

A New Vision for South Devon Mills

SAVE
BRITAIN'S HERITAGE

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Bradley Lane Mills, Newton Abbot: A New Vision

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SAVE is a strong, independent voice in conservation that has been fighting for threatened historic buildings and sustainable reuses since 1975.

We are at the forefront of national heritage conservation. We intervene to help historic buildings and places in serious danger of demolition or decay. We stand apart from other organisations by bringing together architects, engineers, planners and investors to offer viable alternative proposals. Where necessary, and with expert advice, we take legal action to prevent major and needless losses.

Jonathan Dransfield

[Waterhouse Architects](#)
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This practice's roots go back to the nineteenth century when it was formed by Alfred Waterhouse designer of the Natural History Museum and Manchester Town Hall as well many famous (now listed) buildings.

This tradition of designing great buildings is carried on by Jonathan Dransfield who has been the architect of many innovative schemes to rejuvenate difficult heritage sites. These 'phoenix' developments have ranged from The Cornish Heartlands millennium project and Perran Foundry both in the Cornish Mining World Heritage Site and The Sarson's Vinegar brewery in London and Farningham Mill estate in Kent.

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Bradley Lane Mill



Side view of main Bradley Lane Mill Building

Bradley Lane Mills
A New Vision

Contents



Entry into BLM along
the river Lemon



Back of Chimney House

Introduction

Once written off as eyesores and blots on the landscape, disused industrial buildings have become the stars of entrepreneurial conservation.

Restored and revived as lively new enclaves, warehouses, mills, workshops, and plain old factories have been transformed into places to live, work and play.

The successes are legion. At the top end of the scale are the great Victorian textile mills of the Pennines – Saltaire adopted by David Hockney, Dean Clough Mills in Halifax transformed into a place for 4,000 people to work by Ernest Hall and his son, and Lister Mills in Bradford reimagined as 166 smart and stylish apartments by Urban Splash.

SAVE Britain's Heritage is proud to have played a part in the process. First with our pioneering 1979 exhibition *Satanic Mills*, followed by a scheme to save the impossibly large Tobacco Warehouse in Liverpool, devised with the architect Terry Farrell. Twenty years later salvation is underway as the giant warehouse is converted into 550 apartments half of which are now occupied and many more under offer or bought off plan.

No less inspiring are the conversions of smaller scale enclaves of sheds and workshops, boatyards, foundries, and forges, often built by rivers, canals and estuaries. They make look a mess but among them are nuggets of gritty industrial buildings with engineering brick, large handsome windows, and athletic roof trusses supported by iron and timber columns.

Ashley Nicholson, an entrepreneur who regularly works with SAVE, has transformed half a mile of derelict sheds on the River Avon into a new creative quarter, *Paintworks*, filled with TV companies advertising agencies, design studios and digital companies. How did he begin? With a coffee and jazz on Saturday mornings to encourage people to explore the place.

Jonathan Dransfield is another pioneer, first off with the Perran Foundry outside Falmouth. This was a tumble-down old ironworks invaded by undergrowth which has become a go-to destination thanks to his eye for spotting how near-ruins can become inviting places to live, work and shop. No less impressive is his work in transforming Bermondsey

in London's docklands into a hip quarter which is now thronged in the evening as well as the day, with town lovers enjoying craft beers and exotic food. He designs infill buildings with wit and panache. His own office is entered through a café and a bookshop run by his enterprising daughters.

In Newton Abbot the Council has seized on Bradley Lane Mills as the site for a new self-contained and exclusively residential precinct providing affordable housing on a cul de sac layout

For SAVE, Dransfield offers more – pleasant new housing designed for informal modern living, with an inviting range of public and private open spaces. There will be a strong element of live/work where people can lead productive and rewarding lives close to family and shops. This is the future in these post-Covid times when more people are eschewing the long commute and relish the extra hours in the day offered by working from homes.

The saw tooth roof sheds – a series of a dozen 300 ft long sheds lined up, side by side will be transformed by introducing small sheltered courtyards in alternate sheds so there is daylight and fresh air through new windows as well as the roof lights.

This is not some cranky experiment but based on tried and tested exemplars. It will retain and revive a part of Newton Abbot full of character and history. It will interconnect with town centre and town fringes. It will make a virtue of the river walk which runs along the side of the site.

There will be parking but it will also be pedestrian friendly. It will not emphatically be a dormitory where everyone comes and goes by car, which is empty by day and has no street life in the evenings and at weekends. Instead of go-away gates and wattle walls shutting out views of greenery life can spill out into the street.

The purpose of this report illustrating Jonathan Dransfield's scheme is to start a discussion on the best way to ensure a derelict site adds an exciting new dimension to town life providing homes, places to work and relax in this fine and historic town.

Marcus Binney CBE
Executive president, SAVE Britain's Heritage





Aerial View of Historic Bradley Lane Mill

History



HISTORY OF VICARY'S MILLS, BRADLEY LANE, NEWTON ABBOT

The site of the current Bradley Lane Mills, also well known as Vicary's Mills, has a milling history that goes back to the 13th century, and was purposely built to serve the nearby grade I listed Bradley Manor.

The founding of Bradley Manor, and Newton Bushel takes us back to the Bushel family. When the Norman castle at Highweek passed into obscurity, the Bushel's new home became Bradley. In 1274 Theobald Bushel was ejected from his home, but a royal commission was appointed to enquire into the matter with the result that Theobald was allowed to return to Bradley, where his family line continued until 1402.

At this point the Yarde family took over the manor, and Richard and Joan Yarde, once married, built a new house at Bradley, adjoining the original house. When Richard Yarde died in 1467 his 2nd son Gilbert became heir, and inherited the Manor and Mills. Gilbert had a strong interest in the wool trade, which was flourishing at this time.

There is mention in these early records of three fulling mills (for washing wool) in addition to his three corn mills. The leat and watercourses are visible on the tithe maps of 1840 and likely were used during its earliest history to power the mills. Other records (Jones 1986) indicate that the estate at this time contained four mills, to which Gilbert added a further two fellmongering mills and three corn mills.

Bradley Manor was passed to the National Trust in 1938 and is grade I listed.

