

Newton Abbot Town Centre, Courtenay Park and Devon Square Conservation Area



Character Appraisal



Acknowledgements

All contemporary maps in this document have been produced from Ordnance Survey base maps. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Teignbridge District Council.

Licence No. 100024292

The Ordnance Survey data included in this report is provided by Teignbridge District Council under licence from Ordnance Survey in order to fulfil its public function as a local planning authority. Persons viewing these maps should contact Ordnance Survey copyright for advice where they wish to obtain a license to use Ordnance Survey data for their own purpose.

Local information and photographs were provided by Newton Abbot Town and G.W.R Museum. Historic maps and the archaeological analysis was provided by Devon County Council from the Historic Environment Record and archive information was obtained from the Devon Records Office .

Aerial Photography-Copyright Get Mapping plc.
Cartographic Engineering

Any comments, observations or suggestions relating to
this document should be sent to:

Policy & Heritage, Teignbridge District Council,
Forde House, Newton Abbot, TQ12 4XX
Tel. 01626 215747

Alternatively, you may e-mail your response to:
designandheritage@teignbridge.gov.uk

If you need this information in a different language or format
phone 01626 361101 or e-mail info@teignbridge.gov.uk.

TEIGNBRIDGE DISTRICT COUNCIL

Newton Abbot Town Centre, Courtenay Park and Devon Square Conservation Area Character Appraisals

CONTENTS

Conservation Area Appraisal

1.0	Introduction
1.1	Statement of community involvement Map 1 Listed buildings
2.0	Facts & Figures
3.0	Location and Geology
	Map 2 Geological map of Newton Abbot Map 3 Location map Map 4 Aerial Photograph
3.1	Location and setting
3.2	Geology
4.0	Historical Background & Development
4.1	Historical Background
5.0	Archaeology
5.1	Prehistoric
5.2	Romano - British
5.3	Saxon
5.4	Medieval
5.5	Post Medieval and Modern
5.6	Archaeological sites with strategic protection
5.7	Archaeological potential and planning constraints Map 5 showing archaeological potential Map 6 1880 OS map showing possible medieval core Map 7 Selected Archaeological site and features Map 8 Newton Abbot 1790 Map 9 1880 - 1890 OS Map 10 1904 - 1906 OS Map 11 1930's OS
6.0	Activities & Uses
7.0	Landscape & Streetscape
	Map 12 Topography around Newton Abbot Map 13 Amenity Areas
7.1	Landscape Setting
7.1.1	Highweek, Wolborough and Knowles Hill Map 14 Historic Planting Map 15 Knowles Hill, 1881, 2009
7.1.2	Emblett Hill, Broadlands and Bradley Manor
7.2	Open spaces
7.2.1	Courtenay Park
7.2.2	Devon Square
7.2.3	The War Memorial
7.2.4	Powderham Park

7.2.5	The Avenue and Osbourne Park
7.2.6	River Lemon
7.2.7	Wolborough Hill and Knowles Hill
7.2.8	By St Leonard's Tower
7.3	Walls, railings and gates
7.4	Paving, surfaces and street furniture
	Map 16 Historical floorscape and street furniture - Courtenay Park
	Map 17 Historical floorscape and street furniture - East Street
	Map 18 Historical floorscape and street furniture - East Street cont.
	Map 19 Wolborough Street
	Map 20 Newton Town Centre Zones
8.0	Architecture
8.1	Victorian town plan
8.2	Humphrey Abberley and Joseph Rowell
8.3	Zone 1 - Courtenay Park and Devon Square
8.4	Zone 2 - The Avenue
8.5	Zone 3 - Queen Street
8.6	Zone 4 - East Street, Union Street and Newton Abbot Hospital
8.7	Zone 5 - Wolborough Street
8.8	Urban Design Analysis
8.81	Landmark Buildings and Features
	Map 21 Landmark Buildings and Features
8.82	Views
	Map 22 Key Views and Landmarks
8.83	Gateways and Intermediate Spaces
8.84	Map 23 Routes
	Map 24 Views for Enhancement
	Map 25 Lost Views
	Map 26 Gateways and Spaces
8.85	Neighbourhoods
	Map 27 Neighbourhoods
	Map 28 Storey Heights
	Map 29 Enhancement areas
8.86	Conclusions
9.0	Building Materials
9.1	Walls
9.2	Roofs
9.3	Rainwater goods
9.4	Windows and doors
9.5	Blue tile street name plates
10.0	Architectural Character Survey
10.1	Outstanding
10.2	Positive
10.3	Neutral or Negative
	Map 30 showing Newton Abbot Town Centre Character Survey
11.0	Recommendations for statutory listing
12.0	Proposed Amendments to the Conservation Area
	Map 31 Proposed Amendments to the Conservation Area
Appendix A	Summary of Buildings Listed as being of Special Architectural or Historic Interest
Appendix B	Glossary of terms
	Bibliography and References
	List of Illustrations

1.0 Introduction and Statement of Objectives

The purpose of this Character Statement is to provide a basic summary of the elements that together contribute to the special character and appearance of the conservation area.

It is intended also to be supporting information for a conservation area extension.

The intention is that the completed document will be adopted by Teignbridge District Council as a Technical Guidance Document.

It is hoped that local residents, the Parish Council, Devon County Council and others (such as utility companies) will also find the document useful.

The Conservation Area Appraisal has been compiled to analyse the Conservation Area. The Management Plan is to be read in conjunction with the Appraisal and puts forward proposals for its future, which may be extensions and revisions to boundaries and how it will be managed.

The Conservation Area Appraisal was adopted by Executive Committee on 8th March, 2010.

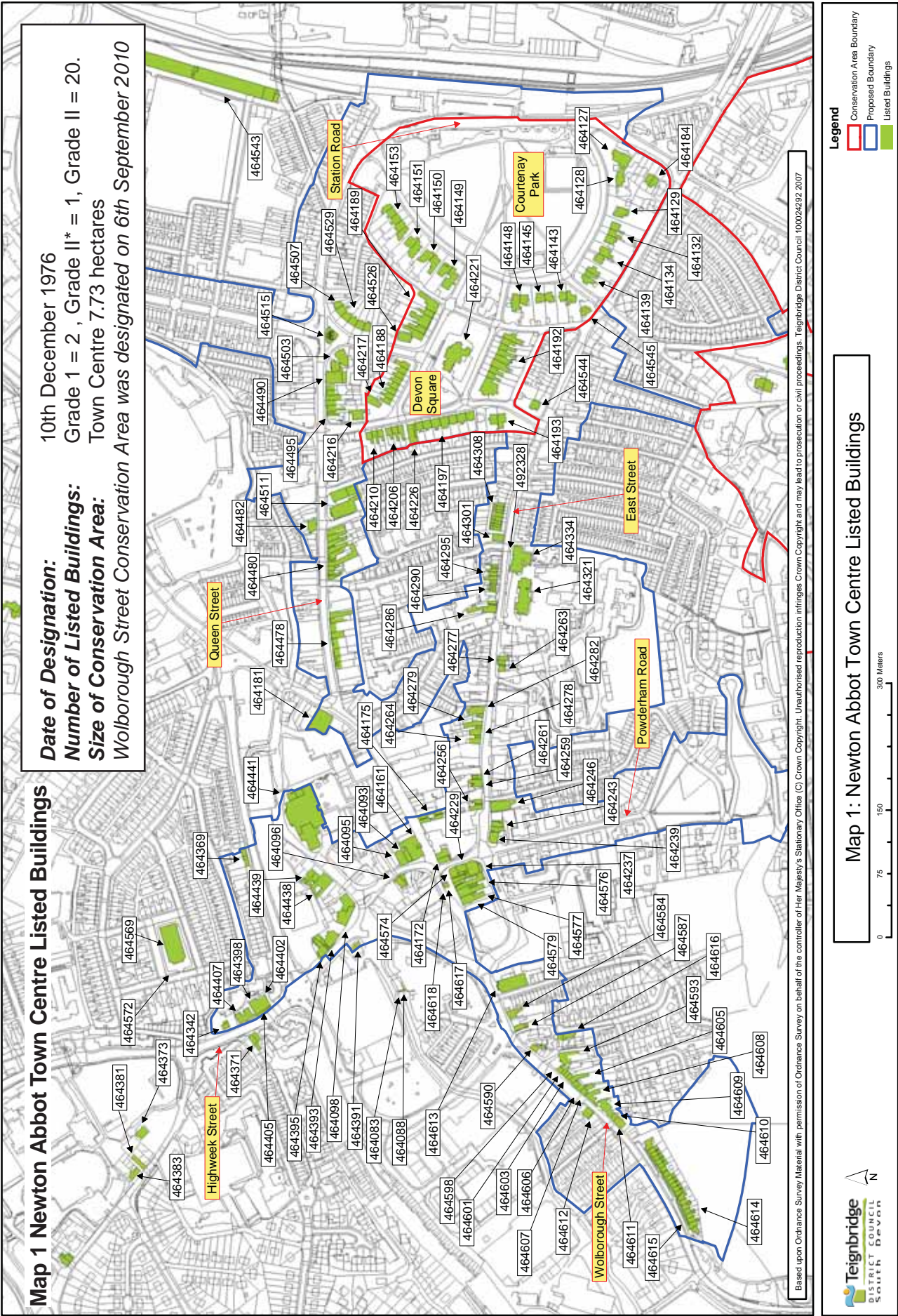
1.1 Community involvement

Prior to commencing preparation of the draft document, Newton Abbot Town Council, Newton Abbot Town and G.W.R Museum and ward members were consulted.

Displays have been made available at the local library, documents are available to view at the local Council offices. The consultation was advertised through the local media and Council channels. Views were invited from Newton Abbot Town Council, Newton Abbot Town and G.W.R Museum, ward members, Newton Abbot Civic society, English Heritage and Devon County Council, site notices were posted locally. A public meeting was held at the Town Council Offices on 12th January 2009 and at Forde House, Teignbridge District Council Offices on 12 January 2009. A public exhibition was held at the Town Council Offices on 7 and 8 January 2009.

A second public consultation was undertaken in 2010 and a public meeting held on 22 January 2010. The Conservation Area at Wolborough Street was adopted by Executive Committee on 6 September 2010.

2.0 Facts and figures



3.0 Location & Geology

3.1 Location and Setting

Courtenay Park and the existing Conservation Area of Newton Abbot is located a mile south of the head of the Teign Estuary on the south east corner of the present town. The area lies on the Bovey clay beds that extend over the Bovey Basin to the north of Newton Abbot and Kingsteignton. The conservation area is bordered by the South Western Railway along its eastern edge, Queen Street to the north, and East Street the south.

3.2 Geology

The underlying geology of the area is mainly Permian overlain to the west side by Eocene Aller Gravels and Cretaceous Upper Greensand. However, it is the Devonian Limestone (Map 2) that remains prevalent in terms of building materials within the conservation area. There are strata of the New Red Sandstone that is composed of sandstones, clays, breccias and conglomerates. Although this character building material is used in other areas of Newton Abbot, it is absent in Courtenay Park and Devon Square.



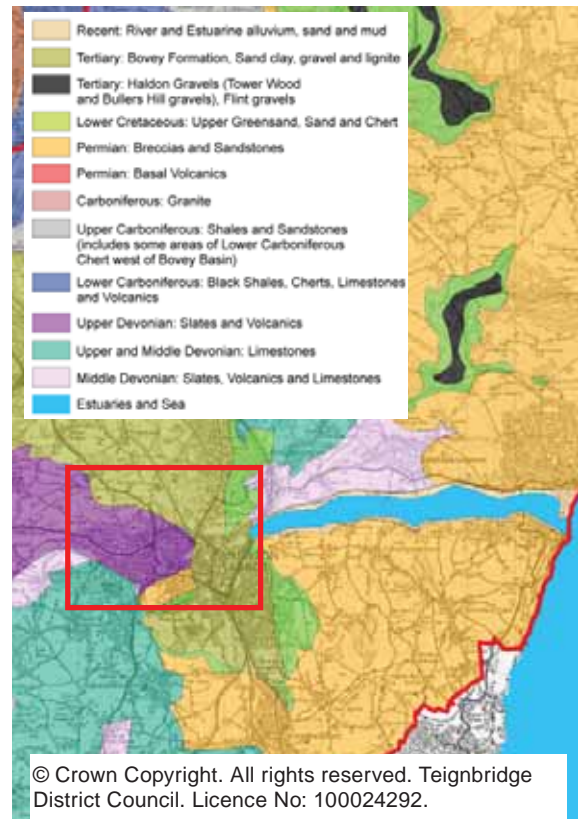
Fig 1: Limestone Rubble Bond



Fig 2: Limestone bond from Market Hall



Fig 3: Buff bricks in Flemish Bond



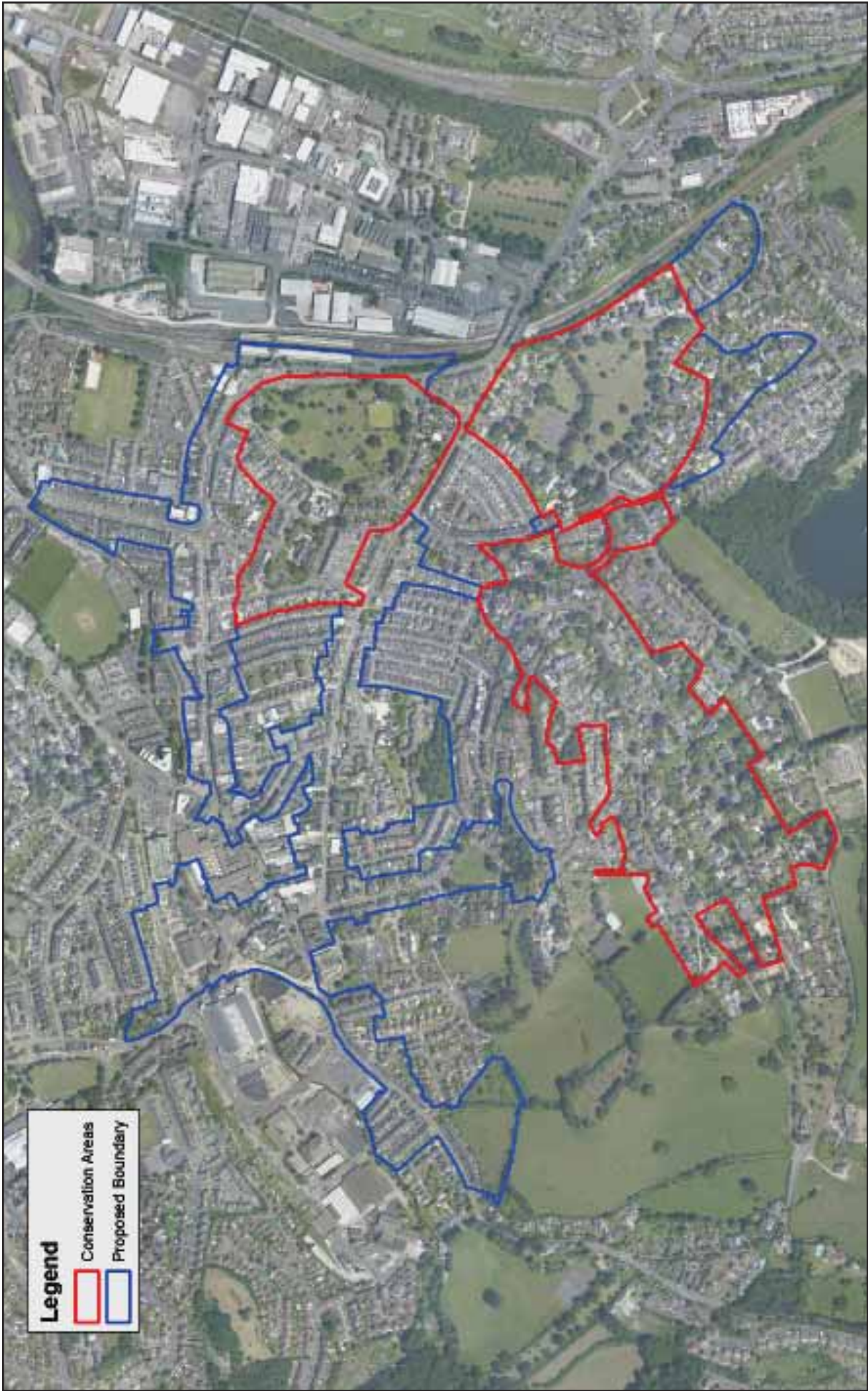
Map 2: Geology Map



Map 3: Location Map



Fig 4: Red bricks in Flemish Bond



Map 4: Devon Square and Courtenay Park, Forde Park and Wolborough Hill Conservation Areas (Wolborough Street was designated on 6th September, 2010)

4.0 Historical Background and Development

4.1 Historic background

The modern town of Newton Abbot is the result of the merging of two separate medieval boroughs, Newton Abbot and Newton Bushel. The prefix 'Newton' indicates that they were newly established towns, and would have had a borough court separate from the manorial court. The settlements were situated on either side of the River Lemon, by the ford, the lowest point at which the river could be crossed on foot until the 19th century.

In 1196 the manor of Wolborough was given by William Brewer to his foundation of Torre Abbey, and there are references to Villa Nova, a small settlement on the south bank of the River Lemon by around 1200. For some time this settlement was called Shireborne Newton, but before the end of the 13th century, it was established as Newton Abbot. The centre of the town in Wolborough was St Leonard's chapel (fig 5) and a wide market place, at the junction of East Street (formerly Keyberry Street) and Wolborough Street.



Fig 5: St Leonard's Tower, Grade II*

On the north side of the river, the lord of the manor of Teignwick or Highweek, Sir Theobald de Englishville, obtained a market and fair for his 'new town' and established a borough here in 1246. This settlement became known as Newton Bushel after later manorial lords, the Bushel family.

While the two markets were combined in 1633 on the Newton Abbot site, there remained two distinct manor houses and two medieval churches. Bradley Manor and Forde House (fig 6) survive as two significant buildings within the town today. The two towns were not

joined politically until the later 19th century. John Gaverock was steward to the Abbey and Convent of Torre before the Dissolution. He bought the torre portion of the Abbey property from the Crown in 1545 and built a house from circa 1550. The property was sold circa 1599 to Sir Richard Reynell, a wealthy lawyer. In the mid 17th century Forde passed by marriage to the Courtenays of Powderham, who in the 19th century initiated both the rebuilding of the commercial town centre, and the attractive suburban expansion to the east, towards the new railway station.



Fig 6: Forde House, Grade I

The physical structure of the town was formed around three principal streets: East Street, Wolborough Street, and Highweek Street. These were all laid out as a typical planned medieval development of burgrave plots. However, it appears that not all of the plots were settled; the later medieval extension to the eastern end of East Street certainly does not appear to have been settled until the town's expansion in the 19th century. Donn's survey of Devon of 1765 shows the three historic routes, and the wider developing road network. The Turnpike Acts of the 18th century provided an impetus for building new roads and improving others. The first turnpike in the town linked Totnes to Newton in 1759, and this was extended to Newton Bushel in 1761. Newton to Dartmouth, and Keyberry to Torquay followed in 1765. In 1836 the Totnes Turnpike Trust Act was passed to improve access to the town from Exeter, and this led to the creation of the first direct road from Kingsteignton to Newton. This new way, completed by 1842, was called Courtenay Street.

The market continued to be held in Wolborough Street until it moved to its present site in 1826. By the early 19th century the buildings were becoming inadequate and the then owner, Reverend Richard Lane, built a new market on a piece of land called Lydes Meadow, which

is where the present Market Hall and Market Walk stand. The market buildings were rebuilt by 1871, and this work included a new public hall, the Alexandra Hall.

Newton Abbot's location on the River Lemon was a formative influence in the industries which developed in and around the town, such as milling and tanning, both of which used large amounts of water. There were a number of woollen mills, and trades associated with the wool and cloth industries also developed alongside these. The tannery was associated with the large cattle market that was held from the 17th or 18th century. There were sawmills, and a bark mill to provide bark to the tannery. One product made in the town were the leather boots for the fishermen travelling to Newfoundland, and Samuel Yeo's rope works (fig 7) were also connected to this cod trade. During the 17th and 18th centuries Newton was recognised as an inland port, with locally registered ships forming part of the Newfoundland fleet.



Fig 7: Rope Walk, East Street, Grade II

Approximately two miles north-west of Newton Abbot lie the ball clay workings of the Bovey basin. This was particularly pure and refined clay, and was exported from Teignmouth, particularly to the Potteries in the north of the country, such as Stoke-on-Trent. In 1792 James Templar built the Stover Canal to help ship clay from the Bovey basin to Newton Abbot, and there transferred to barge for the journey along the River Teign to the port of Teignmouth. His father had purchased the 8,000 acre Stover Estate in 1765. By 1820 a granite tramway was connecting the granite quarries of Haytor to the canal, and this enabled large amounts of building stone to be transported, such as for the new London Bridge which opened in 1825. However, in 1829, a resource over spend forced the Templar family to sell their

considerable estates to Edward St Maur, 11th Duke of Somerset.

In 1846 the railway arrived in Newton Abbot. On 30 December 1846 the first Macadam road in Newton was laid from the new station to the commercial hotel in Courtenay Street. This road, later Queen Street, was built through open fields on what had previously been a small track over marshy ground. Queen Street soon became one of the main commercial thoroughfares for the town.

Brunel's 'Atmospheric' system ran trains between Exeter and Newton, but locomotives were used west of Newton. A number of problems led to the ceasing of the use of the atmospheric system in the autumn of 1848. The station itself was of a classic Brunel pattern, with 'Up' (towards London) and 'Down' (towards Plymouth) train sheds, both situated on the west side of the line. The station continued to develop, and by 1848 there was a separate shed for the branch line to Torquay. In the mid 1850s the locomotive works of the South Devon Railway opened, which took on the maintenance of all the main line locomotives used west of Exeter. The works were further developed by GWR after they took over the South Devon Railway in 1876. The works finally closed down in 1973. In 1861 the station was completely rebuilt as a double-sided junction station with a single large central train shed spanning both 'Up' and 'Down' lines. Further branch lines were added between 1848 and 1866. In 1926 Newton station was completely rebuilt to its present form.

After the opening of the railway in 1846, the area linking to the town centre was planned out by the Courtenay's surveyor, H. Abberley, and later J. W. Rowell from 1854. The layout creates a semi-formal progression of open spaces surrounded by fine stucco houses of various architectural styles. The population of Newton Abbot had doubled by 1900, and the many dwellings erected to house this expanded population, together with other buildings to serve the community such as churches, dramatically shaped the appearance of the town. The first electric street lighting arrived in the town in 1890, and the town continued to advance and develop into the 20th century.

5.0 Archaeology

The archaeological background set out below is based on information currently held in Devon County Council's Historic Environment Record (HER) to date. This knowledge is likely to evolve and be revised over time.

The modern town of Newton Abbot is the result of the merging of two separate medieval boroughs - Newton Abbot and Newton Bushel. The prefix of 'Newton' indicates that they were newly established towns and most likely centred on a market and would have had a borough court separate from the manorial court. Newton Abbot itself was established in the manor of Wolborough its focus being St Leonard's chapel (fig 8) and the market area - along the line of Wolborough Street. Archaeological excavations in the road on Wolborough Street exposed a silted ditch, part of the field-system that occupied the area prior to the establishment of the medieval town. The earliest reference to the town is as 'Nova Villa' in c. 1200, while the earliest reference to a market and fair is in 1269 but it is likely that they occurred earlier than this date. The narrow strips of land - burgage plots - that are aligned on Wolborough Street are typical of medieval property boundaries (map 5). These strips of land are usually not much wider than the property that fronts onto the street and extended, at their greatest extent some 180m to the south of Wolborough Street, while to the north they extended a maximum of c. 90m. East Street additionally shows evidence of burgage plots. The market that once occupied the wide street was moved in 1826 to its current location by the Rev. R. Lane, with the market place and shambles demolished soon after. To the east of the original market building stood St Leonard's Chapel - a chapel of ease to the parish church of Wolborough.

The chapel is mentioned in documents in the mid-14th century and was largely demolished in 1835, possibly to facilitate an increase in horse drawn traffic on the roads, though the tower was left untouched. The footprint of the former chapel has been highlighted with manorial tiles in the recent enhancement scheme. The façades of many of the buildings in the vicinity of St Leonard's tower appear to be of 18th century date, though westward the buildings are largely

19th century in appearance - representing the later expansion of the town away from the medieval core centred on Wolborough Street.



Fig 8: St Leonard's Tower, Grade II*

The medieval core of the town has been affected by areas of later development. In particular, the construction of Highweek Way, Newfoundland Way, the new superstore site and associated car parking, as well as access roads, have had archaeological investigations undertaken in advance of construction to investigate and record archaeological deposits. Investigations in all of these areas have demonstrated the survival of archaeological remains associated with the early settlement.

The archaeological background set out below is based on information currently held in Devon County Council's Historic Environment Record (HER) to date. This knowledge is likely to evolve and be revised over time.

5.1 Prehistoric

There are no known prehistoric sites within the area under consideration, although prehistoric activity in the surrounding countryside is demonstrated by the presence of two Iron Age hill forts; Berry's Wood hill fort to the west and Milber Down hill fort to the south-east, as well as find spots of flint tools and funerary monuments.

5.2 Romano-British

While there are no known Roman sites within the area under consideration, settlement dating from this period has been demonstrated

at Milber Camp to the south-east and it has been suggested that Haccombe Lane, leading northward from the camp, has a Roman origin. A section of the Roman road running from Telegraph Hill to the crossing at Teign Marshes at Teign Bridge is located approximately 1.5 km to the north-west of Courtenay Park.

5.3 Saxon

Archaeological investigations have shown that archaeological features from this period may survive in this area and confirm the presence of a pre-town field system. Recent work has shown that Wolborough Street is crossed by a 1.5m wide and 1.1m deep ditch aligned north-west to south-east. This ditch pre-dates the establishment of the medieval town and may represent the line of a former field boundary. Charcoal from the ditch has been radiocarbon dated to AD 540 - 650 reinforcing the interpretation of this feature as a much earlier former land division that pre-dates the establishment of the town in the early medieval period.

5.4 Medieval

The modern town of Newton Abbot developed out of two separate medieval boroughs, Newton Bushel and Nyweton Abbatis, of which many known archaeological features have been recorded. The area of Courtenay Park is located within the medieval borough of Nyweton Abbatis, which at this time was in the Manor of Wolborough. At the time of Domesday in 1086, settlement of the area was confined to the rural communities of Highweek and Wolborough overlooking the valley of the river Lemon. By the late 12th century a small settlement known as Nova Villa was located along the south bank of the Lemon, (the north-western edge of the parish) and centred on Wolborough Street.

The survival of well-preserved, below-ground archaeological remains associated with the medieval town have been demonstrated by archaeological excavations in the environs of Wolborough Street: in 1981 during construction of Highweek Way, in 2001 and 2005 for the redevelopment of the Bradley Lane and the west end of Wolborough Street and in 2006 during investigative works undertaken in advance of works in Wolborough Street, Bank Street and East Street. The remains exposed

consist of wall foundations, drains, small-scale industrial activity, hearths and former property boundaries. In addition, the demolition of 25 Wolborough Street revealed the presence of a late medieval building, dating to the early 16th century, preserved behind an 18th century façade. Archaeological deposits have also been recorded to the rear of the properties on the street frontage, including small-scale industrial activity demonstrated by the survival of burnt areas and hearths, as well as rubbish pits and pots-holes for temporary or lean-to structures; artefacts recovered consisted of pottery sherds charcoal and fuel residue. Architectural details and finds from the site of 25 Wolborough Street (fig 9) suggest that it was a high status dwelling; the building having a corbelled fireplace and imported pottery being recovered from the excavations to the rear.



Fig 9: Remains of 16th century roof and incorporated in a later building, 25 Wolborough Street

Archaeological recording undertaken during improvement works to Highweek Street recorded deep waterlogged medieval deposits as well as the remains of medieval buildings demonstrating that the medieval town extended northward along this road.

5.5 Post Medieval and modern

The post-medieval development and westward expansion of Wolborough Street is demonstrated by the 18th and 19th century buildings that dominate the western part of the street. The absorption of earlier buildings by 18th and 19th century expansion and encroachment onto the street frontage has been demonstrated by recent archaeological works on 25 Wolborough Street and an earlier roof-line - set back from the road frontage. Indications of other possible encroachment

may be seen on some of the buildings on the south side of Wolborough Street in the vicinity of the tower (fig10).



Fig 10: Possible encroachment of buildings from medieval frontage

There are a set of four houses on the site of almshouses founded by Lucy Reynell in 1638 known as clergy widows houses and they are situated on the corner of Church Road and Torquay Road (fig 11).



Fig 11: Houses on the site of Lady Lucy's Almshouses

At the western end of Wolborough Street are Mackrell's Almshouses, Grade II listed, designed by J.W Rowell and built in 1874 (fig 12).



Fig 12: Mackrell's Almshouses, Grade II

Industrial activity in the town is demonstrated by the presence of a tannery adjacent and to the south of Bradley Lane, a brewery between Sun Court and Bank Street and a timber yard to the south of Queen Street.

On the south side of East Street is Newton Abbot Hospital, part of a former workhouse by Moffat and Scott, built between 1836-1839, and a Grade II listed building (fig 13).



