



Forde Park Conservation Area

Character Appraisal

The conservation area boundary as indicated here is for illustrative purposes only, and is not intended to be a true representation of the conservation area as formally adopted. The accurate and definitive conservation area maps can be viewed via the My Neighbourhood feature on www.teignbridge.gov.uk.

Not all important features of this conservation area are necessarily highlighted here, therefore no omissions that may have been made as part of this appraisal are intended to imply that omitted features that are found to be of interest from future reviews of the document are not of significance in their own right.

Acknowledgements

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Archive information and historic maps were obtained from the Westcountry Studies Library and Devon Records Office in Exeter. The archaeological analysis was informed by the Sites and Monuments Register, maintained by Devon County Council.

Consultations

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Forde Park Conservation Area

Character Appraisal

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1:0 INTRODUCTION

The purpose of the Conservation Area 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 also intended to be supporting information for a Conservation Area extension.

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 and how the area will be managed.

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 were made available at the local library, draft documents were available to view at the local Council offices and available online. 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, Newton Abbot Civic Society, ward members, English Heritage and Devon County Council. Site notices were posted locally and a public meeting was held at the Town Council offices on 12th January 2009 and at Forde House, Teignbridge District Council offices on 12th January 2009. A public exhibition was held at the Town Council offices on 7th and 8th January 2009. A second public consultation was undertaken in 2010 and a public meeting held on 22nd January 2010. Fieldwork was undertaken on 13th November 2009. A further review of the Conservation Area Appraisal and Conservation Area was undertaken during December 2017. The revised Conservation Area Appraisal was confirmed by Portfolio holder decision on 10th August 2018.



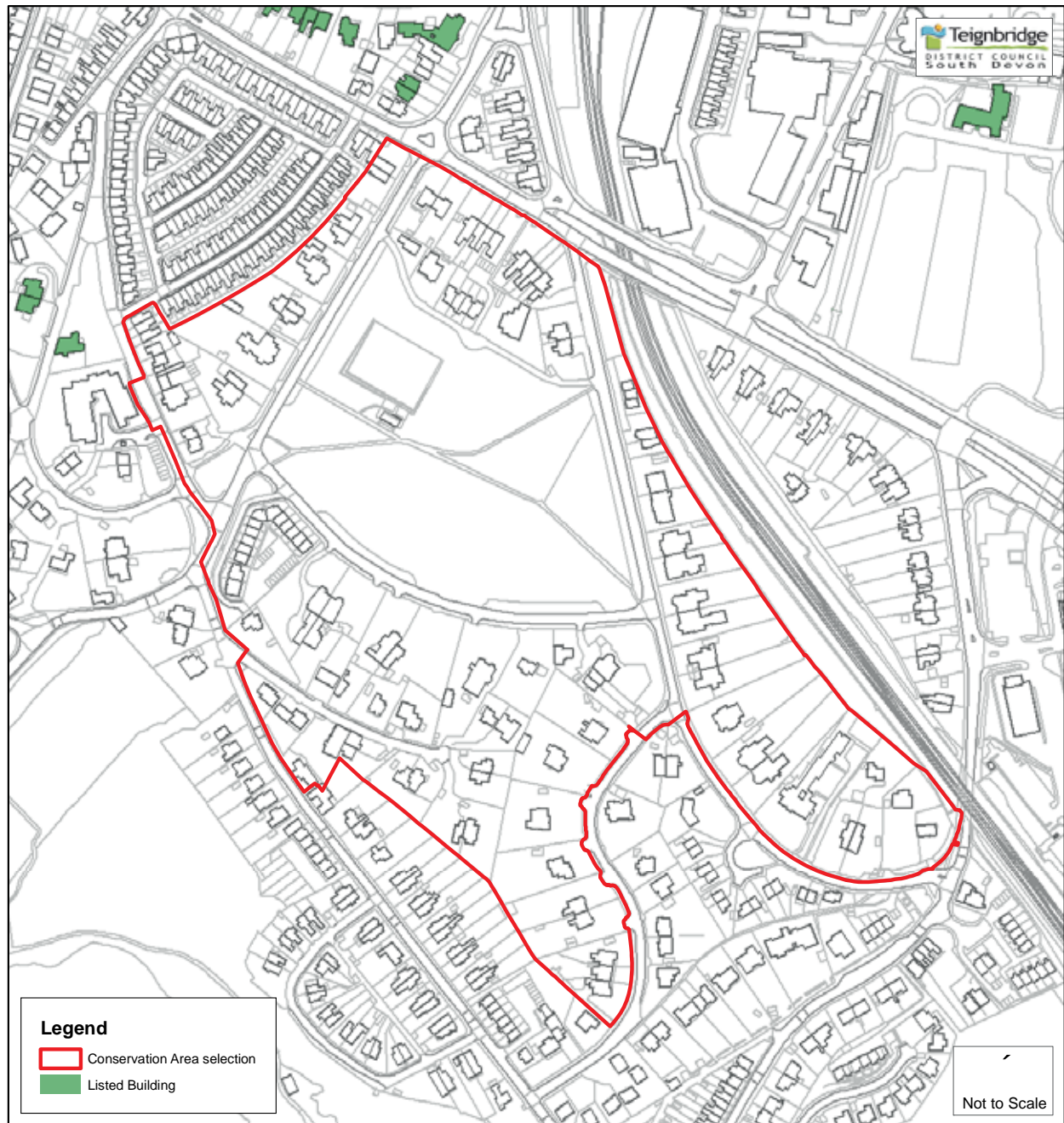
Forde Park



23 and 24 Forde Park

2:0 FACTS AND FIGURES

Date of designation: 10 December 1974
Number of listed buildings: Grade I = 0, Grade II* = 0, Grade II = 0.
Size of conservation area: 13.55 hectares



Forde Park Conservation Area

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The green coloured areas of this map represent listed buildings. There are no listed buildings in Forde Park.

3.0 LOCATION & GEOLOGY

The Forde Park area of Newton Abbot is located a mile south of the head of the Teign estuary in the south-east corner of the town. The park is bordered by the railway along its eastern edge, Torquay Road to the north and the rise of Wolborough Hill to the south.

The area lies on the Bovey clay beds that extend over the Bovey Basin to the north of Newton Abbot and Kingsteignton. The first edition of the Ordnance Survey map of 1890 shows the area south of Forde Park as the Devon & Courtenay Clay Works, now the site of Decoy Country Park. 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 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. This building material which gives such character to other areas is absent from Forde Park and is not a common material within Newton Abbot.



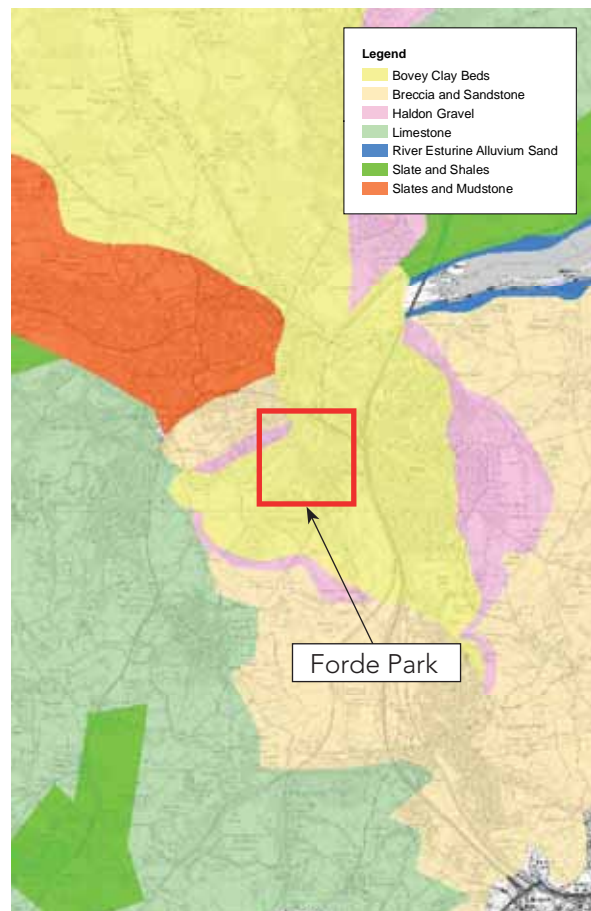
Grey limestone used on boundary walls, random rubble bond.

Location



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Geology



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4:0 HISTORICAL BACKGROUND AND DEVELOPMENT

4.1 Historical 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 and a wide market place, at the junction of East Street (formerly Keyberry Street) and Wolborough Street. The two towns were not joined politically until the later 19th century.



*St Leonard's Tower, grade II**

Although well-established as an important market town long before the railway arrived in 1846, the impetus this gave towards the town's diversification and expansion was considerable indeed. It prompted a 'building boom' throughout the remainder of the century (and somewhat beyond), and a population explosion from just over 4,000 in 1851 to just under 11,000 in 1891.

It was around a decade earlier, however, with the creation of another 'transport corridor', that the process of re-shaping the town's major road network began, particularly to the east and south-east of the historic core. In 1836 an Act of Parliament sanctioned the construction of a more convenient route to and from Exeter via the outlying village of Kingsteignton (which was also set to grow). New bridges were built across the Rivers Lemon and Teign, while at the heart of the town, Courtenay Street, was laid out, taking 4 acres of ground that belonged to the Old Globe Inn (as well as 6 other large gardens) to provide space for a host of new buildings along its length. Many had been built by the time the street was opened in 1842, including a new Globe Hotel to replace the old one on the corner with Bank Street. It was built by Lord Devon, the 10th Earl of Devon, and designed by the Devon architect, Charles Fowler. Lord Devon had been a patron of his since the 1830's, and had already engaged to extend and remodel the outside of his own stately residence at Powderham.

Lord Devon was greatly involved in the development and expansion of Newton Abbot, especially so once the railway arrived. Indeed, he was much involved in the

development of the railway itself, being a director of the South Devon Railway Company. He was a business colleague of Isambard Kingdom Brunel, and only two years previously, in 1844, had gained first hand experience of the railway's progress south-westwards as he allowed its route out of Exeter to pass through the grounds of his mansion house, Powderham Castle (a name that was later bestowed on a Great Western Castle class locomotive numbered 4080 built in 1924).

4.2 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. 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 eastern end of Newton Abbot is particularly distinguished by the work of these two professionals.

