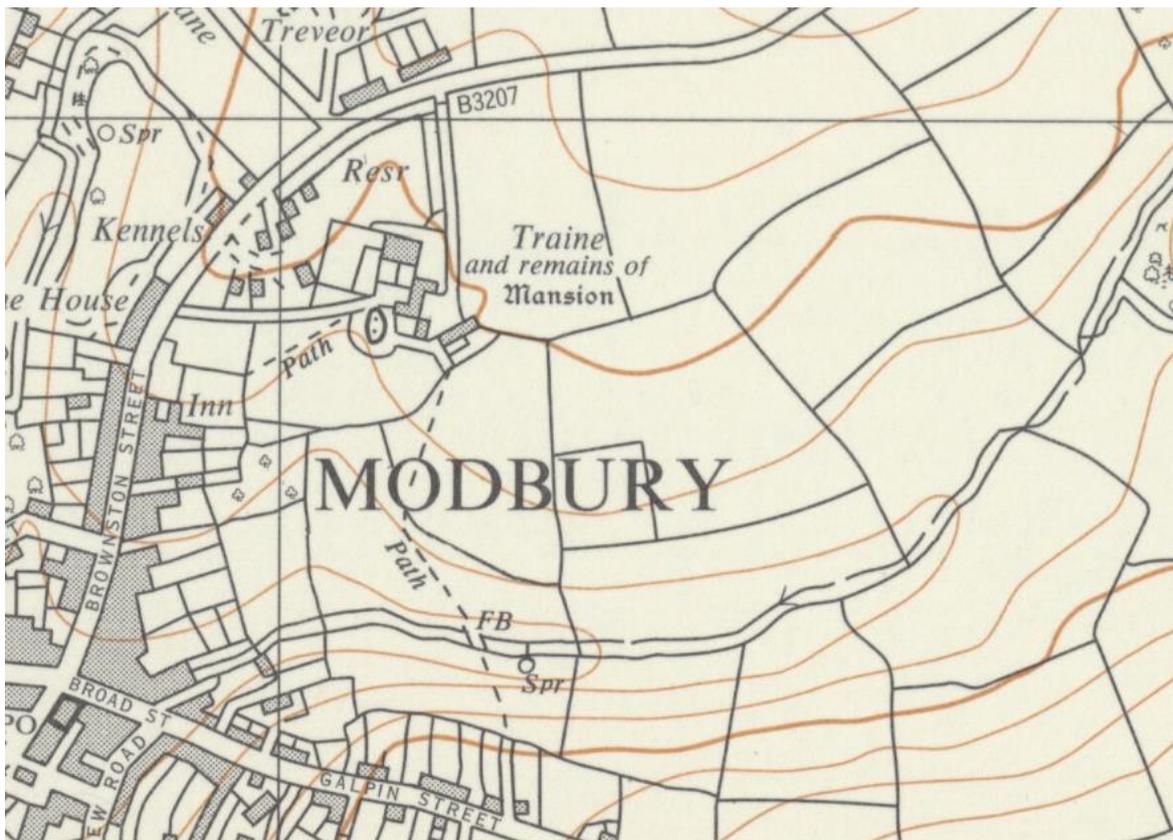
Extract from the 1841 Tithe map for Modbury

South of Traine the late C20 building development around Ayleston Park cuts across the tithe map boundaries.

The tithe map confirms that the Swetes still owned Traine in 1841 but the 1927 article ([link above](#)) names the current owner as Andrews, with passing references seen suggesting that they bought it in the C19. Photographs in the HE archive show major dilapidation at Old Traine in 1964 <https://historicengland.org.uk/images-books/photos/results/?searchType=HE+Archive+New&search=Traine+Modbury>

This may at least partially explain why C20 building development now cuts across the historic setting of Old Traine:

- Silverwell Park apparently late 1960s/early 1970s - 6" OS published 1969 shows beginnings of this development <https://maps.nls.uk/view/189248168> and development shown completed on location plan dated Sept 1997 submitted with Ayleston Park application in 1999 (see link below). Neither Ayleston Park nor Tucker's Brook are shown on the 1997 map.
- South Hams planning history search for Ayleston Park shows original application in 1999 <http://apps.southhams.gov.uk/PlanningSearchMVC/Home/LARefSearch>



Extract from OS Map 1969

Significance

Old Traine Manor and West Cottage is a Grade II* listed building. Only 5.8% of listed buildings carry a II* designation, which Historic England state as being for “particularly important buildings of more than special interest”.