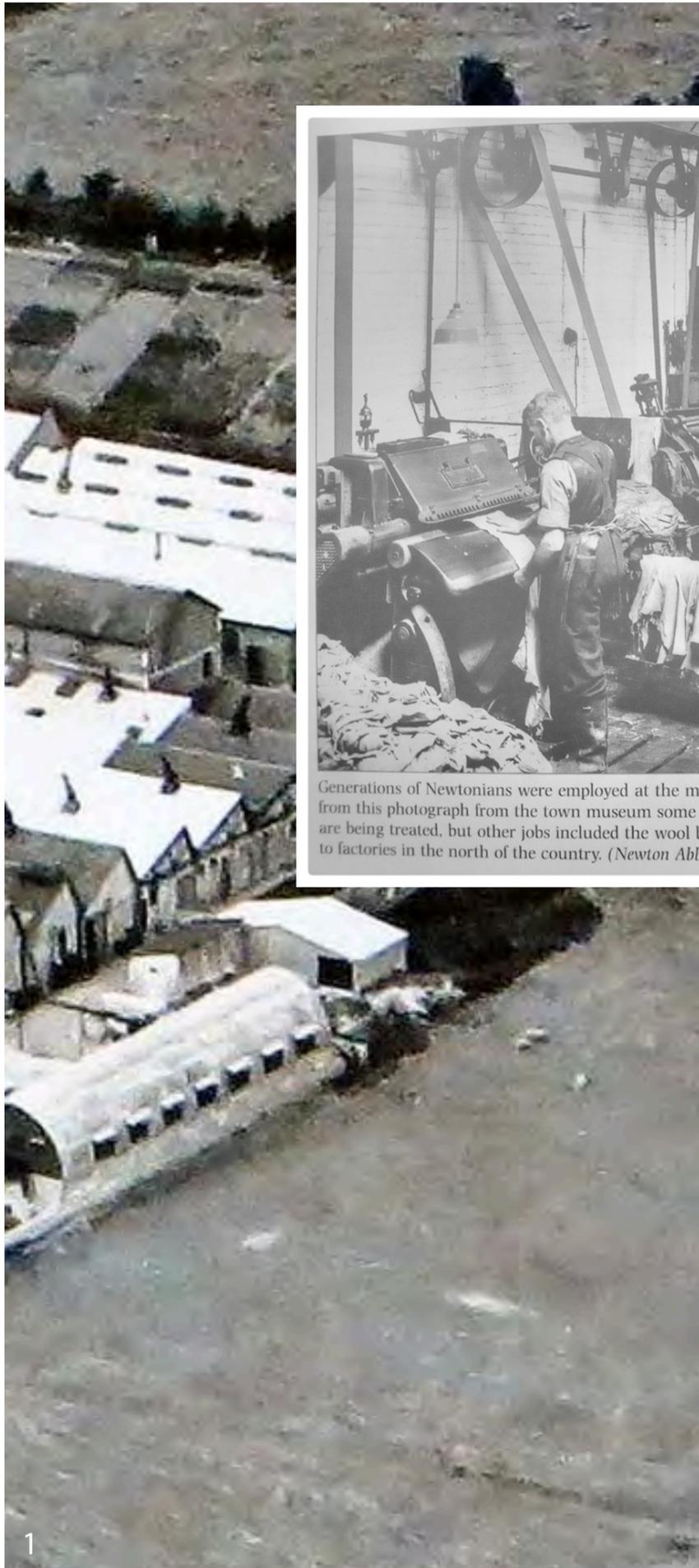
The Leat, which starts from beyond Ogwell Mill to the west and is powered by the River Lemon, comes down through the woods and



past Bradley Manor, continuing to Vicary's Mills, down Bradley Lane and rejoining the River Lemon around where Asda is now (underground). There is a Headrace arch at the rear of Bradley Lane Mill which shows the point at which the Leat water flowed into the building to power the Mill works - this would have been open, and the road section behind it would have been a continuation of the Leat. There also used to be a steampipe crossing over this, about 15 inches out from the wall.

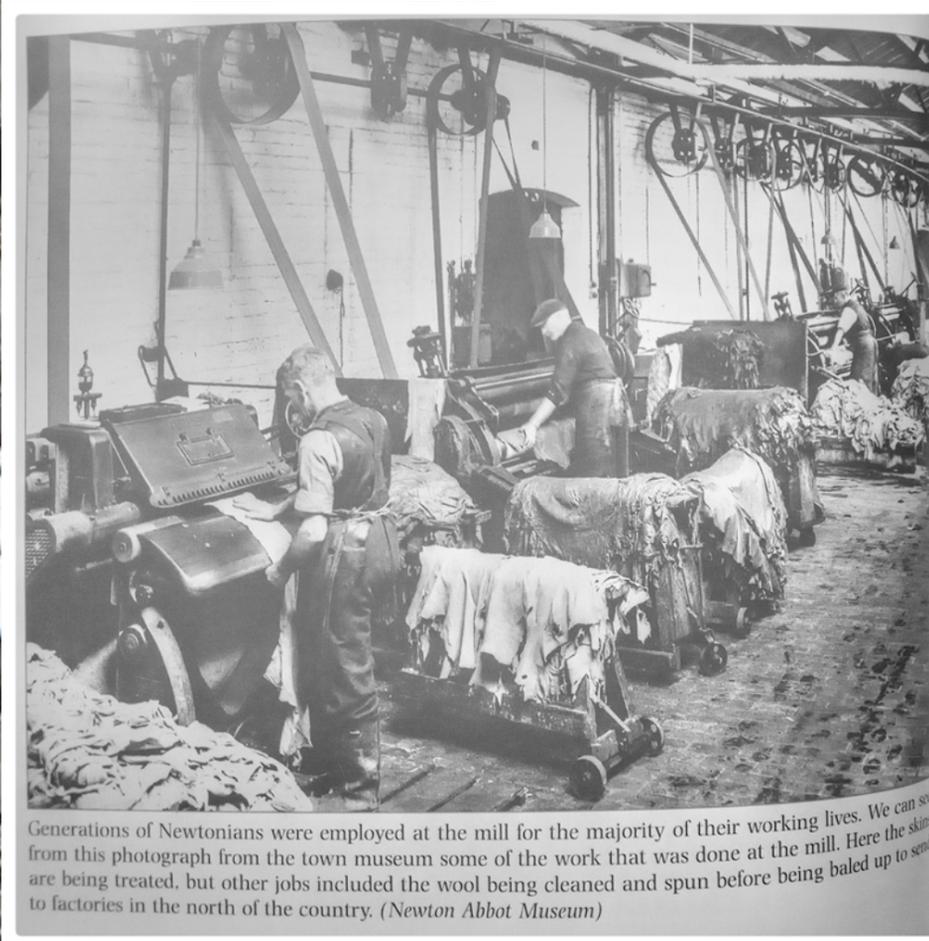
Also important to note is that there were two reservoirs in this area - one was in the Hunterswell Road area, filled in in order for the current houses to be built on it. The other one was on the hill behind the current Hanbury Autogil buildings, which originally had a long row of allotments.

Bradley Mill is mentioned in map records as early as 1661, 1790 and 1791. It was Bickfords paper mill including a millhouse, four mills and



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Generations of Newtonians were employed at the mill for the majority of their working lives. We can see from this photograph from the town museum some of the work that was done at the mill. Here the skins are being treated, but other jobs included the wool being cleaned and spun before being baled up to send to factories in the north of the country. (Newton Abbot Museum)

1 Black and white aerial view of historic BLM site
 2 Documented: workers in the Bradley Lane Mill
 3 1970s colour aerial view of Bradley Lane Mill site

offices in Highweek Parish, owned by Mr Turner. Destroyed by fire in 1793, and 1825, and floods in 1852, it was finally rebuilt in 1883 by the Vicarys.