It may have been Lord Devon's association with Charles Fowler (who worked for some time in London) that lead to his appointment of Humphrey Abberley (circa 1806-1855) as the Architect and Surveyor for his Devon estate. Born in Northfleet near Gravesend, Abberley had worked in and around London before moving to Newton Abbot in the mid 1840's to work for Lord Devon. He arrived around the time another major route was to be created in the town, forming a direct link from Courtenay Street to the newly-opened railway station in the east. According to a plan of the area drawn in 1856, it seems this highway was called Railway Street when originally laid out in 1846, but it was named Station Road when adopted as a public highway a few years later. The length alongside the station still bears this name but the remainder running west to the town centre was re-named Queen Street in honour of Queen Victoria.



1 Courtenay Street, formerly the Globe Hotel, grade II



Courtenay Street, former offices of Humphrey Abberley

Abberley's first task may well have been to finalize the alignment of this highway – but certainly, soon afterwards, his skills were fully employed in realising Lord Courtenay's ambitious plans to create a series of high quality, residential suburbs next to Queen Street and close to the railway station; initially at Devon Square and Courtenay Park and then at Forde Park and Wolborough Hill.

Abberley was instrumental in the design of many of the buildings erected on Lord Devon's estate from the mid 1840's to the time of his death in 1855 at the age of 49. The Town Hall in Courtenay Street (now demolished) appears to have been one of the first, as its design was accepted in 1846.

A terrace of properties to its east quickly followed, and in the 1851 census Abberley is shown to be living in one of them with his wife and five daughters (while at least two others in the terrace were not yet ready for occupation). Another short terrace built in 1849 in Queen Street (east of King Street) is thought to be his, and so too several of the substantial villas built on Devon Square and Courtenay Park in the early 1850's – these two particular areas being laid out in preparation for development in 1853 and 1854 respectively. The latter being planned so that its focus was the original station building that was sited to the south of where its replacement, built in 1926, stands today.

When Abberley died in 1855 Lord Devon appointed Joseph Rowell in his place; a local surveyor and architect born in West Teignmouth. This was indeed a busy time for the Courtenay Estate and one of the first tasks Rowell had to tackle was the preparation of a development plan



82-4 Queen Street – first office of Joseph Rowell



Single storey building at 9-13 Devon Square (Town Hall), former 2nd office of Joseph Rowell.



Joseph Rowell (kind permission of Newton Abbot and GWR museum)

that was principally for the Wolborough Hill area, but also illustrated the pattern of highways and houses for the Forde Park area and the (by then) much completed areas of Devon Square and Courtenay Park.

Joseph William Rowell was born in Teignmouth about 1828. He was a son of Joseph Rowell, a prosperous builder who was born at Ilstington circa 1797. J. W. Rowell probably established his own business in the early 1850s, and by 1855 he had moved to Newton Abbot and in 1861 the census shows him living in Station Road on the Devon Square corner (now 80-84a Queen Street). He took on the business of Abberley and succeeded him 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 informed 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. 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.



Ellacombe Road, Torquay

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, built on land given by the Earl of Devon. The foundation stone was laid on 26 April 1859 with tiling supplied 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.

The firm of 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 to Elbury Lodge, College Road. Rowell retired from his position as Vice-

Chairman of Newton Abbot Rural District Council in April 1899. The firm of Rowell, Joseph William, Sons & Locke was formed in 1902 when F.W. Locke was taken into partnership. He had been articled to J.W. Rowell in 1879 and by 1914 he was the sole surviving partner.

Although a number of villas built shortly after Abberley's death may have been to his original design, the vast majority from 1855 onwards were by Rowell. Amongst his other accomplished designs in Newton Abbot were St Paul's Church that forms a centrepiece in Devon Square (financed by Lord Devon for his tenants and opened by Bishop Spencer in 1867), the Congregational Church in Queen Street (1875) and the Mackrell Almshouses on the south side of Wolborough Street (1873/4).

In the latter part of 1850's and throughout the following decade, roads continued to be laid out and developed in accordance with the 'master plan', with the highways being subsequently adopted by the newly created Local Board of health. The new villas were apparently let as fast as they were erected, and a new reservoir was constructed on Wolborough Hill to supply them with water.

It is not without significance that Rowell was also appointed by Sir Lawrence Palk to prepare plans for the development of his estate in Torquay, intended for an upper-class clientele. Saying much about Rowell's skills as an urban designer, and of the significance of his work in Newton Abbot, W G Hoskins acknowledges this estate as being a "remarkably fine piece of planning, with wooded drives and terraces following the contours of the hill in sweeping convolutions". In a more colloquial manner, Elihu Burrit, on his travels in 1868, observed "a kind of new town is growing up (in Newton Abbot) around a small park or common near the railway". This was undoubtedly Courtenay Park, but Forde Park could also be described in like manner, the open character of both contrasting starkly with the tightly-knit, densely-developed streets that dominate most other parts of the historic town. This pattern (of mostly detached villas overlooking an informal open space) is a characteristic feature of both their plans, and was indeed repeated on a smaller scale at Keyberry Park just to the south-east of Forde Park. Regrettably, however, the open space here was infilled with houses during the earlier decades of the 20th century. In addition, another small open space that was part of the nursery overlooked by villas formed part of the overall plan (at the most southerly end of Station Road) but it too has been infilled with houses and now acts as an island around which traffic circulates as part of a one-way system. It was because this part of Newton Abbot was in single ownership and formed part of a much larger estate that a comprehensive and extremely low-density approach could be adopted for its planning (as opposed to the more traditional layout pattern, with houses arranged regularly along both sides of the street). Crucial to its success, however, was Lord Devon's own vision for creating 'a most desirable place to live' and his willingness and ability to appoint skilled designers.

4.3 Forde Park

Forde Park (with Keyberry Park) was formerly within sight of Forde House, being part of its grounds lying just beyond the formal lawns that survive today on its south side.

It was part of the farming landscape that must have figured prominently in views from the principal rooms of the house for more than two hundred years – beyond which was a backdrop of woodland at Decoy, which was formerly a hunting ground (getting its name from the structure used to trap water fowl).

Both the principal roads serving Forde Park emanate from Station Road, just south of the original station frontage, and diverge to bound the east and west sides of its large open space – which becomes increasingly broad along their lengths. The railway line is just behind the east-side houses, while those along the north side have another row of houses behind them that would have overlooked the smaller open space that existed in the angle between Station Road and Courtlands Road. Before being developed, of course, this green space created a most attractive link between Forde park and Courtenay Park, with a pair of villas along the east side of Courtlands Road forming part of the visual linkage. The road across the higher, south side of Forde Park, bounds the open space on a sweeping, almost regular, concave curve, which gently falls away from a high point almost exactly half-way along its length. Ground levels fall away southwards just behind the houses along it, so they not only enjoy extensive views to both front and rear, their extensive 'ridge-top' gardens benefit from a southerly aspect.

To the south of Forde Park lie the slightly later developments along Lonsdale Road and around Keyberry Park, the latter being planned in the manner of Forde and Courtenay Parks with houses overlooking an informal open space (this time with open fields beyond it that ran alongside the railway in the direction of Kingskerswell). Of particular note is the way the two roads that serve it (both called Keyberry Park) are aligned on curves that sweep down the contours in a most attractive and natural-looking manner.

In order to maintain a fairly consistent pattern of substantial houses set in large, landscaped grounds, Lonsdale Road wasn't planned in a conventional manner with houses along both its sides (along Forde Park and Lonsdale Road). Instead, the gardens of properties on Forde Park were 'allowed' to front the higher side, while on the lower the houses were sited close to the road so that houses and gardens alike enjoyed a southerly aspect, as well as the countryside views that went with it.



View towards Forde Park from Courtlands Road and Torquay Road



Important linking view back from Forde Park to Courtlands Road and Station Road

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 and the market area - along the line of Wolborough Street. 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.

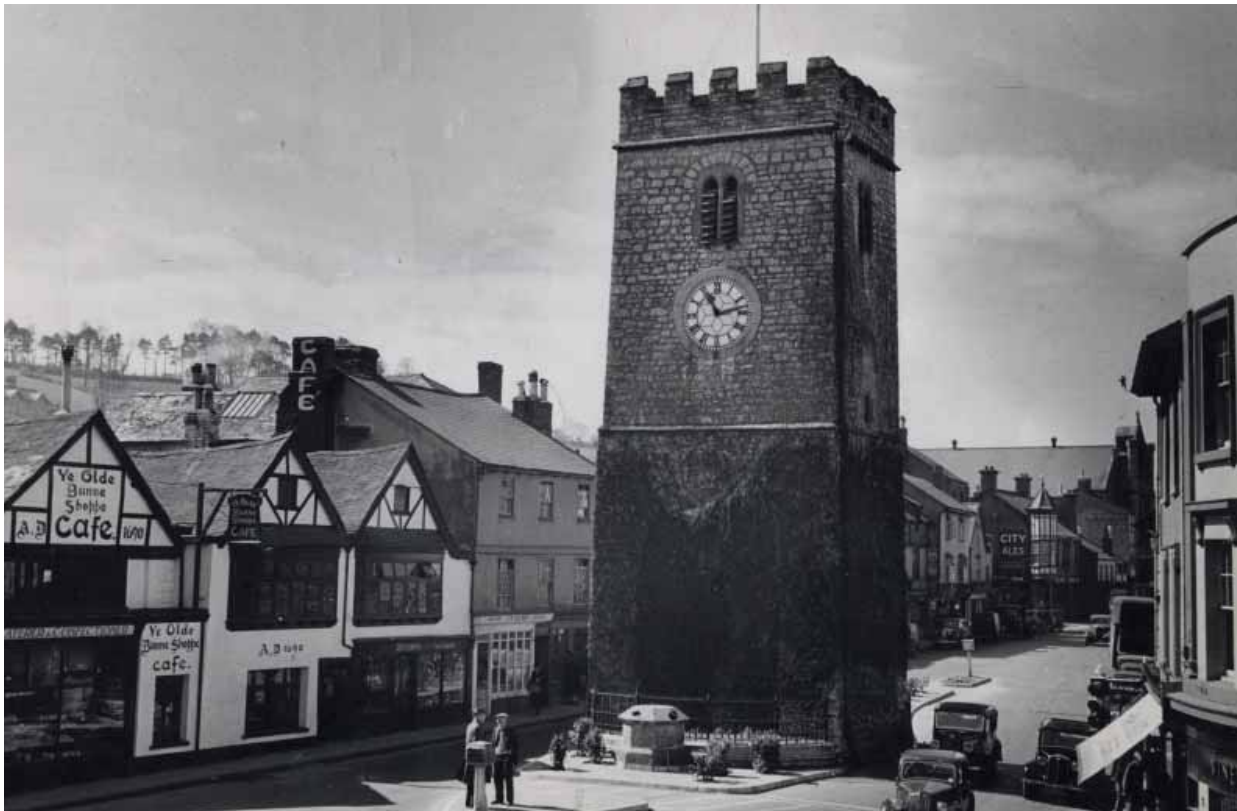
Much of Forde Park was being used as agricultural land prior to it being built upon in the mid 19th century and there is no archaeological evidence in the area. There are possible medieval burgage plots to the north along Torquay Road.