The manor and associated buildings are an example of a series of ‘ancient mansions’ that are scattered throughout the parish of Modbury (Hoskins, 1972). Documentary desk-based research shows that these buildings play an important part in the history and development of Modbury, and are directly associated with Trayne House.

Old Traine is of very high local significance, and of high national significance

The more distant church of St. George, located on the hillside to the south west of Modbury is Grade I, which makes it of high national significance.

Heritage Constraints

Whilst the site is adjacent to the Modbury Conservation Area, and in close proximity to a large quantity of listed buildings, there are very few which have an inter-visual relationship with the site.

Old Traine and its associated buildings are situated in a slight depression at the head of a valley, and would have enjoyed a pastoral view down the valley towards Modbury. Its picturesque setting within a rural landscape, close to a small town remained unchanged for centuries, until the development of Silverwell Park to the north-west in the 1960s.

Silverwell Park as a development encroaches on the boundary and setting of the Manor, and whilst the bungalows have a relatively low roofline, they are positioned above the manor, and were a significant erosion of the link to Trayne House, and the rural setting. The most devastating blow to Old Traine however, came with the development of Ayleston Park and Tuckers Brook in the valley to the south and west at the end of the C20th. This saw the introduction of a number of large, mock Georgian modern houses into the landscape, which have no historic reference to Modbury, do not reflect the sensitive nature of the conservation area, and are not appropriate for the setting. Their development has resulted in a significant erosion to the historic setting of Old Traine, and its cultural connection with Trayne House and Modbury.

Development of the site will further erode the rural setting, although one might say that the worst has already occurred. The main potential heritage impact of a development on the highlighted field will be to the gardens of the Gate House (Grade II), and the Gate House Cottage (Grade II), introducing further urbanisation to a nationally significant site.

A development on the site will be visible from the buildings on Galpin Street, however the greatest impact has again been introduced by the development of Ayleston Park, which is a prominent intrusion into the landscape. This would see the further creep of the urban landscape upon the Modbury setting.

The church of St. George has a clear view of the site, and from here the likely impact on the wider setting is potentially high. A development on the site is likely to introduce buildings to the horizon, and the removal of any connection to the wider rural landscape.

Potential Impact & Mitigation

Development of the site will have some form of negative impact upon the landscape and heritage assets, the level of which will vary based upon proposed schemes. If the proposal were to develop the entire site with a modern housing estate, based upon detached and semi-detached houses, then the negative heritage impact would be high.

It would be possible to design a development that has a lower impact on the surrounding heritage assets, by careful use of planting and screening, and by using the site topography to full advantage. This could be achieved by designing a terraced, linear development, made up of a double row of 'attached' houses of varying sizes and styles, more typical of Modbury. Good examples of this can be seen in Poundbury, Dorset, where new development consists of a range of traditional styles.

It is essential that every effort is made to protect the area immediately to the south-east of Old Traine. This could be achieved by creating a small meadow or green space immediately to the south-east of the Old Traine group of buildings. Enclosed by a new native hedgerow, this would act as a significant screen to the new development.

A well-designed development, that reflects the traditional layout of Modbury, may also work to soften the impact of the Ayleston Park development. A terraced, linear development may breakdown the 'blocky' plot nature of recent intrusions when viewed from higher ground.



Corston Street, Poundbury, Dorset

Further Assessment

A further series of assessments would be required to fully evaluate and understand the site, and to accurately assess the heritage and landscape impact. These include:

- Historic Impact Assessment
- Landscape Visual Impact Assessment

The site will also require:

- Preliminary Ecological Appraisal (potentially leading to protected species surveys)
- BS5837 Arboricultural Survey

Sources

Cherry, Bridget and Pevsner, Nikolaus 1989 *The Buildings of England: Devon* second edition revised Penguin Books, London

Hoskins, W G 1972 *A New Survey of England: Devon* new edition, second impression David & Charles, Newton Abbot

Images

Images of the site taken during a site visit by Matt Jackson on 6/11/2020



The site from the south (footpath) in the centre, and looking north east from the same position



The site, taken in the south east corner, looking north west (left), and looking south west from the centre (right)



The site, taken from the upper centre looking north towards Old Traine (left), and from the footpath exiting the north of the site, overlooking the garden of Gate Cottage and Alyeston Park looking west (right)



The site viewed from St. Georges Church, looking north east