The well-known "J S & V" plaque on the Launa Windows building (the main Mill) are the initials of John Vicary and Sons. Bradley Lane Mills employed 700 people at its height.

Young Moses Vicary arrived in Newton Bushel in 1747, history has it on the back of his mothers' horse. By 1788 he was trading in wool here.

Charles Lane Vicary was the last to own the business before it was sold to Sanderson, Murray and Elder Ltd of Bradford in 1939. The business saw longevity in the wool trade, however it was also a tannery, for which the Vicary's were better known. They also had a leather making department where they made products including Sam Browne belts worn by officers in the first world war.

The company also claimed to be the first firm in England to have tanned ostrich hide, which had a distinctive pattern. Carding, that is wool combing, became the latter end of the business and continued until the early 1970s, closing finally in 1972. At its height Vicary's employed some 700 people (300 in 1886). Records in this year (1886) also show measures of meat being given out as Christmas presents to all their workmen, and there are residents who remember Mr Vicary providing Christmas parties for them as children.

The business traversed from wool merchants and staplers to fellmongers and tanners. The tanneries stretched as far as where Asda is now. Tanneries continued to the 1940s, wool combing and associated works continued until closure in 1972. After the leather goods marking up department of Vicary's closed in 1922, some of its staff then set up Carter & Douglas, which then changed its name to Devon Leathercrafts. This went on to expand successfully and in 1972 was likely the second largest fancy leather goods manufacturing company in the country, going on to trade internationally.

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HISTORIC TIMELINE

In his 2004 history of Newton Abbot, Philip J Carter recounts that the Vicary family were very prominent in the town:

William Vicary in 1901 was chosen as first Chairman of the combined Council for Newton Abbot and Bushel. Robert Vicary a staunch supporter of the South Devon Hunt. Charles Lane Vicary an artist, who drew original illustrations for the Alexandra Theatre programs. Current family members still reside locally.

Hanbury Autogil took tenancy of the building along the right-hand side of Bradley Lane in 1972, and are still operating there. The company was established in 1963 by Michael Hanbury, operating from a small industrial unit in Torquay, Devon. Initially, the company was mainly focused on manufacturing precision parts for a local electronics company. When they expanded in 1972 they took on the Bradley Lane Mills site and have been here ever since, giving employment to around 35 highly skilled staff in the field of engineering.

New St Mary's was built between 1904 and 1908 and the architect was E H Sedding [...] The church was built on the site of Abbotsbury House, on land given by Mr Vicary. The gate pillars of Abbotsbury House still stand by the cut-off end of Old Exeter Road" (Carter p117).

In 1920 the railway in Newton employed about 1,000 people and Vicary's some 700, but the economy was at a low ebb in Newton and elsewhere.

Mr J Vicary J P had also lived at College House Post 16 Centre (today, the School for Inspiring Talents) on the Ashburton Road - in March 1887.

Teignbridge District Council bought the Bradley Lane Mills site in 2010. Commercial tenants have come and gone over the decades - Launa Windows were based in the main mill building, they had moved

by 2012 following a lapse into administration. The family business Grants Marble, founded in 1836, had held tenancy on Bradley Lane for 25 years, and were also given notice by the current owners, leaving in 2019 to take their business back to Torquay (where they had been for 170 years before). Benbow Interiors were given huge financial incentive to move to Brunel Industrial Estate, where a new site was built for them.

They left Bradley Lane in 2018. Other companies included Glanvilles Seed merchants and Eggbeats garages, and Dip Demons (garage service) who have only recently moved out of the Engine house. The Engine house (white building, housing the now-sealed furnace and chimney at rear) was originally a boiler room, where hot water would have been generated for the wool washing processes. It would have also powered the machinery of the Mills, in addition to the use of water power.

HITS (Homeless in Teignbridge) who were at the roadside end of the Benbows complex, were given notice and eventually found a new site thanks to Sibelco, up in Kingsteignton. They held a fair sized warehouse at the end of Benbows where they processed all of the donations for those who were homeless - at Christmas in particular it was something of a spectacle and incredibly busy.

Onyx Aerial Fitness in the Music Mill building were the last tenants instructed to leave in March 2022, and have also had to take their business to Torquay, having invested a fair amount in decorating and maintaining the Music Mill building. Previously there was a music studio and rehearsal rooms here. The 'Music Mill' building was built somewhere between 1904 and 1939 according to maps, as an additional section of the Mills and in keeping with the style and architecture. It was used for the carding processes (combing the wool).

Key Buildings & Site Features



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- 1 Jagged rooved Benbows
- 2 Main Mill Buildings
- 3 Leat
- 4 Gantry Detail

The main Mill buildings are notable for their tenacity. Built from Devon Limestone and later local clay brick (Exeter Humpherson bricks which are incredibly strong) and red brick, they have survived fire and flood over centuries, and most notably in the last 200 years in 1793, 1825, 1883 and 1920, being proudly rebuilt each time. The tannin pits are still in situ, and the furnace which is sealed, and adjoins the once proud chimney, now capped at second storey height.

The Jewels in the crown are the Mill buildings, including Launa, the weighbridge (or gantry) adjoining this and the Hanbury Autogil building where pulley systems carried tonnages of bale across from one building to the other to continue the processes; the stone Mill building on the opposite side of the lane, with their tannin pits; the 'Music Mill' building and 'Benbow Interior' buildings. The Music Mill building was where the carding of the wool took place. (JE)

The jagged roof design of Benbows is a key industrial feature, mirrored by the huge Centrax complex at Milber on the other side of town, which is of very similar design.

The layout of the site has been a recognisable landmark in Newton Abbot for at least 200 years, recognisable from countless vantage points. Most crucially they have served the employment needs of generations of families, who hold memories of their families and working lives through the Mills.

They have made Newton Abbot the successful town that it is, combined with an historic railway network that further enabled the economic prosperity of the town.

Leat: The Leat, coming down through Bradley Woods and beyond, served not just Vicary's Mills and Ogwell Mill but Stockmans Mill in the town (behind Halcyon Road, long demolished) and the Bark Mill (Harlington Court off Kingsteignton Road by the fire station). The Bark Mill was where the wood chip was imported and processed, specifically oak from Ashburton, to be used as part of the tanning process. Valonia was a type of acorn which hastened the tanning process from 18-9 months.

European Eels (protected species) have been recorded in the Leat over the last hundred years, therefore diversion or undergrounding puts them, and other wildlife at risk. Also, environmentally there is a case for having more open waterways through town, beneficial for health, wellbeing, wildlife and aesthetics. It can also help reduce flood risk.



Bradley Lane Mill's Aerial View

Today

The Bradley Lane site is today owned by Teignbridge District Council, which purchased the west side of the site in 2010, including the former Benbow Interiors and main Mill buildings. The council has since set out its aspiration to bring forward a mixed use redevelopment scheme for the site, with both the mills site and two adjoining land areas (the Hanbury Autogil buildings to the north and the light industrial estate to the east) allocated for housing and employment uses in the Teignbridge Local Plan 2013-2033. The long term goal would be for the site to be sold to a developer subject to their receiving planning permission.

