



# Land off Monmouth Street, Topsham

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Information for Topsham Planning Panel

November 2025

**SALTER**  
Property

## Applicant - Salter

Salter Property is a Devon based Development & Investment Company.

They are a privately owned family business who have a forward thinking and dynamic approach to projects. They look to provide high quality housing which create a lasting positive addition to local areas.

Recent projects include the Lypstone Nurseries development which occupied the sensitive location of within the Lypstone Conservation Area and the setting of the listed Parish Church. This delivered not only housing but a new Village Green and Church Car Park.

Furthermore, the recently approved Globe Hill development which sits in the heart of Woodbury village. This provides much needed Open Space and the provision of a Parish Council Office. These sites received both Parish and Local Authority support.



SALTER  
Property

## Architects & Masterplaner - Proctor & Matthews

Proctor and Matthews Architects is an award winning practice of architects, masterplanners, urban designers, place makers, problem solvers, researchers, artists and visualisers.

They have over 30 years experience with an international portfolio that stretches across a broad range of sectors. Their approach is underpinned by a commitment to imaginative design that responds to the specific cultural and social contexts of each project.

They design places that are adaptable to change in order to create sustainable environments with both present and future needs in mind. Each of their projects is reinforced by continuous research into historical contexts, emerging social patterns and sustainable technologies.

Recent projects for new neighbourhoods are incorporated within local and national design guidance including the National Design Code.

# Proctor & Matthews Architects



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## Landscape Architects - Farrer Huxley

Established in 1995, Farrer Huxley was born out of a belief that landscape makes a fundamental difference to people's lives.

Through over 20 years as a practice, they have come to understand the power of putting people's needs at the centre of distinctive, timeless, robust and environmentally sensitive places.

They continue to advocate for everyone's right to quality places. The team will be led by Noel Farrer FLI PPLI, past president of the Landscape Institute.



# FARRER HUXLEY



1.

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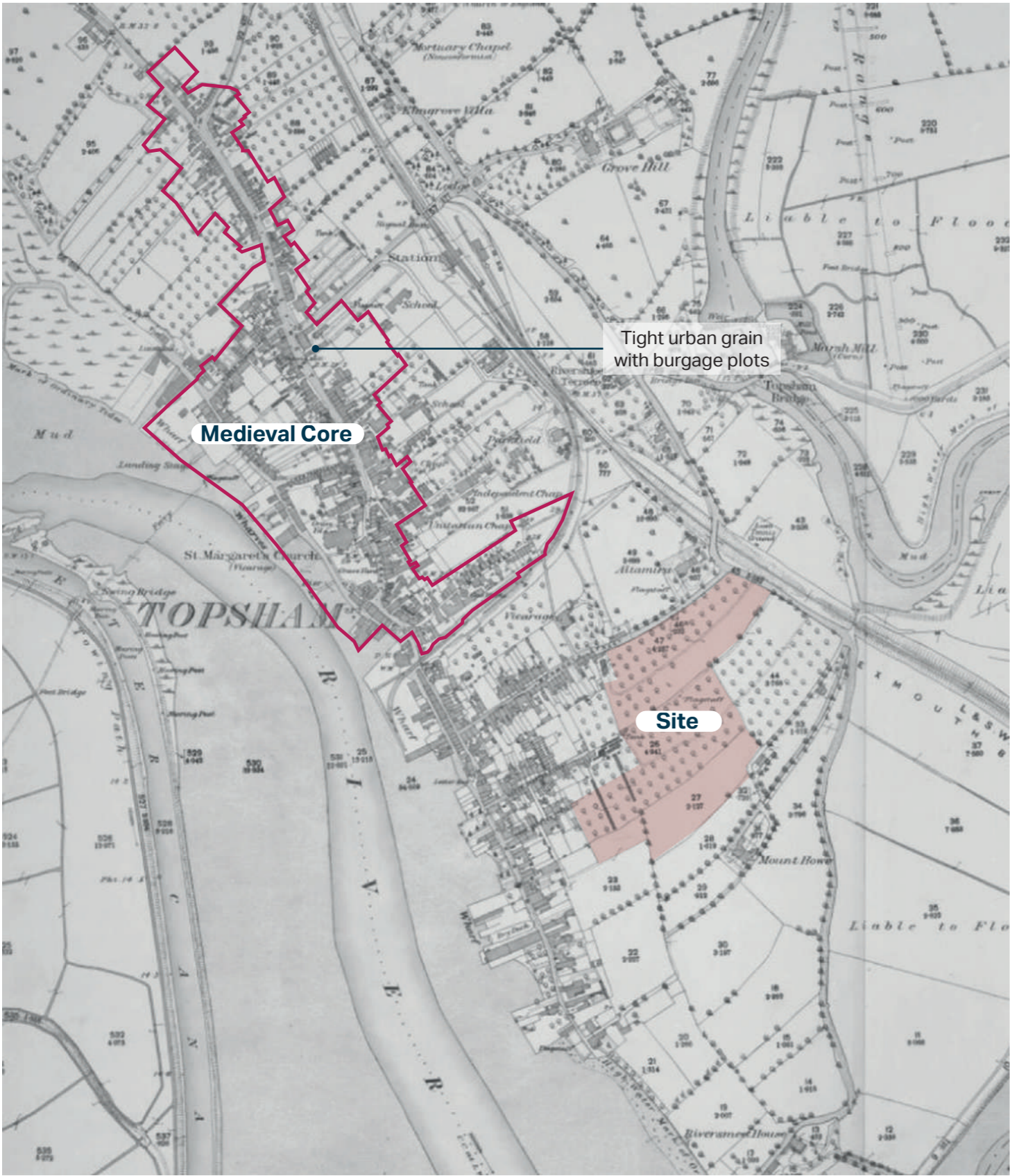
The Site