5.1 Sites with Statutory Protection

There are no listed buildings within the existing conservation area of Forde Park. There are no Scheduled Monuments within the area under consideration.

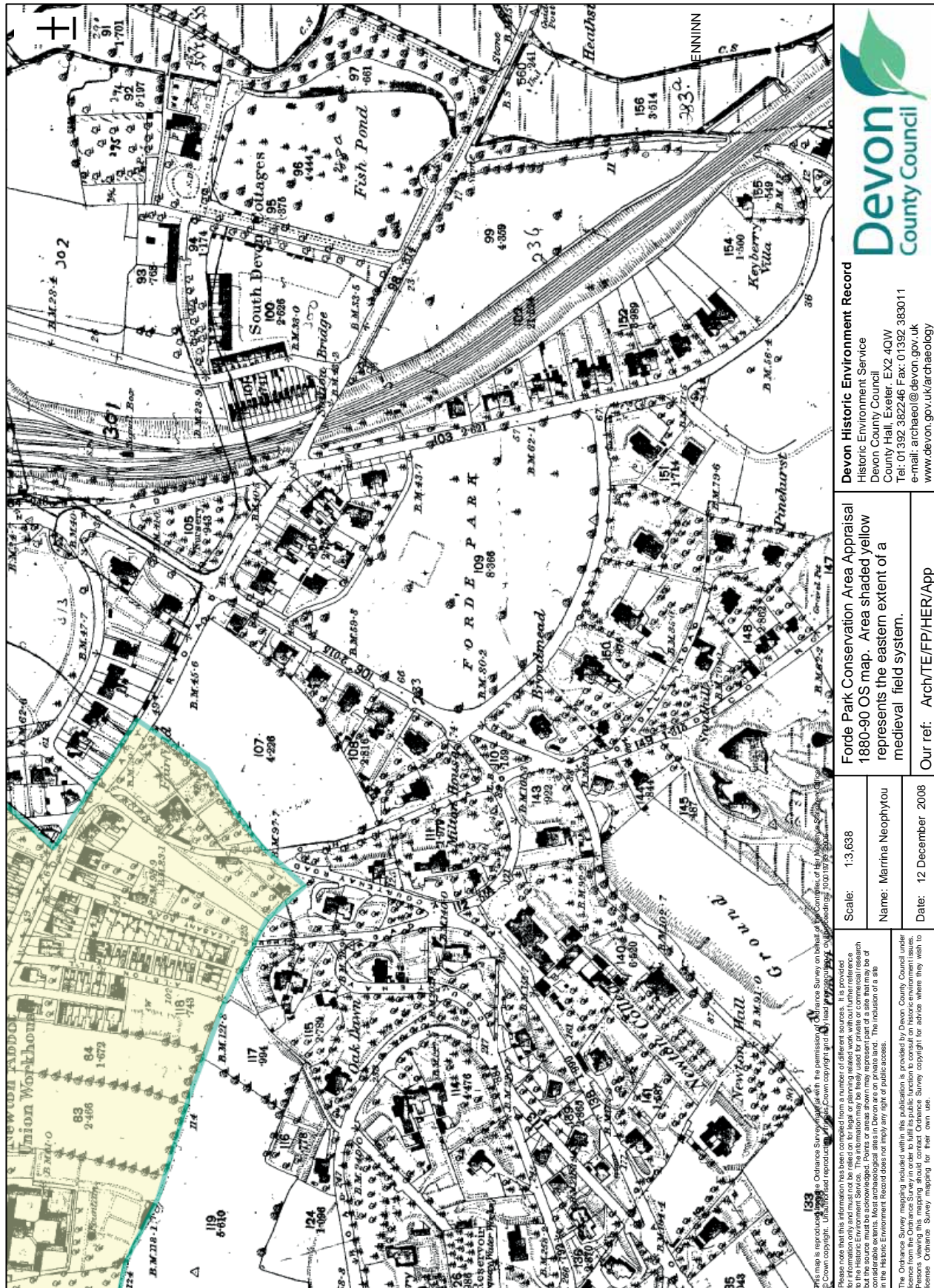
5.2 Archaeological Potential and Planning Constraints

There is no known area of archaeological importance within the area of Forde Park.

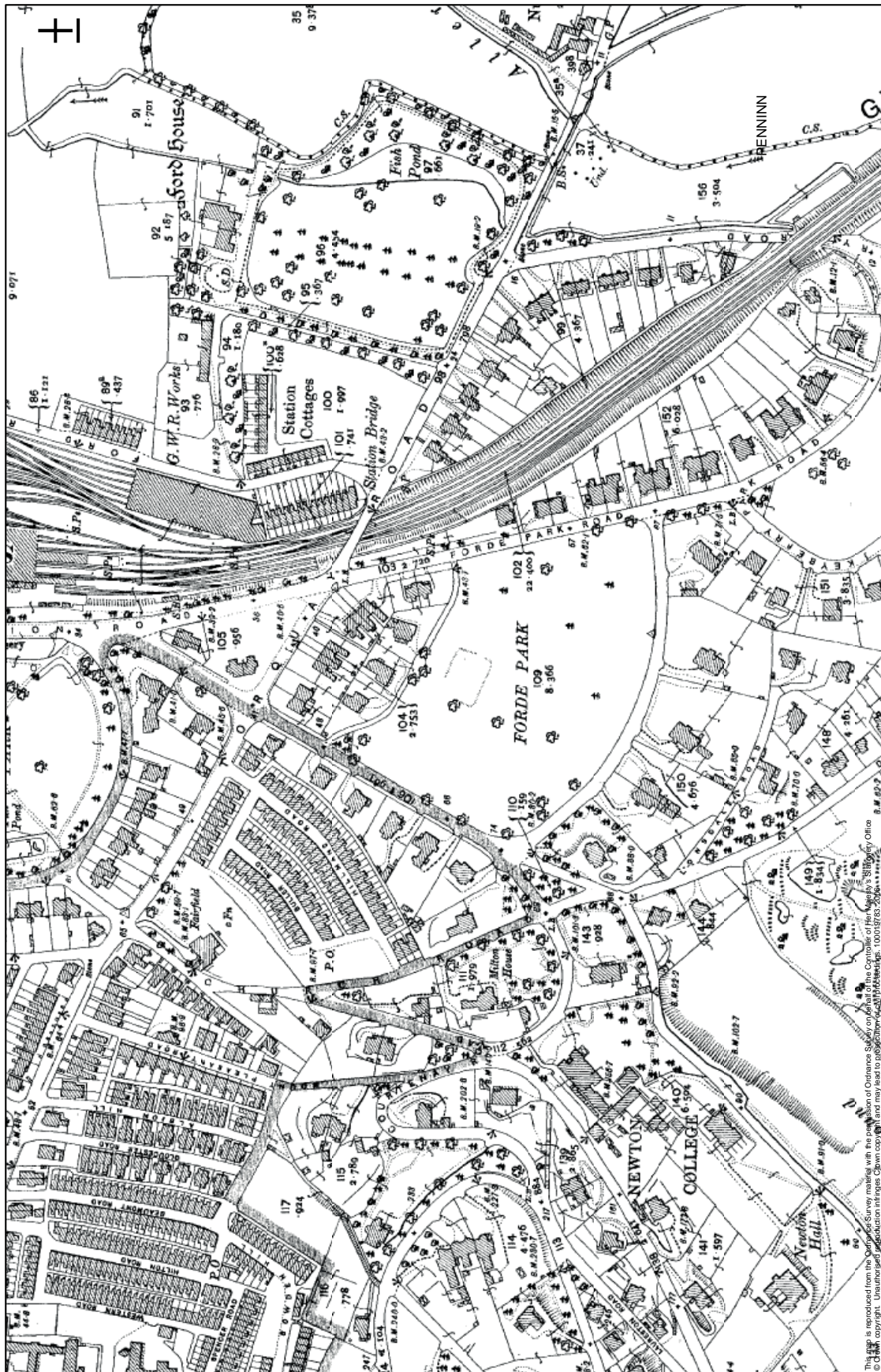


*St Leonard's tower, grade II**

OS Map 1880-90 showing possible medieval field system



OS Map 1904-06



Devon
County Council

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Forde Park
Conservation Area Appraisal
1904-06 Map