The site allocation NA10, which is now adopted planning policy, sets out the following requirements for any regeneration scheme:

The Bradley Lane area will perform an important role in providing enhanced employment opportunities close to Newton Abbot town centre reducing the need to travel and boosting the daytime population in the area. It will:

deliver around 15,000 square metres of B-use classes,

community and public uses;

deliver at least 170 homes with a target of 20% affordable homes;

seek to retain buildings that make a positive contribution to the physical environment and diversity of uses on the site;

A key component of any development scheme is therefore the provision of mixed use scheme for the site, including the provision of community facilities and a substantial element of social housing whilst retaining the historic mill buildings.

Whilst a number of the buildings have been neglected and are now in a state of decay, the majority remain solid and characterful structures which the council has identified as non-designated heritage assets worthy of retention in the Local Plan.

Recent press coverage and campaigning by the Newton Abbot & District Civic Society has shown that residents of Newton Abbot have consistently said they wish to see the mill buildings retained as part of any redevelopment of the site.



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- 1 Bradley Mills Leat Lane
- 2 River Lemon in Newton Abbott
- 3 Rural Landscape around Bradley Lane Mills
- 4 Warehouse Rows
- 5 Bradley Lane Mills main building



4





War of words over town council tax See page 5

Newton Travelodge delayed but it will go ahead See page 2

CALL TO SAVE HISTORIC MILL

Civic society poll shows 93 per cent say restore it

HANDS OFF OUR HERITAGE

ALMOST 200 people responded to a heritage survey into plans that could see a Newton Abbot town centre site developed for housing. Newton Abbot Civic Society asked for views on the site and overwhelmingly 96 per cent supported protecting the town's heritage with 93 per cent wanting to see the site's historic mill building kept and restored.

The Bradley Lane mills, otherwise known as Vicary's Mills, dates back to the 13th century.

Full story on page 4

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1

As well as the Trust, I wanted to raise money for Macmillan Cancer Support too as my Linktree.

● LEFT: Craig and his son Dustin.

Majority want to save old mill building

BY ELLEN GRINDLEY

ALMOST 200 people responded to a heritage survey into plans to redevelop a Newton Abbot town centre site for housing.

Overwhelmingly 96 per cent of those who responded supported protecting the town's heritage with 93 per cent wanting to see the site's historic mill building kept and restored.

The Bradley Lane mills, otherwise known as Vicary's Mills, dates back to the 13th century.

It has connections with neighbouring Grade 1 listed Bradley Manor when the mill served the manor house.

Newton Abbot Civic Society asked for views on the site.

Teignbridge Council is planning to sell off the brownfield town centre site to a developer for new housing. The plans are for 20 per cent affordable housing, improved pedestrian and cycle routes and boosting flood resilience.

Money from the sale would go to invest in future projects.

Of the responses, 27 per cent had relatives who had worked at the mill while 94 per cent supported renovating the mill rather than demolishing the building and rebuilding.

When asked what the site should be used for in future, 44 per cent said a theatre and arts venue while 22 per cent said social housing, 18 per cent affordable housing, 20 per cent a museum and 23 per cent employment space.

In terms of the lease, 94 per cent were in favour of seeing it remain with 87 per cent wanting to keep it above ground.

Among the additional comments were: 'There is no turning back once out incredible history and heritage has been destroyed. I implore any planners, developers and the council to do everything in their power to protect this beautiful historic area forever.'

Another said: 'Should the Bradley mill buildings be destroyed, this will result in the town losing more of its heritage. If this continues, the history of the town will be forgotten.'

Other comments said: 'The buildings hold such beauty and history, we should keep them as part of our heritage.'

'The history and character of Newton Abbot needs greater respect, preservation and conservation.'

Further comments related to the wildlife in the area, particularly surveys for swifts, house martins and bats.

Other suggestions were to preserve such buildings to provide community space.

One response said: 'The heritage of our local area should be preserved and not sacrificed in pursuit of short term profit.'

Another said: 'There is a great opportunity to make some truly stunning spaces here.'

However, there were a few comments that the building as it exists would be difficult to convert to modern requirements and the internal layout would be inflexible and difficult to insulate.

One said: 'While some of the historic links are interesting it does not necessarily mean that this makes them essential to retain.'

'Any demolition or retention should be judged against what is being proposed.'

But another said: 'Beautiful historic buildings like these should be treasured.'

'It will be sacrilege if these mill buildings are demolished.'

● Bradley Lane Mills, Newton Abbot. Picture Google Street View

- 1 News Clipping February 2022: Public Calls to save BLM
- 2 News Article regarding local public's call to save BLM
- 3 Bradley Lane Heritage Survey



3

Press Coverage & Campaigning

Recent press coverage and campaigning by the Newton Abbot & District Civic Society has shown that residents of Newton Abbot have consistently said they wish to see the mill buildings retained as part of any redevelopment of the site.

Despite this, a scheme by the council itself, in conjunction with housing developer Lovell Homes, is now in the offing which seeks the complete clearance of the site for the construction of 89 semi-detached homes, with 18 social housing units in a flatted block on the edge of the site. The indicative site plan is shown on the right:

The scheme proposed at screening stage includes no mix of uses other than housing, with all homes set out in cul-de-sac form. Beyond the destruction of all existing mill buildings and their links to the historic development of Newton Abbot, the proposed design and layout fails to reflect any of the varied and historic character of Newton Abbot as a town with its own distinct character. This represents a missed opportunity for the town and the council as the site's owner.

The extent of demolition also represents an enormous waste of embodied carbon, as well the waste amounting from the disposal of the existing building fabric and the construction materials and processes required for the new buildings proposed.

