



38 Monmouth Street
Topsham
Exeter
EX3 0AJ

t. 01392 873912
e. jcgardenhistory@gmail.com

Planning Department
Teignbridge District Council
Forde House
Brunel Road
Newton Abbot
TQ12 4XX

Your ref: 14/01275/FUL

22 May 2014

Dear Sirs

Demolition of single storey bandstand and erection of new cultural pavilion comprising performance space, exhibition/workshop space, The Lawn, The Strand, Dawlish

The Devon Gardens Trust, formed in 1987, has considerable knowledge, expertise and experience of developments affecting historic designed landscapes. One of its roles is to help safeguard the heritage of historic landscapes within the County of Devon by advising local planning authorities on statutory and non-statutory parks, gardens and designed landscapes of importance. The above application affects The Lawn, an historic designed landscape of significance in the local context of Devon and is on the Devon Gazetteer of Parks and Gardens of Local Historic Interest.

We have visited The Lawn and have studied the planning application documents on your web site. We would ask you consider the following comments:

The Lawn was laid out as a linear urban park alongside the stream from the early 1800s as part of the development of Dawlish as an elegant seaside resort. The Lawn complements the historic buildings in The Strand and Brunswick Place, which visually contain the space and provide an attractive backdrop to The Lawn; in return the park enhances the setting of the listed buildings and gives Dawlish its distinctive character.



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The Lawn has been considerably altered throughout the C19 & C20, losing some of its original features; the bandstand is mid C20 and is of little architectural merit, and together with the large expanse of tarmac surrounding the bandstand, detracts from the appearance of The Lawn.

The Devon Gardens Trust supports the removal of the bandstand and the large area of tarmac but is concerned about the visual impact of the proposed cultural pavilion, play equipment and basketball court on the character and appearance of The Lawn. The proposed building is considerably larger than the existing bandstand. We feel that the historic significance of The Lawn has not been fully appreciated by The Town Council. It is a heritage asset of considerable significance and is essential to the special historic character of Dawlish, not a convenient place to locate a cultural pavilion.

The Trust encourages good modern architecture and, whilst opinions will vary on the design of the proposed building, we would advise that the proposed play equipment and basketball court would clutter the setting of the proposed building. If your Council is minded to grant planning permission for the proposed pavilion, we would ask that the proposed play area and basketball court be specifically excluded.

The Devon Gardens Trust consider that the proposed cultural pavilion, play equipment and basketball court would have an adverse visual impact on the open character of The Lawn. The proposed development would visually foreshorten the park, obscuring the open views towards, and from, the bowling green. Our concern is that the proposed development would harm the significance of this heritage asset to the detriment of Dawlish.

We would ask you to persuade Dawlish Town Council to reconsider their proposals and, rather than introducing more clutter onto The Lawn, to seriously consider commissioning a Landscape Strategy and Management Plan from a landscape architect specialising in historic designed landscapes to advise on ways of enhancing The Lawn.

Yours faithfully
John Clark
Conservation Officer