Our ref: Arch/TE/FP/HER/App

Scale: 1:3,638

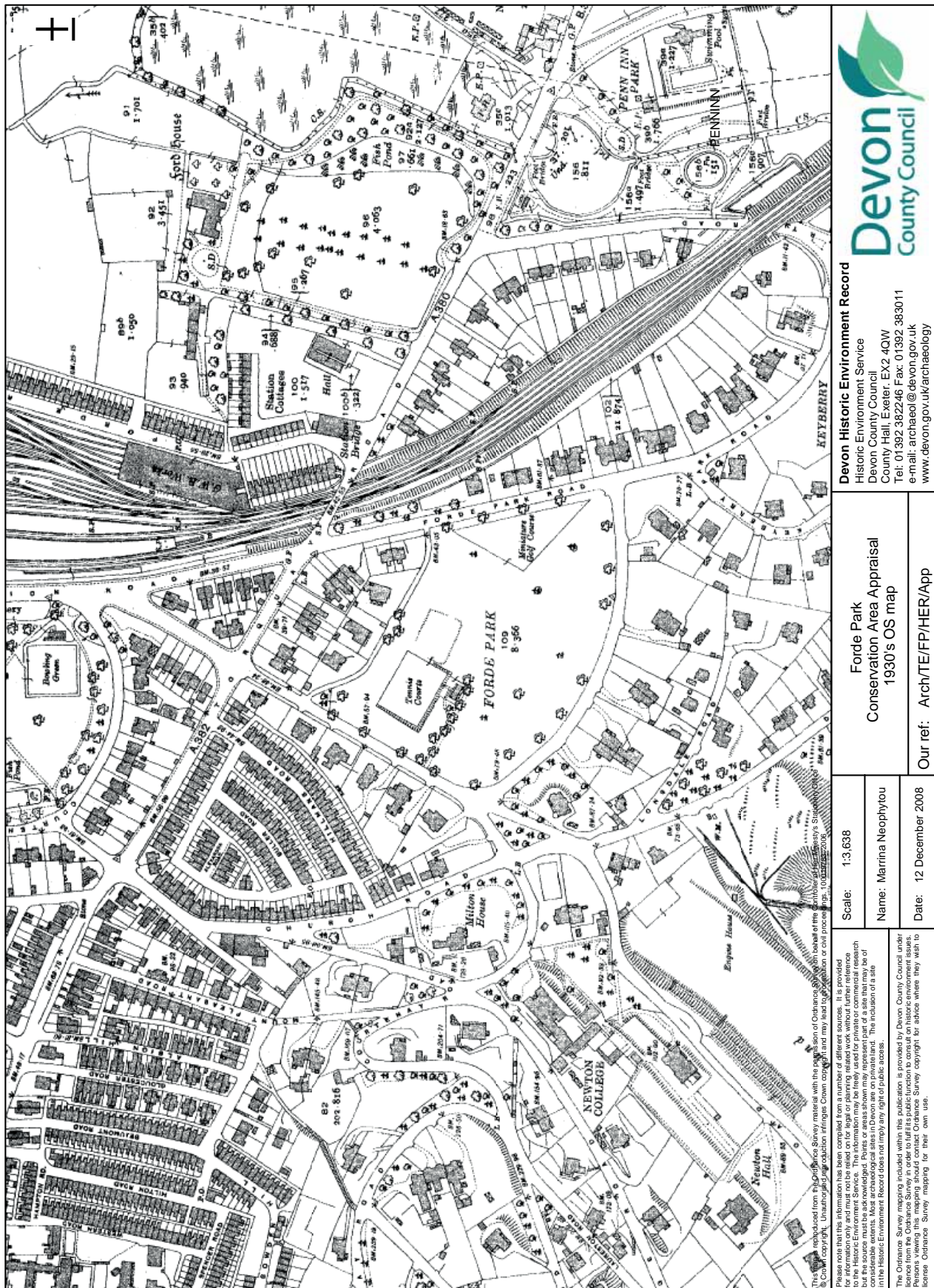
Name: Marina Neophytou

Date: 12 December 2008

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OS Map 1930s



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**Forde Park
 Conservation Area Appraisal
 1930's OS map**

Our ref: Arch/TE/FP/HER/App

Scale: 1:3,638

Name: Marina Neophytou

Date: 12 December 2008



6:0 ACTIVITIES AND USES

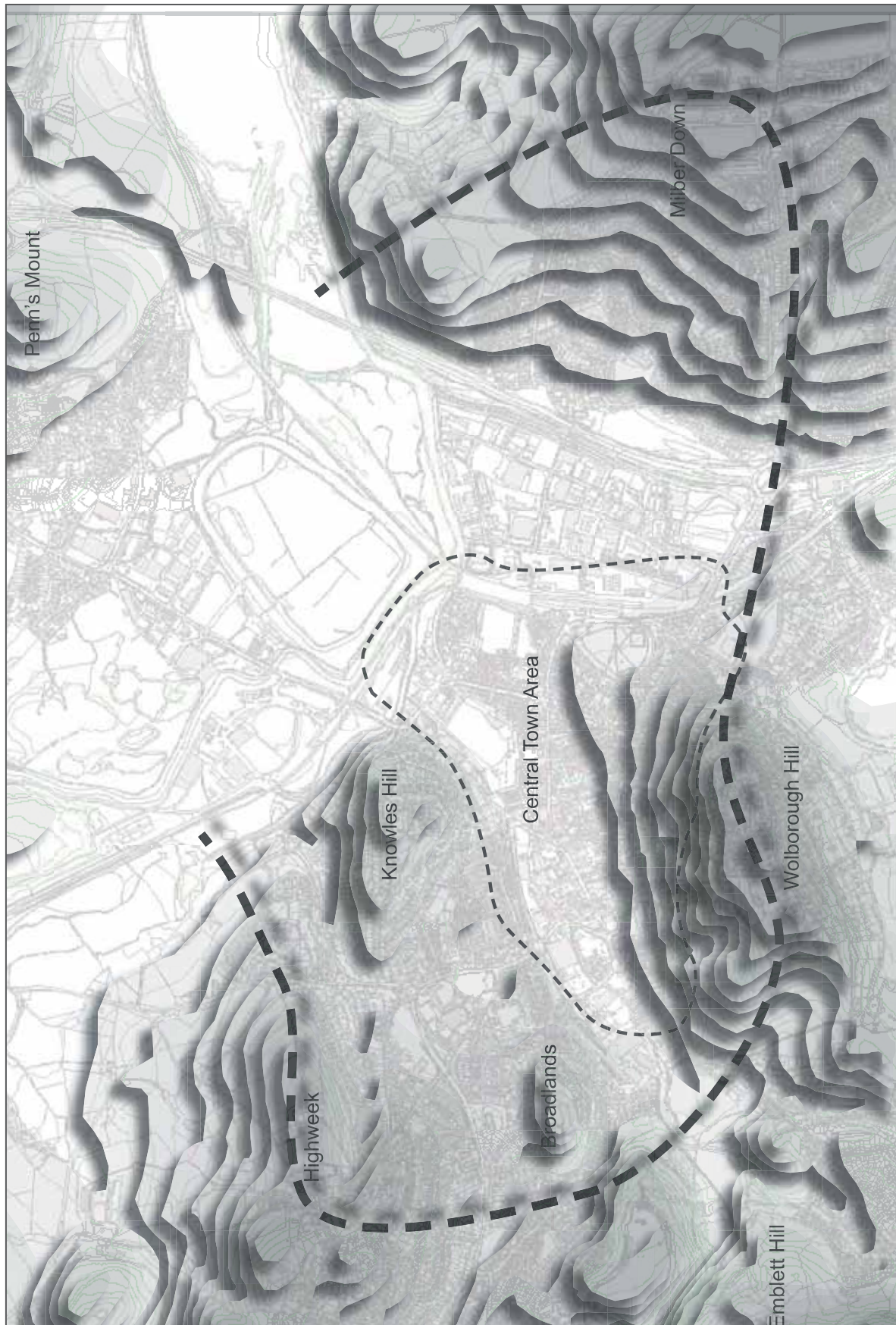
The high quality environment created at Forde Park has helped considerably towards sustaining its original, domestic use, and many of the villas remain in single-family occupation – albeit, in some cases, in a subdivided or semi-detached form. Their ample size, however, has tended to attract alternative uses such as retirement homes and pre-schools. While in principle these may be considered acceptable, their impact is clearly undesirable when sizeable extensions are needed to accommodate them – which erode the areas of garden and create buildings that appear over-sized. The same can be said of conversions to flats or bed-sits, where gardens may be transformed into parking lots and the buildings' exteriors suffer the impact of supplying the multiple residences with services (with the introduction of all manner of unsightly flues, vents, pipes and wiring).

The parkland open space remains a focus for 'low-key' recreational activities and as such continues to represent an essential feature of the original plan. Intensification of this usage would have a detrimental impact on its character, as indeed would any form of development that involved the introduction of additional buildings.



Forde Park

Topography of Newton Abbot



A landscape of hills enclose the central area of the town forming an important part of its setting. The hills provide a backdrop to views from the streets at the lower levels and afford townwide panoramas from vantage points in the higher areas.

7:0 LANDSCAPE AND STREETSCAPE

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

The setting of Newton Abbot and the Lemon Valley is formed by a series of distinctive, gently rounded hills and the River Lemon. The river flows through the town to its confluence with the River Teign where it widens to marshes and flood plain at the head of the estuary. Wolborough Hill, Knowles Hill and Highweek Hill encircle the town at the historic market cross and crossing of the River Lemon. Emblett Hill, Broadlands and Milber Down also contribute to the setting of the town, though with less impact. These hills are important features and provide the backdrop to Newton Abbot through their land mass and through being heavily stocked with trees. They form the setting of many important views.

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, are 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.

7.2 Forde Park

The special interest and character of the Forde Park Conservation Area derives not only from the buildings within it but also the features that occupy and create their setting, including open spaces, boundaries, surfaces, trees and so on. Wolborough Hill is an important feature that provides the backdrop to



Knowles Hill



Highweek Hill



View from Highweek Hill to Wolborough Hill and Milber

the Conservation Area and was linked by 19th century tree planting, some of which remains today.

The most significant open space is undoubtedly Forde Park, around which the villas were planned. The land was historically part of the historic Forde estate and was laid out as part of a series of spaces within the 19th century planned extension to Newton Abbot. It has something of the character of a rural, village green, being unfenced and laid mostly to lawns. It has perimeter trees and specimen tree planting within the centre and with a conspicuous absence of formal, urban-looking flower beds. The park includes 20th century tennis courts and pavilion along with some paths and planting from this period, notably the birch avenue. An earlier raised platform is visible as an earthwork close to the courts. The mature trees on the periphery and across the centre largely screen the surrounding villas, so that the interior space feels somewhat secluded and removed from its urban location. The other open spaces that are significant in the area are many; namely the gardens and grounds of each of the villa properties. The gaps between the buildings are as important as the buildings themselves in preserving the Area's original and authentic character, as one planned as a 'high-status', residential development. Filling any of the gaps and gardens with new buildings (including extensions) has the effect of eroding this essential characteristic – as does the replacement of buildings in much larger forms (as in the case of the terracing (of inappropriately small-scaled dwellings) in the south-west corner, where only a single villa in its landscaped grounds formerly stood.