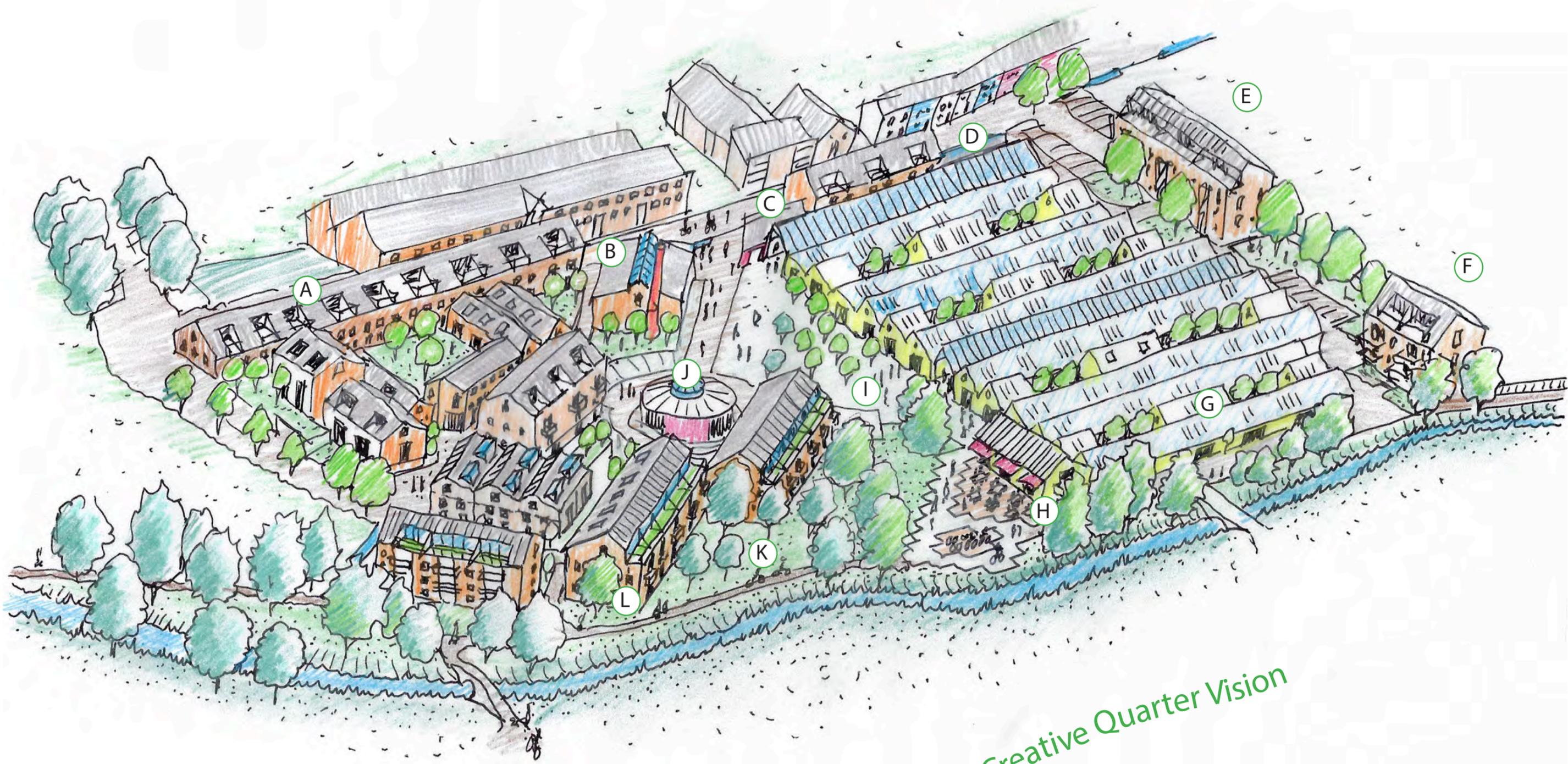
Taking into consideration the clear remit of existing planning policy, we believe Teignbridge District Council has a duty to protect the historic buildings at Bradley Mills.

Furthermore, given the right development partnership, we believe the council has the tools and experience to deliver the unique, exciting and contextual redevelopment for Bradley Mills, transforming this once thriving industrial site into a new and exciting urban quarter worthy of the town's history and continued popularity.

This vision presented in this report is intended to show how such a scheme might look, and what it can deliver. Not only does the vision propose more housing overall, including more social housing than currently proposed, but it also proposes the regeneration of a place, with community spaces and uses designed to allow the area to remain a popular and sustainable part of the town, not just another set of cul-de-sacs with parking spaces.

We have also included case studies by the architect Jonathan Dransfield from across the Devon and Cornwall region, which show that such urban regeneration of former industrial sites like Bradley Mills can be achieved with great success.





Bradley Lane Mill's Creative Quarter Vision

Employment Space	3,370m ²
New Dwellings	49
Converted Warehouse Dwellings	46
Live/Work Units	16
Community Hub	188m ²
Performance Space	258m ²
Riverside Pub	258m ²
Cafe	163m ²
Bar and gardens	95m ²

- | | | | |
|---|-------------------------|---|-------------------------|
| A | The Old Mill Quarter | G | Live/work Village |
| B | Performance Space | H | Riverside Pub |
| C | Bar | I | Market Square |
| D | Cafe | J | Community Hub |
| E | New Housing | K | Landscaping and Gardens |
| F | New Housing and Studios | L | New Housing and Studios |

Alternative Proposal

Design Themes

Even to a lay observer it is pretty evident that west of Bradley Lane Mills has a number of high quality historic buildings which create a very interesting environment with its narrow lanes and traditional warehouses. It follows that the quality of these buildings should immediately be a starting point of any designs for reuse of the site.

We are living through an age of climate crisis and environmental issues should be at the forefront of any responsible approach. This is not just the energy use in buildings but the inherent energy it takes to demolish and then rebuild buildings must also be considered. We are hopefully moving away from a throw away society and it is therefore incumbent on a responsible designer to consider all the building on the site for potential reuse before designing new ones. At a quick glance the workshops to the East do not have the charm or presence of the older brick warehouses, however a closer look does reveal a utilitarian usefulness and honesty which could be an asset to a mixed use scheme which we understand is the aspiration of the local authority. (See below)

NA10 Opportunity Area: Bradley Lane

The Bradley Lane area will perform an important role in providing enhanced employment opportunities close to Newton Abbot town centre reducing the need to travel and boosting the daytime population in the area. It will:

- a) deliver around 15,000 square metres of B-use classes, community and public uses;
- b) deliver at least 170 homes with a target of 20% affordable homes;
- c) seek to retain buildings that make a positive contribution to the physical environment and diversity of uses on the site;
- d) investigate the potential to provide a link road through the site from Totnes Road/Wolborough Street to Bradley Lane/Highweek Street;
- e) enhance links between Bakers Park and the remainder of the town centre including flood risk management that will ensure that the town centre will be safe from flood risk;
- f) take advantage of its gateway location and seek to reconnect with the remainder of the town centre through

delivering very high quality urban design; and
g) Provide some short stay car parking.

In addition:

h) any retail floor space shall be ancillary in scale and shall not have an unacceptable impact on town centre vitality and viability. Comparison goods floor space in particular will be discouraged; and other town centre uses will be considered on their merits and subject to an impact assessment.

In a nutshell the aspirations are to have a dynamic mixed use site, which complements the town centre and acts as a gateway and link to ensure greater connectivity within the town. It also expects that the buildings which make a positive contribution to the built environment should be retained and that there is a significant contribution to affordable housing and employment.

The task of the design team is to take what could be seen as three principles of design.

- 1) Site opportunities
- 2) Local aspirations
- 3) Environmental responsibility

It is obvious that the recent scheme which brought SAVE into the equation pays scant regard to any of these factors.

In this study we are not proposing a final outcome but laying down a vision of what is possible and hopefully through development and local input to create a blueprint to turn this unique opportunity into an economic, social and cultural asset for Newton Abbot.