# Site Location

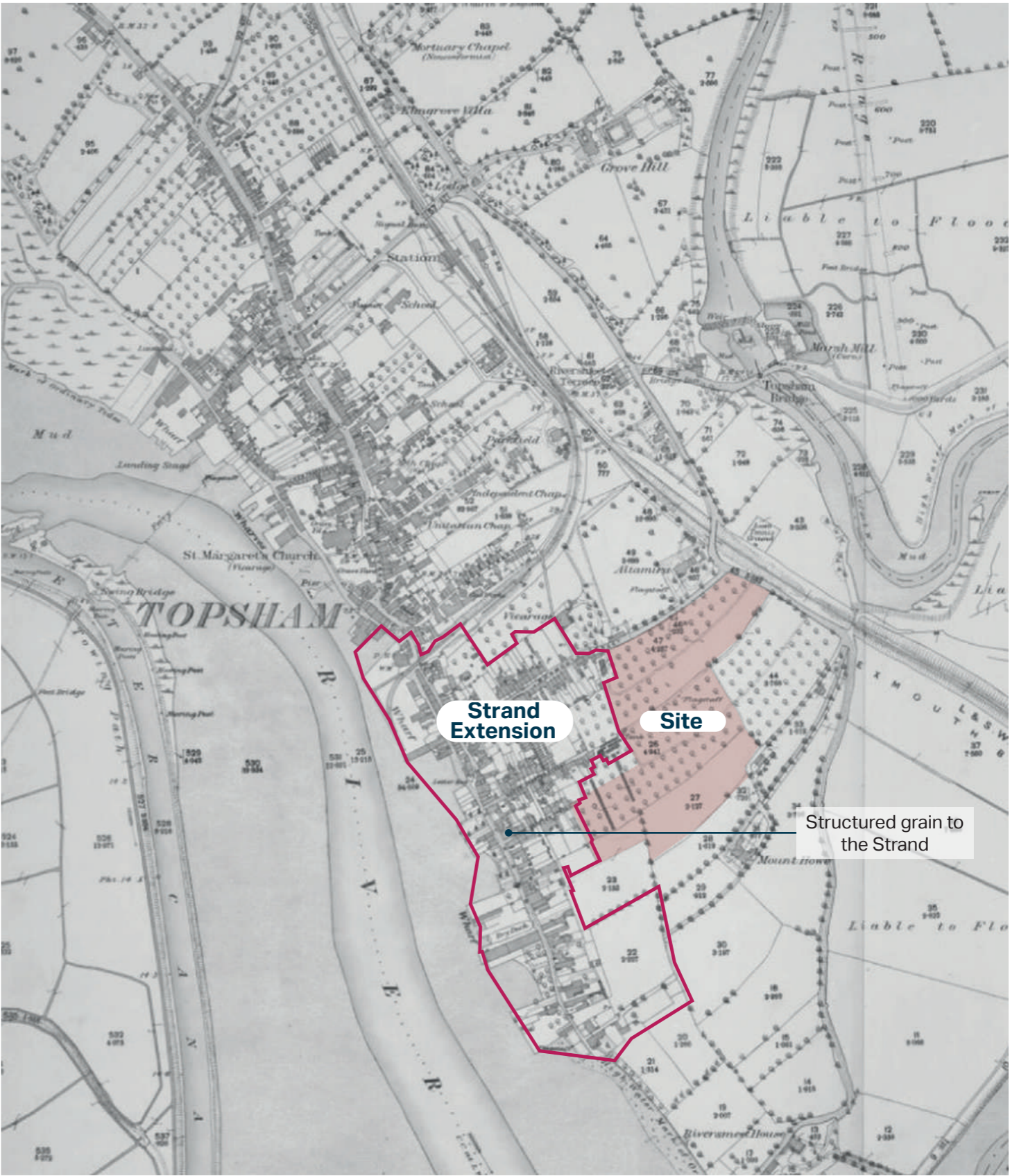


# Historic Evolution

## Medieval - 17th/18th Century



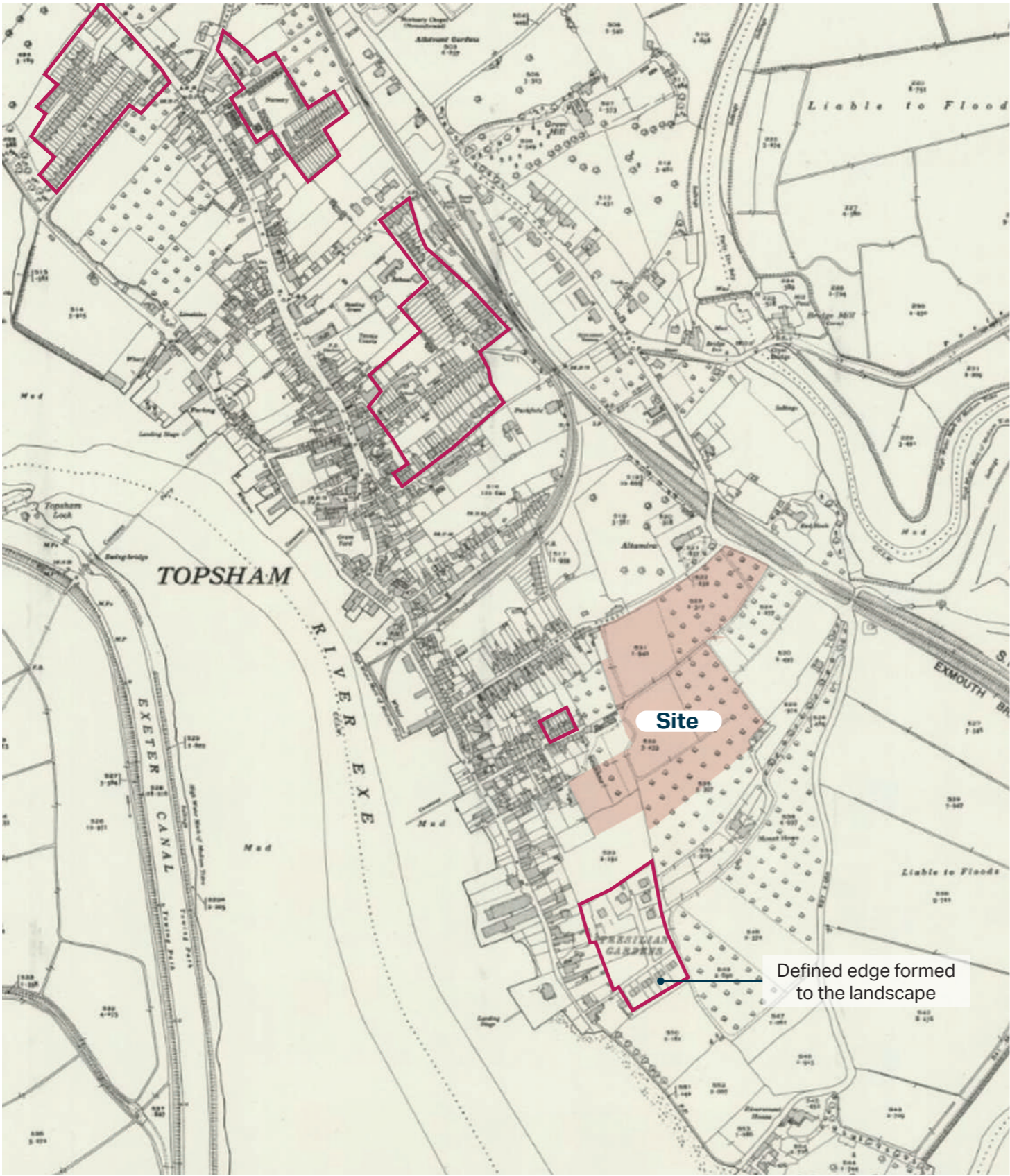
1889 map outlining Topsham's Medieval Core