Fig 13: Formerly the Newton Abbot Hospital, East Street, Grade II

The earlier medieval narrow property boundaries aligned on Wolborough Street are evident in the late 19th century OS map of the town and can still be seen in the present-day property boundaries (see map 6), in particular in the area around St Leonard's, Jubilee and Gothic Roads at the west end of Wolborough Street, in the vicinity of St Leonard's tower and eastward along East Street towards the hospital.

5.6 Sites with Statutory Protection

Including St Leonard's tower, the base of the market cross and the cannons at the foot of the tower, there are twenty six listed buildings on Wolborough Street - ranging in date from the late-19th century almshouses at the western end of Wolborough to 17th century or earlier buildings closer to St Leonard's Tower.

There are no Scheduled Monuments within the area under consideration.

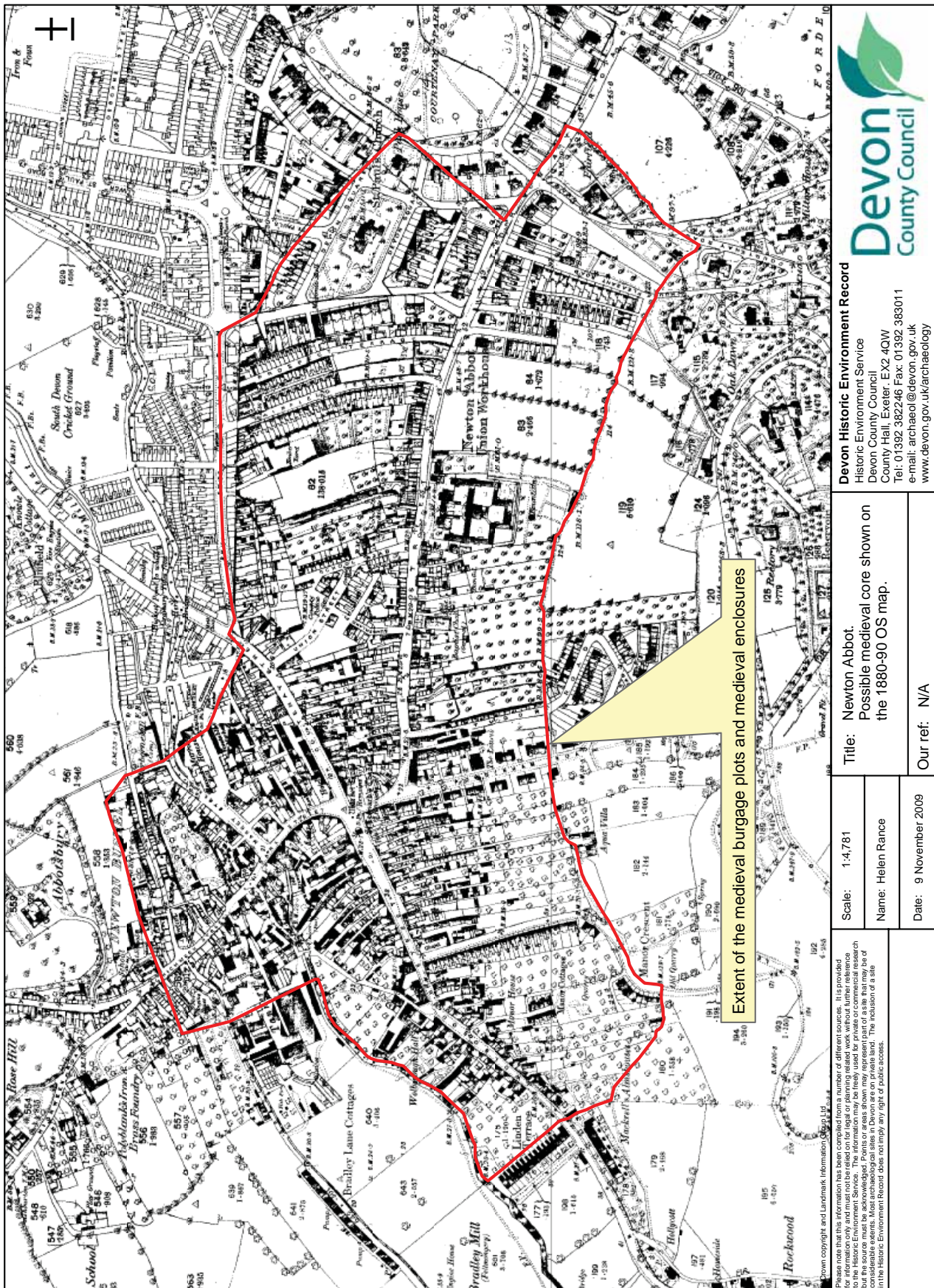
5.7 Archaeological Potential and Planning Constraints

Wolborough Street and Highweek Street encompass the oldest part of the settlement of Newton Abbot and contain archaeological deposits that pre-date its establishment.

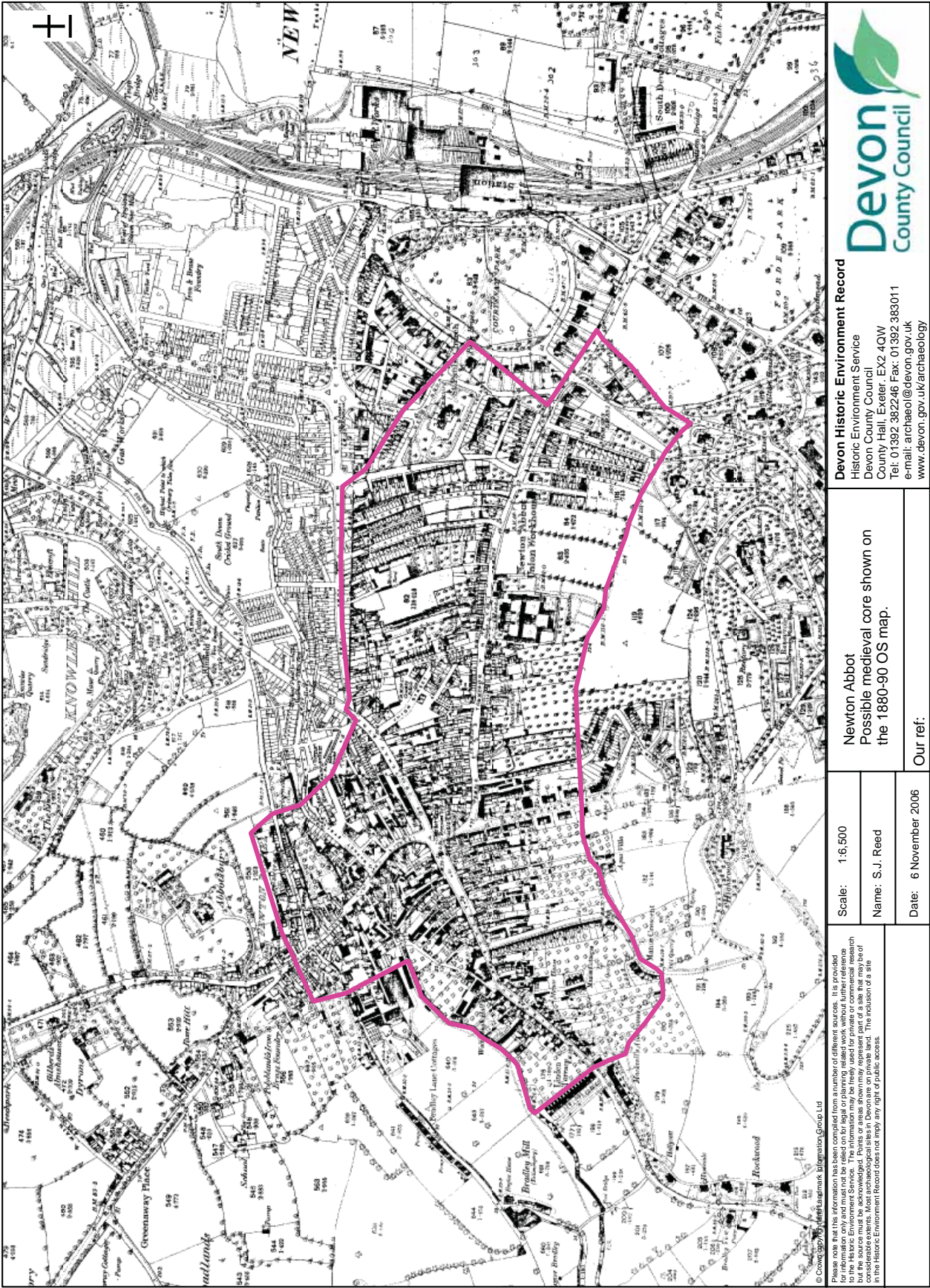
The dates of known archaeological deposits range from the 6/7th century through to the 19th century and modern development of the town. Any development within the Wolborough Street area involving ground disturbance, for the construction of foundations, service runs, etc, has the potential for the exposure of previously unrecorded archaeological sites or artefacts associated with the Saxon landscape, and medieval and late settlement. The conversion or demolition of older properties has the potential to expose earlier historic building fabric that has been incorporated into the later building.

As such, the Devon County Historic Environment's advice to Teignbridge District Council Planning Authority regarding any development within the Wolborough Street area would be that the impact on the archaeological resource or historic building fabric should be adequately considered and the appropriate mitigation implemented. This advice may result in the application of a PPG16 paragraph 30 Condition on any consent granted that had an archaeological or historic building impact. However, this advice may also include recommendation for refusal if the impact on and loss of these resources was unacceptable.

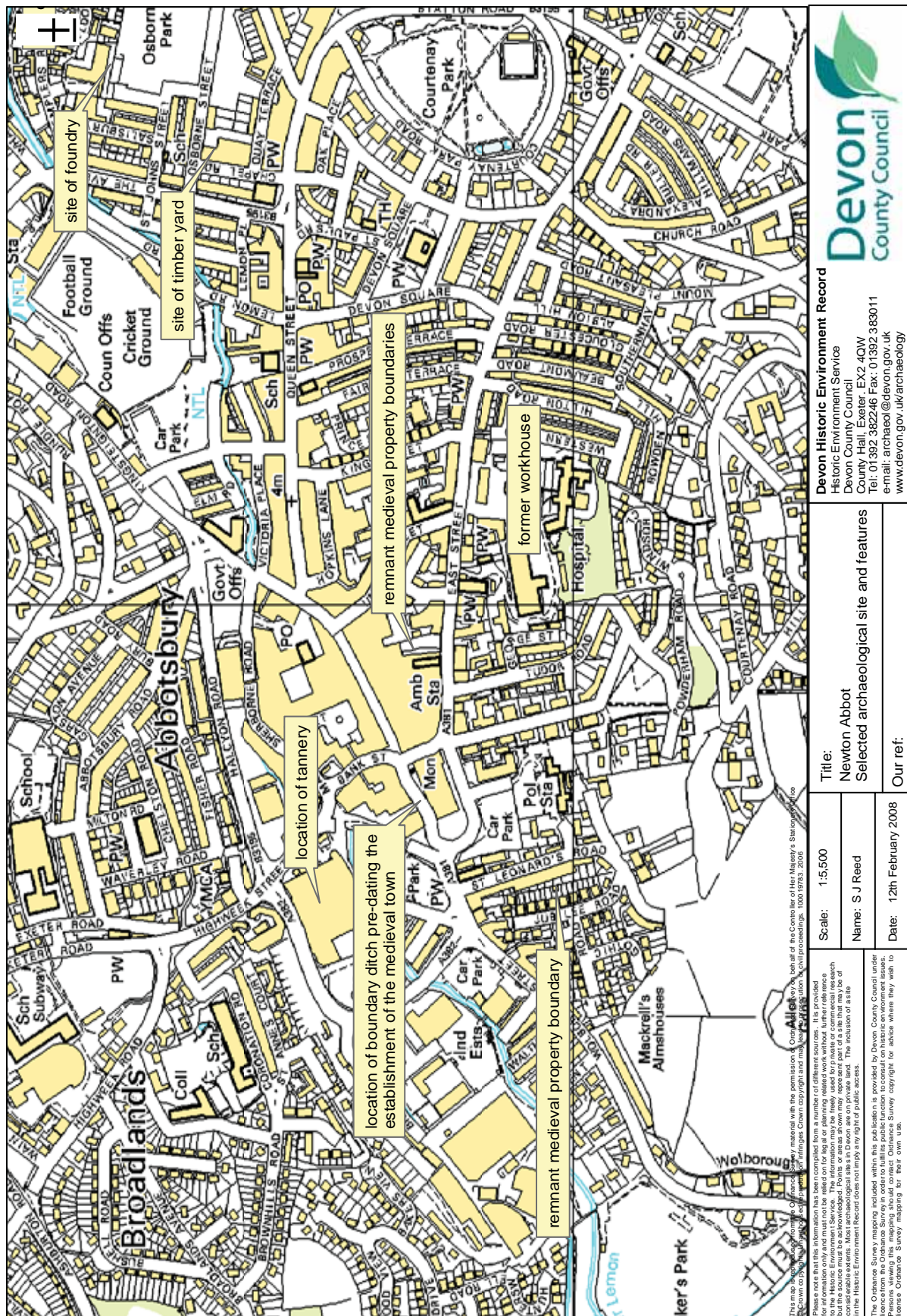
Map 5 showing archaeological potential



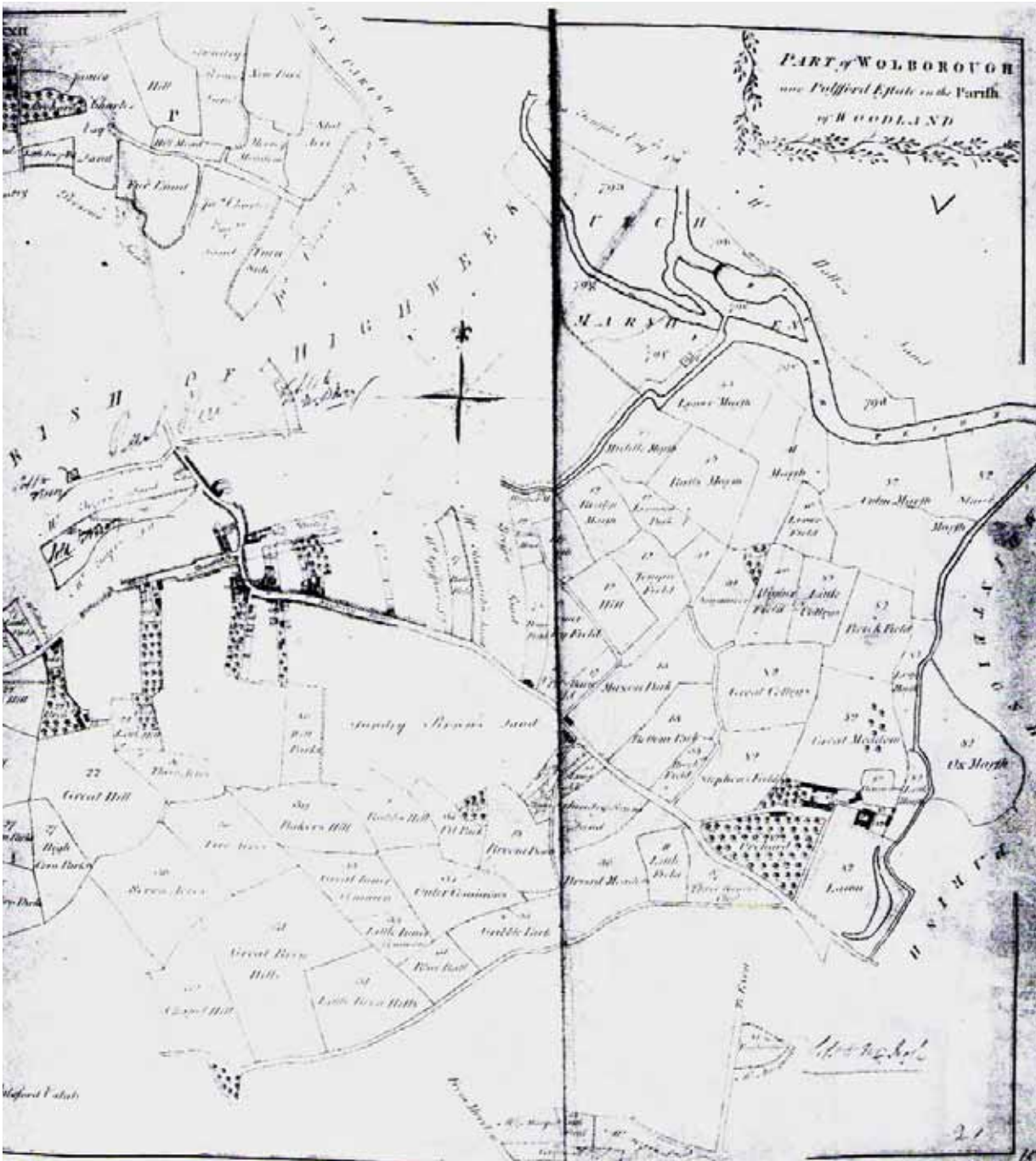
Map 6 1880 OS map showing possible medieval core



Map 7 Selected Archaeological site and features

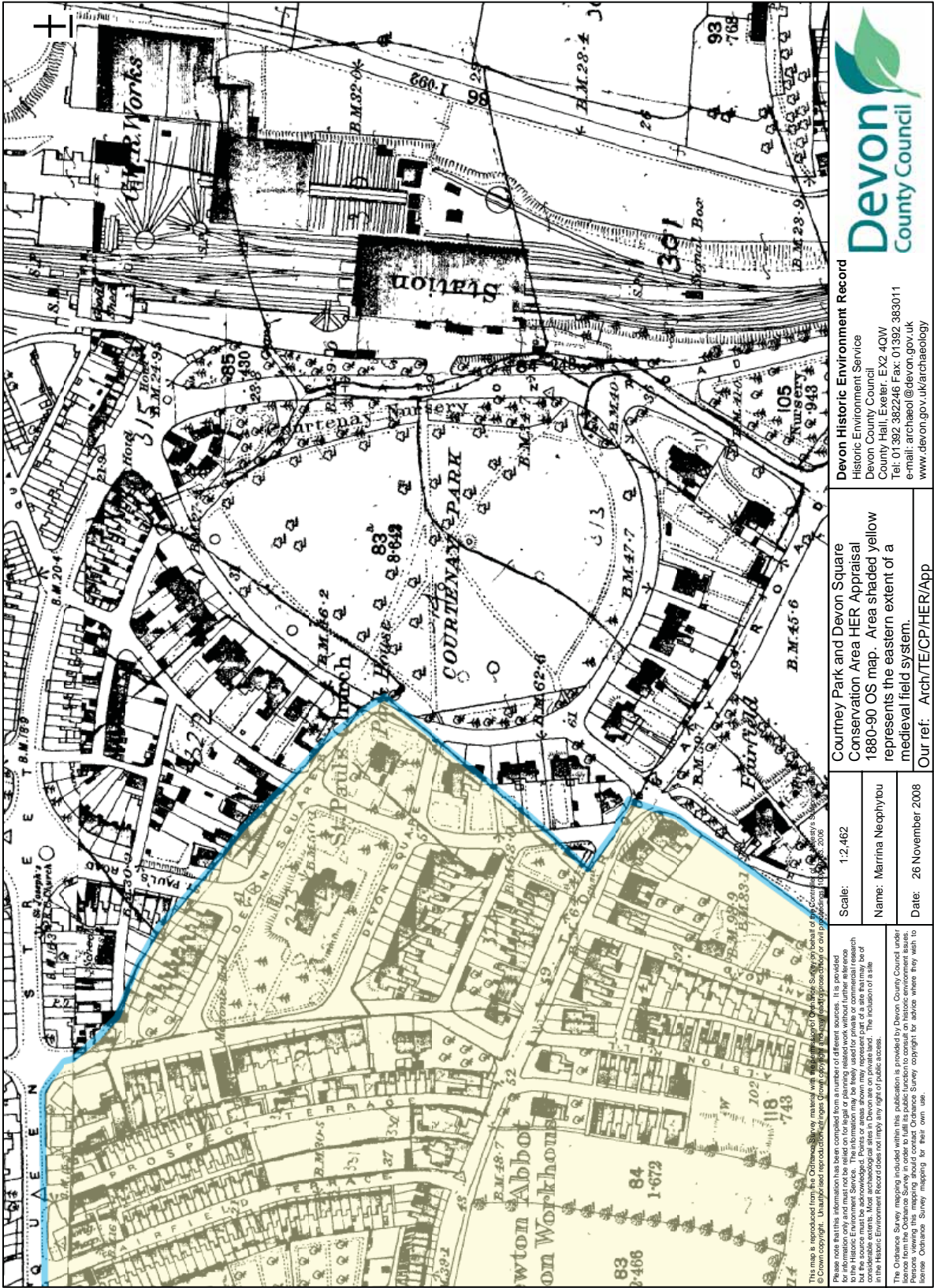


Map 8 Newton Abbot 1790

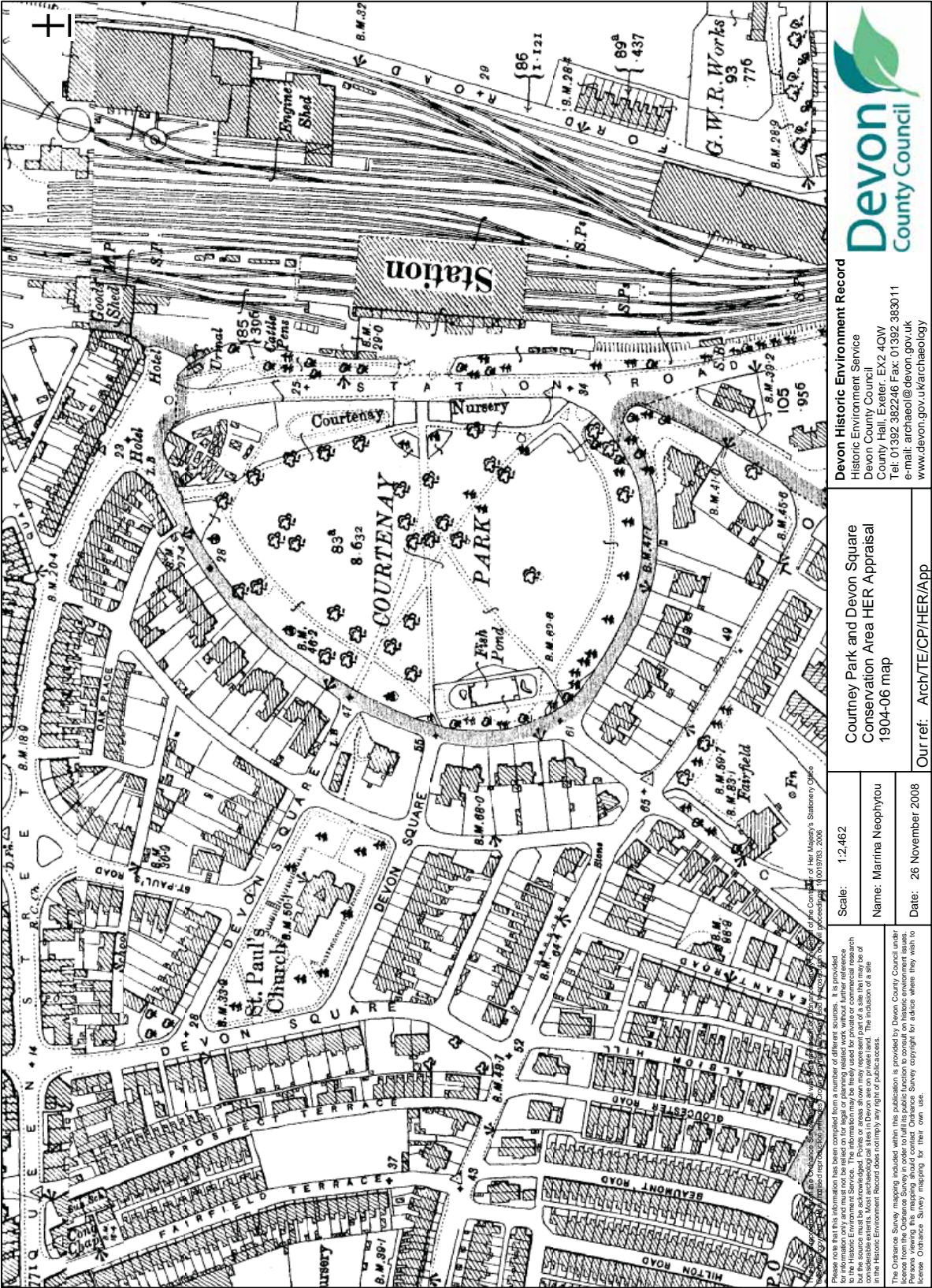


Reproduced with the kind permission of Newton Abbot and GWR Museum

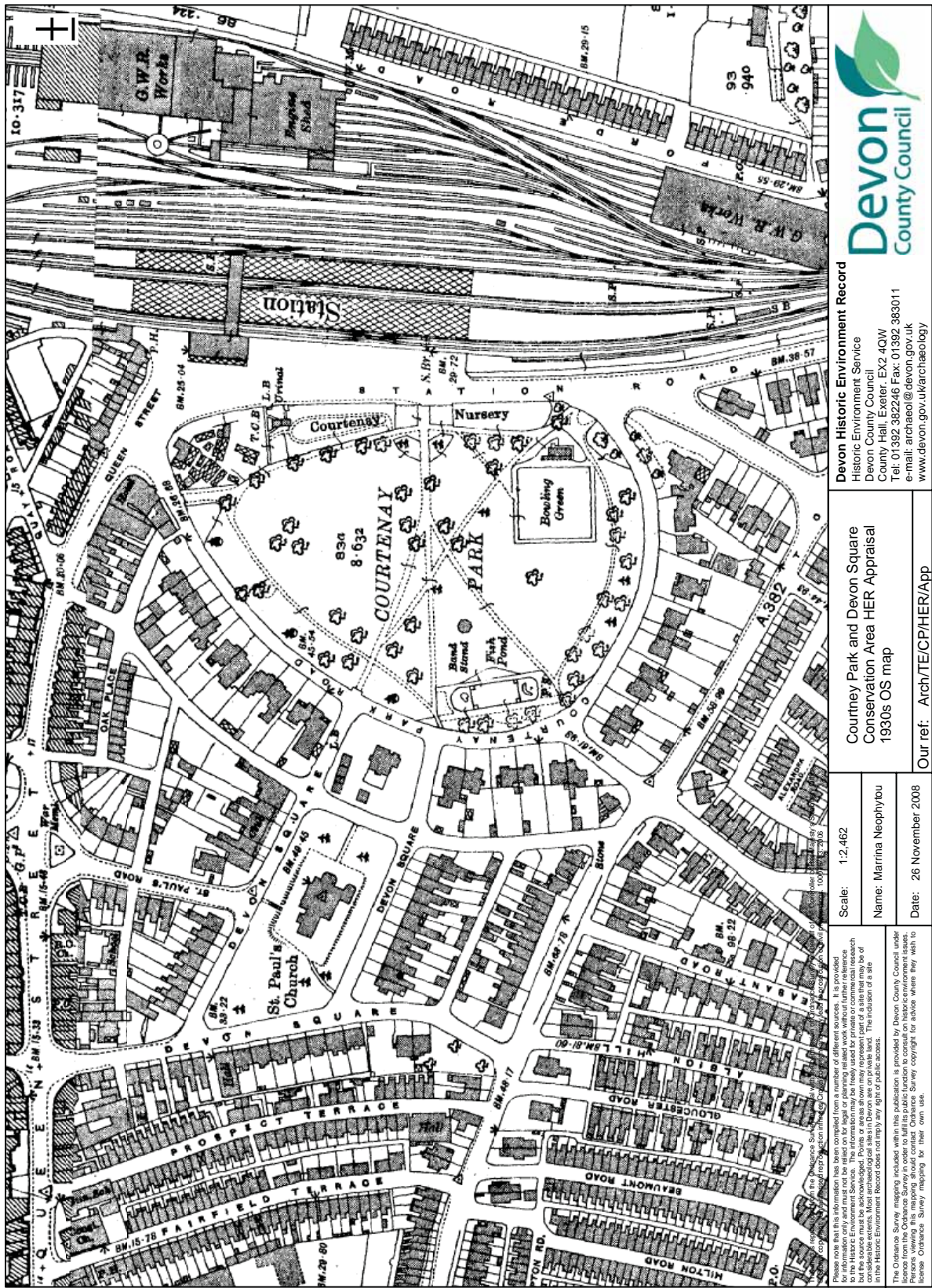
Map 9 1880 - 1890 OS



Map 10 1904 - 1906 OS



Map 11 1930s OS Map





Devon
County Council

Devon Historic Environment Record
Historic Environment Service
Devon County Council
County Hall, Exeter, EX2 4CW
Tel: 01392 382246 Fax: 01392 383011
e-mail: archaeo@devon.gov.uk
www.devon.gov.uk/archaeology

Courtenay Park and Devon Square
Conservation Area HER Appraisal
1930s OS map

Our ref: Arch/TE/CP/HER/APP

Scale: 1:2,462
Name: Marina Neophytou
Date: 26 November 2008

Please note that this information has been compiled from a number of different sources. It is provided for information only and must not be relied on for legal or planning related work without further reference to the Historic Environment Service. The information is provided as a guide only and is not intended to be used for any other purpose. The inclusion of a site in the Historic Environment Record does not imply any right of public access.