Historic surfaces such as cobbles and sets are now largely absent, although



Forde Park



Limestone kerb



Forde Park with views to Milber

limestone kerbing survives along the south-side pavement of Forde Park and Devon granite kerbs in Keyberry Park to lend a touch of quality and character to the surroundings. The many limestone garden boundary walls have a similar impact and tend to strengthen the village-like character of the large open space, particularly where supplemented by hedges and shrubs.

Other artefacts that contribute towards the Area's interest and character include the standard, GR red letter box on the short length of pavement near the north-east exit onto Torquay Road, and the section of cast-iron, country-style fencing that survives along the frontage of Maxwell Court (on the east side). Remnants remain at 14 and 17 Forde Park. The older style iron and timber benches dotted about the parkland are also appealing, lending a welcome touch of tradition and continuity.

Views out of the Area are a distinguishing feature in character terms, and those from the higher, south side of Forde Park that face north-eastwards towards Haldon and the valley of the Teign estuary are particularly fine, with the trees in and around the open space masking the adjacent and middle-ground developments. Views towards Milber and Wolborough to the west are also obtained. In the south-west and south-east corners, the highways exit via areas that were purposefully planted with trees so as to complete the enclosure (although in the latter case the tree group has since been incorporated into an adjacent garden and separated from the public domain by high timber fencing). Visual links with tree planting still remain to Wolborough Hill along College Road and Coach Road from the south west corner and from the north west and north east corners towards Courtenay Park and the



Forde Park with views to Wolborough Hill, centre skyline



Forde Park with views to Haldon Moor



Historic and modern planting at College Road

railway station along Courtlands Road and Station Road. Although some of the 19th century planting has been lost, a number of Lucombe Oaks and Black Pine mark the routes. The planned view to the site of the former railway station has been partially blocked by road alterations.

Action Point: Forde Park would benefit from a management plan which explores the variations of modern planting that supplement the original Victorian scheme. New tree planting and tree management methods should be considered. Historic and modern planting on corner locations such as College Road should also be considered.

7.3 Trees

The Victorian parks and open spaces were an important feature of Victorian town planning. Many of the trees currently surrounding Forde and Courtenay parks are original trees of that era. However, as fashions have changed and the importing of species from all around the world has increased, there are some more recent additions to the parks that will not have been a part of the original plan.

7.3.1 Original and important trees within and around Forde Park

The most unique trees on both sites are the Lucombe Oaks which regionally have a very important local history.

“William Lucombe was a joint founder of the nursery, Lucombe and Pince, in Exeter in 1720. It was this nursery that introduced the Turkey Oak in 1735 and sowed the first acorns it yielded in 1762. Among the seedlings, Lucombe noticed one which made extra vigorous growth and retained its leaves green into the winter. He planted it in the nursery and began to make from it as many grafts as he could using the Turkey Oak seedlings as



Lucombe Oak



Birch Avenue, modern planting

rootstock. He recognised that this was a hybrid with its other parent a cork oak that was nearby in the nursery” (Mitchell 1996)

The Lucombe Oaks in both Forde and Courtenay Parks are more than likely to be (although it has not been scientifically confirmed) original trees from this nursery. They are rarely seen in large numbers outside of the South West. These trees provide the perimeter structure planting of the park and they have a very effective and positive enclosing effect upon the park. There are also a number of individual specimens within the park and street trees which link to Courtenay Park, the railway station and Wolborough Hill.

As well as the Lucombe Oaks, Forde Park includes a specimen Giant Sequoia or Wellingtonia along with Black Pines from the original Victorian plantings and some mature Limes. Specimens also occur in nearby villa gardens and in street plantings. The park includes an individual mature English Oak which, from its size, may predate the formation of the park and may have been part of the Forde House estate. The Wellingtonia is particularly fine.

Wellingtonia seeds were first imported into England via Topsham docks to Veitches' nursery in Exeter in December 1853. Seedlings raised at the nursery were then given to local wealthy landowners as a marketing strategy to boost awareness and demand for the species. This tree has a girth and height similar to Wellingtonia known to be original seedlings. It is not inconceivable that this tree is one of the original seedlings raised in England.

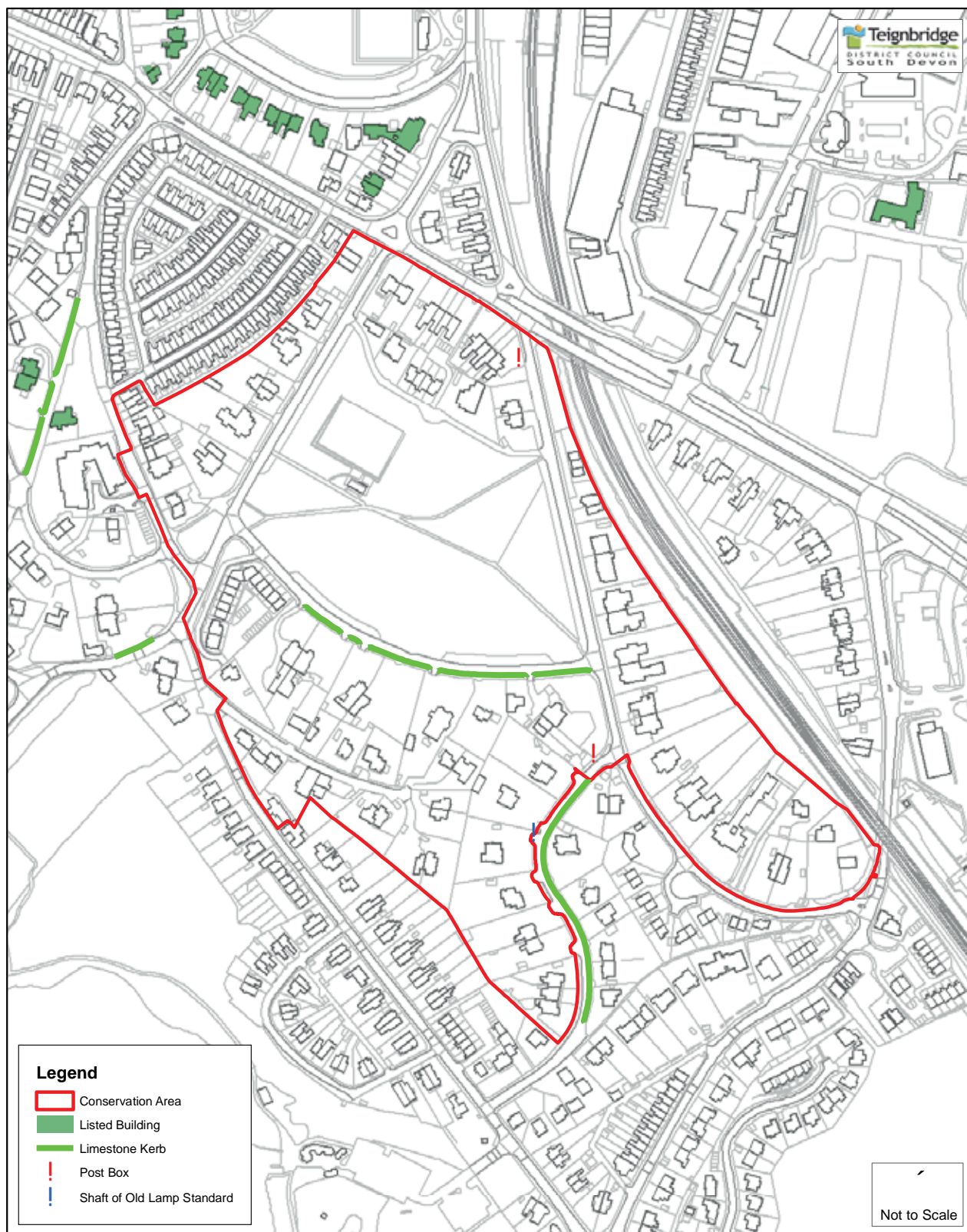
Action Point: Consideration should be given to off-site growth of new Lucombe Oaks to supplement and replace diseased/dead trees in order to maintain the Victorian planting scheme.

7.3.2 More recent tree plantings

Over time more trees and trees of different species have been planted in the park that are not part of the original layout and were not intended at the time of the parks creation. These included a variety of Oaks and Conifers planted in the 20th century and most notably the Birch Avenue.

The Birch Avenue in Forde Park is likely to have been planted at the end of the Second World War, so the trees today are roughly 50 years old. It was a feature that was fashionable at the time of planting and although they provide some benefit they are not in keeping with the original Victorian planting scheme. Consideration should be given to returning the park to its Victorian planting design by removal of the Birches.