1889 map outlining Topsham's 17th Century Strand expansion

# Historic Evolution

## 19th - 20th Century



1936 map outlining Topsham's 19th - early 20th Century Expansion



Present day map outlining Topsham's 20th Century Expansion

## Historic Evolution

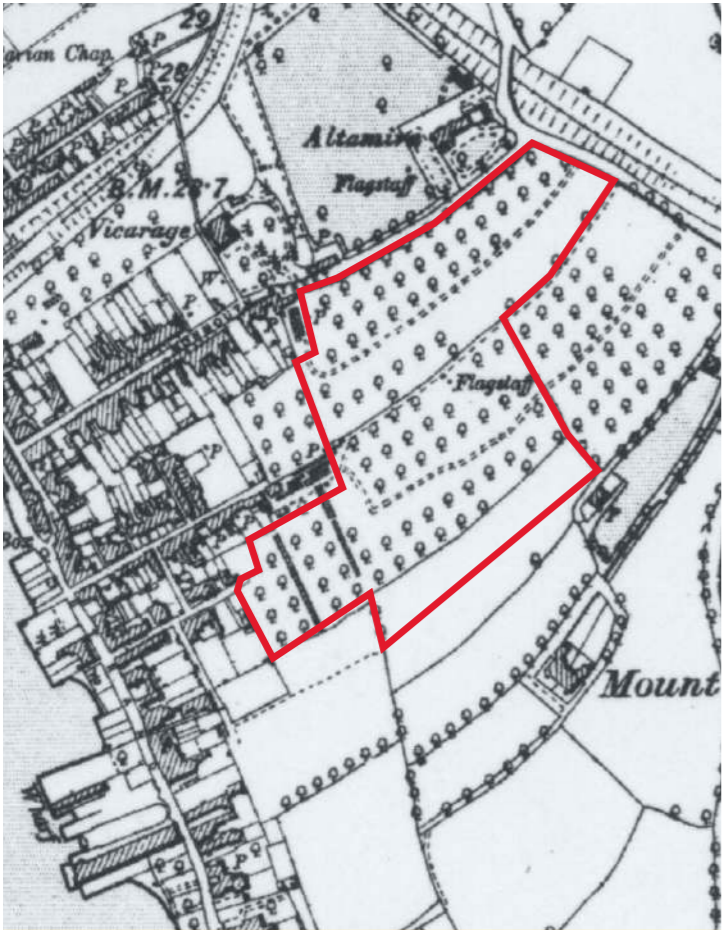
### Anticipated Extension to Lower and Higher Chapter Streets