The Ordnance Survey mapping included within this publication is provided by Devon County Council under licence from the Ordnance Survey in order to allow its public function to consult on historic environment issues. The Ordnance Survey mapping is provided under licence. Every copyright for advice where they wish to license. Ordnance Survey mapping for their own use.

6.0 Activities and Uses

The range of activities and uses carried on in the conservation area reflects the continuing importance of Newton Abbot as a commercial and residential centre. Newton Abbot's vitality is partly dependent on the excellent transport links, particularly the railway station on the main line between London and Penzance, making the town an accessible place for people to commute from or visit (fig 14).



Fig 14: Newton Abbot Railway Station, Station Road

Domestic uses are predominant, both along principal arterial routes such as Torquay Road, Wolborough Street, and The Avenue (fig 15), or arranged on streets set immediately adjacent to these roads, such as Powderham Road and Courtenay Park. The town centre is relatively compact and as such many of the dwellings are within easy walking distance of the facilities on offer in the town. Newton Abbot offers a wide variety of housing stock, from small terraced houses to large detached villas. Many of the houses are in single occupation. In the heart of the commercial centre, such as Union Street and Queen Street, domestic properties are in the form of flats set on the upper floors of buildings, with shops at ground floor level. Newton Abbot is a commercial centre and



Fig 15: The Avenue



Fig 16: Union Street



Fig 17: 5 Wolborough Street, Grade II

offers a wide range of shops (fig 16 and 17), from the large national chain stores on Courtenay Street, and the independent department store, Austin's, to smaller independent retailers on Queen Street and Union Street. Many of these smaller units occupy traditional shops, and as such the visual historic grain of the planned 19th century retail expansion continues to be clearly visible (fig 18 and 19).



Fig 18: Queen Street with Bibbings shop c1890s-1904 (Newton Abbot Town and G.W.R Museum)



Fig 19: Queen Street 1904 (Newton Abbot Town and G.W.R Museum)

Action Points: A number of shops along Queen Street, particularly to the east, would benefit from visual enhancement especially as this is an important gateway area to Newton Abbot. Consideration should be given to a Heritage Partnership Scheme for enhancement

Areas of Special Advert Control should be considered for the core retail area of Newton Abbot.

Associated with this retail centre there are a number of pubs, restaurants and cafes, all contributing to a sense of vitality in the town, both through the day, and into the evening. A number of historic inns occupy sites along East Street, such as The Locomotive and The Jolly Abbot, (fig 20) formerly the Jolly Sailor and the name had links to the Newfoundland fishing industry. These are a reminder of the importance of this route as a principal thoroughfare through the town, until the development of Courtenay Street and Queen Street in the 19th century. There are numerous offices and small independent businesses throughout the town. Devon Square and St Paul's Road accommodate offices in converted houses, and this area is also the location of the town's museum.



Fig 20: Jolly Abbot, East Street, Grade II

The town accommodates the full range of services to serve the needs of the population, from the former workhouse on East Street, to the library on Bank Street. As the town's population expanded rapidly through the 19th century, many churches were built to accommodate the growing congregations. Only a few of the town centre churches have been retained in ecclesiastical use, and these significant buildings now serve other functions, such as St Leonard's, Wolborough Street, which is an antique shop (fig 21).

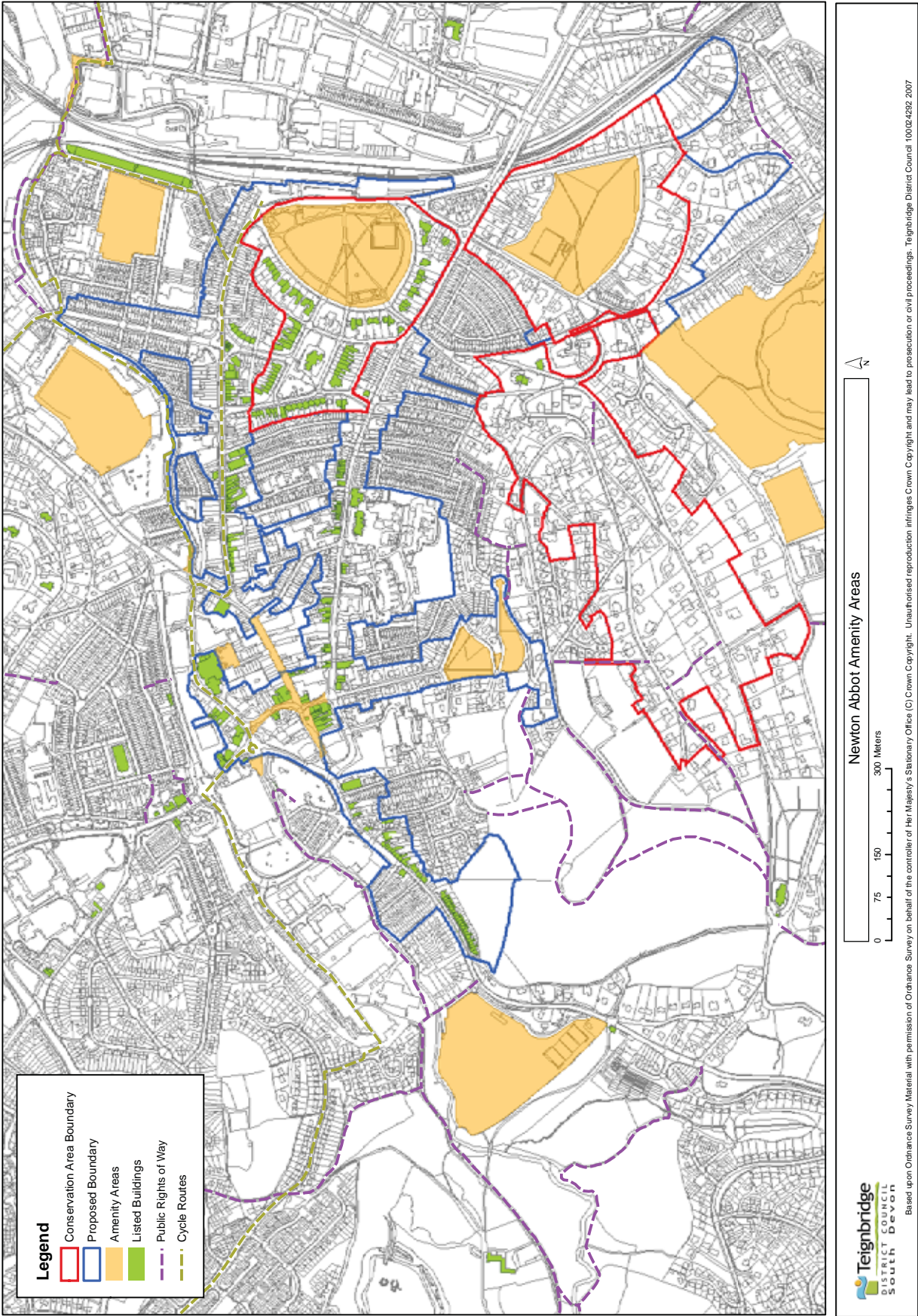


Fig 21: Church of St Leonard, Grade II



Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292

Map 13 Amenity Areas



7.0 Landscape and Streetscape

7.1 The Landscape Setting – Distinctive Hills, the Lemon Valley and Setting of Newton Abbot

The setting of Newton Abbot and the Lemon Valley is formed by a series of distinctive, gently rounded hills and the River Lemon and its confluence with the River Teign where it widens to marshes and flood plain at the head of the estuary. Wolborough Hill (fig 25), Knowles Hill (fig 22) and Highweek Hill (fig 23) encircle the historic town at the market cross and crossing of the River Lemon. Emblett Hill, Broadlands and Milber Down also contribute to the setting though with less impact. These hills are important features that provide the backdrop to the existing and proposed Conservation Area through their land mass and through being heavily stocked with trees. They form the setting of many important views from main streets within the town, central areas and town wide panoramas.



Fig 22: Knowles Hill from Wolborough Hill



Fig 23: Highweek Hill

The course of the River Lemon is not easily discernable within the town, but the valley where it enters Bradley Woods forms an important backdrop. The marshes and floodplain of the Teign still provide a setting to the north, although this has been somewhat

eroded by new development. The marshes of the Aller Brook, which formed the eastern setting, is now occupied by an industrial estate, housing and a supermarket. The new town extends to the east slopes at Milber and Buckland but is still contained by the ridge above Haccombe to the east.



Fig 24: View from Wolborough Hill to Highweek Down

7.1.1 Highweek, Wolborough and Knowles Hill

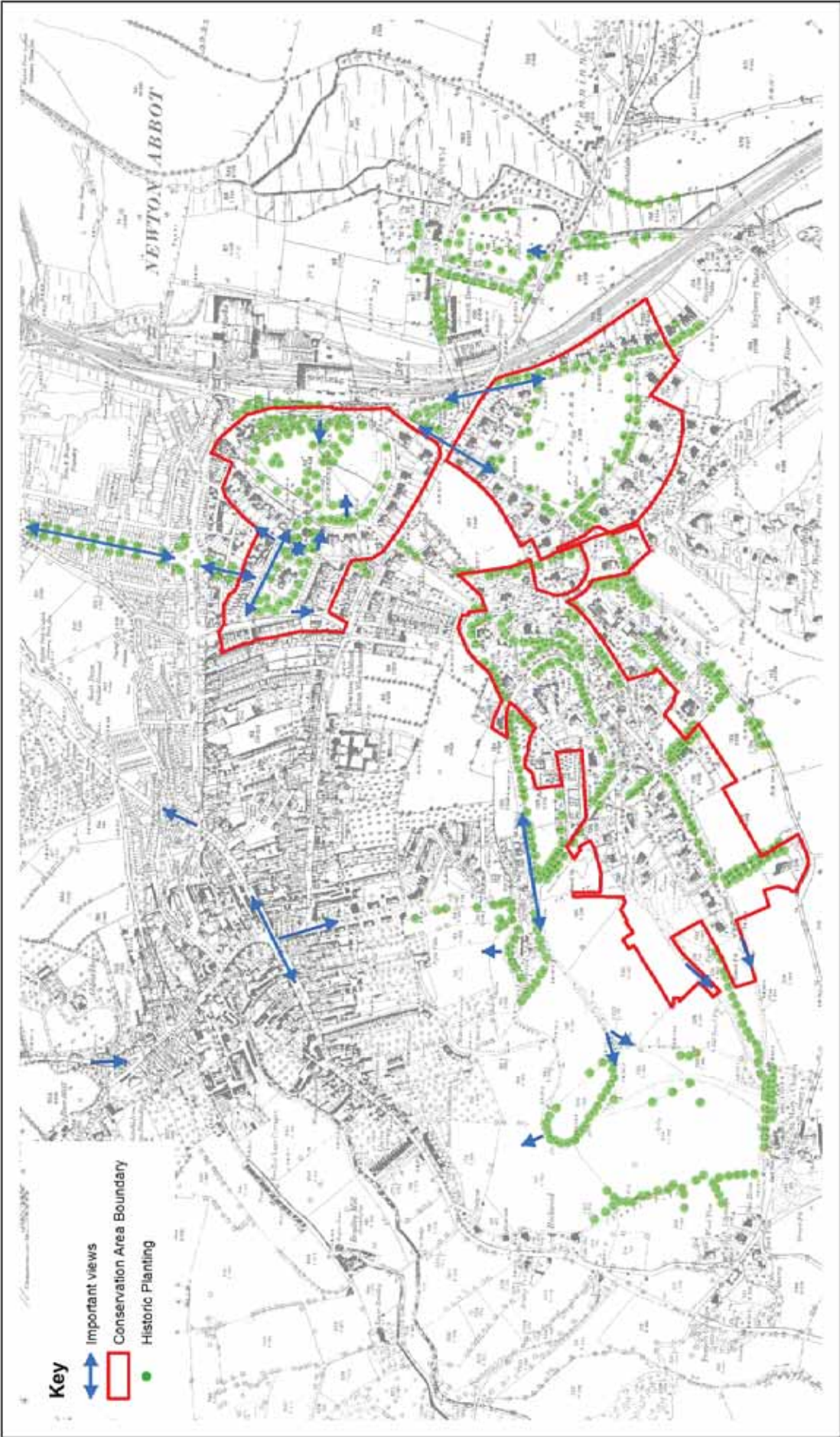
The core area of Newton Abbot is contained by the three encircling hills and wooded lemon valley and Newton Abbot is greatly enhanced by them as they rise steeply from the bowl of the town. The slopes of Wolborough Hill are characterised by Italianate villas (fig 25) with steeply pitched roofs and prominent gables. The pitched roofs, tree planting and spacing around the villas are important to the backdrop of the town and are mainly part of the Victorian expansion that makes a significant contribution to the town's character.



Fig 25: Wolborough Hill from Decoy Park

The tree planting is typical of the Victorian era with evergreen shrubs and exotic trees. The

Map 14 Historic Planting

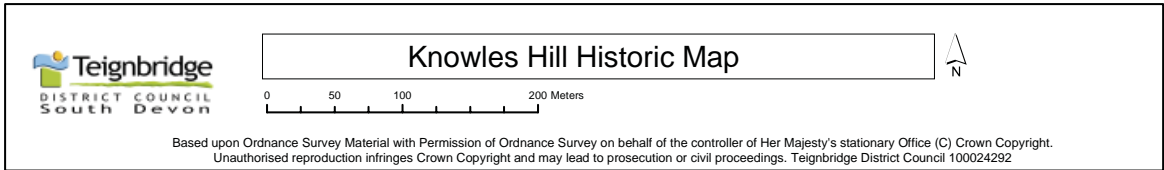
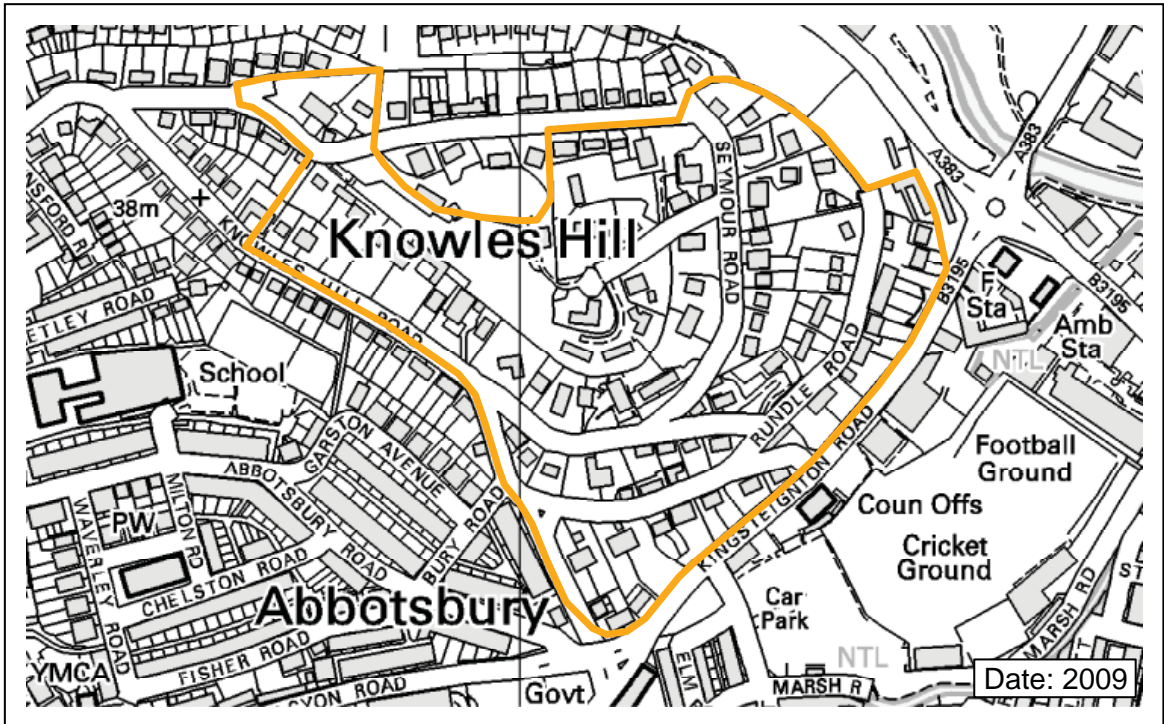
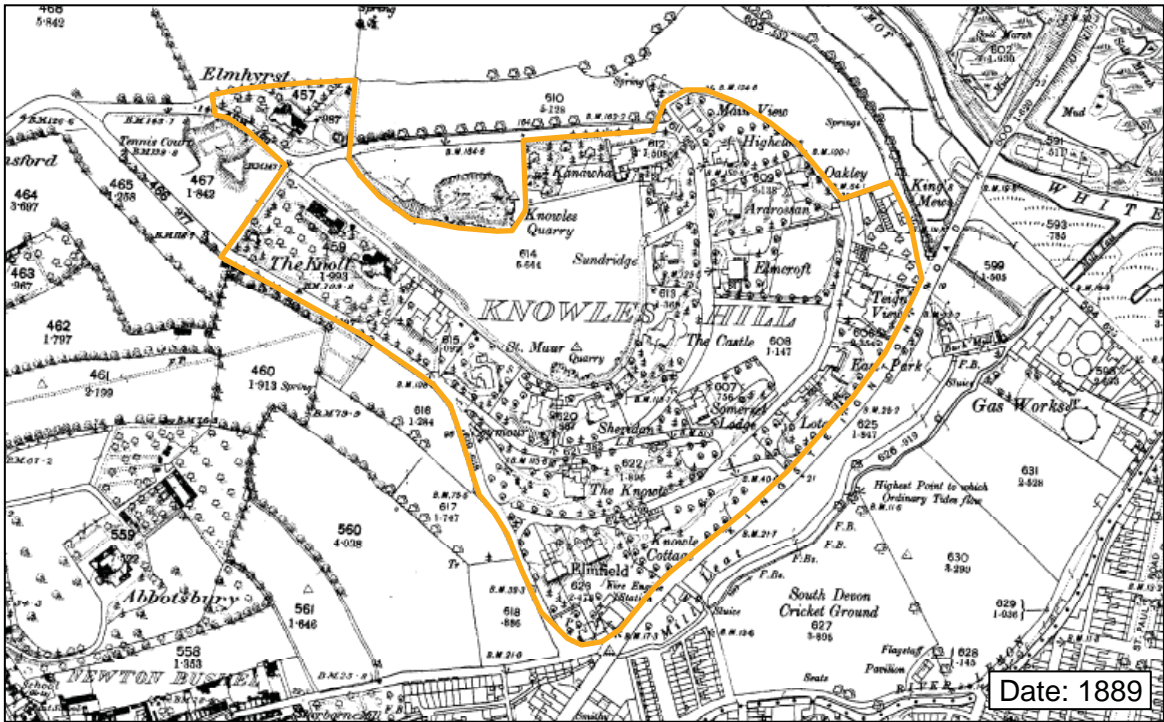


Newton Abbot Historic Planting

Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292

Scale: 1:8,503

Map 15 Knowles Hill



Black Pines (fig 26 & 28) planted in the Victorian era are a particular feature. They are especially distinctive along the ridge line of Wolborough Hill and are of considerable amenity value as they frame and soften the skyline. They line the walks laid out on the north side of the hill which have spectacular views to All Saints Church at Highweek, Knowles Hill, Bradley Manor and Dartmoor. Pines and Street Limes provide planting links along suburban roads on the Hill and towards the church, while Copper Beech and Western Red Cedar also feature strongly. The open fields and hedgerows adjacent to



Fig 26: Black Pines along the ridge of Wolborough Hill

Wolborough Street (fig 28) and the Churchills Reserve on Highweek Hill (fig 23) help to soften the harder characteristics of the urban environment and bring the countryside into the town giving Newton Abbot a semi-rural/urban feel. All Saints Church, sitting alone on Highweek Hill with the reserve in the foreground, is a landmark feature for the town visible from Devon Square, Powderham Park, Wolborough Hill and the Market Cross.



Fig 27: Church of All Saints from Devon Square

The Victorian tree planting on Knowles Hill makes a positive contribution to the setting of the town/Conservation area and is very



Fig 28: Black Pines and green space to rear of Mackrell's almshouses

visible from Kingsteignton and on the northern approach from the A380. There are a number of Victorian Villas that remain from the original plan though later, less sympathetic buildings have eroded its historic character. Although not a Conservation Area, development at Knowles Hill should be of a good standard and respect the impact it would have on the setting of Newton Abbot and the remaining historic fabric.



Fig 29: Knowles Hill and Sherbourne Road

Action Points: *Wherever possible the ridge line trees on Wolborough Hill should be protected and supplemented with other trees of the same species.*

Due to its landscape and heritage impact on the town and the quality of buildings and spaces within the settlement of Highweek, the area should be considered for an assessment as a separate conservation area. Important views should be considered within the Newton Abbot Action Plan.

Due to its impact as a gateway to Newton Abbot through landscape, tree planting and remaining Victorian Villas, the views of Knowles Hill should be considered within the Newton Abbot Action Plan.

7.1.2 Emblett Hill, Broadlands and Bradley Manor

The wooded flanks of Emblett Hill (fig 30), Broadlands and other land to the south west of the town centred around Bradley Manor, provide a densely wooded rural backdrop to views from the east, especially from higher vantage points, the slopes of Buckland and from across the Teign Estuary. This backdrop provides a clear, well defined edge forming the south west town boundary.



Fig 30: Broadland Wood from Wolborough Street

7.2 Open spaces

The conservation area contains a number of significant open spaces incorporated into the 19th century planned design of the town (fig 31). These open spaces are essential to the character of the town, forming important areas of green space within the urban area, and providing the setting for many historic buildings. Courtenay Park is the largest of the Victorian parks, while Powderham Park, Osborne Park (of a later date) and Forde Park are also important designed open spaces. Other green spaces include the garden which surrounds St Paul's Church in Devon Square and the small garden forming the setting of the war memorial on Queen Street. In terms of hard-landscaped open space, the western end of Wolborough Street around St Leonard's Tower is an important open space, historically



Fig 31: Courtenay Park, late 19th century (kind permission of Newton Abbot Town and GWR Museum)



Fig 32: Courtenay Park

used as a meeting place and is an appropriate setting for the historic church tower. The small space off Highweek Way by the superstore has resulted from recent street enhancements while Victoria Gardens, by Kingsteignton Road, leads into the River Lemon walk.

The English landscape park of the 18th and 19th century provided the basic aesthetic for public parks of the mid to late 19th century. They were frequently enclosed with perimeter walks through belts of trees, with clumps and specimen trees among central lawn areas which provided space for gatherings or games.

19th century developments in park design included formal flower gardens, which developed from the parterre, often placed on broad terraces based on Italian design with a view over the park. Lakes and fountains were a feature along with rose gardens, exotic collections of trees, shrubberies, pavilions and bandstands for public entertainment. 19th century plant collectors brought back many species of flower, shrubs and trees from the Americas and South East Asia in particular.

The 19th century extension to Newton Abbot heavily relied on formal avenues, specimen trees and dense tree planting, many of which still survive along the core of Newton Abbot, Wolborough Hill and Knowles Hill. The Victorian parks are well spaced throughout the Victorian extension of Newton Abbot.

7.2.1 Courtenay Park

Courtenay Park is a large Victorian Park laid out as part of the planned urban expansion c1854 (fig 31). This development was directly connected with the railway which arrived in the town in 1846 and it lies immediately on the eastern side of the park connecting to

the main entrance pathway into the park. The main central path was historically aligned with the main railway station building, but it has been narrowed at its entrance and the focus shifted since the construction of the new station building in the early 20th century.

There are stucco faced houses surrounding three sides of Courtenay Park with Park House, the former Vicarage, built of stone as the main focal point from the former station and forming the centre piece to the park. The park provides the setting for



Fig 33: Courtenay Park, late 19th century (kind permission of Newton Abbot Town and GWR Museum)

these villas in this set-piece design and is a major open space especially important, being one of the first images and gateways of Newton Abbot. Historically, it was planned with structure tree planting in a through route from Forde Park along to Courtenay Park, though some of this has since been lost (map 14). Reconsideration of tree planting along Station Road, the station forecourt and views through the park, would enhance the area. The topography contributes to the character of this open space; the park slopes up from the railway station to the houses arranged on the brow of the hill and to the key focal building, Park House (fig 34). From the top of the slope views over the wider landscape are obtained. The park is bisected by a formal network of paths. There are numerous mature trees arranged informally through the landscape, particularly framing the periphery, and these partially screen views of the buildings, particularly when in full leaf. Two features of note that contribute to the character of this open space are the bandstand and ornamental fish pond, dating from early 20th century. Courtenay Park is one of the main recreational spaces within Newton Abbot and due to its many uses and planned layout, the space contributes



Fig 34: Park House, former Vicarage

considerably to the special character to the conservation area.

The most unique trees at Courtenay Park are the Lucombe Oaks (fig 35) supplemented by Giant Redwoods, which have also been planted at Forde Park and are locally important. The Lucombe Oaks, named after William Lucombe, are hybrids from the Turkey and Cork Oaks which retain their leaves in winter. The 25 Lucombe Oaks in both Forde and Courtenay Park are thought to be original trees from the Lucombe and Pince nursery, though this has not been proven. They are rarely seen in large numbers outside the South West but form the basic tree structure of the parks.

Over time more trees have been planted that have deviated from the Victorian planting scheme. The cherry avenue that was planted around 40 years ago, has some benefit though it is not in keeping with the original planting scheme. There is a collection of Holm Oaks that in time will need attention or replacement.



Fig 35: Lucombe Oak, Courtenay Park

Station Road at one time was tree lined though most of the trees on the east side have since been lost (fig 36). Their re-introduction would be beneficial to this major gateway to Newton Abbot and would help soften the views of Queen Street.



Fig 36: Partially tree lined Station Road



Fig 37: Railway Station Forecourt

Action Points: A landscape management plan for Courtenay Park would be beneficial to manage the future tree planting, off site growth of Lucombe Oaks and to encourage some better views through the park from Station Road.

Re-consideration of tree planting along Station Road to Forde Park and Queen Street would be beneficial and improve the entrance to the town.

An enhancement of the station forecourt and boundary would improve the area as a gateway to the town.

Although outside of the proposed conservation area, consideration of the treatment of the area of Torquay Road by Penn Inn and boundary treatment to Old Forde House would be beneficial to this major gateway.

7.2.2 Devon Square

The special character within Devon Square is quite different from that of Courtenay Park, the central space being dominated by St Paul's Church. In the 19th century the boundaries of the space and entrances to the church were framed by planting, and a number of these trees survive, particularly the yews, although some of the formal layout such as paths has been lost. Despite this, Devon Square (fig 39) retains a strong formal character as an intimate enclosed space as part of the townscape. The buildings that enclose Devon Square (fig 38) are terraced and provide a strong enclosure to this space, and are a dramatic contrast to the long views over the townscape which opens up at street junctions. The Square was strategically located on high ground and planned to relate to a number of views of the 19th century town, the Avenue, the spire of the United Reformed Church and All Saints Church on the hill at Highweek. Park House, the former Vicarage, again, was a focal point of the space and was designed so that rear entrance and doors focused on the Church strongly framed by a pair of yews (fig 39).

Action Points: Re-instatement of some of the Victorian planting, boundary features around the church and lighting would enhance the Square.

Tree planting along St Paul's Road to the war memorial would complete the vista of The Avenue.

Continuation of the existing natural stone kerbs and gutters would enhance the area.



Fig 38: Devon Square



Fig 39: Church of St Paul framed by Yew trees

7.2.3 The War Memorial

The wide road junction of St Paul's Road, the Avenue and Queen Street is an important area of open space. The current character and appearance dates from the erection of the war memorial, circa 1920 replacing a feature tree. This column surmounted by a figure of peace is an important focal point in views along the street; the memorial is orientated to face the principal thoroughfare of traffic progressing along The Avenue and Queen Street. The small garden enclosed by railings that surrounds the memorial provides an attractive setting to the monument, though marred by 20th century highway street furniture.

A large oak was removed by the memorial which was a feature tree in the Victorian plan (fig 40) and framed the entrance to this part of Queen Street, the major shopping area. It has since been replaced by a smaller tree but it is likely the feature tree cannot be replaced due to the memorial. Some continuation of the tree lined Avenue in conjunction with street enhancement may however be possible.

Action Points: *Reconsideration of the street furniture and highway geometry in this area would enhance the views at this major crossing point.*

A Streetscape Manual should be agreed by the Council and Devon County Council for future works to the highway.



Fig 40: Queen Street prior to construction of the War Memorial (Newton Abbot and GWR Museum)



Fig 41: War Memorial and Spirit of Freedom

7.2.4 Powderham Park

Powderham Park was laid out as part of the 19th century development and designed amenity spaces to the south of the historic medieval core. The park, fronted by villas, is located at the southern end of Powderham Park Road and is an interesting space in itself, but it also forms part of the connecting linked views throughout the Victorian plan (fig 42). The park today comprises of a large triangular expanse of rough grass, crossed by tarmac paths, and a play area. It is informal in character, but this appearance is relatively recent. Historic evidence shows a tree lined



Fig 42: View to Powderham Park from Powderham Road and Wolborough Hill from East Street

avenue of probably hawthorns and limes leading up to the park and a feature tree and light in the park as a focal point. The principal route through the park acts as a continuation of Powderham Park Road. The feature tree would have been visible in views south up the road toward the park. There are expansive views across the town and to the surrounding countryside from this area of high ground.