Warehouses are not designed as dwellings but throughout the world 'loft style living' has proved these forms to be highly adaptable and popular. Typically the ground floor in an urban setting should generally be work related and the upper stories residential. In this case the strategic removal of less valuable buildings and sections is necessary to open up the core building to light and air.

The removal of later agricultural style sheds in this instance also allows for a proportion of new build which can produce

more diversity to the housing elements and the formation of high quality urban spaces within the site.

The eastern workshops are also an opportunity to bring in a creative element to the area. By opening up two arcades within the serrated ranks of the 'north lit' roofs they can be divided into 16 hugely flexible units for both living and working. These will be perfect for start-up companies, artists, artisans and the 'creative' industries. This will form opportunities for people and new companies to develop their businesses and talents and work along side other like minded people.

The form of the building is also perfect for the incorporation of a large area of solar panels which will be the anchor for a very low carbon operation which is essential for tackling a sustainable future for our younger generations.

The site is not only about its buildings. Towns and cities are about public and private spaces formed by the surrounding architecture and this site has the privilege of being a riverside site and with great 'green' connectivity to the town centre and the countryside and parks beyond.

The landscaping shown allows for sufficient parking for residents, visitors and businesses without losing a high quality environment of open and discrete spaces with lots of trees and planting. To cut car use it is also vital that the site has a diversity of facilities and not just a workplace and dormitory.

A locality is not complete without culture and places to eat, meet and greet. To compliment the 'creative' tone of the proposal the 'Old Forge' is an envisioned focus for performance and a community hub for people and arts, and a riverside pub and cafe and bar are for sociability and joie de vivre.

Newton Abbot is a very special town and the decisions about the development of Bradley Lane Mills site are either going to detract from this or enhance it. This vision would definitely add to its positive development and bring something new and vital to Newton Abbot's life and culture standing on the shoulders of its past.



Housing

The vision is for a mixed neighbourhood, a lively part of the town rather than the sleepy suburbs. Generous 'loft style' apartments are created from the substantial historic mills and handsome new buildings are placed to form new public and private urban spaces and create attractive new homes and a backdrop to the riverside walk. An essential aspect of the new housing is to ensure a significant proportion is affordable and accessible. A mixed neighbourhood is a mixed community. This is augmented with space for a creche, local shopping facilities and the living spaces in the Live/Work village are envisaged as affordable 'shells' in which new crafts people and start-ups can tailor these to their own needs and budgets.

Bradley Mills Creative Quarter will be a great place to live, and offers 111 dwellings, and 28 affordable housing units, compared with only 89 dwellings and 18 affordable housing units of the proposed scheme.

Bradley Lane Mills Creative Quarter Housing

New Dwellings	49
Converted Warehouse Dwellings	46
Live / Work Units	16
Total (10,640m2)	111 Dwellings
25% Affordable housing	28 Dwellings



Impression of new residents leaning out of the converted Launa Mill Building with the gantry crane detail above them retained and refurbished. Converted warehouses make wonderful, characterful apartments.



Employment and culture

“If we are to preserve our culture we must continue to create it”
 Johan Huizinga

This vision is not about creating a museum of historical buildings but about using them as a platform for new creativity and lifestyles. Our perception of the workplace has changed radically in just a couple of years and the looming threat of global warming dictates that we respect our local resources all the more. Culture is not just about music and arts but also our food and drink and the making of things. The reuse of the range of existing workshops gives great opportunity for new businesses and the creative industries to establish themselves in an affordable and mutually supportive environment. The extensive use of solar panels will also bring their carbon footprint and running costs to a minimum. New workspaces will also be created the ground floors of the other buildings. The mix of residential and work has become a fact of life for many of us and the apartments are generous enough to enable home working. With work comes play and the community hub, the performance space and the bar and cafes will not only advance the cultural offer of the site but for Newton Abbot as well.

Hundreds of new jobs will be created by this approach.

Bradley Lane Mills Creative Quarter Employment & Culture

Emploment Space	3,370m2
Community Hub	188m2
Performance Space	258m2
Riverside Pub	163m2
Bar	95m2
Cafe	153m2
Total	4,227m2



The existing workshops will be transformed into a unique 'Making Quarter' for craft, shopping and startups with a lively market space in the square beyond



Parking and Transport

By creating a mix use neighbourhood the need for car transport should be reduced significantly. A generous provision of electric charging and electric vehicle hire will also help reduce the carbon footprint of the occupants.

Newton Abbot is a great place to walk and cycle and the site has the fantastic benefit of the riverside walk and cycle routes joining with the town and wider transport networks including rail and bus routes. Realistically we have not seen the end of the car and 100 per cent parking will be provided for all the residents and a reasonable provision for short stay visitors and loading will allow the site to be adequately serviced without being cluttered. A cycle hire scheme will be encouraged to operate on site.

Bradley Lane Mills Creative Quarter Parking & Transport

Roads	
Pedstrian Areas	
Parks and Gardens	
Cycle Routes	
Footpaths	
	Existing Proposed

Parking Spaces - Residential	85
Parking Spaces - Live Work	16
Parking Spaces - Short Stay	39
Electric Car / Van Hire	6
Total	146 Spaces



The neglected riverside walk and cycle path will be transformed into a pleasurable route to experience or a place to relax and watch the world go by



Bradley Lane Mills Creative Quarter Landscape and Environment

Roads			
Pedstrian Areas			
Parks and Gardens		Parks and Green spaces	3,500m ²
Waterways		Balconies and Terraces	500m ²
Electric Car Hire		Solar Panels	2000m ² (400kw)

Landscaping and Environment

A thoughtful approach to the landscaping is essential to provide an environment which will be enjoyed and cherished. The intelligent placing of new buildings will start this process by producing new urban and private spaces which will hugely improve the quality of the overall environment especially when coupled with good quality, robust street furniture and finishes and of course combined with fabulous planting. Extensive tree planting will give shade and are a great way to camouflage the essential car parking.

The site has the unique benefit of intriguing lanes and waterways between the historic buildings and the lovely, if presently neglected, riverside setting.

The existing workshops will have two new glazed arcades giving shelter and enjoyment to the shopping experience and the units will have beautiful inner courtyards for the enjoyment of the living spaces.

All the residents will have generous terraces and balconies and access to discrete landscaped gardens and squares.

There will be a significant contribution to the low carbon footprint of the new Quarter with the addition of solar panels to the extensive workshop roofs and a water sourced energy scheme running from the existing Mill leat.



The landscaping of the Cornish Heartlands (a mixed use millennium project) was hugely enhances by the thoughtful design of the landscape architects LUC



Site retentions

The scheme envisions clearing some of the less notable buildings to give the opportunity to add fresh complimentary elements to the site. It also allows for the opening up of the dense industrial clusters to bring fresh air and light into their hearts to blow for new uses.

The historic details and materials will be respected and featured in the new conversions.

The retention of the historic building not only enhances the quality and depth of the environment but is of huge benefit in saving carbon dioxide emissions. The concrete/building industry is a major player in global warming.