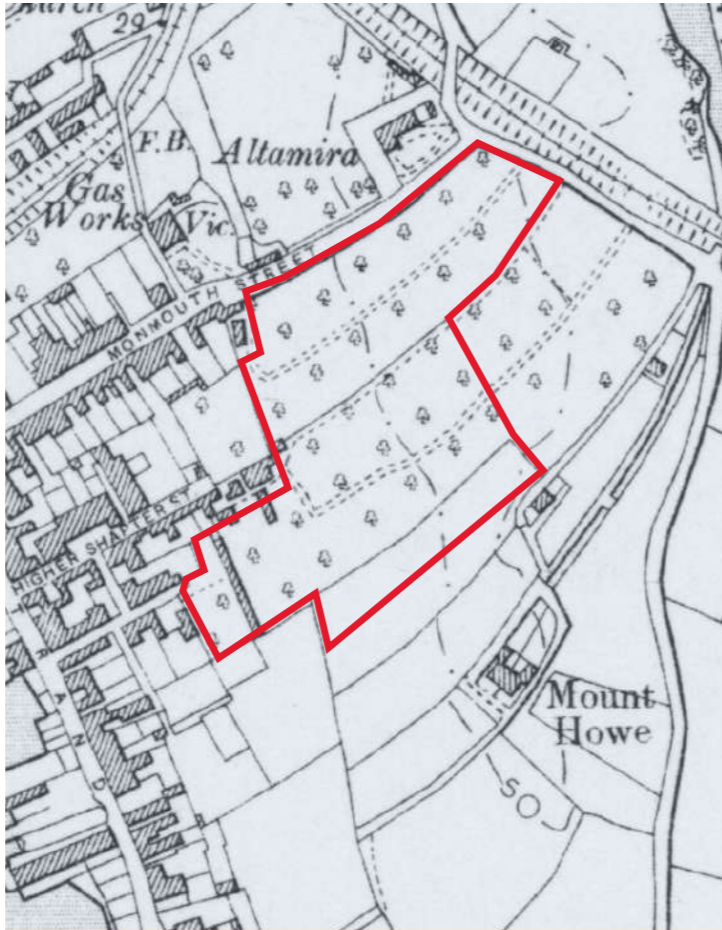
Troakes Map of Topsham, 1842 - *Topsham Museum*