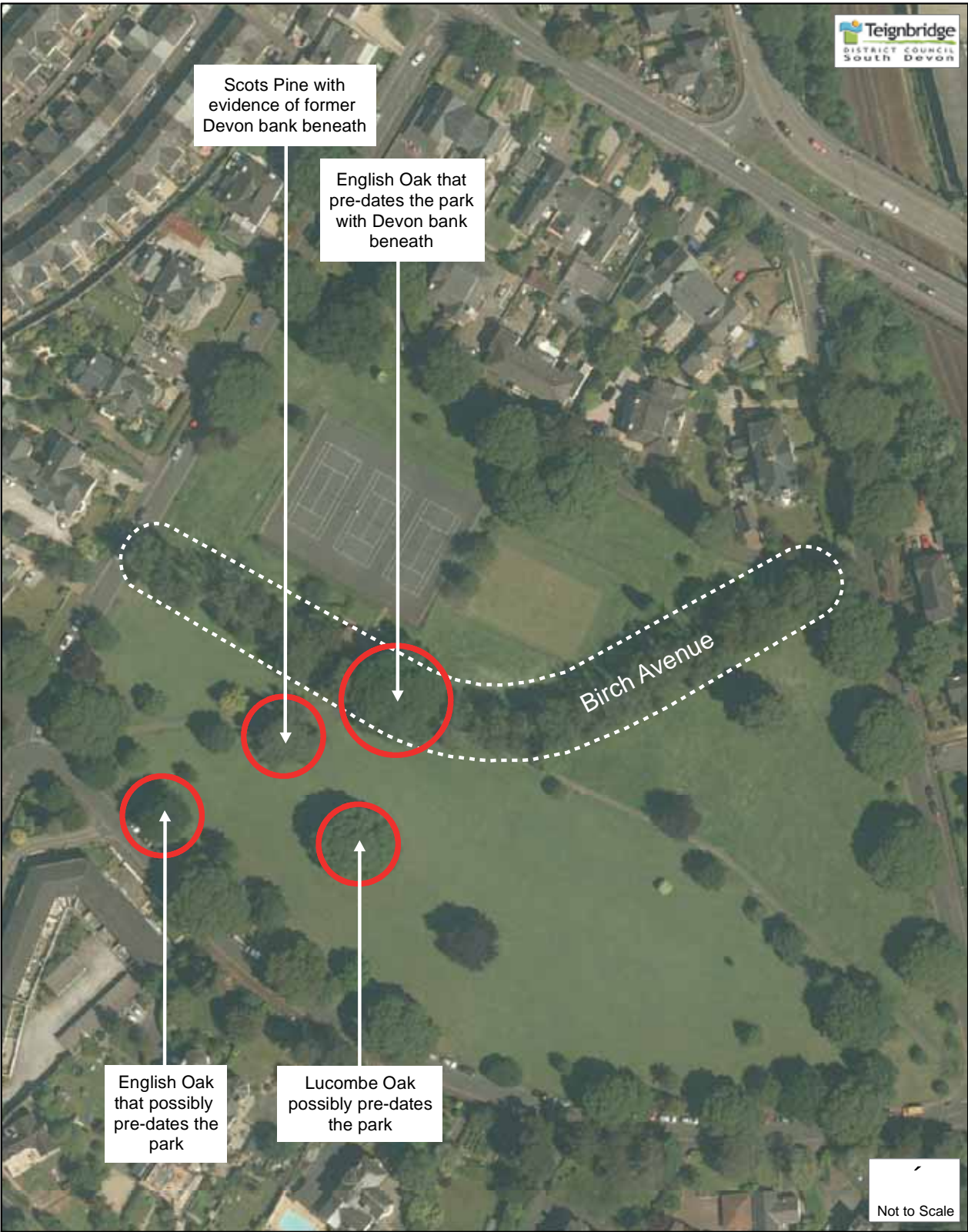
Historical Floorscape and Street Furniture



Historical Floorscape and Street Furniture

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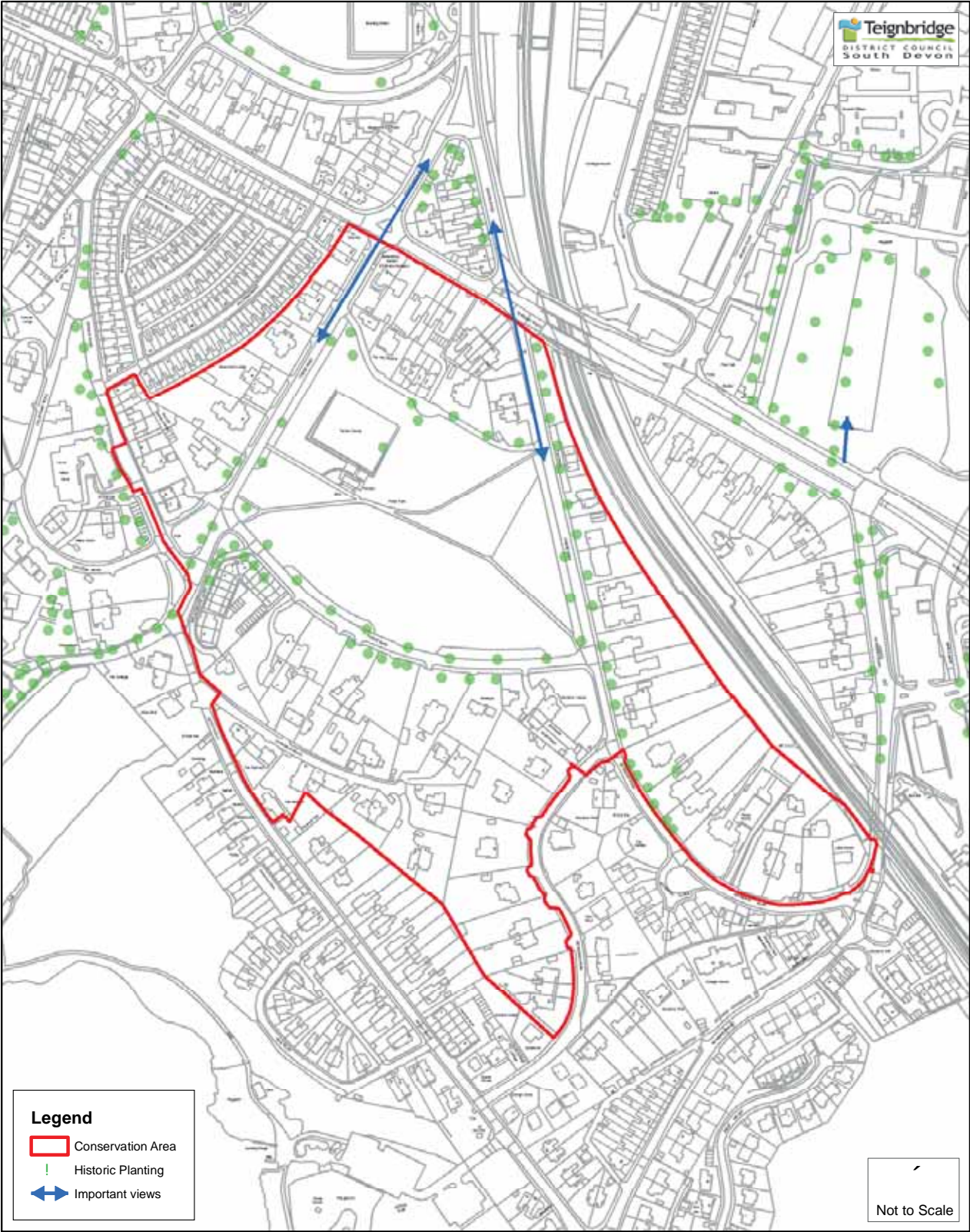
Trees in Forde Park



Trees in Forde Park

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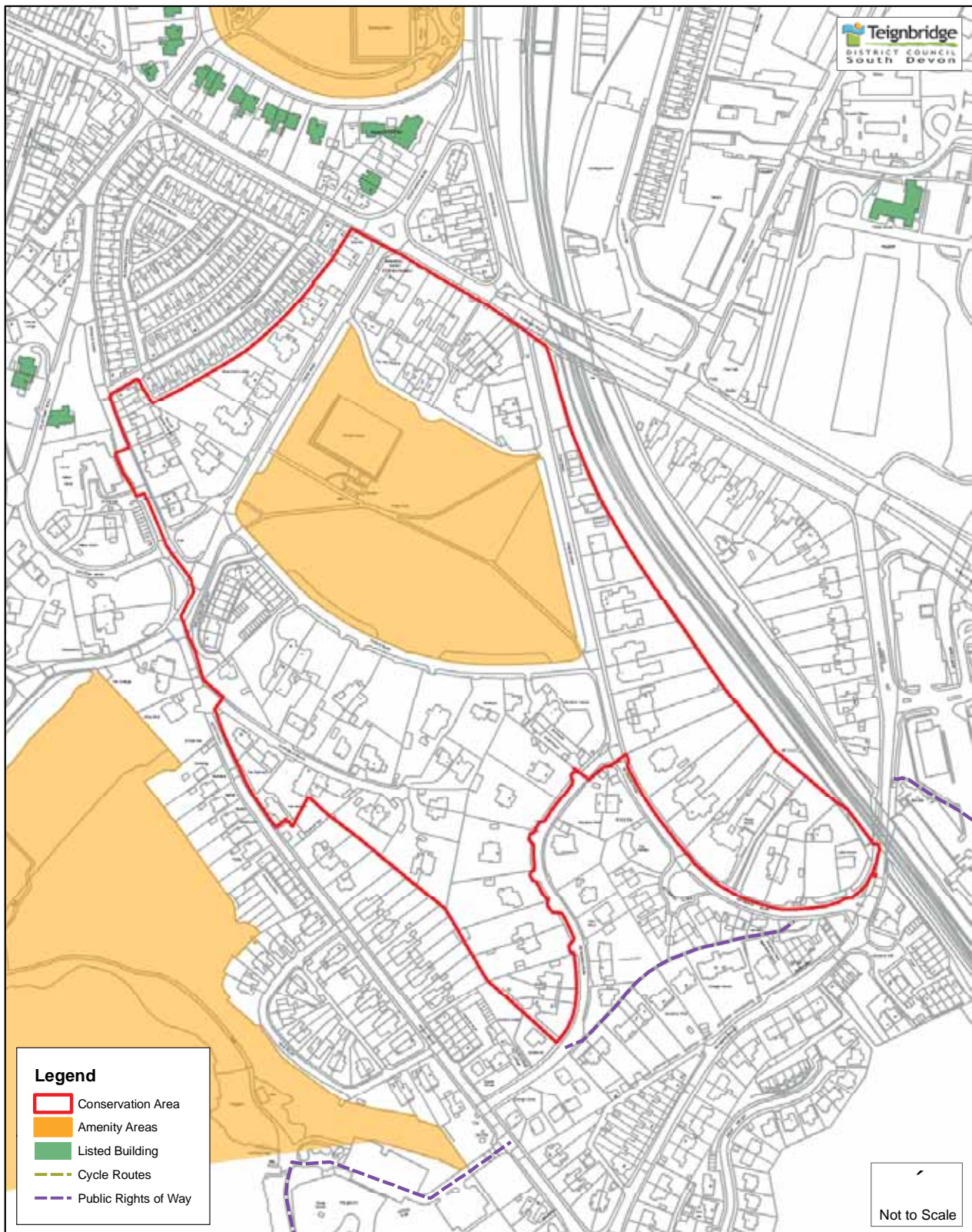
Historic Planting



Historical Planting

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Amenity Areas



Amenity Areas

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8:0 ARCHITECTURE

Newton Abbot – A Smart and Elegant Place to be

8.1 Background of the Towns Development

The character of the town 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.

8.2 Architectural Style of Buildings

Nikolaus Pevsner described Newton Abbot (in his Buildings of England series) as adopting an “Italianate gabled villa fashion” in its mid 19th century suburbs, and nowhere is this more true than in Forde Park, where the architectural style was used consistently on every building along all its four sides – including the reverse side that faces Torquay Road. It was not the only style adopted, however, and throughout the suburbs a good number of villas display Tudor-Gothic forms and details that also became popular around this time – and while none of these are actually in Forde Park, a fine example of the style happens to be situated just off it, on the short link to Keyberry Park.