Existing site



The 'Old Boiler House' is transformed into a performance space and a new pedestrian square is created with an al fresco cafe and theatre bar. This is an example of how the whole creative quarter will be a rich and rewarding place to live and work, and a great addition to Newton Abbot's cultural scene.

Case Studies

Comparable schemes by Jonathan Dransfield, Architect.

It can be quite difficult to imagine how a neglected site can be transformed into a new positive and lively environment. Often these sites can be beset with thorny issues, such as flooding, dilapidations, environmental issues and listed building & planning regulations. Peering through the mists of neglect, a vision of an exciting future can be formed and all the negative issues can be tackled and resolved to bring together something deeply valuable. Of course it helps if there are examples that can be drawn on. Here are some of the many projects the team has worked on and are now living and breathing spaces, which we are all proud to have contributed to.

- 1 Perran Foundry architectural drawings
- 2 Perran Foundry east view architectural drawings
- 3 Illustration of old foundry pumping engine



Perran Foundry is part of the Cornish Mining World Heritage Site and had been derelict for many years.

Originally built in the 18th century as an extensive foundry and manufacture of Cornish pumping engines and mining equipment. It had been situated on the River Kennel to provide water power and tidal access for goods and materials.

Years of neglect had left the majority of the site roofless and over run by vegetation and wildlife. Under threat from a dereliction order the owners sold the site in 2010 to a progressive developer who had sufficient vision and resources to propose a new master plan to repurpose the existing building and add new elements to create a new living and working community.

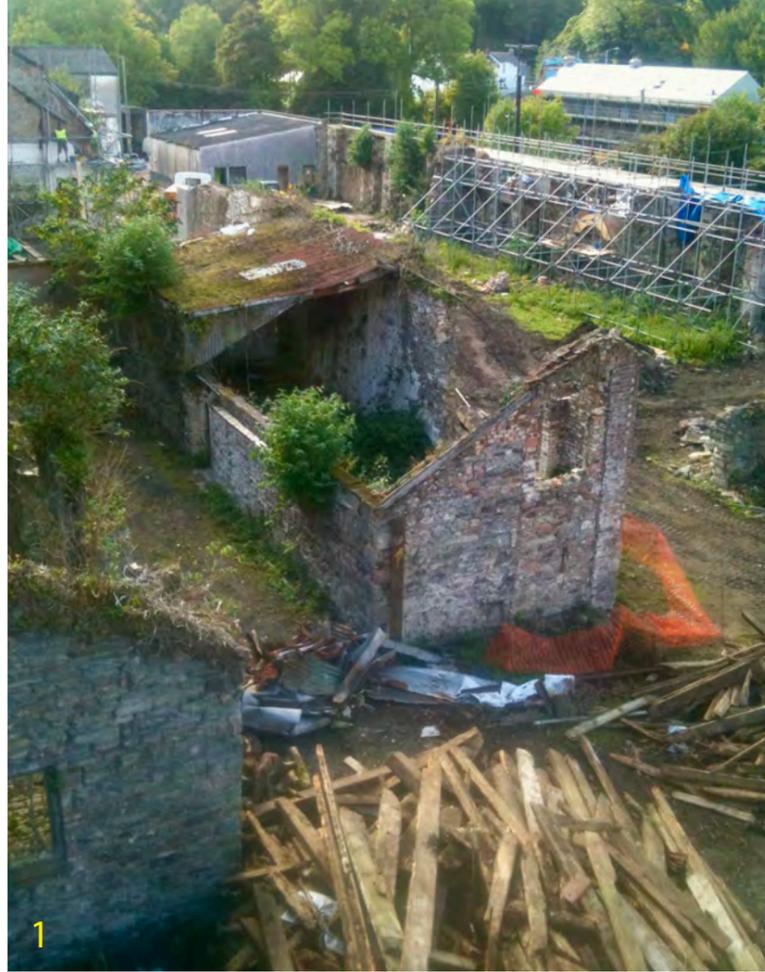
The task was fraught with issues such as flooding, wildlife conservation, listed building issues and the sheer level of decay the original buildings had suffered.

It is a very large site and the first phase has now been completed. The restoration of the Pattern, Casting Shops and Smithies and the construction of the first new houses by the old dock side have brought new life back to this neglected area.

This is an inspirational project that shows the contribution that restored historic buildings can make to enhance the development of new homes and workspaces.

1

Perran Foundry



1



3



5

- 1 Derelict Site
- 2 New Housing
- 3 Dry Sand Moulding Before
- 4 Dry Sand Moulding After
- 5 The Forge Buildings
- 6 Kitchen Dining Space



2



4



6

Sarsons Vinegar Brewery



1 Sarsons Brewery vinegar vats
2 Aerial view of old Sarson's Brewery site

Sarsons Vinegar Brewery is a stones throw from Tower Bridge and had been left unused when brewing moved to new facilities.

As the old docklands were being re-developed and Bermondsey was beginning its renaissance, so the time was right for new uses to be found for the extensive historic buildings and bomb sites within the complex.

It was not easy converting the vast brewery into modern spaces. The developer and architect devised master plan to restore and add to the old buildings and build new housing on the V2 bomb site to the east and the site of the vinegar vats to the south.

The original brewing halls were rebuilt behind the external walls to create state of the art offices and apartments connected though an atrium to the older buildings with a series of glass and steel bridges. A vast underground car park was created to stop the site being cluttered with parking.