Action Points: *Re-consideration of tree planting, landscape design, street furniture and lighting along Powderham Road and within the park would reinstate the strength of the view and accentuate the architecture alongside.*

Re-planting the feature tree and light and replacement of handrails and the steps would enhance the area.



Fig 43: Handrail at Powderham Park

7.2.5 The Avenue and Osborne Park

Although it is not proposed to include Osborne Park in the conservation area, the row of 15 mature Common lime trees has a significant effect on the backdrop of Queen Street and Station Road (fig 44 & 45). Osborne Park is a later park having once been the site of clay pits. The trees have a softening effect on the roofline of Queen Street and are particularly important to the junction of Queen Street and Station Road as the area is a major gateway to the town.

Osborne Park and adjoining car park (fig 45) could be significantly enhanced through consideration of the built form and supplementary tree planting (fig 46).

The two mature Holm Oaks at the northern entrance (west side) to the Avenue are important feature trees within the Victorian

planned layout, likewise the Holm Oak on the east side. The group of trees soften and frame the entrance to the Avenue and view to Devon Square (fig 47).



Fig 44: Lime trees at Osborne Park visible from Station Road in the centre of the horizon



Fig 45: Lime trees at Osborne Park



Fig 46: Marsh Road Car Park

Action Points: *A management plan for Osborne Park to re-plant the square and manage this important tree group would be beneficial.*

Re-consideration of the car park, its boundary treatment and its relationship to Osborne Park could lead to an enhancement of the area by re-enforcing the form of the square.

Consideration of the continuation of trees from the Avenue to Devon Square in conjunction with street enhancement at the memorial would be beneficial.



Fig 47: Holm Oaks at gateway to Marsh Avenue

7.2.6 River Lemon

Although a more intimate open space, the River Lemon and adjacent walkway is a major feature of the town. The small open space – Victoria Gardens, at the junction of Courtenay Street, is at the heart of the town with the River Lemon benefiting from natural stone walls and mature trees. The rear boundary walls of Queen Street properties face onto Victoria Place (fig 48) interspaced with some historic service buildings. An enhancement of the open space, River Lemon walk and treatment of the rear service buildings and walls would greatly benefit the town centre. Although the open area is used presently as a seating area it is not used to its best advantage.



Fig 48: Historic service buildings



Fig 49: The River Lemon walk by Victoria Gardens



Fig 50: Victoria Gardens Area for enhancement by the River Lemon

Action point: The River Lemon walk would benefit from enhancement and planting particularly from Kingsteignton Road to the Avenue.

Any future development along the northern side of Queen Street should take into account its effect on Victoria Place and opportunities should be taken to improve rear elevations

The enhancement of Victoria Gardens and the banks/walls of the River Lemon at this point should be considered.

7.2.7 Wolborough Hill and Knowles Hill

Black Pines are a particular feature here and line walks along Wolborough Hill and the ridge line (fig 51). Pines and Street Limes provide planting links along suburban roads on the Hill and towards the church, while Copper Beech and Western Red Cedar also feature strongly.



Fig 51: Black Pines at western end of Wolborough Hill

7.2.8 By St Leonard's Tower

At the eastern end of Wolborough Street, the street widens around the site of St Leonard's Tower, providing a reminder of the structures that historically occupied this space, including

the nave and chancel of the church and the shambles and dark market house to the west (fig 52). The nave and chancel of the church have been outlined with manorial tiles within the recent enhancement scheme. The open space provides a significant amenity space within the town centre, and the spaciousness of the area provides a welcome contrast to the other narrower principal town streets. The recent townscape enhancement scheme, including the repaving of this area, specially designed street furniture and reinstatement of the lamp and market cross as a viewpoint feature, has provided an attractive setting for St Leonard's Tower.



Fig 52: The west of St Leonard's Tower

Action Points: *The enhancement scheme would benefit from Information panels relating to the William of Orange proclamation.*

A study should be undertaken to promote a heritage trail.

Replacement of the feature tree and light in Powderham Park and perhaps street planting would enhance the view from this area.

7.3 Walls, railings, gates and boundary treatment

Boundary walls make an important contribution to the appearance and character of the conservation area. Many of the domestic buildings are set back from the pavement behind front areas and gardens, and the boundary walls form a clear division between public and private space. These walls provide a significant part of the setting of the historic buildings. In a number of instances there are parallels between the architectural treatment of the principal building and the design of the boundary treatment to the grounds.



Fig 53: Limestone walls and Piers at Courtenay Park



Fig 54: Ashlar dressed limestone piers at Courtenay Park



Fig 55: Typical limestone boundary wall with cock and hen capping.

The most prevalent form of boundary walls are those constructed from limestone rubble (fig 53), as with those that surround the gardens of the houses on Courtenay Park. These walls employ the limestone in a particularly rustic way, with large pointed blocks of stone used to create a jagged profile to the wall capping. The walls provide a picturesque setting to the stucco villas. A more formal element is introduced through the gate piers, which are rendered and display pyramidal capping stones. A similar treatment is found at the eastern end of East Street where the limestone rubble walls provide a consistent frame to the buildings behind. Limestone rubble walls also feature on East Street, where they surround the hospital site, and border areas of raised pavement. A large stone mounted in a wall on

East Street indicates that this route was part of the Dartmouth and Torquay Turnpike.

In addition to the numerous walls constructed from rough faced limestone rubble, some of the boundaries to buildings in the town utilise limestone rubble arranged to create a flush wall face, and displayed in a 'crazy paving' form. The walls to the forecourt of Mackrell's Almshouses on Wolborough Street (fig 56) are one of the most elaborate examples of this style of masonry, and the walls extend 180 metres in length. The almshouses themselves also use this type of crazy paving limestone. The building and the boundary treatment form a complete ensemble and this architectural homogeneity is reinforced through the detailing of the gate piers with motifs also seen on the almshouses. The gothic language of the architecture is extended into the two pairs of original cast iron gates.



Fig 56: Boundary walls at Mackrell's Almshouses

In contrast to the relative informality of the stone boundary walls visible throughout the town, there are areas where boundaries of a more formal nature can be seen. These formal boundaries are comprised of dwarf walls of rendered stone, which support cast iron railings. However, this form of boundary treatment is particularly degraded through the town, where large numbers of the railings have been lost and only the dwarf walls remain. Cast iron railings were used on streets such as Powderham Road, Linden Terrace, and Devon Square and fragments of lengths of railings can be seen on these streets.

Railings in the newly paved Besigheim Place compliment the historic architecture but retain their individuality and modern approach.

Brick as a material used in boundary treatments



Fig 57: Artist designed handrail

is relatively uncommon in the town (fig 58), but where it has been used or partially used, it often adds visual interest to the street. A particularly fine example of a brick wall surrounds the garden of no. 2 Highweek Street. This 19th century high brick wall is of particularly good quality. The wall corresponds to the brickwork of the 18th century house. More typically, it



Fig 58: Brick boundary wall

is the later 19th century walls that utilise the locally manufactured brick. The houses which line The Avenue have striated gate piers of limestone and red brick, while nos. 66 to 82 East Street employ red and yellow bricks in combination with limestone. On Western Road, yellow bricks are used to create a frame for the limestone plaque commemorating the gift of water to the town. A particularly unusual form of boundary wall is found on Mount Pleasant Road, where moulded bricks are laid to create an open pattern of quatrefoil decoration.

A particularly attractive local feature throughout

Newton Abbot is the blue tile street sign names, such as those for East Street, Fairfield Terrace and Devon Square (fig 59 & 60). They have also been used for some of the former courts, such as no. 11 Court on East Street. The tiles are named after their creator Herbert Minton of Stoke on Trent, who developed encaustic tiles from 1830 and was renowned for supplying institutions and churches across the county (including the Church of St Paul, Devon Square). Different styles of lettering may be seen on the remaining tiles.



Fig 59: No 1 Court, Wolborough Street



Fig 60: Devon Square

Action point: Modern replacement railings by the former workhouse in East Street would benefit from replacement with a more sympathetic alternative.

7.4 Paving, surfaces and street furniture

Historic paving surfaces throughout the town have largely been covered or replaced with tarmac. Where historic surfaces do survive, it is predominantly in the form of lengths of natural stone kerbs, and these make a significant contribution to the character of the streetscape. The natural stone used is typically the hard-wearing granite and limestone. Some streets contain extensive lengths of stone kerbs, such as along both sides of much of East Street and Queen Street. Historically the roads were metalled with other hard igneous rocks, such as the basalt obtained from the Chipley Quarry. Other notable survivals of historic surfaces are to be found on the little side lanes, and some of the former entrances to the courts, for example on the south side of Wolborough Street. In such situations, gutters formed from cobbles or granite setts survive

and provide an evocative reminder of the historic origins of many of the town's streets. In some side lanes patchy areas of granite setts are beginning to emerge from beneath broken tarmac. Few areas of formal stone paving are in evidence; the forecourt of no. 83 Wolborough Street is a rare survival of limestone flag paving.

There are a number of distinctive pieces of historic street furniture which make a positive contribution to the character of the town. A number of letter boxes are familiar features along the streets. There are both wall-mounted and free-standing examples. One of the oldest post boxes is the Victorian example (fig 61)



Fig 61: Victorian wall mounted post box, Wolborough Street

set in a wall on Wolborough Street, and there are also examples in the town of the 'double aperture' box, which was introduced outside of London by the Royal Mail from 1905. The bandstand in Courtenay Park is a significant local landmark, with its display of intricate cast iron. Near to the St Leonard's Tower stands an octagonal base of an old market cross, probably dating from the 17th century. An inscription carved into the north-east side reads:

"The first declaration of William Prince of Orange the glorious defender of the liberties of England was read on this pedestal by the Rev John Reynel rector of this parish on 5 November 1688."

Also forming part of an interesting group with

St Leonard's Tower are the two small 19th century cast-iron cannons that sit at the base of the tower. The war memorial on Queen Street is a strong visual reminder of a part of the town's history. The distinctive design, and prominent location of the monument at the spacious junction of Queen Street, St Paul's Road and The Avenue, means that the memorial is a well-known landmark of the eastern part of the town.



Fig 62: Ashburton marble kerb



Fig 63: Devon granite kerb



Fig 64: 19th Century Cannons, grade II listed Besigheim Place



Fig 65: One of few remaining Victorian Bollards

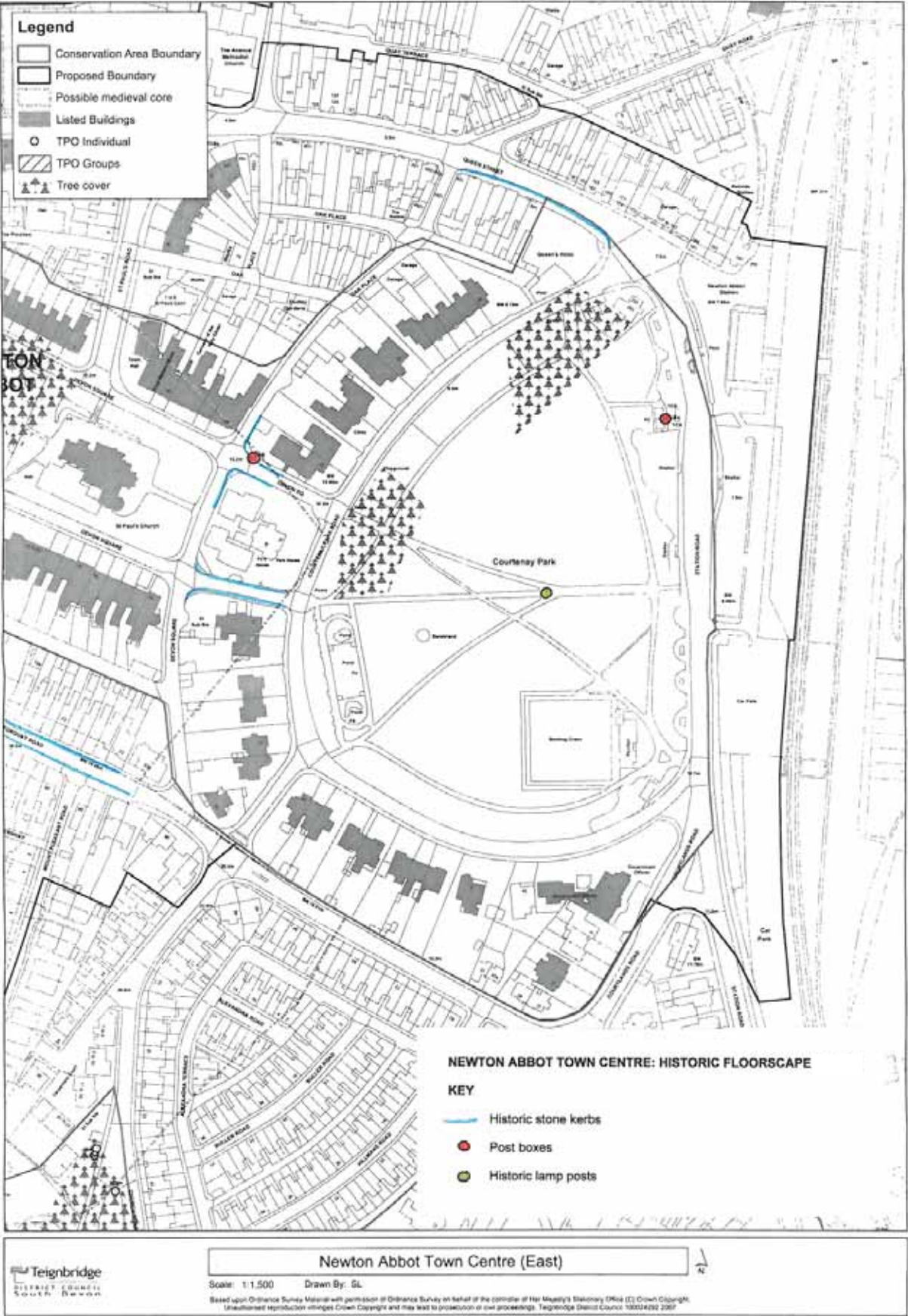


Fig 66: Granite post

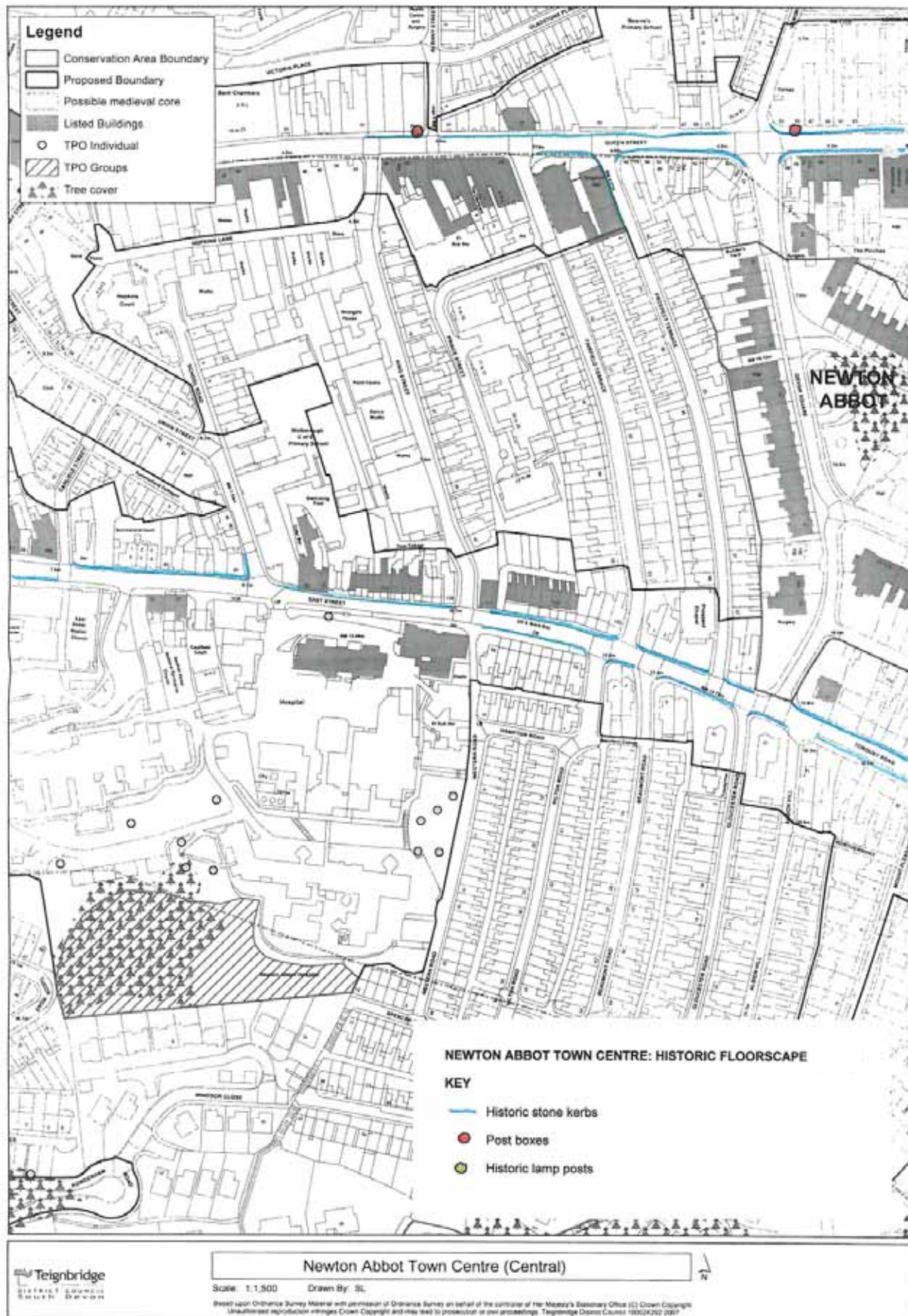


Fig 67: Rubbing stone at Hopkins Lane to prevent cart damage to buildings

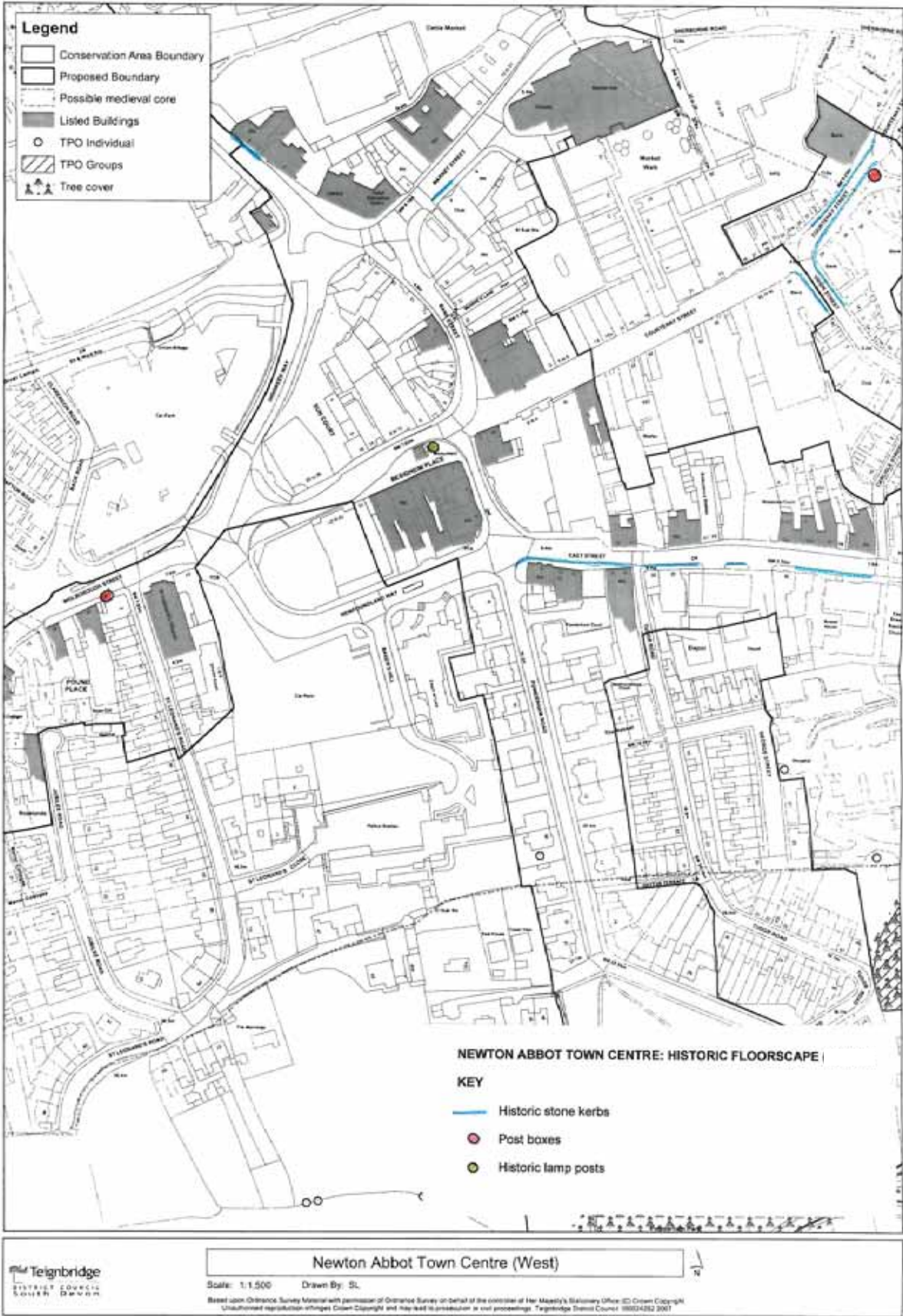
Map 16 Historical floorscape and street furniture - Courtenay Park



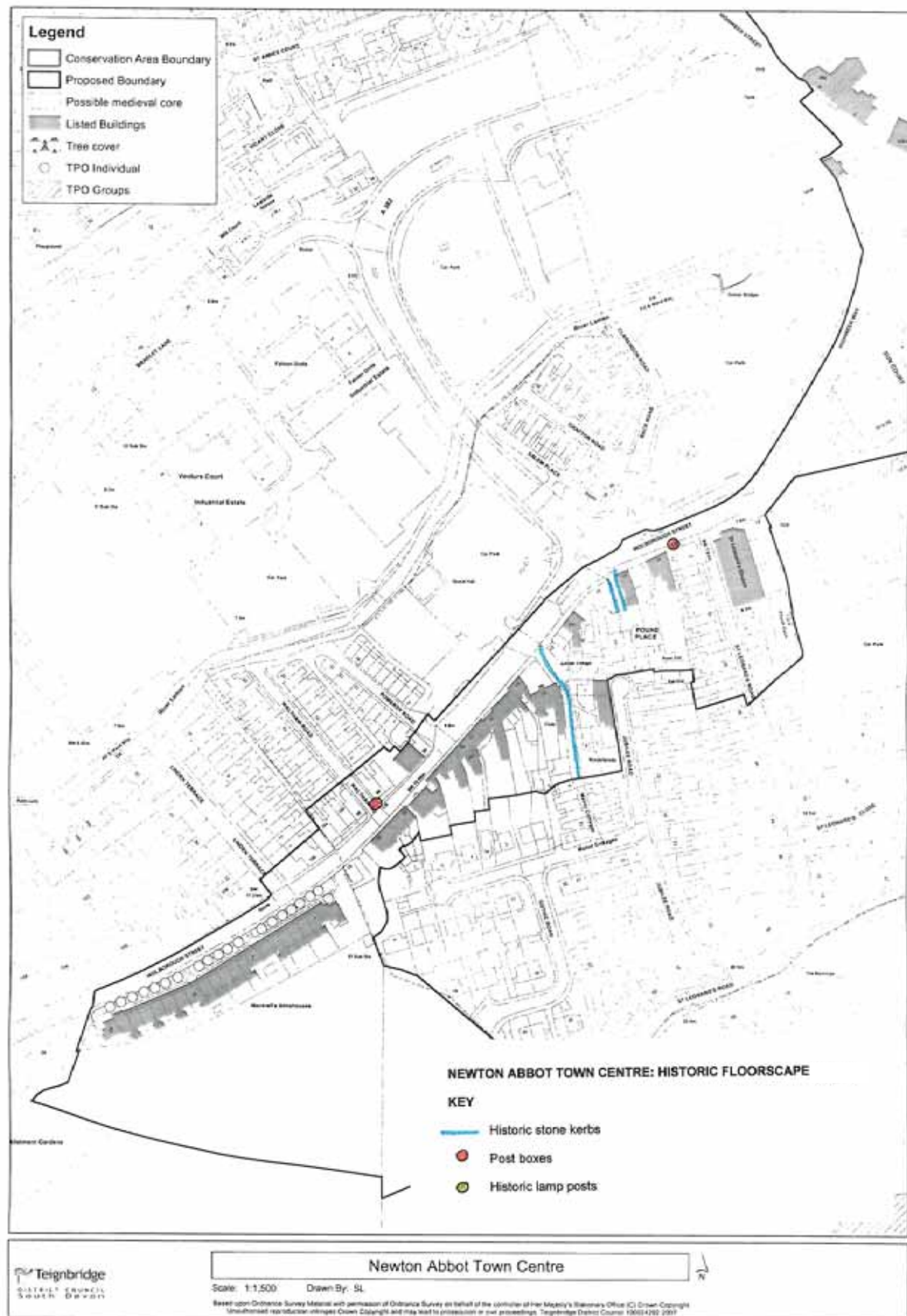
Map 17 Historical floorscape and street furniture - East Street

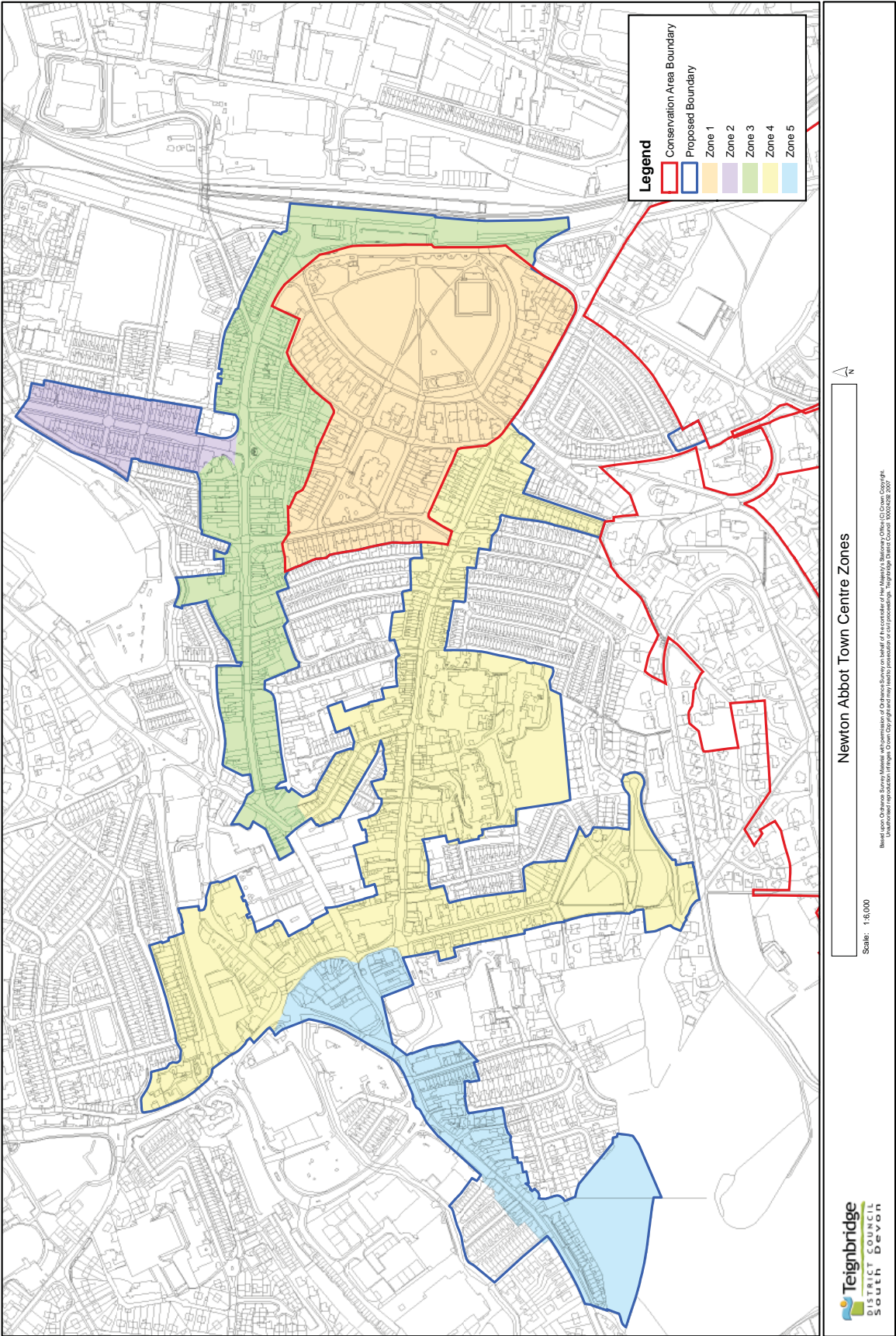


Map 18 Historical floorscape and street furniture - East Street cont.