The Italianate style was particularly favoured by Brunel for his railway structures, including the dwellings built to house the industry’s considerable workforce. The original station buildings at Newton Abbot (1846) and the slightly



20 and 22 Keyberry Park, Tudor Gothic style

later pumping station with its ornate tower, were so designed. However, as Pevsner points out, the adoption of this style throughout the suburbs of Victorian England had much to do with the influential writings of John Loudon, who published his 'Encyclopaedia of Cottage, Farm and Villa Architecture' in 1833. This work was unprecedented as it was aimed at a middle-class audience, rather than an aristocratic one, addressing their particular needs and aspirations. Loudon was also the first major advocate for providing public parks and gardens in the expanding towns and cities of the 19th century. He wrote prolifically on the subject, and it would seem Lord Devon and his architects were suitably inspired when planning their suburban expansions in Newton Abbot.

The features and details that characterise the Italianate villa style are several and serve to visually emphasise and animate almost every element of a building in a bold, confident and essentially showy manner.

- Eaves and verges are deeply overhung and have a series of brackets beneath to add strength and visual support. Parapets, on the other hand, are entirely uncharacteristic of the style – other than on 'minor' features like bay windows and porches.
- External angles (quoins) are most often emphasised with raised panels that create the appearance of stonework blocks with deeply recessed joints. These are usually banded on the ground floor (with each block forming part of a regular column) but on the first floor they are applied in a rusticated fashion (with longer faces alternating with narrow ends). As an alternative, pilasters are sometimes



Eaves brackets at Dovercourt, 22 Forde Park



Quoins at 14 Forde Park, Cherrington



Projecting band courses at 23 Forde Park

applied to angles with capitals and bases incorporated at the tops and bottoms.

- Facades have projecting bands running horizontally across them, which can be just beneath the eaves and verges (here usually quite broad); in line with the first floor window sills, or at the level of the first floor itself. In addition, a plinth usually rises from the ground to the level of the ground floor.
- Chimney stacks may also have decorative banding but almost always have an ornamental cornice around the top of the shaft.
- Window openings are invariably emphasised by projecting mouldings, sometimes in the form of a cornice above and often with brackets beneath the sills to give visual support. Openings with semi-circular heads are a fairly common, and quite characterising feature, since its roots are in the 'Venetian' window form (in which a tall, semi-circular headed window is flanked by a pair of lower, narrower, flat-headed windows).
- Substantial bay windows are common, with sides that are usually canted (angled), while entrances are frequently emphasised through the provision of an imposing, single-storey, rectangular porch. Bow windows, however, are not characteristic.
- For the most part, windows are traditional, vertically-sliding timber sashes that quite distinctively (on account of the age of the buildings and not their architectural style) have a single, horizontal, glazing bar in each of the sashes.



Decorative banding on chimney's at Keyberry House and tower



Eaves brackets at 16 Forde Park, Beaumont



Bay windows at 16 Forde Park, Beaumont

An almost iconic symbol of the Italianate style is the belvedere (look-out) or campanile (bell) tower. It was probably their cost that prohibited their widespread construction, but one is to be found in Forde Park at Keyberry House, on the corner leading to Keyberry Park. Its 3-storey height and handsome design are impressive indeed and greatly enhance the architectural qualities of the area – as well as the entry to the house itself through the porch that occupies the ground floor. The semblance of a tower also exists at Norlands nearby and at Beaumont Lodge on the east side of the park; the 2-storey projections being ingeniously incorporated into the body of the building behind imposing, single-storey porches.

Although not represented in the area to any great extent, the Tudor-Gothic style of architecture contrasts with the Italianate in a number of significant ways. Roofs are more steeply pitched and hips are non-existent, while gables are decorated with elaborate, fretted bargeboards. Window openings are relatively plain, with only label (or drip) mouldings applied around their heads. The occasional window might have a pointed head rather than a semi-circular one, while the windows themselves are casements, not sashes, set in mullioned and transomed frames. Facades are distinctly different, being treated quite simply, without horizontal banding or emphasis of the quoins.

The villas in the Area are all two-storeys, and while a few have rooms in the attic, dormers are not a characteristic feature. Indeed, where they have been inserted they tend to look somewhat misplaced in dwellings that are 'already' large and commodious. The majority of the villas were originally built as detached



Porch at 94 Torquay Road



Tripartite sashes at 17 Forde Park



Quoins and banding at Norlands

residences set in substantial grounds and as such, the gaps and spaces between and around them are as important a feature as the buildings themselves in preserving (and creating) the Area's authentic character.

8.3 Urban Design Analysis

The following section explores a number of important aspects about Newton Abbot that contribute towards its identity. Forde Park forms part of the planned spaces and views that help to make up the identity of the town. Key themes are considered at a broad level: Landmarks and features, Gateways and Spaces, Routes, Views, and Neighbourhoods in order to build up an image of the important components that contribute towards the character and image of the town

8.3.1 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. The majority of the landmark buildings cannot be seen from Forde Park though it is the railway building that has the main effect.

- A. St Leonard's Tower
- B. Library
- C. Church House (formerly United Reformed Church), Queen Street
- D. Spirit of Freedom War Memorial
- E. Parish Church of All Saints, Highweek
- F. Church of St Mary, Abbotsbury
- G. Church of St Mary, Highweek Street
- H. Alexandra Cinema
- I. Church of St Leonard, Wolborough Street
- J. Mackrell's Almshouses
- K. Lloyds Bank
- L. Baptist Chapel, East Street
- M. Italianate Tower of Highwood House
- N. Church of St Paul, Devon Square
- O. Railway station
- P. Old Forde House

8.3.2 Views

The 19th century expansion of Newton Abbot created a variety of planned and incidental views. 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 page 39.

The view corridor from and to Forde Park is the link towards the railway station. There is scope to enhance many of the views through street scene improvements that rationalise advertising and simplify highway infrastructure.

8.3.3 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.

The map on page ? marks the location of the principle gateway areas together with important intermediate spaces that form part of the main movement network.

8.3.4 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.

The primary routes are identified as being the most significant and key routes 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.

8.3.5 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 the map on page 45. A brief description of their key characteristics is included

Forde Park

Neighbourhood Character:

Open parkland space containing mature trees in avenue or specimen arrangements, 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.



Forde Park with views to Milber

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. The parks are divided by a trunk road which could be improved by crossings.
- 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 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 mainly rendered caps to walls and entrance piers.
- Painted render. Fragments of historic railings and items of street furniture and natural slate roofs.

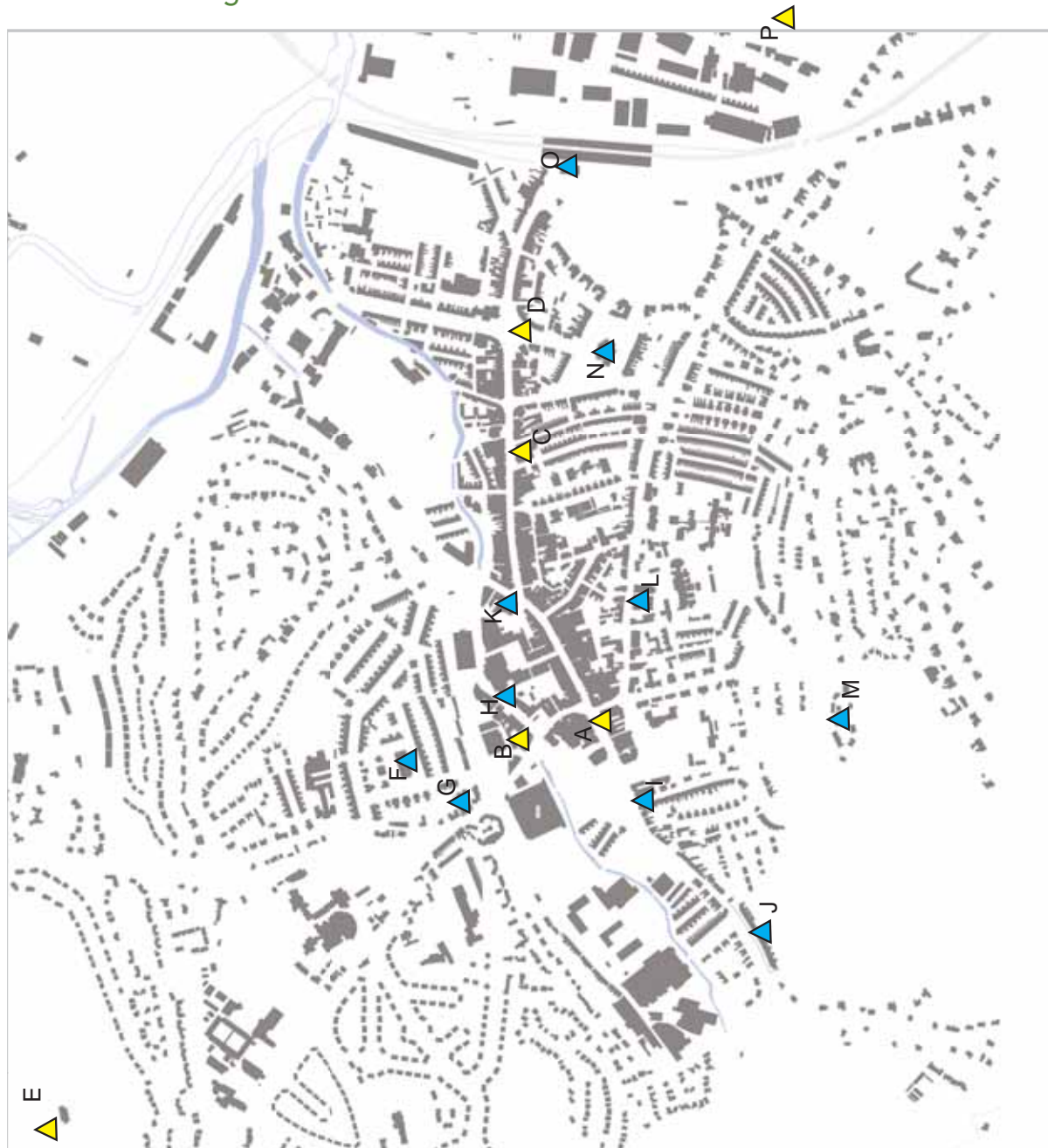
Negative:

- Concrete kerbing, plastic bins

Town wide Views:

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

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.