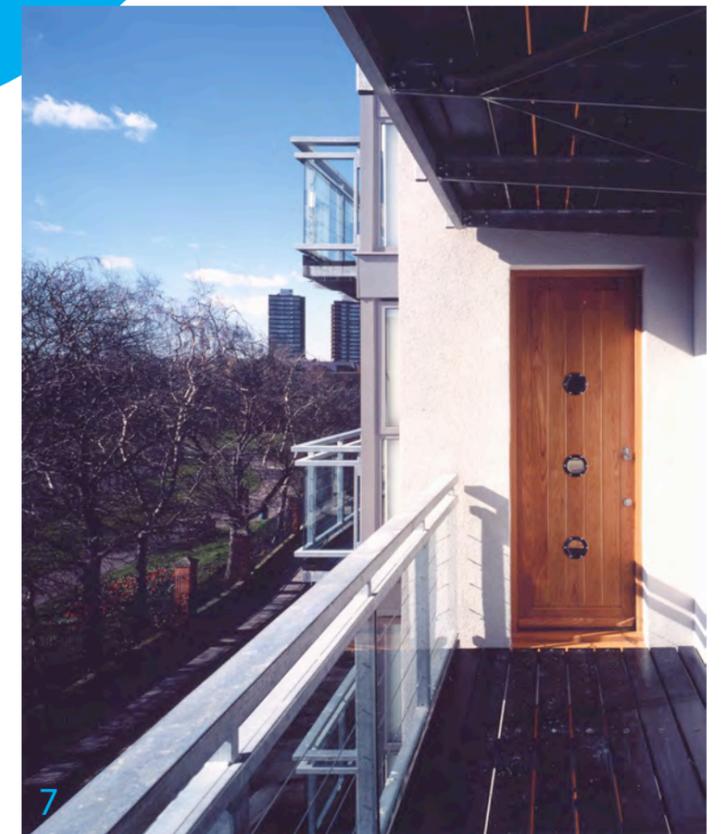
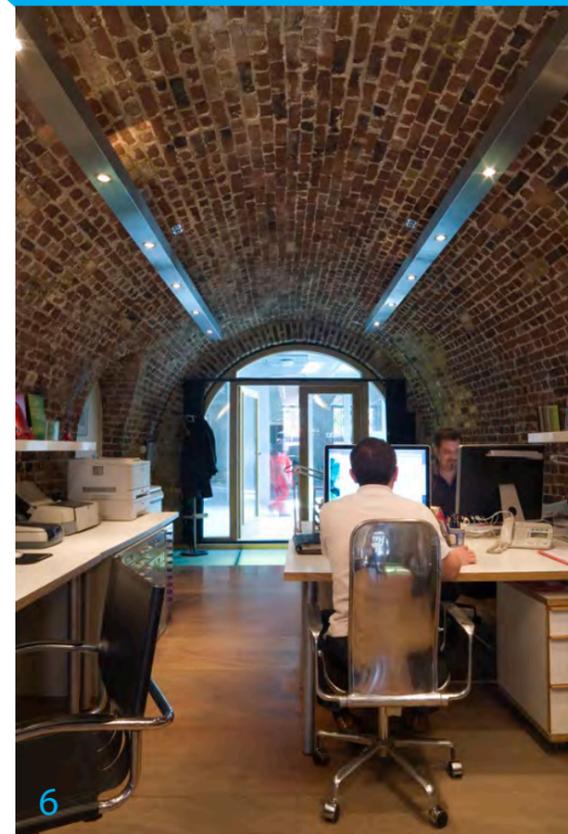
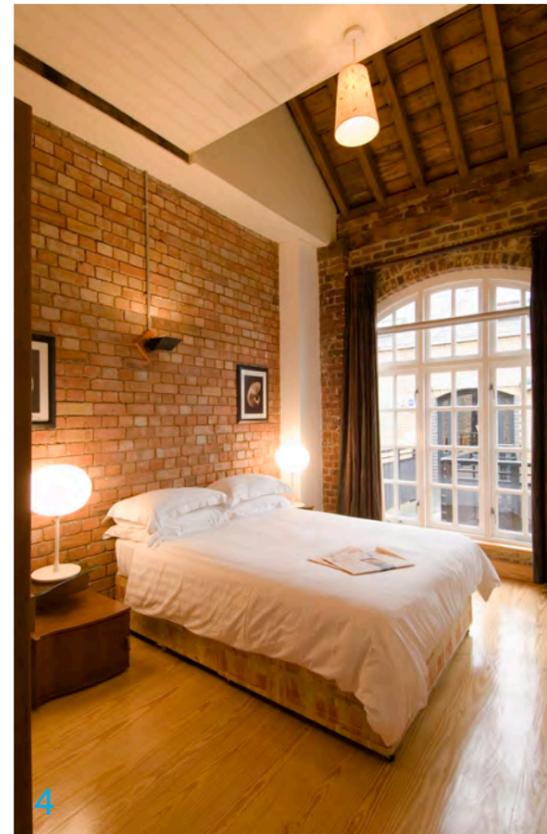
The historic buildings were converted into a mix of studios and apartments and the site's road and gardens were connected with a series of alleyways and external bridges, which creates and intimate and interesting place to live our work.

Three new historically sympathetic buildings were built on the old bomb site and a modern contrasting building on the site of the old vinegar vats. The circular staircases echoing the round vats which were such a neighbourhood feature. (Not to mention the pervading smell of fish and chips!)

Sarsons Brewery houses over 200 apartments and 100 work spaces.

Its success demonstrates how the thorny issues of developing historic sites can be turn to advantage with a thoughtful and imaginative approach.





- 1 Conversion of existing site
- 2 New Building
- 3 External view and car parking space
- 4 Brewery Conversion Bedroom
- 5 Residential living room and dining space
- 6 Brewery Conversion Office Space
- 7 Brewery Conversion residential balcony



What Next?

What Can You do?

Our vision offers:

- The sustainable retention of historic buildings integral to the historic and growth of Newton Abbot which still have a useful life ahead of them if reused
- A vibrant community not a dormitory
- Jobs and places to work as well as homes
- An attractive place to eat shop and explore for both locals and visitors
- Outdoor green spaces for all to share and enjoy
- Live work space for people want to spend more time working from home or close to home
- Spaces for people to meet and get to know their neighbours
- A choice of workshop, office and studio space
- A range of accommodation from studio flats to space for growing families as well as those downsizing
- Car parking and bike stands for both residents and visitors but also mainly car free streets

Please support our vision for regenerating not demolishing Bradley Mills by doing any of the following:

1. Write to Teignbridge District Council's Leaders

supporting our proposals and the positive regeneration vision they offer; and calling for the protection not demolition of Bradley Lane Mills in line with the Council's own policy for this site

Teignbridge District Council

Forde House, Brunel Road, Newton Abbot, Devon TQ12 4XX

Leader of the Council, Cllr Alan Connett

alan.connett@teignbridge.gov.uk

Deputy Leader of the Council, Cllr Alistair Dewhirst

alistair.dewhirst@teignbridge.gov.uk

Executive Portfolio Holder for Planning - Cllr Gary Taylor

Gary.taylor@teignbridge.gov.uk

Executive Portfolio Holder for Climate Change - Cllr Jackie Hook

Jackie.Hook@teignbridge.gov.uk

Executive Portfolio holder for Economy and Jobs – Cllr Nina Jeffries

nina.jeffries@teignbridge.gov.uk

2. Write to the Planners at Teignbridge District Council

Objecting to the demolition and clearance of worthwhile buildings of character which have a useful life ahead; and calling for a conservation area to be designated and the protection of local historic buildings

Teignbridge District Council

Forde House, Brunel Road, Newton Abbot, Devon TQ12 4XX

Head of Place and Commercial Services - Neil Blaney

neil.blaney@teignbridge.gov.uk

Design and Heritage Department

DesignandHeritage@Teignbridge.gov.uk

3. Write to MP for Newton Abbot Anne Marie Morris

annemarie.morris.mp@parliament.uk

2 Salisbury House, Salisbury Road, Newton Abbot, Devon, TQ12 2DF

4. Sign the online petition to protect Bradley Lane Mills and Leat here:

https://you.38degrees.org.uk/petitions/protect-vicary-s-mills-and-leat?just_launched=true



Bradley Lane Mills

A New Vision

August

2022

SAVE BRITAIN'S HERITAGE

Report written by Marcus Binney, Jonathan Dransfield, and
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Designed by Joanna Gray
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