Map 19 Historical floorscape and street furniture - Wolborough Street





Map 20 Newton Town Centre Zones

8.0 Architecture

8.1 Victorian town plan

Newton Abbot – A Smart and Elegant Place to be

The character of the town centre of Newton Abbot is a clear expression of the Victorian town planning that accompanied the dramatic growth in the resident population through the 19th century. During this period, new principal roads were laid out, the railway arrived, and large areas of formally planned houses were built. The Victorian expansion of the town centre was focused on the eastern end of the town, much of it on land owned by the Devon Estate.

A number of Devon towns developed through the early 19th century, and numerous speculative developments of terraces and villas sprung up as early suburbs. These suburbs reflected the spirit of improvement of the age, providing suitable houses for the expanding urban workforce, and environmental improvements, such as paving, street lighting and public parks. Nationwide recurrent cholera epidemics saw the implementation of Social legislation with the Housing Acts of 1866, Sanitary Act of 1866 and the Cross Act of 1875 and a national move towards slum clearance and providing good quality housing for the working and middle classes. A common type of urban re-planning involved the clearing of markets from the streets and the provision of covered market buildings; this occurred at Newton Abbot with the removal of the old market from its historic site in Wolborough Street. Model housing schemes were being built across the country such as the nearby re-modelling of Tavistock by the Dukes of Bedford. The planned Victorian infrastructure is evident in Newton Abbot and reflected the national move for change as the new 19th century development was built to include churches, work house, schools, soup kitchen and parks in addition to domestic housing for all classes.

The Architect Rowell was instrumental in shaping the developing town, and areas such as The Avenue (fig 69), appear to be by his hand as housing for the upper working classes. These terraces find a parallel with the planned development laid out by Rowell in the Ellacombe Valley (fig 68) in Torquay for Sir Lawrence Palk.



Fig 68: Ellacombe Road, Torquay



Fig 69: The Avenue, Newton Abbot

Until the early 19th century, Newton Abbot had been shaped by the street pattern and plots of the two medieval towns, which sat on opposite banks of the River Lemon. 17th and 18th century cottages and townhouses typically in the vernacular manner had lined these streets, but the planned Victorian developments changed all this, and the fashionable Italianate villa style came to predominate.

In 1836 the Totnes Turnpike Trust Act was passed to improve access to the town from



Fig 70: Wolborough Street pre-dates the Victorian 19th century expansion



Fig 71: Mid 19th Century Devon Square

Exeter, and this led to the creation of the first direct road from Kingsteignton to Newton. This new way, completed by 1842, was called Courtenay Street. In 1846 the railway arrived in the town, and as a result of this Queen Street was constructed. With the opening of the South Devon Railway, the Earl of Devon, who owned much of the land south and west of the town, laid out Courtenay Park and Forde Park and commenced the erection of numerous houses of various classes to the designs of the Estate architects Abberley and Rowell.

8.2 Humphrey Abberley and Joseph Rowell

The character and appearance of a large area of Newton Abbot is the result of developments undertaken in the second half of the 19th century, and the involvement of two men, Humphrey Abberley and Joseph William Rowell (fig 72). Abberley, and his successor Rowell, were architects and surveyors employed by the Courtenays, who owned large swathes of land in and around the town. The western end of Newton Abbot is particularly distinguished by the work of these two professionals.

Humphrey Abberley (circa 1806-1855) worked in Newton Abbot from circa 1847, until his death in 1855. His offices were at no. 12 Courtenay Street (fig 73). Before coming to Devon, Abberley, who was born in Northfleet in Kent, had worked in London and Essex. It is considered that he was probably the designer of the picturesque Tudor Gothic and 'Jacobethan' villas on Courtenay Park. Building sites were laid out by the Devon Estate in 1854; the later Italianate villas on the south side appear to be by Rowell.



Fig 72: Joseph Rowell (by kind permission of the Newton Abbot & GWR Museum)

Joseph William Rowell was born in Teignmouth about 1828. He was a son of Joseph Rowell, a prosperous builder who was born at Ilsington



Fig 73: 12 Courtenay Street, former offices of Humphrey Abberley



Fig 74: 82-4 Queen Street, first office of Joseph Rowell



Fig 75: Single storey building at 9-13 Devon Square (Town Hall) former 2nd office of Joesph Rowell



Fig 76: Ellacombe Road, Torquay

circa 1797. J. W. Rowell probably established his own business in the early 1850s, and by 1855 he had moved to Newton Abbot and taken on the business of Abberley. He also succeeded Abberley in his appointment as Surveyor to the Devon Estate. As surveyor he is thought to have laid out the remainder of Courtenay Park, and undertaken the development of Devon Square. Devon Square was the centre of the development carried out for the Courtenays circa 1840-60 by Abberley and Rowell. They adopted a provincial version of the type of fashionable villa rustica advocated by Charles Parker in his *Villa Rustica* (1832) and John Claudius Loudon in his *Encyclopaedia of Cottage, Farm and Villa Architecture and Furniture* (1833). Loudon's book included numerous builders for a number of years. Abberley and Rowell ingeniously adapted the fashionable villa style to meet the demands of the site.

Over his career Rowell was responsible for the design of a large number of buildings in Newton Abbot and Torquay, and the surrounding areas. In Torquay he was appointed architect to the Torwood Estate, in succession to John Tapley Harvey, and this resulted in the planned development of houses in the Ellacombe valley from 1859 for Sir Lawrence Palk (fig 76). These working men's dwellings, in crazy paving limestone, many with red brick dressings, find an immediate parallel with Rowell's development of The Avenue in Newton Abbot.

Rowell not only undertook domestic commissions, he was involved in much ecclesiastical work, from restoration and remodelling to the erection of new buildings

to his own design. In association with this work he designed rectories and a number of schools. In Newton Abbot, Rowell was responsible for St Paul's in Devon Square (fig 39), built on land given by the Earl of Devon. The foundation stone was laid on 26 April 1859, tiling by Charles Minton. He built the Wesleyan Chapel on Courtenay Street 1869-70 (demolished) and designed a new chancel, vestry and organ chamber for St Leonard's 1875-6 (fig 21).

The firm of JW Rowell & Son(s), was established by 1878. There were three architect sons: Spencer, William John, and Reginald. By 1883 the family had moved from 9 Devon Square (fig 75) to Elburn Lodge, College Road. Rowell retired from his position as Vice-Chairman of Newton Abbot Rural District Council in April 1899. The firm of Rowell, Sons & Locke was formed in 1902 when F.W. Locke was taken into partnership. He had been articled to J.W. Rowell in 1879. By 1914 he was the sole surviving partner.

8.3 Zone 1 – Courtenay Park and Devon Square

Courtenay Park and Devon Square have a unified character that reflects their development as part of the Victorian town plan laid out by the Courtenays from the 1840s onwards. The harmonious composition and set-piece design is the work of two successive architects to the Devon Estate, Abberley and Rowell. Many of the buildings follow the fashionable mid 19th century idea of the Classical villa, and the proportions of all of the historic buildings follow the Classical ideal. An eclectic range of architectural styles are used for the surface decoration, such

as door and window surrounds. Italianate buildings predominate, but there are also buildings in Tudor Gothic (fig 79) and Tudor Picturesque style (fig 80). The use of stucco makes an important contribution to the harmony of the overall composition; this would have traditionally been painted in a 'stone' colour, with the stucco often scored to imitate ashlar stonework.

Most of the development in Courtenay Park is comprised of semi-detached villas, with occasional short terraces of dwellings. These are arranged around in a crescent overlooking Courtenay Park. The houses are set back from the road behind substantial front gardens, and these spaces make a significant contribution to the picturesque setting of the villas. At the centre of the crescent stands Park House (fig 78), set on a large single plot, a substantial detached villa of un-rendered limestone; the use of limestone, and the spacious plot, make this building a focal point in the planned development. The villas which line the north and west sides of the crescent are considered to be the earliest

part of the planned development, and to be the work of Abberley. Building is known to have commenced in 1854, and Rowell did not become surveyor to the Devon Estate until 1855. These are the buildings in Tudor Gothic and Tudor Picturesque style. The buildings are characterised by their elaborate roofscapes (fig 79 and 80), with a particular focus on steeply pitched roofs and gabled features, together with elaborate chimney stacks. This creates a strong sense of verticality in the architecture and the buildings appear much taller than their three-storeys. Further features reference Gothic architecture, such as hood moulds, mullion and transom windows, and crenulations.



Fig 77: Bandstand, Courtenay Park



Fig 79: Courtenay Park in Tudor Gothic style



Fig 80: Courtenay Park in Tudor Picturesque style



Fig 78 : Park House

The buildings on the south side of Courtenay Park are Italianate in style and are considered to be the work of Rowell (fig 81). His work in Devon Square is also Italianate. The buildings on the south side of the park are typically grouped in pairs, or as three buildings, and are of two-storeys in height. In contrast to the Tudor-style buildings, the emphasis lies on the proportions and detailing of the elevations, and not on the roofscape; the hipped roofs are of a very shallow pitch, and chimney stacks are presented as a discreet feature. The roofs typically have deep overhanging



Fig 81: Courtenay Park in Italianate style

eaves. Elevations display a range of Classical details including rusticated quoins and door surrounds, string courses, and tripartite windows. These decorative features are also found on the buildings of Devon Square and St Paul's Road (zone 3) which runs off from the north side of the square.

Devon Square (fig 82) has a grandeur of character that is achieved both from the town planning, with substantial houses arranged around a large central space, but also from the group impact of designed terraces of houses and the enclosure these provide. The east side of the square varies slightly in character, as it is comprised of the rear elevation of



Fig 82: 14-24 Devon Square, (south side) grade II in the Italianate style

Park House, rather than a building 'inward' looking to the square. Park House has a particularly attractive rear elevation, featuring an elaborate arrangement of windows to light a staircase, although modern extensions now largely conceal this elevation. The terraces on the north, west and south sides of the square are all of different designs, but are unified through the use of the Italianate style. The terrace on the south side of Devon Square is particularly imposing, being of three storeys, and featuring strong stylistic features, the use

of rustication, and the deep eaves supported on modillions.

At the centre of Devon Square stands St Paul's Church (fig 83). While this is a later introduction by Rowell, and is in a different architectural style than those houses surrounding the square, it sits well within an established historic pattern of town planning, of a central square containing a church, and with houses arranged around the periphery.



Fig 83: Church of St Paul, grade II*



Fig 84: 28 Devon Square, (west side), grade II

8.4 Zone 2 – The Avenue

The Avenue (fig 85 and 86) was laid out on land to the north of Queen Street; the length of the road was determined by the course of the River Lemon that runs to the north and which formed the limit for much of the 19th century northern expansion of the town. The houses were laid out 1874 - 84. The designs of the houses on The Avenue suggest that they are by Rowell. Certainly the buildings find a direct parallel with his planned development in Ellacombe in Torquay for Sir Lawrence Palk in 1859. These working men's dwellings in Torquay were constructed of limestone rubble, with ashlar dressings and detailing similar to that found in The Avenue.



Fig 85: The Avenue



Fig 86: The Avenue

The road was originally called Lower St Paul's Road (Ordnance Survey Map 1880) and this highlights the immediate connection with the earlier planned town development by Rowell as surveyor to the Devon Estate on land owned by the Courtenays. The visual connections with the wider townscape contribute to the character of The Avenue. Views south along The Avenue, extend past the war memorial at the junction with Queen Street (fig 87), and then up the steep slope of St Paul's Road, to St Paul's Church in Devon Square. Conversely, views south from Devon Square extend out along The Avenue (fig 86). The street had been renamed The Avenue by the early 20th century (Ordnance Survey Map 1904).

The Avenue is characterised by the groups of terraced houses which line the east and west sides of the road. The terraces are broken where side streets bisect The Avenue in an east-west direction, such as Osborne Street and St John's Street. The road is very wide, as too are the pavements, and the houses are set back from the street behind front gardens. This all contributes to a sense of spaciousness, and the grandeur of a plan which heightens the apparent status of what are relatively small single cottages.



Fig 87: View to St Paul's Road from The Avenue

The terraces are designed with a rhythm of projecting building-recessed building-projecting building, which helps to create visual interest in views along the terrace and clearly indicates the planned progression of the 19th century town and the Courtenay developments.

The houses are of corresponding, but not identical, designs, and are constructed from various combinations of limestone and red and cream brick. The eclectic use of materials suggests that Rowell was responding to the late Victorian fashion for polychromy. The buildings are of two storeys, with the exception of the short central terraces which rise to three storeys in the eaves of each house which terminates a terrace. This upper storey is denoted by an attractive bulls eye window. The buildings which project each present a gable end to the street. The houses at the northern end of The Avenue are constructed of grey 'crazy paving' limestone with red brick dressings. Decoration in the form of trefoils and quatrefoils carved in limestone are used around doors and windows (fig 88). Distinctive substantial gate piers are created from banded limestone and red brick (fig 89). The terraces at the southern end of the street are constructed from cream brick, with red brick dressings. One central building is in red brick, with yellow brick dressings, and the rest of the terrace is rendered. This would suggest that the original design had red brick terraces to add to the eclectic composition, but the impact of the original design intention has been concealed by the later application of a render coat to some of the brick buildings.

8.5 Zone 3 – Queen Street

The prevailing architectural character of Queen Street is directly connected to the



Fig 88: Original door with brick and stone dressing at The Avenue



Fig 89: Branded stone and brick piers at The Avenue

arrival of the railway in Newton Abbot in 1846, and the associated expansion of the town in connection with this development. The Victorian development of the town occurred under the patronage of the Courtenay family, who were influential in the layout of streets on their land principally from the 1840s to the 1860s. The Courtenay developments are most prolific on the eastern side of the town. Queen Street was planned as a commercial development; the street is articulated by a number of large terraces, which accommodate commercial premises at ground floor level.

Queen Street and the connecting Courtenay Street continue to be the principal shopping streets of the town today. Both these streets retain a strong Victorian appearance, illustrating their relatively late origins in the evolution of the town's street pattern. Courtenay Street was cut to connect the centre of Newton Abbot with the new road to



Fig 90: 16-34 Queen Street, grade II



Fig 91: 56-62 Queen Street, grade II

Kingsteignton and this was begun in 1836. The town survey of 1843 shows Queen Street as a lane or footpath leading off Courtenay Street in an easterly direction. The only buildings on Courtenay Street were the Globe Hotel built 1842 by the Earl of Devon, then known as the Devon Arms, and a few properties close to St Leonard's Tower (zone 4). All the shops and inns at this time were situated on the historic thoroughfares of Wolborough Street, East Street, Bank Street and Highweek Street.

Fine stucco terraces are characteristic of the area. Most of the terraces are three-storeys in height, although the dominant pattern alters slightly at the junction with St Paul's Road and The Avenue, where two-storey terraces and occasional single dwellings occur as a continuation of the dwellings on these ancillary roads. The stucco terraces were constructed as short terraces, such as nos. 16 to 34 (fig 90), and nos. 56 to 62 (fig 91), but are connected to present a homogenous street scene, through the use of stucco, the proportional arrangement of the facades, and the use of an eclectic variety of Classical detailing. Each building is typically two-bays wide and this is expressed by two sash windows at each level of six-over-six pane form. A few of the terraces comprise a single

wide bay, in contrast to the predominant two narrow bays. Further articulation of each unit is provided by visual breaks along the length of each terrace, such as by the use of quoins on alternate buildings, or the use of pilasters. A shop front at ground floor level typically extends the full width of each unit. A good number of original shop fronts survive, although in various stages of completeness and these contribute to the character of the area. A particularly fine example is found at no. 58 Queen Street (fig 92), dating from circa 1900 originally a chemist's. The plate glass windows feature carved tops to the turned colonettes and elaborate overlights with cut-glass stars to circular panes.



Fig 92: Former Bibbings Pharmacy, grade II

The buildings of Queen Street and Courtenay Street are typically set at back-of-pavement line, and tightly frame the views along these linear streets. It is notable that most of the terraces are substantially complete, and there are only a few instances where a 20th century building has been inserted. The junction with St Paul's Road and The Avenue temporarily breaks the standard relationship of the buildings to the street (fig 87); this is a large junction and the buildings have been positioned to relate to the crossroads. Here we find two-storey villas, both in detached form and as short terraces and orientated to follow the line of the street as it broadens to merge with the neighbouring street. The houses on the east side of St Paul's Road turn the corner particularly effectively. On the west side of the road stands Devon Villa, an outlying part of the Courtenay Park development (zone 1), laid out in 1854. These houses are all in the Italianate style. The low storey heights and the broad roads create a sense of spaciousness in this area and have provided an attractive setting for the later war memorial, located on an island at the foot of St Paul's Road.

The war memorial, unveiled in 1922, stands on a large open space originally centred on a large oak tree. This was a landmark until it was felled to make way for the memorial. The 'Spirit of Freedom' by Courtenay Pollock is now a distinctive feature of the town. It comprises a bronze female standing figure of peace, with outstretched arms holding broken chains standing on the abacus of a Tuscan-style column approximately 16m high. The backdrop, containing names of those who lost their lives in the Second World War, was added at a memorial service on 21 June 1949 (fig 93).



Fig 93: Spirit of Freedom

Two churches stand on the south side of Queen Street: the United Reformed Church 1875 (fig 94); and the Church of St Joseph Roman Catholic Church 1915. The United Reformed Church was erected in 1875, to the designs of Rowell, but did not receive its spire until circa 1921. The spire is now a distinctive feature in views across the town. The church is constructed from squared Devon limestone, featuring exuberant decoration in the Gothic Revival Decorated style. The building was converted to offices in 1976, but this has had minimal impact on the external appearance of the building. St Joseph's, by Scoles and Raymond, is also constructed from Devon limestone, of coursed rubble with ashlar dressings, and is in Gothic Revival style. The street facade is particularly striking, featuring flanking octagonal turrets, and a large central window formed of five trefoil-headed lancets. A gold mosaic panel above entrance door is an unusual feature.

In addition to the two churches, this zone contains a number of other significant individual buildings, which stand in complementary contrast to the predominant stucco terraces, and demonstrate the eclecticism of late 19th century architectural styles. Lloyds Bank (fig 95), no. 41 Courtenay Street, occupies a large corner site at the junction of Courtenay Street and Queen Street, and is a landmark building in views along these streets. It is distinctive in the use of red sandstone for the upper floors, providing an attractive contrast to the limestone ground floor and dressings. It is in the fashionable



Fig 94: Church House, Former United Reformed Church, grade II



Fig 95: Lloyds Bank, 41 Courtenay Street, grade II

Edwardian Baroque style, constructed 1910, but an unusual style for Newton Abbot.

The eastern extension of this zone takes in Newton Abbot Railway station (fig 96), a significant part of the history of Queen Street, and an area that has undergone three phases of buildings since the arrival of the railway in 1846. As Queen Street turns sharply south, into Station Road, the railway station stands in proud isolation, embodying the 1926 rebuild

of the main station building. The railway link has direct links in town planning terms with Courtenay Park (zone 1) which it faces, and this large park proves an attractive setting for this set-piece design. The imposing station building is of three floors, constructed in red Somerset bricks with Portland Stone coins and decorations, with a large mansard roof in Welsh slate.



Fig 96: The Railway Station, c1930

8.6 Zone 4 – East Street, Union Street and former Newton Abbot Hospital

East Street is an historic thoroughfare of Newton Abbot (map 8), one of the three historic routes which interlinked around the town centre at St Leonard's. It connected with Wolborough Street (zone 5) and Bank Street/Highweek Street. East Street contains some of the town's most ancient buildings. The Tithe Map of 1845 clearly shows narrow burgage plots extending from the street frontage. Much of the present road layout is based on historic land boundaries, although in some areas, such as Newton Abbot Hospital, originally Newton Abbot Union Workhouse, which was developed on a large plot, any clear reference to the medieval plots has been swept away. East Street existed before Queen Street and Courtenay Street, but was relegated to a secondary route through the town, on the construction of these new commercial streets in the mid 19th century.

The earliest buildings in East Street date from the 17th century. Many of the known examples are public houses: The Locomotive (nos. 35 and 37) ; The Dartmouth Inn (no. 61); and The Jolly Abbot (nos. 16 and 18) (fig 20). It is possible that other buildings contain early fabric, concealed beneath later facades. These early buildings are concentrated at the eastern end of East Street. They display a number of features that characterise the urban vernacular. The early buildings of Newton Abbot are constructed

from timber-frames and rubble stone and cob, although this is predominantly now concealed beneath a render coat. The three-storey Jolly Abbot presents two gable ends to the street, in the manner of some of the 17th century buildings on Wolborough Street (zone 5), with the building then running back along the burgage plots. The building is jettied out above the ground floor. The buildings all have very large roofs, which while now slated, would originally have been thatched.

18th and early 19th century buildings are more characteristic on East Street, and also the surrounding historic streets, such as Highweek Street. However, it is likely that some of these may contain 17th century fabric including cob, particularly those closest to the medieval core of the town. The medieval burgage plot has been formative on the appearance of houses of this period, with buildings spanning single or double plots. 18th century buildings include: nos. 10 and 12; nos. 25 and 27 (fig 98); no. 39, and no. 53 East Street (fig 99). The buildings were erected as dwelling houses and are typically of two-storeys, of two or three-bays and set beneath a pitched roof. Principal elevations tend toward symmetry, and the sash window is a common feature. No. 1 and no. 2 Highweek Street are of this form, but are particularly distinctive as rare examples of the early use of brick construction in the town. No. 2 displays particularly fine brickwork, laid in Flemish bond with flared headers used to create a decorative chequerboard pattern (fig 97). Nos. 117 to 123 on East Street are characteristic of the 19th century buildings in the town, of rendered rubble construction (fig 100). This terrace is notable as being the entrance to the ropewalk, as indicated by the painted signs The Rope Walk and East Street Rooms.

During the boom of the Newfoundland fishing trade, the area between Hopkin's Lane and



Fig 97: Minerva House, 2 Highweek Street, grade II



Fig 98: 25 and 27 East Street, grade II



Fig 99: 53 East Street

East Street would have been a busy industrial area, dominated by Samuel Yeo's Rope Works. Built in 1828, it housed a rope making machine that twisted the imported hemp and sisal fibres into rope. Above the Rope Walk (fig 100) was a sail loft and an adjoining building was used to store large bales of fibres. The business was eventually handed onto Ephraim Yeo, son of Samuel, who built the tiny chapel called The East Street Room (fig 102). The Rope Walks are visible on the Ordnance Survey map of



Fig 100: 117-123 East Street, The Ropewalk

1880, long linear buildings stretching the length of the plot. East Street had other connections to the Newfoundland cod industry. Boats set sail for the cod fisheries from many West Country ports each spring from the late 16th century, and the trade lasted until the mid 19th century. It was at its most prosperous in the late 18th century. In Newton Abbot, hopeful sailors congregated first at the Dartmouth

Inn and later at the Newfoundland Hotel (demolished) in the hope of being hired for a season's work.

Action point: *Historic buildings in Hopkins Lane are capable of visual improvement. Re-surfacing a small section of the floor surfaces at the entrances would benefit Queen Street.*



Fig 101: Hopkins Lane retains several Victorian industrial buildings



Fig 102: Yeo Chapel and Yeo Cottage

Newton Abbot Hospital, formerly the Newton Abbot Union Workhouse (fig 103), presents a long elevated frontage onto East Street. Most predominant are the central block and Templer House built between 1836 and 1839 by Moffat and Scott. This formal architectural statement, in both scale and design, stands apart from the domestic buildings which line East Street. Its situation on an elevated site strengthens its prominence. These buildings, of rendered rubble, are a clear expression of the Classical architecture that was to become fashionable in the town until the second half of the 19th century. Roads such as Powderham Road and Mount Pleasant Road are lined with terraces of houses in the popular Italianate style. These houses feature references to towers, and classical features such as pilasters and bullseye windows. Powderham Road (fig 104) forms a visual link with the villas that crown the brow of Wolborough Hill.

Around 150 properties were built in terraces south of East Street of local buff and red brick

with gate piers that are locally distinctive. They were built by South Devon Rail between 1871 - 1900 to house mechanics working on the railway.

The western end of East Street developed, often with earlier buildings being replaced, through the second half of the 19th century. This occurred in association with the Courtenay developments around Devon Square, the



Fig 103: Newton Abbot Hospital



Fig 104: Powderham Road

arrival of the railway, and the growth in the population of the town. As the town's population grew, so increasing numbers of buildings were constructed to meet the needs of the people, including two groups of almshouses on East Street and the Baptist Chapel. The two sets of almshouses were built during the 1840s: a group of eight (nos. 133 and 147) 1840; and a group of four (nos. 109 and 115) 1845. These use a general gothic or picturesque Tudor language. No. 133 to 147, in stucco, have direct parallels to the houses on the north side of Courtenay Park (zone 1), while the later group, constructed from exposed limestone, indicate the beginnings of a style that was to become popular as the century progressed. The Baptist Chapel is also constructed from limestone and the use of this material sits well with the rugged Gothic style of these buildings (fig 105).

With the development of Queen Street and Courtenay Street as the principal commercial streets in the town, it is clear that East Street became increasingly domestic in character. In the late 19th century (it is incomplete on the Ordnance Survey map of 1880) Union Street was built (fig 16), linking these two areas, and comprises shops at ground floor, with houses or flats above. The character of East



Fig 105: Baptist Chapel

Street is quite unique in the town, with tall terraces of local brick, arranged in decorative patterns, and a good survival of features such as decorative bargeboards and historic shop fronts.

Bank Street contains some very elaborate buildings, with the Passmore Edwards Library 1901-4 (fig 106) providing the outstanding example of a public building in the town. The building was a gift to Newton Abbot from Passmore Edwards, a noted public benefactor, in memory of his mother. The architect was Sylvanus Trevail, a Cornish architect, who designed a number of Passmore Edward's libraries. The library is a typical but flamboyant example of his style, and it was completed after his death in 1903 by his assistant Alfred Cornelius. It presents an eclectic use of materials, including limestone, cream brick and yellow ceramic dressings.

8.7 Zone 5 – Wolborough Street

The general appearance of Wolborough Street suggests that many of the plots and buildings were laid out in the late 18th century and 19th century (fig 107). However, this belies the fact that the street is an established historic route through the town, and contains many of the oldest surviving buildings in Newton Abbot.



Fig: 106 The Library, Bank Street, grade II

Newton Abbot was established in the manor of Wolborough. St Leonard's Chapel, the chapel of ease for the parish, was the focus of the town, together with the adjacent historic market; the earliest reference to a market and fair is 1269. Thus the eastern end of Wolborough Street lies within the core of the medieval town, with the western end contained in the conservation area, around Linden Terrace and Mackrell's Almshouses lies outside of this medieval core.



Fig 107: Wolborough Street

The character and appearance of Wolborough Street has evolved from the historic pattern of settlement on either side of the street. The land is divided into narrow strips, and these burgage plots are typical of medieval property boundaries. These extended at their greatest extent, 180 metres to the south and a maximum approximately 90 metres to the north, to the banks of the River Lemon. Some of these historic plots survive, and the divisions between the plots can also be read in the regular arrangement of buildings of a similar width along parts of the street.

The oldest surviving structure on Wolborough Street is the 15th century St Leonard's Tower. This is an important local landmark, and despite standing as a preserved fragment, it is a significant part of the history of the town and serves as a reminder of the original core of the town, prior to the extensive 19th century expansion. The rest of the building

was demolished in 1836, as a road widening exercise to facilitate an increase in horse-drawn traffic. The market had already been moved by this date. In 1826, the owner Rev. Richard Lane built a new market on a piece of land called Lydes Meadow, which is where the present Market Hall and Market Walk stand (zone 4). Thus the area in which St Leonard's Tower (fig 108) stands is a significant open space within the townscape. A recent enhancement scheme has introduced new paving and street lighting, making this an attractive part of the now pedestrianised town centre.

A few of the late medieval buildings of Wolborough Street are visible. No. 49 and no 1. and no. 3 Wolborough Street, date from the 16th and 17th centuries. No. 49, Tudor House (fig 109), is considered to be the surviving wing of a larger house. It presents a gable end to the street, with the long building running back along the burgage plot. No. 1 and no. 3 also present gable-ends to the street. These buildings are all characteristic of the urban vernacular of the medieval town, and



Fig 108: St Leonard's Tower, grade II*

represent the type of dwelling that would have been inhabited by tradesmen and merchants. The buildings are set on the front of the burgage plot, and utilise local materials in their construction, including cob, rubble stone and timber-framing. These buildings are unusual though, as many of the earlier structures have been concealed by 18th and 19th century re-fronting.