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Key Views



KEY VIEWS

- Principle Views
- Secondary Views
- Incidental Views
- Panoramic Views
- Views to landscape Features

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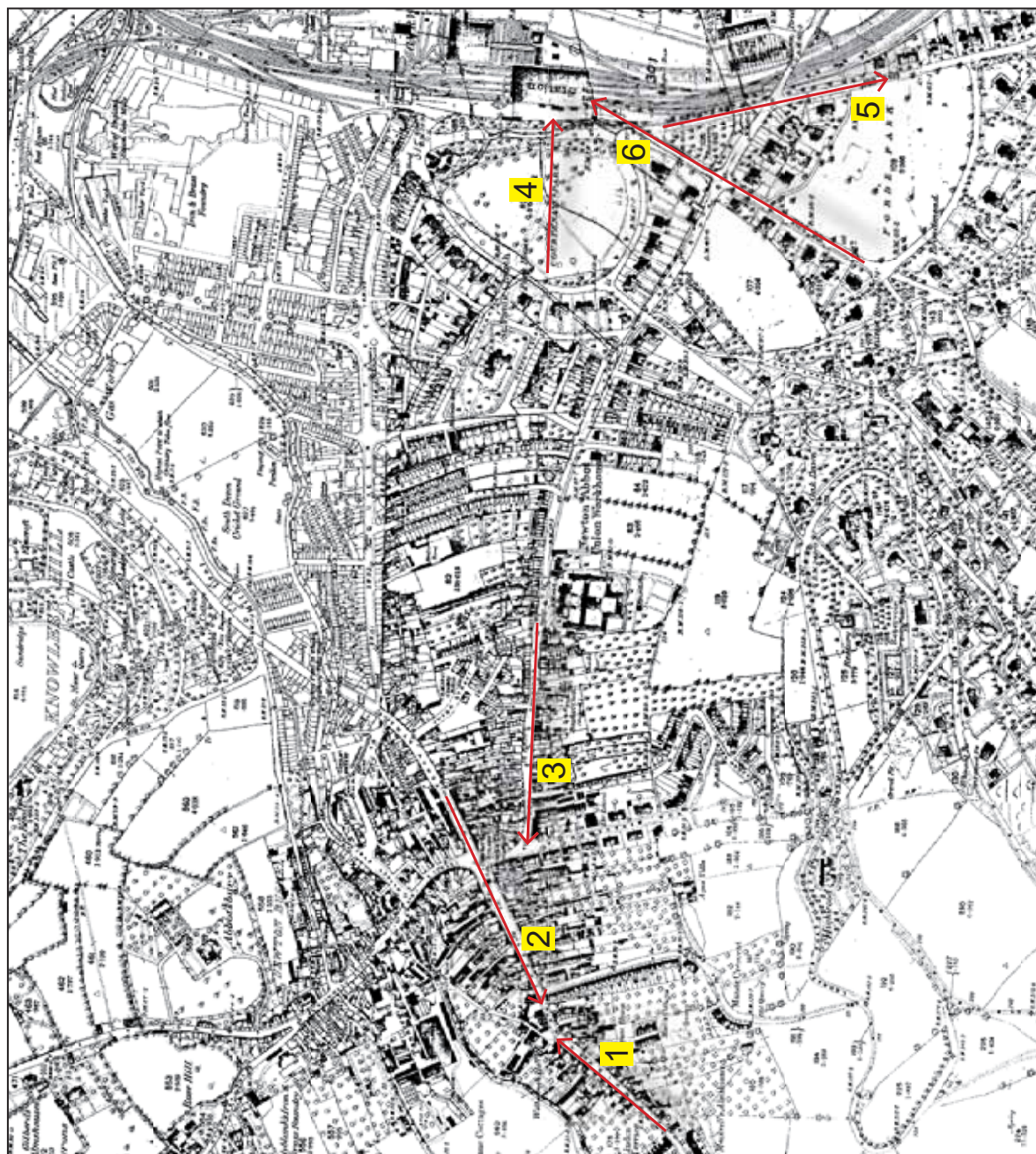
Key Views and Landmarks



- Principle Views**
- Secondary Views**
- Incidental Views**
- Panoramic Views**
- Views to landscape Features**
- Primary Landmarks**
- Secondary Landmarks**

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Lost Views



Significant views no longer present or substantially eroded



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Views for Enhancement



VIEWS FOR ENHANCEMENT

---> Important Views for Enhancement

View Enhancement Areas

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Gateway and Spaces



GATEWAYS AND SPACES



Gateway Spaces



Intermediate spaces

Gateways:

Mark the main transition points into the town centre area that have an key role to play in developing a positive image for the town.

1. Wolborough Street
2. Highweek Street
3. Bulls Corner
4. Station Forecourt
5. Torquay Road

Intermediate spaces:

Mark the important through spaces of the movement network that have a role to play in developing a positive image for the town.

- A. Exeter Rd/Ashburton Rd
- B. Bradley Lane
- C. Pedestrianised Wolborough St
- D. Newfoundland Way car park
- E. Library area
- F. St Leonards Tower area
- G. East Street/Powderham Road
- H. Loyds Bank area
- I. Halcyon Rd/Kingsteignton Rd
- J. Queen Street/Lemon Rd
- K. Devon Square
- L. The Triangle
- M. The Avenue/Lemon Crossing.
- N. Kingsteignton Rd/Bridge over the River Teign

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Views for Enhancement



ROUTES



Primary Routes: make the most significant contribution to the town's character and image.

Secondary Routes: make a significant contribution to the town's character and image.

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Gateway and Spaces



NEIGHBOURHOODS



Neighbourhood Areas.

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

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Enhancement Areas



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 Bulls Corner
- 15 The Avenue
- 16 The Triangle
- 17 Devon Square
- 18 East Street
- 19 Town Approaches
- 20 Penn Inn Roundabout
- 21 Totnes Road
- 22 Exeter Road
- 23 Kingsteignton Road
- 24 Town Quay
- 25 Osbourne Park
- 26 Railway Station
- 27 Courtenay Park
- 28 Links to Forde Park
- 29 Wolborough and Knowles Hills

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9:0 BUILDING MATERIALS

9.1 Walls, roofs, rainwater goods, windows and doors.

When originally built, all the villas in Forde Park would have been constructed using the same materials, reinforcing the strong sense of unity created by their common architectural style. Roofs were clad in blue-grey Welsh slate with similarly coloured blue-grey clay tiles on the ridges and hips (some villas may have had lead rolls). Walls were of local limestone rubble that were coated in a smooth-textured lime render and then limewashed, and windows, doors, bargeboards and fascias were all of painted timber. Walls have since been coated with modern paints

Rainwater goods were manufactured in cast iron and painted. Downpipes appear to have been universally round, while guttering had a half-round profile. A less utilitarian use of the material can be seen at The Old Rectory, on the north side, where a verandah is supported on iron columns with intricately-patterned valancing 'hung' between them.

9.2 Street furniture and boundary walls

Forde Park has fortunately retained many boundary walls which are constructed of random laid limestone rubble. They vary in height and have either a 'cock and hen' capping or close laid limestone capping. Regrettably, the pointing varies from the original which was likely flush lime pointing, and a cement based snail creep pointing has been used in part.

Gate piers around Forde Park differ from Courtenay Park, which has piles of roughly laid limestone as a topping; the piers at Forde Park are more delicately formed from banded limestone and rendered rubble with a rendered delicate rendered capping to imitate stone. Other examples may be seen of Limestone and buff brick and limestone with rendered capping. There are some examples of the piled stone



Typical materials at 17 Forde Park



Door at 23 Forde Park



Timber sliding sashes



Ironwork on verandah at The Old Rectory, 20 Forde Park

capping in Keyberry Road.

Forde Park has retained some of its original limestone kerbs. Keyberry Road differs with a long length of Devon granite kerbs

There are some remnants of historic lighting which would benefit from more appropriate lamps.

Action Point: The area would benefit from more sympathetic lighting, especially fronting Forde Park. Natural stone street paving and/or a continuation of natural stone kerbs around the west and east sides of Forde Park would improve the character of the area. The existing timber bollards could be improved when they are due to be replaced. The raised island on Torquay Road could be considered to re-instate the Victorian view.



Boundary wall fronting Forde Park



Gate piers at the end of Lonsdale Road



Gate Pier at Foxley House



Limestone kerb



Modern lighting



Limestone kerb



Victorian lamp base, Keyberry Road



Victorian lamp post, Keyberry Road

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 characters 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 neutral 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.

Where buildings, particularly outbuildings or party walls, have not been given a classification it should not be taken that they are of no value.

Character Survey



Forde Park Character Survey Map

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11:0 CONSERVATION AREA EXTENSION

The conservation area was extended on 6th September 2010.

Area 11.1

The area of development that continues south of the eastern edge of the park once formed the eastern side of Keyberry Park. The architecture remains consistent with that in Forde Park, although there has been slightly more development in this area. Apart from some infill development, the pattern of large nineteenth century villas continues to the former site of Keyberry Mill.

Area 11.2

Although Keyberry Park was infilled some years ago, the buildings that surround the later development are of high architectural quality with high stone curtilage walls and the same stone gate piers to each house.

Area 11.3

Where the conservation area is presently extended to the first two properties in Church Road, the adjacent late nineteenth century terrace is of particular interest although not part of the distinct character of Forde Park. They retain their original sash windows with diagonal glazing bars and original doors and cast iron railings. Although there are many similar terraces in Newton Abbot and Kingsteignton, this is an excellent example of its building type and makes a positive contribution to the setting of this part of the conservation area.

Area 11.4

Although a small area is proposed to be deleted from Forde Park Conservation Area, it will remain in the Wolborough Hill Conservation Area.

12:0 RECOMMENDATIONS FOR LISTING

There are no recommendations for statutory listing, however, it is recommended that a local list be prepared to identify important buildings that do not quite meet formal listing criteria.

APPENDIX A - GLOSSARY OF TERMS

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

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 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.



TEIGNBRIDGE DISTRICT COUNCIL

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