The post-medieval development and westward expansion of Wolborough Street has shaped the character of the architecture of the buildings. 18th and 19th century buildings, from cottages to larger town houses, dominate the western part of the street. These are characteristically of two and three-storeys,

and extend over a couple of burgage plots to enable a wider facade to be presented to the street. Principal elevations are arranged



Fig 109: Tudor House, 49 Wolborough Street, grade II

around regular proportions, with a focus on symmetry in the layout of doors and windows. Sash and case windows predominate. Some of the buildings stylistically reference the classical tradition. No. 83 Wolborough Street (fig 110), 1840, presents a good example, displaying features such as the cornice, quoins, and a central porch supported on two Doric columns. Other buildings, such as those on Linden Terrace and St Leonard's Road, are in the classical Italianate style. These two roads of terraced Italianate houses have a pleasing homogeneity to their composition, and are understood as designed streets constructed in a single phase. Their character is quite distinct from the layers of historical development visible along Wolborough Street. The absorption of earlier buildings by 18th and 19th century expansion and encroachment onto the street frontage can be seen on the south side of Wolborough Street; an earlier roof-line, set back from the current road frontage, can be seen on some of the buildings, particularly those in the vicinity of St Leonard's Tower and around the Manor House (no. 63 Wolborough Street). Views of the backs of the south side of Wolborough Street reveal the historic origins of the buildings, with a variety of gables and chimney stacks illustrating the vernacular heart that lies behind many of the polite frontages. The demolition of no. 25 Wolborough Street revealed a late medieval building, dating to the early 16th century, preserved by an 18th century facade.

The 19th century expansion of Newton Abbot led to the construction of some noteworthy, architect-designed, buildings on Wolborough Street. These add a further layer to the

architectural history of the town. The Church of St Leonard (fig 21) stands at the junction of Wolborough Street and St Leonard's Road. It was constructed in 1835 to the designs of Richard Millward, to replace the 15th century church, the original parish chapel of ease. Alterations were carried out in 1876 by the prolific local architect Rowell. Rowell was also responsible for the design of Mackrell's Almshouses, 1874 (fig 12), and extended in 1894. These 18 houses in crazy paving limestone, raised above the road on a bank retained imposing walls, are a landmark entrance feature when entering Newton Abbot from the Totnes direction.



Fig 110: 83 Wolborough Street, grade II

Wolborough Street, and the connecting East Street (zone 4), were the location for one of the particularly distinctive features of the town, the courts. Many of the courts were demolished during the slum clearances of the 1950s, but some remnants of them survive, and contribute to the historic character of the area. The courts developed as infilling when the town's population increased, and the town centre already accommodated a high density of buildings. Courts were rows of two-up and two-down cottages, and were constructed on the site of former outbuildings running back along the linear plots. Generally all that survives of the courts are the narrow entrances to them, and these allow enticing glimpses through to rear plots otherwise hidden behind the street frontage buildings. Some of the signs also survive: No. 1 Court, No. 11 Court; and no. 9 Court can all be found (fig 111). A substantial length of the north side of Wolborough Street was cleared to create the existing large car parks, and the superstore, in the late 20th century, and this has led to the



Fig 111: No 11 Court, Wolborough Street

erosion of the generally narrow, contained and historic thoroughfare of Wolborough Street in this area.

8.8 Urban Design Analysis.

The following section explores a number of important aspects about the town that contribute towards its identity. Key themes are considered at a broad level: Landmarks and Features, Gateways and Spaces, Routes, Views, and Neighbourhoods.

8.8.1 Landmark Buildings and Features

These are features that can be widely recognised and identified. They help to orientate and guide people as they move about a place and provide reference points to quarters and neighbourhoods; they are often key buildings in an important view or street scene.

The growth that Newton Abbot experienced during the mid to late 19th Century was planned in a manner where features and landmark buildings were orientated and regularly spaced within the town. Accent and focal points were created with existing buildings and natural features, while new key buildings were intentionally positioned and styled as key outstanding buildings. The most significant of these are orientated as a sequence between the medieval core at St Leonard's Tower and the main station office of the railway. Due to their importance in the street scene, buildings and features identified should be considered for local listing if they are not already listed. See Map 21 Landmark Buildings and Features.

Action Point: A list of locally listed buildings should be prepared to identify important non-listed buildings within the area.



A - Fig: 112 St Leonard's Tower



E - Fig: 116 Parish Church of All Saints, Highweek



B - Fig: 113 Library



F - Fig: 117 Church of St Mary, Abbotsbury



C - Fig: 114 Church House (formerly United Reformed Church), Queen Street



G - Fig: 118 Church of St Mary, Highweek Street



H - Fig: 119 Alexandra Cinema



D - Fig: 115 Spirit of Freedom War Memorial



I - Fig: 120 Church of St Leonard, Wolborough Street



J - Fig: 121 Mackrell's Almhouses



N - Fig: 125 Church of St Paul, Devon Square



K - Fig: 122 Lloyds Bank



O - Fig: 126 Railway Station



L - Fig: 123 Baptist Church, East Street



P - Fig: 127 Old Forde House



M - Fig: 124 Italianate Tower of Highwood House

LANDMARK BUILDINGS AND FEATURES

- Primary Landmarks
- Secondary Landmarks

Primary Landmarks: Important for their townwide contribution to image, identity, and wayfinding.

Secondary Landmarks: Important for their more local contribution to image, identity, and wayfinding.

Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292



Map 21 Landmark Buildings and Features

8.8.2 Views:

The 19th century expansion of Newton Abbot created a variety of planned and incidental views; some to distant features outside the core envelope to the town such as the view to The Church of All Saints at Highweek, to the hills of Dartmoor and to the river corridor of the Teign Estuary. Other views are towards features that are closer to the town centre such as the enclosing hill sides of Knowles and Wolborough Hills, key buildings, landmarks and spaces within the town. The views play an important part in creating a strong and memorable image of the town to which people can relate. The view corridors to the most significant landmarks and features should be preserved for their townscape importance and be a material consideration in relation to planning applications that may affect them. The most significant views are illustrated on fig (128-134) and (map 22).

There is scope to enhance many of the views through street scene improvements that rationalise advertising and simplify highway infrastructure.



Fig 130: St Leonard's Courtenay Street



Fig 131: Library from Bank Street



Fig 132: Library from Highweek Way



Fig 133: Queen Street from the War Memorial



Fig 134: Highweek from Devon Square

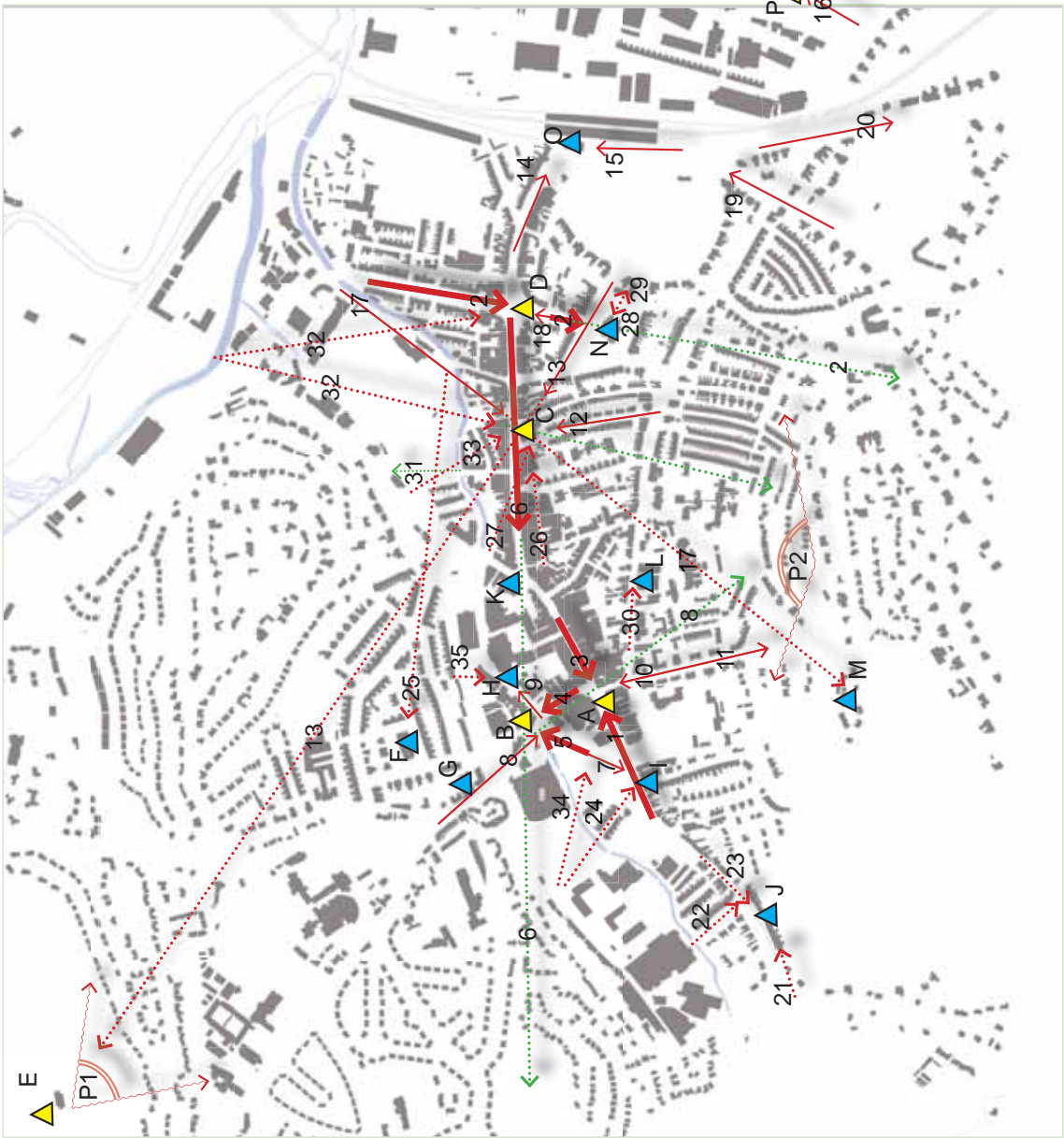


Fig 128: Clock Tower from Wolborough Street



Fig 129: The Avenue

- KEY VIEWS & LANDMARKS
- Principal Views
 - Secondary Views
 - Incidental Views
 - Panoramic Views
 - Views to landscape Features
 - Primary Landmarks
 - Secondary Landmarks



Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292

Map 22 Key Views & Landmarks

8.8.3 Gateways and intermediate spaces

Gateways are important spaces as first impact areas when approaching or moving around the town. They can be junctions, a place where there is some relief in a route or where there is a local widening or a formal space. Gateways mark the main transition between different zones. At each point there is an opportunity to mark the change from one place to another in a manner that reinforces the character and identity of that area and leaves an impressive image on the memory.

Historically, the gateways developed and were planned as part of the 19th century expansion. Junctions were framed by buildings and landscaping and planned views helped to visually tie the town together. The northern and eastern entrances to the town were marked by tree lined routes and avenues leading the eye to significant buildings such as St Leonard's tower or off setting spaces at Courtenay and Forde Park. The gateway for passengers arriving by train was aligned on the central axis path of Courtenay Park (the station was positioned slightly further south to its present position) and would have presented a very elegant parkland frontage for arriving passengers - in contrast to the traffic dominated space of the present station forecourt

19th century mapping suggests the western side of the town made a more abrupt transition from countryside to town centre. The Almshouses marked the western approach on Wolborough Street and from its eastern end retained a visual link to the space outside and buildings near Wolborough Hall, (all now demolished). The northern approach would have been marked by St Mary's Church on Highweek Street and buildings framing the junction between Highweek Street, Halcyon Way and Bradley Lane.

Later 20th century road network and street furniture has diluted the impact of these gateway areas and the overall image of them is sometimes uninviting.

Map 26 marks the location of the principle gateway areas together with important intermediate spaces that form part of the main movement network.

8.8.4 Routes

The movement network is a critical component of the character of a town, the scale of which can range between small footpaths to principle vehicular corridors. People experience routes as part of their daily lives and the experience of moving through a place has a great affect on how people understand and relate to it. Within Newton Abbot the pattern of development of the 19th Century focused on creating a series of routes that linked to spaces in a logical sequence. Landscape elements and buildings were used as devices to focus views, create interest, and assist in way marking. The central town core still retains the essential movement structure broadly within the regions of Wolborough Street, East Street and Queen Street, although the original form has been the subject of slow erosion as the town has grown. Later movement corridors have been designed without the earlier refinement, or sympathy to the components that contribute towards character and structure of the place. They focus mainly on the functional requirements of the movement of vehicles and not on the aesthetic. New routes that have been developed as the town has grown have not connected well aesthetically into the existing spaces.

This study identifies two levels of route within the study area on the basis of their role in contributing towards the image of the place (map 23).

The primary routes are identified as being the most significant and key to reinforcing the character of the town as a whole. These routes in combination with other built and natural features have the greatest influence over how the town is perceived. The secondary routes are those which have a significant roll to play in contributing towards the character of the town as a whole.

It should be noted that the diagram relates to the significance of the route in contributing towards the character of the town and not the capacity of the route.



ROUTES

- Primary Routes
- Secondary Routes

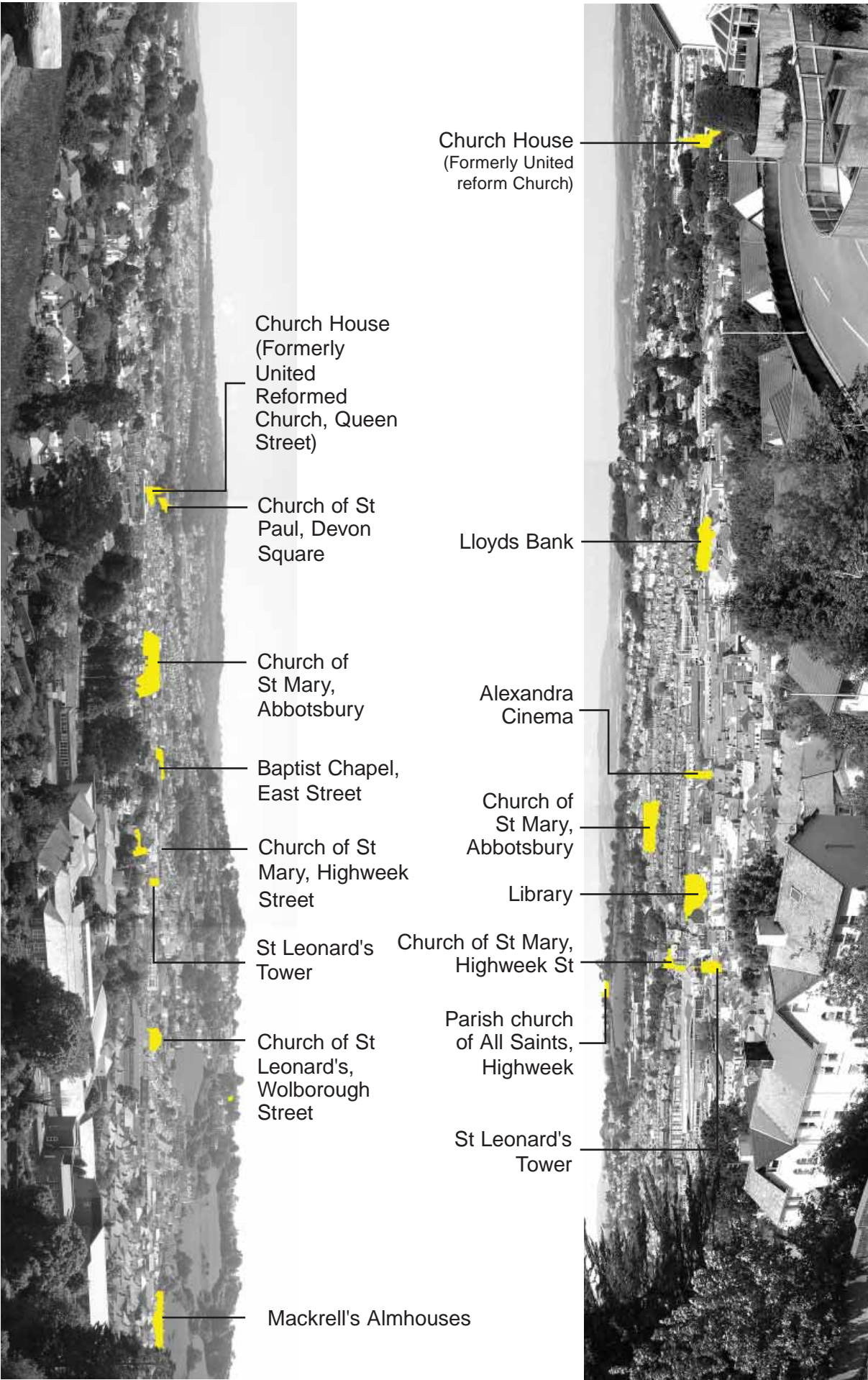
Primary Routes: make the most significant contribution to the towns character and image.

Secondary Routes: make a significant contribution to the towns character and image.

Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292

Map 23 Routes

Fig 135 Panoramic View from the hill at Highweek



Views for Enhancement

- > Important Views for Enhancement
- View Enhancement Areas

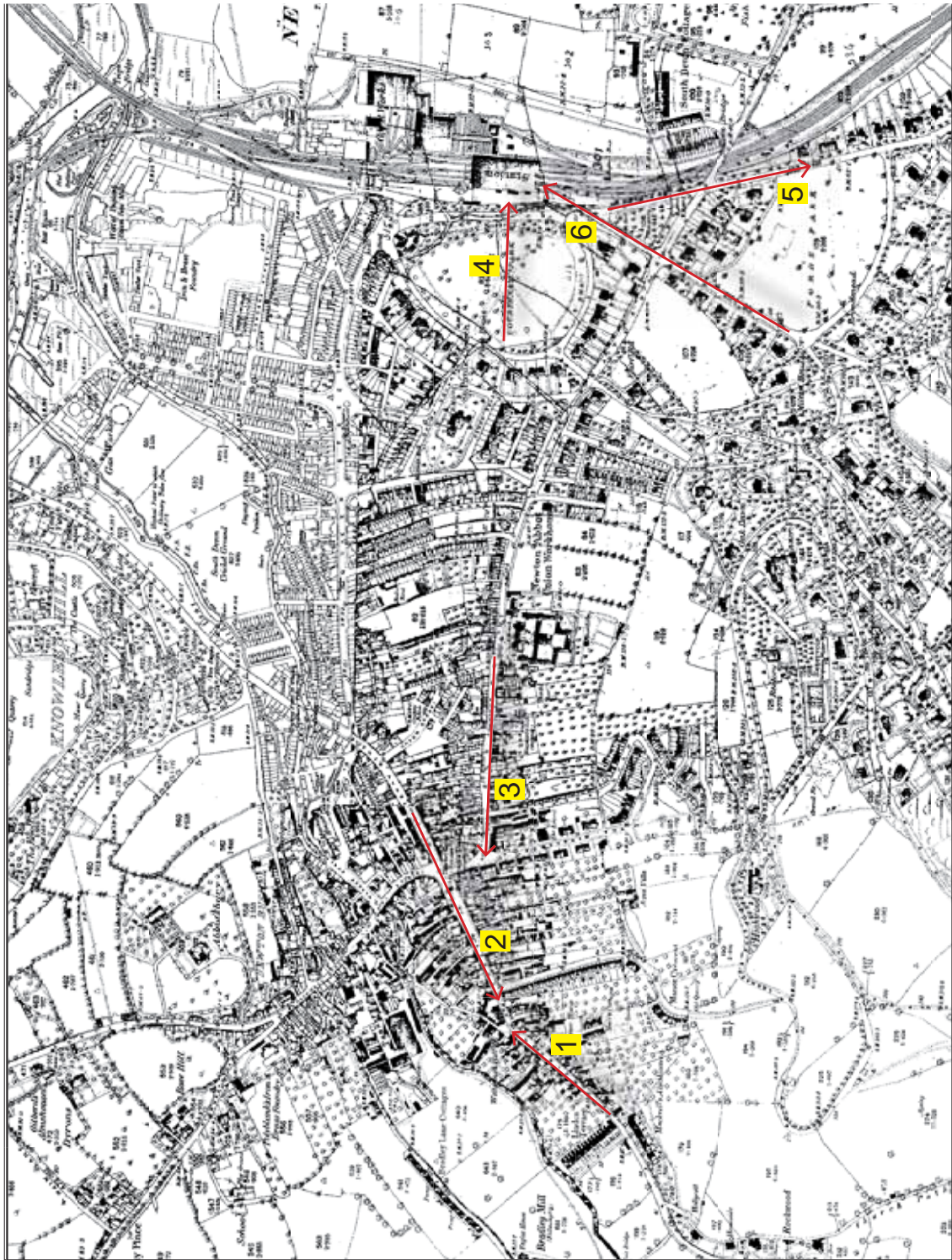


Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292

Map 24 Views for Enhancement

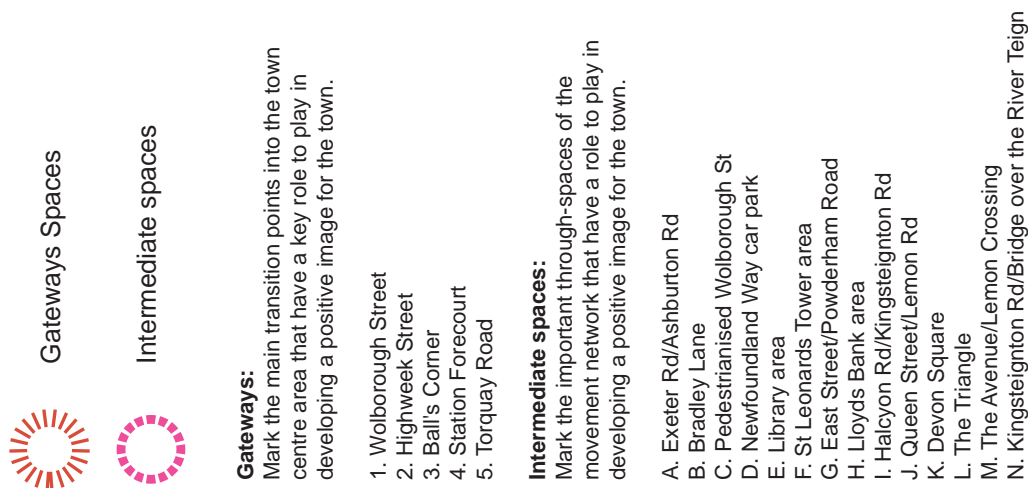
Map 25 Lost Views

Significant views
substantially eroded



Based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office (C) Crown Copyright
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Teignbridge District Council LA 100024292 2004

Map 26 Gateways and Spaces



Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292

Map 27 Neighbourhoods



- 1. Bradley Lane
- 2. Abbotsbury
- 3. Wolborough Street
- 4. Knowles Hill
- 5. Town Centre
- 6. East Street
- 7. Wolborough Hill
- 8. Cricket Field
- 9. Osborne Park
- 10. Courtenay and Forde Parks



Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292

8.8.5 Neighbourhoods:

Neighbourhoods are areas with a common identity. The identity may be derived from the nature of the uses, appearance of buildings, landscape elements, and natural features or from other themes such as views and skyline interest. The aspects that make a positive contribution to the character of an area can provide a rationale for future change and if used to guide development can ultimately reinforce the local distinctiveness and strength of character of an area. Likewise the identification of those aspects that make a negative contribution towards an areas character can help to direct development in a manner that may ultimately improve an area for the better.

The central area of Newton Abbot can be divided loosely into 10 neighbourhood character areas as identified on Map 26 . A brief description of their key characteristics is included

Area 1: Bradley Lane.



Fig 135: Bradley Lane

Neighbourhood Character:

Generally fragmented being dominated by large buildings that have a poor relationship with their neighbours in terms of use, scale and mass and their relationship to the streets and routes. A functional layout to highway infrastructure, poor street scene with extensive areas of car parking, and a lack of response to key views exacerbates these issues creating a fragmented and disconnected townscape.

Main Features:

Positive: River Lemon corridor, remnant areas of buildings in distinctive materials. A rich building fabric in some adjacent areas.

Negative: Open areas of car parking, large industrial style buildings, dominant highway infrastructure, lack of structural tree planting and a dominance of lighting columns.

Building Types:

Positive: 2 storey terrace style.

Negative: Effectively 2 storey height, light industrial units and superstore

Materials:

Positive: Mixed red and yellow brick, painted render where in harmony with other buildings, slate and zinc roofs, and stone boundary walls with cement/lime capping

Negative: Painted metallic panelling, unpainted zinc crash barriers, fair faced blockwork, corporate advertising

Views:

There are no positive views of town wide importance but there is considerable potential to develop and create some relating to the key movement and view corridors within the area.

Area 2: Abbotsbury

Neighbourhood:



Fig 136: Chelston Road, Abbotsbury

Character: Strong sense of character based on a simple yet robust street structure organised as terraces around a central church. A limited palate of distinctive materials and details has been used to create harmony and subtle interest.

Main Features:

Positive: St Mary's, Abbotsbury as focal point, strong definition between publicly accessible areas and private space, high

quality natural stone kerbs and gutter setts prevail. Subtle changes to elevation and roof line treatment to the terraced buildings in the form of projecting bay windows and eaves, solid chimneys and verandas, together with finer details, provides variety, rhythm and interest to the street. There is an extensive use of a limited palette of materials of red and yellow bricks.

Negative: Some eroded boundary treatments to the area immediately outside church and loss of boundary railings to low front boundary walls. Partial loss of natural stone carriageway edgings, and covering of gutter sets with macadam, and visually intrusive cars parked within the carriageway. A reduced quality of environment to the Exeter Road access into the town where road alignments has resulted in a fragmented street structure.

Building Types:

Positive: Two storey terrace style, occasionally 2.5 storeys in key locations. Landmark churches. Educational buildings, 2-2.5 storey semi-detached.

Negative: Some 20th century buildings have not blended in well with more historic buildings.

Materials:

Positive: Red brick with yellow detailing or yellow brick with red brick detailing predominates, slate roofs grey coursed limestone on landmark church, boundary walls in grey limestone rubble stone or brick, limestone kerbs and gutter sets

Negative: Concrete kerb stones.

Views:

The most significant view in this area is from the junction of the Exeter Road and Halcyon Way looking towards Bank Street. Unfortunately, the view is terminated by a blank gable wall and the foreground is cluttered and dominated by poor quality railings, highway infrastructure and traffic. St Mary's, Abbotsbury is a very noticeable component of distant views from Wolborough Hill where the mass of its roof contrasts greatly with the smaller, finer grained texture of the domestic roofs that surround it. The eastern gable is also prominent from the Cricketfield car park area. There are two important glimpses of the United Reformed Church and the tower of the Alexandra

Cinema from points along Halcyon Way and these could be acknowledged and improved through sensitive development of the cattle market area.

Area 3: Wolborough Street



Fig 137: Wolborough Street

Main Features:

This is a main thoroughfare for traffic approaching the town from the west and it contrasts with quieter routes that form part of the residential areas and the steeply sloping fields to the south. The older areas of Wolborough Street have a more irregular approach to storey heights, eaves heights, and setbacks with minor variations adding interest and movement to the streetscape. The planned terraces have a more formal linear arrangement.

Positive: The backdrop of hillsides and open fields with ridgeline trees.

Mature plain trees bounding the road frontage to Newfoundland Way

Varied and complementary approach to materials and colour to buildings

Negative: Open areas of car parking and front of plot parking, creates a diffused townscape that lacks focus and enclosure to the street.

On street car parking. Infrastructure in the form of posts, traffic controls, road markings, barriers, signs and lighting.

There is a lack of a positive relationship and connection to the river.

Some degraded frontage boundary treatments

Building Types:

Positive: 2, 2.5 and occasional 3 storey townhouses and apartments close to the more central areas, 2 storey terraces and semi-detached, 4 storey height landmark church.

Negative: Single storey light Industrial/service buildings that have open areas of car parking providing little enclosure to the street.

Materials:

Positive: Rubble limestone with contrasting red brick quoins, string courses and reveals, slate roofs, clay ridge tiles, smooth or rough cast render in complementary colours, limestone kerbs

Negative: White plastic eaves, verges and gutters, windows, concrete kerbstones.

There is a partial loss of front boundary treatment.

Views:

There is an opportunity to create an enhanced view as part of the approach sequence to the central area of the town from the west at or around the junction to the north of St Leonard's Church. The view from the River Lemon footpath towards the Almshouses could be improved by minor works to the bridge link over the River.

A reduction in the quantity and size of signage and highway infrastructure would improve the view towards St Leonard's tower.

Area 4: Knowles Hill

Neighbourhood Character

A low density residential area with properties set on steeply sloping land affording views across to the wider landscape to the north but with limited scope to obtain views to the south from publicly accessible areas. Houses are generally either set well back from the road within mature gardens or with medium sized setbacks behind low boundary treatments. A combination of boundary walls, mature trees, good garden sizes and an open field, helps to provide a sense of maturity and softens the character of the area.

Main Features:

Positive: Mature trees provide a backdrop to views from the town and soften the appearance of the built forms on the hill side. Boundary stone or brick walls at the back of the footway and carriageway help to define the public realm

Negative: Loss of boundary walls and timber palisade fences at frontages, the presence of low quality garage openings opening directly onto the street

Building Types:

Domestic properties predominate within the character area and are largely based on either detached or semi detached units, both of which are appropriate as they afford reasonable garden space - an essential component of the character of the area.

Materials:

Positive: Limestone boundary walling, slate.

Negative: Timber fences visible from the highway, bright orange roofing tiles.



Fig 138: Knowles Hill from Albany Street

Views:

There are few views within the area of town wide importance but glimpses of the Teign estuary from Seymour Drive are attractive and provide an uncommon reference point to the proximity of the river from the town. The hillside itself provides a valuable softening backdrop to views from the central areas and is a prominent feature of views from the north eastern approach to the town.

Area 5: Town Centre focusing on Queen Street and Courtenay Street Area



Fig 139 Courtenay Street

Neighbourhood Character

Hub of activity and movement affording a variety of shopping, visiting, and business experience within the area of highest density of built form. High quality, well planned structure to townscape focusing on key buildings and spaces the quality of which, in some areas, is greatly diminished by the clutter of sign posts columns and highway related components within the street.

Most buildings have a close relationship to the public realm by defining the street with their frontages.

Main Features

Positive: Mostly well defined streets enclosed by buildings provide continuous frontages and a distinct and enclosed public realm. A variety of building heights, movement in the eaves lines, and depth in fenestration and projecting features, helps to emphasise the depth of views and perspective along the streets. The River Lemon runs through a central area. A direct connection from the multi-story car park to bus terminals and Market Walk.

Negative: Some poor pedestrian spaces that lack a co-ordinated approach to streetscape or materials selection.

Clutter derived from CCTV apparatus, railings, signage, planting columns, bollards, street lighting and similar.

Vehicular dominance within Queen Street.

Aggressive retail advertising and poor quality shop front design.

Building Types

There is a variety of building types within the character area.

Positive: Mainly three storey terraced retail units designed as single components but subdivided vertically into individual units reducing in scale away from Courtenay Street and Queen Street to mainly 2 storeys interjected with 3 storey buildings. Pitched roofs, projecting gables, and parapets prevail with rich detail and fenestration to street facing elevations.

Negative: Buildings within the Market Square area generally break from the above pattern and provide a less rich and successful pedestrian environment with a horizontal emphasis. The multi-storey car park is at a greater height than adjoining buildings and its design does not compliment adjoining buildings.

Materials

Positive: Render in complementary colours, timber painted shop front fascias, brick in contrasting colours in Flemish bond, granite limestone, slate,

Granite and limestone kerbs, and gutter sets

Negative: Brown bricks, concrete cladding, plastic shop front signage.

Views

There are several views of town wide importance within the character area that are significant and make a positive contribution to the image and identity of the town. The most important of these are the views towards St Leonard's tower from the western end of Wolborough Street and from Courtenay Street, the view of the public library from Bank Street and Highweek Way and the view towards the Lloyds building from Queens Street.

Other important views include the view from Besigheim Place towards Powderham Park, the view to St Leonard's Church from Highweek Way, the view down Market Street towards the tower of the Alexandra cinema and the view towards the railway station from Queen Street.

Area 6: East Street



Fig 140: East Street

Neighbourhood Character

A mixed use residential and commercial area on land that slopes initially gently and then more steeply upwards towards Wolborough Hill, giving foreshortened views to the south and then more open town wide views to the north towards Knowles Hill. The area is characterised by tight knit steeply rising terraced streets in contrasting red and yellow brickwork. The western end of East Street is less ordered in appearance, dominated by the movement of traffic and includes the old hospital with substantial institutional buildings and grounds.

Main Features

Positive: A robust and clear pattern of streets in distinctive materials with a permeable network of pedestrian routes between residential areas and the core retail areas of the town.

Negative: Traffic movement on East Street.

Open plots that create gaps in the street frontage providing unwelcome views to property rears and sides and reducing the sense of enclosure within a number of the streets.

Utilitarian railings within prominent locations on East Street reduce the quality of the public realm.

Building Types

There are a variety of building types in the area, however, the forms that prevail are noted below.

Positive: Two storey terraced style, two storey semi-detached, 3 storey apartments, 2 storey hospital buildings and two storey primary school

Negative: Single storey garages contrast with the established pattern of buildings located at the back of the footway and disjoint the continuity of the street frontage.

Materials

Positive: Random rubble limestone, red and yellow brick detailing, render in pale and complementary shades, natural slate roofs. Limestone walling and kerbs,

Negative: plastic doors, eaves, verges and windows, concrete walling elements, loss of ornate boundary railings, timber palisade fencing, utilitarian railings to raised pavements. The concrete carriageway within King Street.

Views

The character area benefits from some good views across the town towards the north. The view of the United Reformed Church down Fairfield Terrace is significant as this relates to one of the towns key landmarks and is a useful reference point to the retail area on Queen Street.

Area 7: Wolborough Hill



Fig 141: Wolborough Hill from Decoy

Neighbourhood Character

A variety of property types set on steeply sloping topography containing large trees. Mature landscaping and boundary walls define many of the routes through the area and form a

key component of the public realm. Glimpses and panoramas to the surrounding landscape and across the town can be obtained between buildings and through trees.

Main Features

Positive: Mature landscape features that make a contribution to both local and to town wide views.

Boundary walls in natural stone abutting the roadside or the back of the footway.

Prominent and well fenestrated gables facing the street and the landscape beyond

Extensive panoramic views across the landscape.

Negative: A disjointed variety of property types in the northern part of the area do not act as a harmonious collection of dwellings.

Building Types

Positive and Negative - general comment. There is a wide variety of building typologies from single storey bungalows to 3 storey split level houses and apartment blocks due to the range in plot sizes, the variety in dwelling types and the steepness of the topography. The character is essentially residential and there is no departure from this that affects the character of the area, however, the larger properties set within the more significant grounds have created a more successful and distinctive public realm whilst also providing a mature landscape backdrop to views from the town.

Materials

Positive: Natural stone boundary walling, render in complementary colours, decorative timber verges,

Negative: Thick and wide unit roof cladding components in contrasting colours, concrete kerbs.

Views

The panoramic views across the surrounding landscape and town are the most significant and can be enjoyed from vantage points in Powderham Park and Courtenay Road.

Area 8: Cricket Field



Fig 142: Cricket Field

Neighbourhood Character

A semi hidden open space enclosed to the west and north, by busy through routes edged with a collection of inharmonious buildings and uses, whilst to the east and south the area is bounded by the River Lemon, to which the area makes little reference.

Main Features

Positive: The presence of the River Lemon provides dynamic interest.

In the southern part of the character area the buildings are constructed robustly in the locally distinctive palate of materials of render and brick.

Mature trees to Cricketfield car park.

Negative: The area does not relate well to the River Lemon.

Many of the publicly accessible spaces are arranged as spaces for vehicles not people.

The buildings in the north and west are developed as a collection of individual buildings that compete with each other. A greater sense of harmony is required with emphasis on key buildings located in prominent positions.

Dominant and competitive advertising.

Buildings in the north are fronted by parking and blank walls and thus have a poor relationship to the routes which pass by them.

Building Types

Positive: 2 storey terrace, converted warehouses as offices, two storey houses,

Negative: Single story light industrial, fire station, sports club

Materials

Positive: red and yellow brick render in pale complementary shades, slate roofs, substantial sills, granite kerbs to Kingsteignton Road

Negative: Light industrial buildings, dominant corporate advertising, highway Infrastructure.

Views

The view to the United Reformed Church from Cricketfield Road is the most significant view in the character area. The landscape backdrop of Knowles Hill in particular and Wolborough Hill from the northern parts are important features. Local views of the Lemon could be made more attractive by enhancing the margins along the Lemon corridor.

Any future development at the northern end of The Avenue should respond to the views to the north from the War Memorial, and Lemon Road and also the view south east from The Avenue at Balls Corner. Views south from the Lemon Road are important towards The United Reformed Church and Wolborough Hill and should be acknowledged by future development proposals.

Better definition of Kingsteignton Road and routes leading from Balls Corner through built form and landscaping with well considered buildings and spaces at key locations would improve the prospect of entering the town from the north east.



Fig 143: Osborne Park

Area 9: Osborne Park

Neighbourhood Character

Generally a good area containing a successful mix of uses that combine a large level open

space bounded by substantial stone brewery buildings, tree planting in avenue formations, a well defined route with a strong identity and well structured links to central town area. Distinctive, smaller scaled lengths of terraces in robust linear arrangements in a common palate of materials are offset by a less robust ad hoc arrangement of housing in the northern part of the area. The lack of boundary treatment or enclosure to the street provided by the car parking area together with the exposed rear boundaries to the houses that back onto it greatly detract from the character and quality of the area.

Main Features

Positive: A clear structure of streets and spaces in simple arrangements.

The Avenue provides a well connected route with a strong identity.

Robust late Victorian domestic buildings with a common identity in a limited palate of materials complement the brewery buildings.

Tree planting in simple and well structured arrangements.

The open space offers a quiet contrast to the busy movements of vehicles on The Avenue and Queen Street.

Negative: Poor enclosure of the open space provided by the car park and the minimal scale of buildings on the west of the street

Loss of some trees from the avenue structure

2 Storey, large flat roofed building on Chapel Road is at odds with fine grained housing that surrounds it area.

Lack of enclosure to the street from Osborne Street car park and exposed rear gardens.

Boundary treatments to electricity sub station and multi-use games area.

Windswept nature of the open space

The area misses the opportunity to make physical or visual links to the River Lemon.

Building Types

Positive: 2 storey terraces, 3 storey brewery, 3 storey apartment, 3 storey office

Negative: 2 storey flat roofed office, 1 storey bungalow,

Materials

Positive: Random rubble stone, red and yellow brick detailing, render in pale and complementary shades, slate roofs.

Negative: plastic doors, eaves and verges, windows, concrete walling, security fencing and timber palisade fencing defining the public realm.

Views

The Avenue provides the most significant town wide view in the area with its focus towards the War Memorial, St Paul's church with the back drop of Wolborough Hill. The view north on The Avenue is less well terminated.

Local views west on Osborne Street and St John's Street could be improved by more positive development where sports clubs are.

Area 10: Courtenay and Forde Parks

Neighbourhood Character

Open parkland spaces containing mature trees in avenue or specimen arrangements,



Fig 144: Courtenay Park



Fig 145: Forde Park

fronted by formal classically styled houses in a well planned refined structure in a common palate of materials. The layout and structure offers links to other areas of the town in the way it responds to views and topography. The area makes a significant contribution to the town wide character as part of a sequence of spaces and routes in the town.

Main Features

Positive: Open spaces that offer contrast to the built form and valuable breathing spaces within the town.

Effective and attractive spaces forming an integral setting to the buildings.

Strong boundary features, and frontage landscape planting.

A common approach to setbacks, materials, boundary walls and articulation of building facades with deep reveals.

Negative: A disjointed pedestrian zone along Station Road due to traffic movements.

Station forecourt parking and movement arrangements

Poor unrationalised approach to street furniture

Some loss of curtilage and front garden landscaping

Poor links between the parks

Loss of focal point at former location of station to Courtenay Park and Forde Park.

Building Types

Positive: 2.5 - 3 Storey Station, 2.5 storey hotel, 2.5 storey paired villas, 3 storey terraced townhouses, 2 storey villas, effective 2 storey ecclesiastical building.

Negative: Single storey bowling green clubhouse and landscape features along Station Road.

Materials

Positive: Random rubble limestone walling with rusticated boulder limestone caps to walls and entrance piers.

Painted render. Fragments of historic railings and items of street furniture and natural slate roofs.

Negative: UPVC windows, concrete kerbing, plastic bins

Town wide Views

The key views to All Saints Church, Highweek from Devon Square with The United Reformed Church in the mid ground are the most significant view in the character area and are generally preserved and intact. Street enhancement to Devon Square would improve the foreground of the view.

Visual links between the parks are significantly eroded and should be improved.

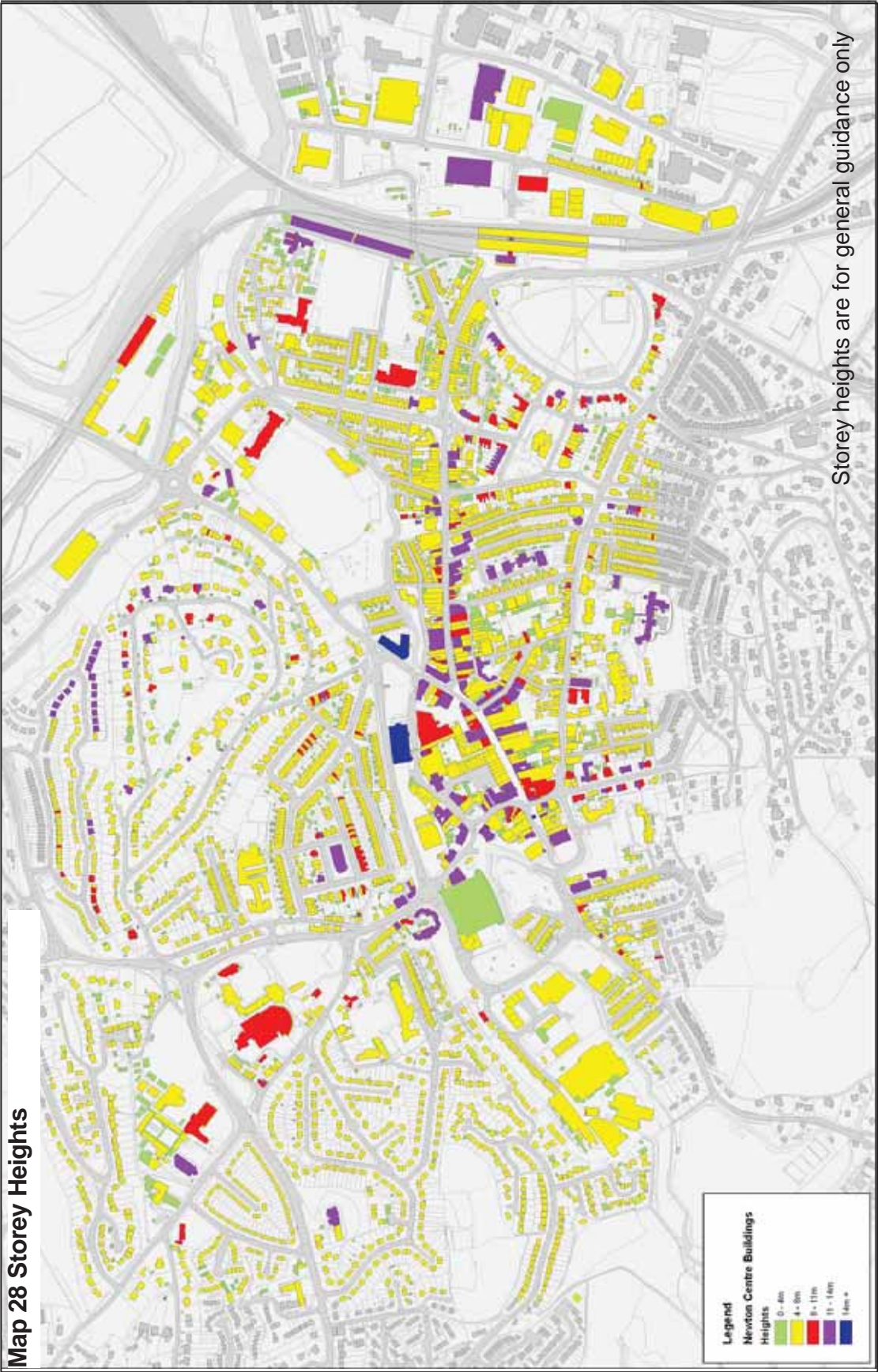
The view through the centre of Courtenay Park to an old station on the same axis has been lost and could be reinterpreted in order to present a centre point to the radius of the parks form.

Views to the station through foreground improvements would have a positive effect.

8.8.6 Conclusions.

Newton Abbot centre has good underlying structure with a significant strong pattern of historic buildings, planned vistas and structure planting. Some of the key landmark buildings have been lost and views weakened, though careful regeneration schemes and future planning and management can help to re-establish some of these areas.

Map 28 Storey Heights

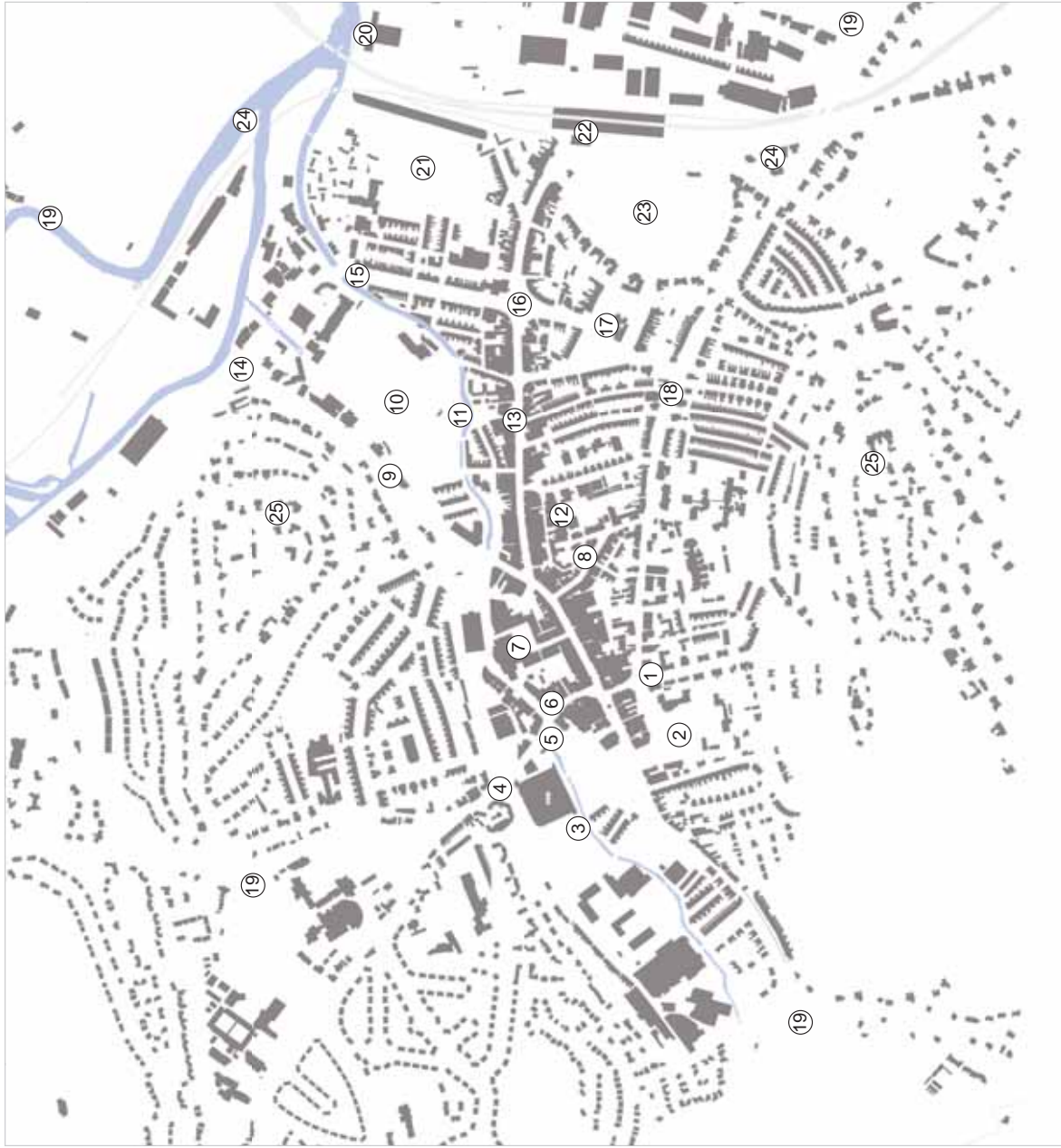


Storey heights are for general guidance only

Based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of her Majesty's Stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Teignbridge District Council LA 100024292

Map 29 Enhancement Areas

- 1 Powderham Road
- 2 Newfoundland Way Car Park Area
- 3 Town Centre Parking Areas/Bradley lane
- 4 Exeter Road Gateway
- 5 Highweek Way/Bank Street Corner
- 6 Bank Street Market Street Corner
- 7 Market Area
- 8 Union Street - King Street
- 9 Halcyon Way
- 10 Cricket Field
- 11 River Lemon Corridor
- 12 Hopkins Lane
- 13 Queen Street
- 14 Ball's Corner
- 15 The Avenue
- 16 The Triangle
- 17 Devon Square
- 18 East Street
- 19 Town Approaches
 - Penn Inn Roundabout
 - Totnes Road
 - Exeter Road
 - Kingsteignton Road
- 20 Town Quay
- 21 Osbourne Park
- 22 Railway Station
- 23 Courtenay Park
- 24 Links to Forde Park
- 25 Wolborough and Knowles Hills



Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's stationery Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292

9.0 Building Materials

9.1 Walls

The use of render is prevalent throughout much of the conservation area and this brings a visual unity to many of the buildings, and creates a harmonious character between buildings of different construction dates and methods. Render is applied over timber-frame, cob, and rubble-stone structures.

Some of the oldest buildings within the conservation area, dating from the 17th century, are of timber-frame construction. However, most of the external framing is concealed beneath a render coat. By the middle of the 17th century, exposed framing was going out of fashion, and was being replaced by timber framing intended to be concealed. The tiny shaped slates found in a small patch of gable of 1 and 3 Wolborough Street, are comparable to the earliest dated slate hanging in Devon, those of Tudor House, Exeter, circa 1660 and are an early example of a cladding material over a timber frame. Some of the oldest surviving buildings combine a mixture of timber-framing and cob, with some parts of rubble stone, such as Tudor House (fig 146), no. 45 Wolborough Street and Manor House, which is of cob under a 19th century render coat.



Fig 146: No. 49 Tudor House, Wolborough Street, grade II

The prevalent form of walling material in the town is limestone rubble, and this is typically concealed beneath a render. An example can

be seen at Bushel House, no. 73 Wolborough Street (fig 147), which would originally have been rendered, but now displays exposed rubble. This provides an interesting insight into the construction of many of Newton Abbot's buildings. Render over rubble is found on the oldest buildings in the town, and was the predominant treatment through the 18th and 19th centuries. The 18th century buildings typically display a lime render, which softly forms to the underlying variations in the structure, and provides a weather coat to the building. The 19th century buildings typically display a stucco finish, which was generally of Roman cement, and this was applied to create sharp detailing. It was sometimes scored to imitate ashlar stonework.



Fig 147: 71, 73 and 77 Wolborough Street, grade II

The variety of rocks around Newton Abbot gave the town a choice of building materials. Devonian Limestone was the source of much building stone, either as random pieces or as worked blocks. It was predominantly used in rubble form, and protected by render, but from the early 19th century, there are increasing instances of the use of exposed limestone. The limestone used around Newton Abbot varies from pale to dark grey, some of which is attractively veined with pink. The exterior of Alexandra Theatre displays Devonian Limestone veined with pink and white; these are veins of crystallised calcium carbonate. The walls of St Leonard's Church display limestone with clear inclusion of corals. St Paul's, Devon Square, is also built of the local limestone, and also features dressings of Bath Stone. A popular style for using the limestone was to arrange it in a 'crazy paving' pattern, such as at Mackrell's Almshouses. Occasionally the stone was worked into fine blocks, as visible at no. 83 Wolborough Street.

There is quite a large amount of Haytor Granite to be seen around the town, linked directly to the export of this material through the town to the port of Teignmouth. It has been used principally in those parts of the structure which require the strongest and most hard wearing stone, such as the doorsteps and plinths each side of the entrance to the Passmore Edwards Library.

From the late 19th century, locally manufactured brick appears to have overtaken limestone as the most popular building material. It was at this time that many of the town's brick terraces were erected. There is an abundance of clay in the area, and this was exploited for the raw material. The large Devon and Courtenay Clay Works lay on the south side of the town. The firm of Hexter, Humpherson & Co., whose works were situated on the Kingsteignton Road, were responsible for the manufacture of the cream bricks that are used on many houses in Newton Abbot.

9.2 Roofs

Natural slate is the predominant roofing material throughout Newton Abbot, and much of this roofing material is original to the 18th and 19th century buildings within the town centre. Much of this slate was sourced locally, particularly for the earlier buildings. Slates were worked in the lower quarry on the north side of Knowles Hill and large quantities of roofing slates were also worked at quarries south of Bickington. These quarries were also the source of the slates used for slate hung walls, a few examples of which survive in the town centre. After the arrival of the railway, slate was sourced in increasing quantities from Cornwall and Wales. Some of the 19th century buildings display the use of terracotta ridge tiles, and cast iron finials on gables. Roofs are also enlivened by decorative timber barge boards, which are characteristic of the domestic buildings of the early and mid-19th century.

While there are no examples of thatched buildings within the conservation area, prior to the 18th century, the majority of the buildings would have had thatched roofs. The 17th century buildings along East Street and Wolborough Street are distinguished by a roof form that was clearly designed to originally support thatch, and these large, steeply pitched roofs continue to contribute

to the character of the area despite now being clad with slate. Where remnants of thatch survive, such as at Rooklands (1A and 2 Wolborough Street), which is now roofed over with asbestos slate, it is of considerable historic interest.

9.3 Rainwater goods

Surviving historic rainwater goods, predominantly from the 19th century, typically have ogee profile gutters, such as those on the houses of Courtenay Park and Devon Square. A small number of simply decorated hoppers also survive. On a few historic buildings, the rainwater goods are particularly decorative and included as part of the overall design, such as Rowell's Mackrell's Almshouses, which, with their Gothic detailing, include hoppers featuring a cruciform pattern.



Fig 148: Rainwater goods at Mackrell's almshouses, grade II

However, many of the historic buildings within the conservation area have lost their original cast iron rainwater goods, which have been substituted by plastic examples. The gradual erosion of these historic features significantly harms the special architectural and historic interest of the area.

9.4 Windows and doors

Timber windows are prevalent throughout the conservation area, and the variety of styles makes a significant contribution to the appearance of the historic structures. Windows are typically vertical sliding sashes. There are also a number of dormer windows, and these appear to be of 18th or 19th century form. This variety of styles reinforces the identity of groups of buildings of similar dates. The 18th century windows are divided into lots of small panes by the glazing bars, typically into six-over-six, or eight-over-eight, panes in each sash. On original 18th century windows the upper sash does not

feature horns; horned sashes are a feature of Victorian buildings. Good examples of 18th century windows are visible on East Street and Wolborough Street. As the 19th century progressed, window design became more eclectic, and the size of the panes of glass increased in size. Thus we have numerous 19th century buildings in Newton Abbot with two-over-two, or more often one-over-one, sliding sashes.



Fig 149: Original doors at 85 and 87 Wolborough Street

Many of the historic timber windows contain their original glass. The early glass, crown glass, has unique qualities of minor surface irregularities created during the manufacture of the glass that adds to the character of the area. After about 1840 cheap sheet glass became readily available and this meant that glazing bars could be omitted and large single sheets of glass employed, such as displayed on the houses of Courtenay Park. This early sheet glass also has individual character, which modern glass cannot completely replicate in character.

The use of stone for windows is noticeable on the 19th and 20th century public and religious buildings in the town. Rowell's churches, such as the Baptist Chapel on East Street display decorative stone tracery, containing leaded lights and stained glass. The early 20th century library on Bank Street displays plate glass windows set in yellow ceramic surrounds.

Original timber doors survive in good numbers throughout the conservation area. No.2 Wolborough Street has an 18th century painted door with fleur-de-lys tips to the 18th century wrought-iron strap hinges incorporated between the studded panelling on the front and the planked rear. From the 18th century, the fashionable six-panel doors can be found, often set within a classical doorcase, and from the 19th century, four-panel doors are common. Surviving historic door furniture makes an importance contribution to the appearance and character of buildings. There are some particularly fine examples on ecclesiastical buildings.



Fig 150: 83 Wolborough Street, grade II

9.5 Blue tile street name plates

The blue tile street sign names are a local feature and are notable features throughout the town. These are thought to have been manufactured at one of the local potteries, and were certainly used through the 19th and early 20th century. The style of the lettering on the tiles alters, appearing to respond to the fashion of the period in which they were manufactured (fig 17, 59, 60, & 151).



Fig 151: Salem Place

10.0 Architectural Character Survey

The purpose of this survey is to identify which buildings within the conservation area contribute positively or negatively to townscape character. Four character bands are used and the criteria for each are summarised below. In assessing individual buildings, it is their form, design and architectural potential which are most important. Ephemeral considerations like plastic windows or slight disrepair do not usually result in buildings being categorized lower. This does not imply that, for example, plastic windows in a building making a positive contribution to the area are in themselves a positive feature. They may, however, have prevented it from being classed as outstanding. In addition, a quite modest but attractive building in a very prominent location may be rated as 'outstanding', even though it might only be judged as 'positive' if it were tucked away among other buildings.

10.1 Category 1 : Outstanding

These buildings may be of any age but are likely to be either ancient and unspoiled vernacular buildings or distinctive examples of a particular architectural style. Buildings identified as outstanding are the backbone of every conservation area. Any proposal which may affect their character, or that of their setting, should only be considered if it will offer an enhancement. Harmful proposals must be rejected.

10.2 Category 2: Positive

Buildings in this category are important to the character and appearance of a conservation area. They will usually be unpretentious but attractive buildings of their type that do not necessarily demand individual attention but possess great group value. Some may have been altered or extended in uncomplimentary ways but the true character of these buildings could be restored.

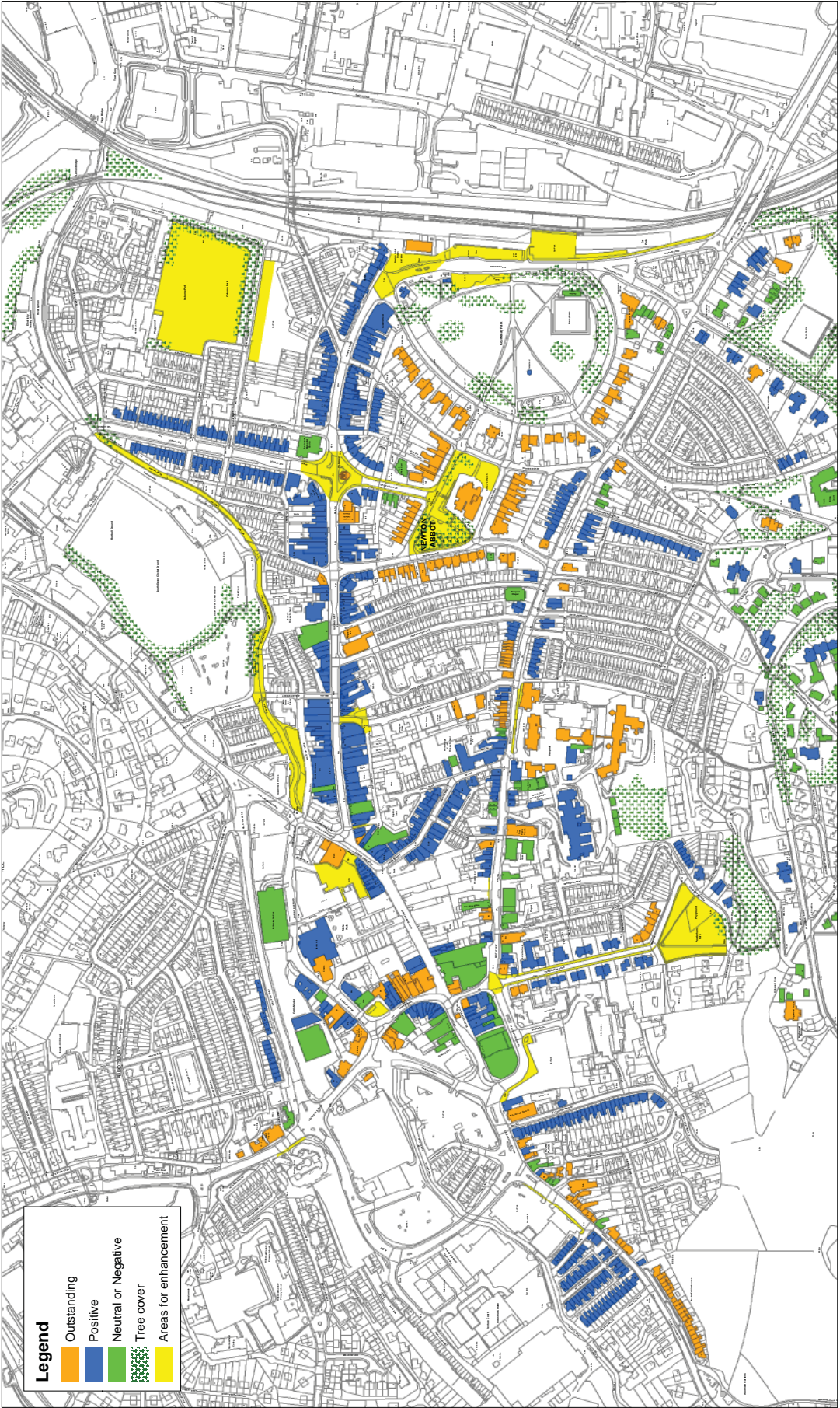
The majority of structures in most conservation areas are likely to fall into this category. Alterations should only be made to positive items if they result in an enhancement of the building and the contribution it makes to the character or appearance of the conservation area. Demolition must only be considered in exceptional circumstances where significant aesthetic enhancement and/or community benefits would be realised. Conservation area grants will be aimed primarily at the

enhancement of buildings in categories 1 and 2.

10.3 Category 3: Neutral or Negative

Most conservation areas have buildings that are neither positive nor negative in their contribution to overall character. These will often be twentieth century buildings which may be inoffensive in scale and location, but which lack quality in terms of detailing, materials and design. Planning applications for alteration, extension or replacement of these buildings will be expected to offer a significant enhancement of the conservation area.

Map 30 Newton Abbot Town Centre Character Survey



Legend

- Outstanding
- Positive
- Neutral or Negative
- Tree cover
- Areas for enhancement

Newton Abbot Town Centre Character Survey

Scale: 1:3,000

Teignbridge
DISTRICT COUNCIL
South Devon

Based upon Ordnance Survey MasterMap with permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 10042502 2007

11.0 Recommendations for listing

There are no recommendations for statutory listing,

Action point: It is recommended that a local list be prepared to identify important buildings that do not quite meet formal listing criteria.

of which date to the 16th century, and is the older area of Newton Abbot. It is an important gateway to Newton Abbot with an imposing view of St Leonard's Tower. The Waltham Road area is thought to have been designed by Rowell and relates to Mackrell's Almshouses, though they are also attractive group of historic buildings in their own right.

12.0 Proposed Amendments to the Conservation Area

The character of the conservation area extends beyond its boundaries and therefore there is scope for extensions to the present boundary. See map on following page.

Zone 1

Courtenay Park is an existing Conservation Area which is an important part of the mid 19th century planning of Newton Abbot. The reviewed area should be extended to include other areas that were part of this designed area.

Zone 2

The Avenue is included as it is likely to have been designed by Joseph Rowell, the estate Architect. They are also important as a group of buildings that have aesthetic qualities in themselves and are integral to the views and relationship to Devon Square and Queen Street.

Zone 3

Queen Street is an important commercial area of the mid 19th century expansion of the town. It retains the majority of its historic buildings and some historic shop fronts. It retains a number of listed buildings

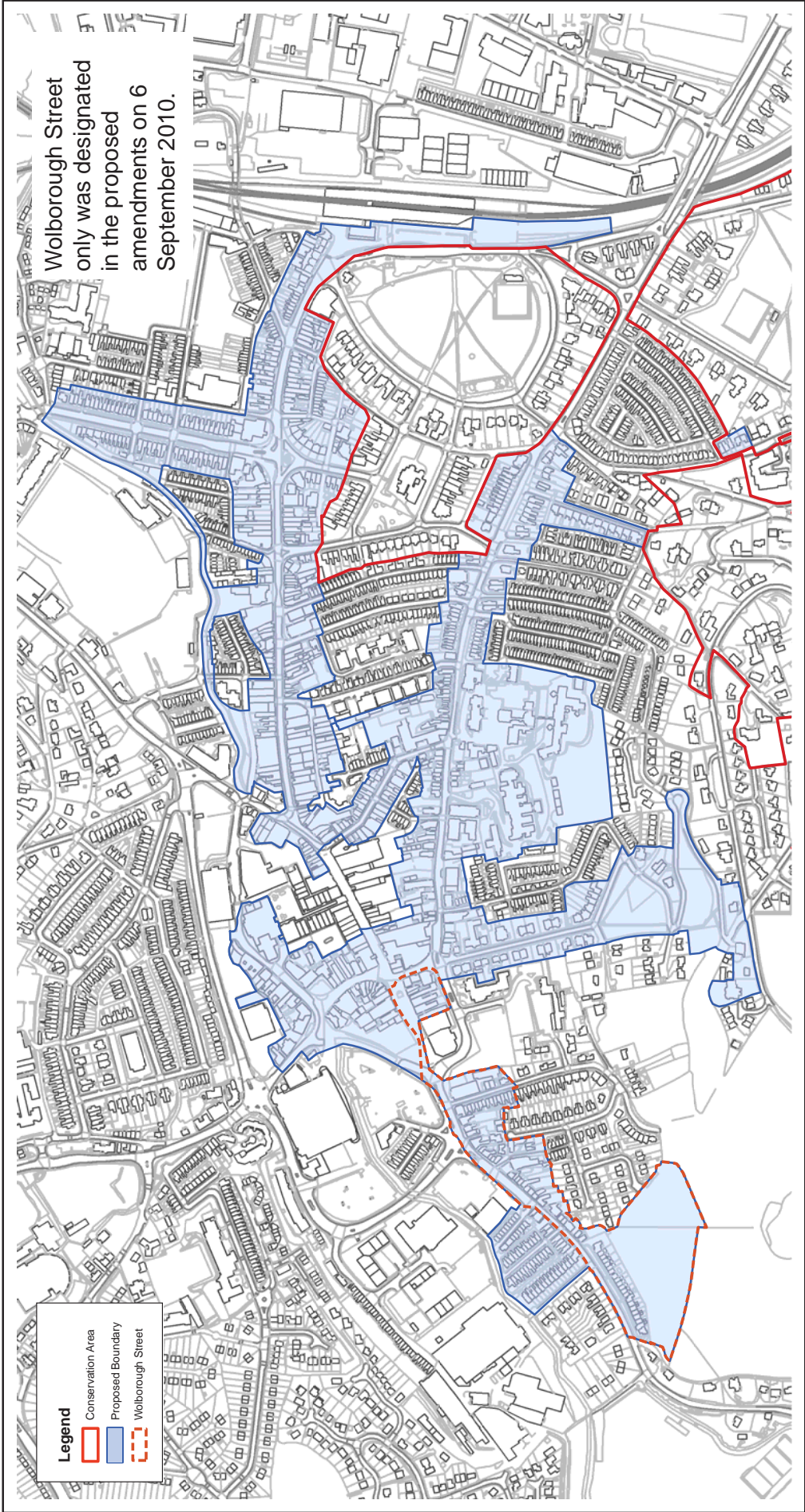
Zone 4

The area along East Street shows evidence of medieval burgage plots and enclosures and is one of the principal historic thoroughfares of Newton Abbot with buildings dating from the 17th century. It has a number of listed buildings, including the former workhouse, and its important curtilage buildings as well as the Rope Walk and Yeo buildings.

Zone 5

Wolborough Street shows evidence of medieval burgage plots and enclosures. It retains a number of listed buildings, some

Map 31 Proposed Amendments to the Conservation Area



Appendix A - Summary of Buildings Listed as being of Special Architectural or Historic Interest in Newton Abbot central area.

Ref No.	Grade	Date Listed	ID (IOE) No.	Item
Bank Street				
05	II	06/06/72	464093	No. 4
06	II	06/06/72	464095	No. 6
07	II	06/06/72	464096	Nos. 7 and 9
171	II	22/03/83	464098	Adult Education Centre & Library
Courtenay Park Road				
11	II	26/03/75	464127	1
12	II	26/03/75	464128	1A Driving Centre
13	II	26/03/75	464129	3
14	II	26/03/75	464132	4,5 and 6
15	II	26/03/75	464134	7, 8 and 8a
16	II	26/03/75	464139	9, 10 and 11
17	II	26/03/75	464143	12 and 13
18	II	26/03/75	464145	14 and 15
19	II	26/03/75	464148	16 and 17
20	II	26/03/75	464149	19 and 20
21	II	26/03/75	464150	21 and 22
22	II	26/03/75	464151	23 and 24
23	II	26/03/75	464153	25-29 (consecutive)
Courtenay Street				
28	II	16/07/49	464161	Austins, No.1
29	II	06/06/72	464172	2 and 4
30	II	11/12/96	464175	12 and 14
32	II	22/03/83	464181	Lloyds Bank, No.41
Courtlands Road				
33	II	22/03/83	464184	8 and 10
Devon Square				
34	II	26/03/75	464188	1-8 (consecutive)
35	II	26/03/75	464189	9-13 (consecutive)
36	II	16/07/49	464192	14-24 (consecutive)
37	II	22/03/83	464193	25 and 26
38	II	26/03/75	464197	27-33
39	II	26/03/75	464206	34, 35 and 36
40	II	22/03/83	464210	37, 38 and 39
41	II	11/12/96	464216	44
42	II	11/12/96	464217	45
43	II*	16/07/49	464221	Church of St Paul
44	II	22/03/83	464226	Devon Lodge
East Street				
45	II	22/03/83	464229	Newton Gallery, 4
46	II	22/03/83	464237	Union In, 6
47	II	21/06/77	464239	White Hart Inn & Stables, 8
48	II	22/03/83	464243	10,12, 12A
49	II	21/06/77	464246	The Jolly Abbot, 16 and 18

Ref No.	Grade	Date Listed	ID (IOE) No.	Item
East Street cont.				
51	II	22/03/83	464256	25 and 27
52	II	16/07/49	464259	Locomotive Inn, 35-37
53	II	22/03/83	464261	39
54	II	22/03/83	464263	52
55	II	22/03/83	464264	53
56	II	22/03/83	464277	54 and 56
57	II	22/03/83	464278	55
58	II	22/03/83	464279	57
71	II	22/03/83	464282	The Dartmouth Inn, 61
60	II	11/12/96	464286	The Olde Cider Bar, 99
61	II	22/03/83	464290	109-115
63	II	11/12/96	464295	117-123
64	II	11/12/96	464301	131
65	II	21/06/77	464308	133-147
65	II	22/03/83	464321	Newton Abbot Hospital Central Entrance Block
66	II	22/03/83	464334	Newton Abbot Hospital Templer House
09	II	02/04/04	492328	Turnpike Stone
Exeter Road				
72	II		464342	St Marys Cottage, No.6
Halcyon Road				
77	II	24/02/93	464369	Nos. 57 and 61
Highweek Road				
78	II	16/07/49	464371	Nos. 1 and 3
Highweek Street				
84	II	22/03/83	464391	No.1
49	II	16/07/49	464393	No.2
72	II	06/06/72	464395	The Swan Inn, No.4
86	II	05/12/86	464407	Former C of E Primary School
88	II	16/07/49	464398	Church of St Mary
89	II	06/06/72	464402	St Marys Hall
90	II	22/03/83	464405	Raised pavement and railings
3	II	16/07/49	464083	Union Bridge
4	II	16/07/49	464988	Wall with arch joining Union Bridge
Market Street				
95	II	22/03/83	464438	Liberal Club No. 7
96	II	11/12/96	464439	Nos. 9 and 11 Market Street
98	II	06/06/72	464441	Alexander Theatre & Market Hall
Queen Street				
105	II	11/12/96	464478	Nos. 16-34
106	II	07/04/82	464480	Nos. 46-62 (evens)
107	II	11/12/96	464482	No. 57
111	II	22/03/83	464490	Church of St Joseph, No.96
108	II	11/12/96	464495	84-94
109	II	22/03/83	464503	Devon Villas, No.98

Ref No.	Grade	Date Listed	ID (IOE) No.	Item
Queen Street cont.				
110	II	11/12/96	464507	100
112	II	22/03/83	464511	Church House
113	II	11/12/96	464515	War Memorial
St. Pauls Road				
118	II	22/03/83	464526	2
119	II	11/12/96	464529	4-12 (evens)
Torquay Road				
125	II	22/03/83	464544	11
127	II	22/03/83	464545	Park Cottage, No. 35
Waverley Road				
133	II*	16/07/49	464569	Church of St Mary Abbotsbury
Wolborough Street				
136	II	16/07/49	464574	Nos. 1 & 3
137	II	22/03/83	464616	Rooklands, No. 1A
138	II	22/03/83	464576	Nos. 5 & 7
139	II	22/03/83	464577	The Ship Inn, 9
140	II	22/03/83	464579	No. 11
141	II	06/06/72	464584	No. 45
142	II	22/03/83	464587	Tudor House, 49
143	II	22/03/83	464590	Wolborough Inn
144	II	16/07/49	464593	Manor House, No. 63
145	II	06/06/72	464598	No. 65
146	II	06/06/72	464601	No. 67
147	II	06/06/72	464603	Nos. 69 and 71
148	II	06/06/72	464605	Bushel House, No. 73
149	II	06/06/72	464606	Barchington House, No. 77
150	II	06/06/72	464607	No. 79
151	II	06/06/72	464608	Nos.81 and 81a
152	II	22/03/83	464609	No. 83 and attached walls and railings
153	II	22/03/83	464610	Nos. 85 and 87
154	II	06/06/72	464611	Blanche House, 89
155	II	11/12/96	464612	West End Cottage and attached wall,
157	II	22/03/83	464614	Mackrell's Almshouses
158	II	22/03/83	464615	Forecourt wall, gates and gate piers to Mackrell's Almshouses and attached walls
161	II	22/03/83	464619	2 Cannons
156	II	22/03/83	464613	Church of St. Leonard
159	II*	16/07/49	464617	St. Leonard's Tower
160	II	16/07/49	464618	Base of Old Market Cross

Appendix B Glossary of Terms

Breccia: A red stone with fragments of limestone and other rocks of varied size in a sandy matrix.

Burgage Plots: A medieval land term usually referring to a house with narrow street frontage and a long narrow strip of land behind.

Cobb: Walls built of mud, straw and sometimes dung and animal hair.

Crinoid: Marine fossil indicative of warm shallow seas.

Cruck: Often medieval but up to 19th century roof structure which rises from a basal point within the wall. May be a single piece of timber or two pieces or more jointed together.

Devonian: Geological period around 400 hundred million years ago.

Hoggin: Compressed aggregate of varied size and composition used as a surfacing material.

Lime: Binding agent in traditional mortars.

Limewash: Protective/decorative surface coating made using lime putty.

Mitred hips: Traditional roofing detail. Slate is cut so that two roof slopes meet almost seamlessly.

Permian: geological era approximately 250 million years before present.

Plank and Muntin: Timber partition screen made of posts with thinner planks set into grooves.

Stucco: Smooth render finish.

Spilitic lavas: Extrusive igneous rock similar to basalt.

Vernacular: The traditional architecture of a locality which is functional and uses locally available materials

Bibliography and References

English Heritage:	Conservation Area Practice 1995
English Heritage:	Conservation Area Appraisals 1997
English Heritage:	Home Information Packs Dec 2007
English Heritage:	Building Regulations and Historic Buildings 2004
Teignbridge District Council:	Teignbridge Local Plan 1989-2001
Dept of National Heritage:	Statutory List of Buildings of Special Architectural or Historic Interest
Dept of Environment and Dept of National Heritage:	PPG15 Planning and the Historic Environment
Dept of National Heritage	PPG16 Archaeology and Planning
Devon County Council	The Historic Environment an Planning
WG Hoskins:	Devon
Derek Beavis	Newton Abbot, 2000
Derek Beavis	Newton Abbot: The Story of the Town's Past 2000
Peter Beacham (ed),	Devon Building: An Introduction to local traditions, 1990
Gordon Chapman,	Devon at the Cinema: An Illustrated History of Cinema Going, 2000
Roger Jones,	A Book of Newton Abbot, 2006
Iain Rice (ed.)	Newton Abbot: 150 Years a Railway Town, 1996
The Builder Nov 9 1861	Joseph Rowell
RA Perkins 2005	Devon Architects

References

Archaeological Investigations Ltd	2006	Bradley Lane and Wolborough Street, Newton Abbot, Devon Excavations and watching briefs Parts I & II Hereford Archaeology Series 710
Devon County Council	1981	Archaeology in Devon 4
Gent, T.H. Jones, P. & Leverett, M	2007	Building recording and archaeological excavation at 23, 25 and 27 Wolborough Street, Newton Abbot, Devon, Exeter Archaeology report 07.21
Gent, T.H. & Leverett, M.	2007	Archaeological Assessment of the proposed redevelopment at Wolborough Street, Bank Street and East Street, Newton Abbot, Devon, Exeter Archaeology report 07.19
Weddell, P.J.	1985	The Excavation of Medieval and Later Houses at Wolborough Street, Newton Abbot in Proceedings of the Devon Archaeological Society No. 43 (77-110)

List of illustrations

List of Maps

- Map 1 Newton Abbot Town Centre Listed Buildings
- Map 2: Geology Map
- Map 3: Location Map
- Map 4 Aerial Photograph
- Map 5 Showing archaeological potential
- Map 6 1880 OS map showing possible medieval core
- Map 7 Selected Archaeological site and features
- Map 8 Newton Abbot 1790
- Map 9 1880 - 1890 OS
- Map 10 1904 - 1906 OS
- Map 11 1930s OS Map
- Map 12 Topography around Newton Abbot
- Map 13 Amenity Areas
- Map 14 Historic Planting
- Map 15 Knowles Hill
- Map 16 Historical floorscape and street furniture - Courtenay Park
- Map 17 Historical floorscape and street furniture - East Street
- Map 18 Historical floorscape and street furniture - East Street cont.
- Map 19 Historical floorscape and street furniture - Wolborough Street
- Map 20 Newton Town Centre Zones
- Map 21 Landmark Buildings and Features
- Map 22 Key Views & Landmarks
- Map 23 Routes
- Map 24 Views for Enhancement
- Map 25 Lost Views
- Map 26 Gateways and Spaces
- Map 27 Neighbourhoods
- Map 28 Storey Heights
- Map 29 Enhancement Areas
- Map 30 Newton Abbot Town Centre Character Survey
- Map 31 Proposed Amendments to the Conservation Area

List of photographs

- Fig 1: Limestone Rubble Bond
- Fig 2: Limestone bond from Market Hall
- Fig 3: Buff bricks in Flemish Bond
- Fig 4: Red bricks in Flemish Bond
- Fig 5: St Leonard's Tower, Grade II*
- Fig 6: Forde House, Grade II*
- Fig 7: Rope Walk, East Street, Grade II
- Fig 8: St Leonard's Tower, Grade II*
- Fig 9: Remains of 16th century roof and incorporated in a later building, 25 Wolborough Street
- Fig 10: Possible encroachment of buildings from medieval frontage
- Fig 11: Houses on the site of Lady Lucy's Almshouses
- Fig 12: Mackrell's Almshouses, Grade II
- Fig 13: Formerly the Newton Abbot Hospital, East Street, Grade II
- Fig 14: Newton Abbot Railway Station, Station Road
- Fig 15: The Avenue
- Fig 16: Union Street
- Fig 17: 5 Wolborough Street, Grade II

- Fig 18: Queen Street with Bibbings shop (Newton Abbot Town and G.W.R Museum)
- Fig 19: Queen Street 1904 (Newton Abbot Town and G.W.R Museum)
- Fig 20: Jolly Abbot, East Street, Grade II
- Fig 21: Church of St Leonard, Grade II
- Fig 22: Knowles Hill from Wolborough Hill
- Fig 23: Highweek Hill
- Fig 24: View from Highweek Hill to Wolborough Hill and Milber
- Fig 25: Wolborough Hill from Decoy Park
- Fig 26: Black Pines along the ridge of Wolborough Hill
- Fig 27: Church of All Saints from Devon Square
- Fig 28: Black Pines and green space to rear of Mackrell's almshouses
- Fig 29: Knowles Hill and Sherborne Road
- Fig 30: Broadland Wood from Wolborough Street
- Fig 31: Courtenay Park, late 19th century (kind permission of Newton Abbot Town and GWR Museum)
- Fig 32: Courtenay Park
- Fig 33: Courtenay Park, late 19th century (kind permission of Newton Abbot Town and GWR Museum)
- Fig 34: Park House, former Vicarage
- Fig 35: Lucombe Oak, Courtenay Park
- Fig 36: Partially tree lined Station Road
- Fig 37: Railway Station Forecourt
- Fig 38: Devon Square
- Fig 39: Church of St Paul framed by Yew trees
- Fig 40: Queen Street prior to construction of the War Memorial (Newton Abbot and GWR Museum)
- Fig 41: War Memorial and Spirit of Freedom
- Fig 42: View to Powderham Park from Powderham Road and Wolborough Hill from East Street
- Fig 43: Handrail at Powderham Park
- Fig 44: Lime trees at Osborne Park visible from Station Road in the centre of the horizon
- Fig 45: Lime trees at Osborne Park
- Fig 46: Marsh Road Car Park
- Fig 47: Holm Oaks at gateway to Marsh Road
- Fig 48: Historic service buildings
- Fig 49: The River Lemon walk by Victoria Gardens
- Fig 50: Victoria Gardens Area for enhancement by the River Lemon
- Fig 51: Black Pines at western end of Wolborough Hill
- Fig 52: The west of St Leonard's Tower
- Fig 53: Limestone walls and piers at Courtenay Park
- Fig 54: Ashlar dressed limestone piers at Courtenay Park
- Fig 55: Typical limestone boundary wall with cock and hen capping.
- Fig 56: Boundary walls at Mackrell's Almshouses
- Fig 57: Artist designed handrail
- Fig 58: Brick boundary wall
- Fig 59: No 1 Court, Wolborough Street
- Fig 60: Devon Square
- Fig 61: Victorian wall mounted post box, Wolborough Street
- Fig 62: Ashburton marble kerb
- Fig 63: Devon granite kerb
- Fig 64: 19th Century Cannons, grade II listed Besigheim Place
- Fig 65: One of few remaining Victorian Bollards
- Fig 66: Granite Post
- Fig 67: Rubbing stone at Hopkins Lane to prevent cart damage to buildings
- Fig 68: Ellacombe Road, Torquay

- Fig 69: The Avenue, Newton Abbot
- Fig 70: Wolborough Street pre-dates the Victorian 19th century expansion
- Fig 71: Mid 19th Century Devon Square
- Fig 72: Joseph Rowell (by kind permission of the Newton Abbot & GWR Museum)
- Fig 73: 12 Courtenay Street, former offices of Humprey Abberly
- Fig 74: 82-4 Queen Street, first office of Joseph Rowell
- Fig 75: Single storey building at 9-13 Devon Square (Town Hall) former 2nd officer of Joseph Rowell
- Fig 76: Ellacombe Road, Torquay
- Fig 77: Bandstand, Courtenay Park
- Fig 78: Park House
- Fig 79: Courtenay Park in Tudor Gothic style
- Fig 80: Courtenay Park in Tudor Picturesque style
- Fig 81: Courtenay Park in Italianate style
- Fig 82: 14-24 Devon Square, (south side) grade II in the Italianate style
- Fig 83: Church of St Paul, grade II*
- Fig 84: 28 Devon Square, (west side), grade II
- Fig 85: The Avenue
- Fig 86: The Avenue
- Fig 87: View to St Paul's Road from The Avenue
- Fig 88: Original door with brick and stone dressing at The Avenue
- Fig 89: Branded stone and brick piers at The Avenue
- Fig 90: 16-34 Queen Street, grade II
- Fig 91: 56-62 Queen Street, grade II
- Fig 92: Former Bibbings Pharmacy, grade II
- Fig 93: Spirit of Freedom
- Fig 94: Church House, Former United Reformed Church, grade II
- Fig 95: Lloyds Bank, 41 Courtenay Street, grade II
- Fig 96: The Railway Station, c1930
- Fig 97: Minerva House, 2 Highweek Street, grade II
- Fig 98: 25 and 27 East Street, grade II
- Fig 99: 53 East Street
- Fig 100: 117-123 East Street, The Rope Walk
- Fig 101: Hopkins Lane retains several Victorian industrial buildings
- Fig 102: Yeo Chapel and Yeo Cottage
- Fig 103: Newton Abbot Hospital
- Fig 104: Powderham Road
- Fig 105: Baptist Chapel
- Fig 106: The Library, Bank Street, grade II
- Fig 107: Wolborough Street
- Fig 108: St Leonard's Tower, grade II*
- Fig 109: Tudor House, 49 Wolborough Street, grade II
- Fig 110: 83 Wolborough Street, grade II
- Fig 111: No 11 Court, Wolborough Street
- Fig 112: St Leonard's Tower
- Fig 113: Library
- Fig 114: Church House (formerly United Reformed Church), Queen Street
- Fig 115: Spirit of Freedom War Memorial
- Fig 116: Parish Church of All Saints, Highweek
- Fig 117: Church of St Mary, Abbotsbury
- Fig 118: Church of St Mary, Highweek Street
- Fig 119: Alexandra Cinema
- Fig 120: Church of St Leonard, Wolborough Street
- Fig 121: Mackrell's Almshouses
- Fig 122: Lloyds Bank

- Fig 123: Baptist Church, East Street
- Fig 124: Italianate Tower of Highwood House
- Fig 125: Church of St Paul, Devon Square
- Fig 126: Italianate Tower of Highwood House Railway Station
- Fig 127: Old Forde House
- Fig 128: Clock Tower from Wolborough Street
- Fig 129: The Avenue
- Fig 130: St Leonard's Courtenay Street
- Fig 131: Library from Bank Street
- Fig 132: Library from Highweek Way
- Fig 133: Queen Street from the War Memorial
- Fig 134: Highweek from Devon Square
- Fig 135: Bradley Lane
- Fig 136: Chelston Road, Abbotsbury
- Fig 137: Wolborough Street
- Fig 138: Knowles Hill from Albany Street
- Fig 139: Courtenay Street
- Fig 140: East Street
- Fig 141: Wolborough Hill from Decoy
- Fig 142: Cricket Field
- Fig 143: Osborne Park
- Fig 144: Courtenay Park
- Fig 145: Forde Park
- Fig 146: Tudor House, Wolborough
- Fig 147: 71, 73 and 77 Wolborough Street, grade II
- Fig 148: Rainwater goods at Mackrell's almshouses, grade II
- Fig 149: Original doors at 85 and 87 Wolborough Street
- Fig 150: 83 Wolborough Street, grade II
- Fig 151: Salem Place