# Historic Evolution

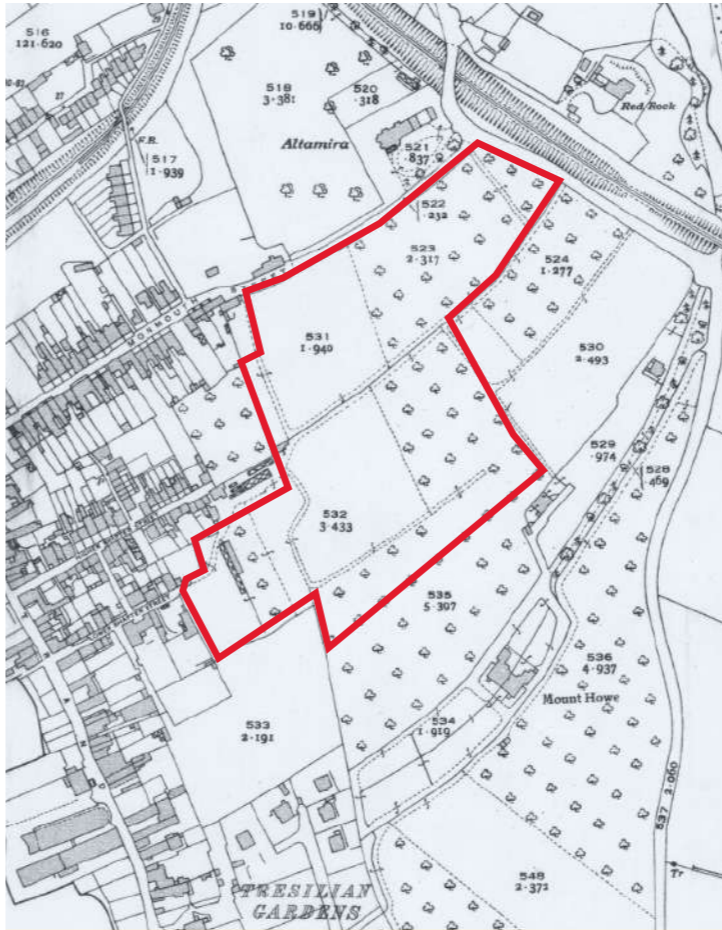
- Historic maps show the site planted with market gardens. The field pattern seen today is established.



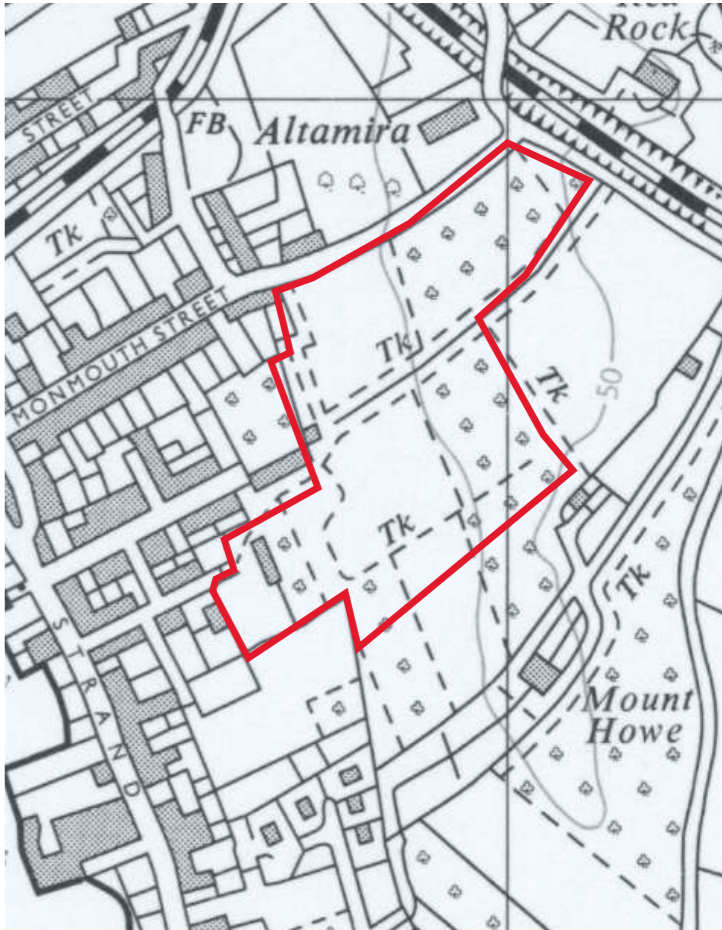
1889 map showing the site



1906 map showing the site



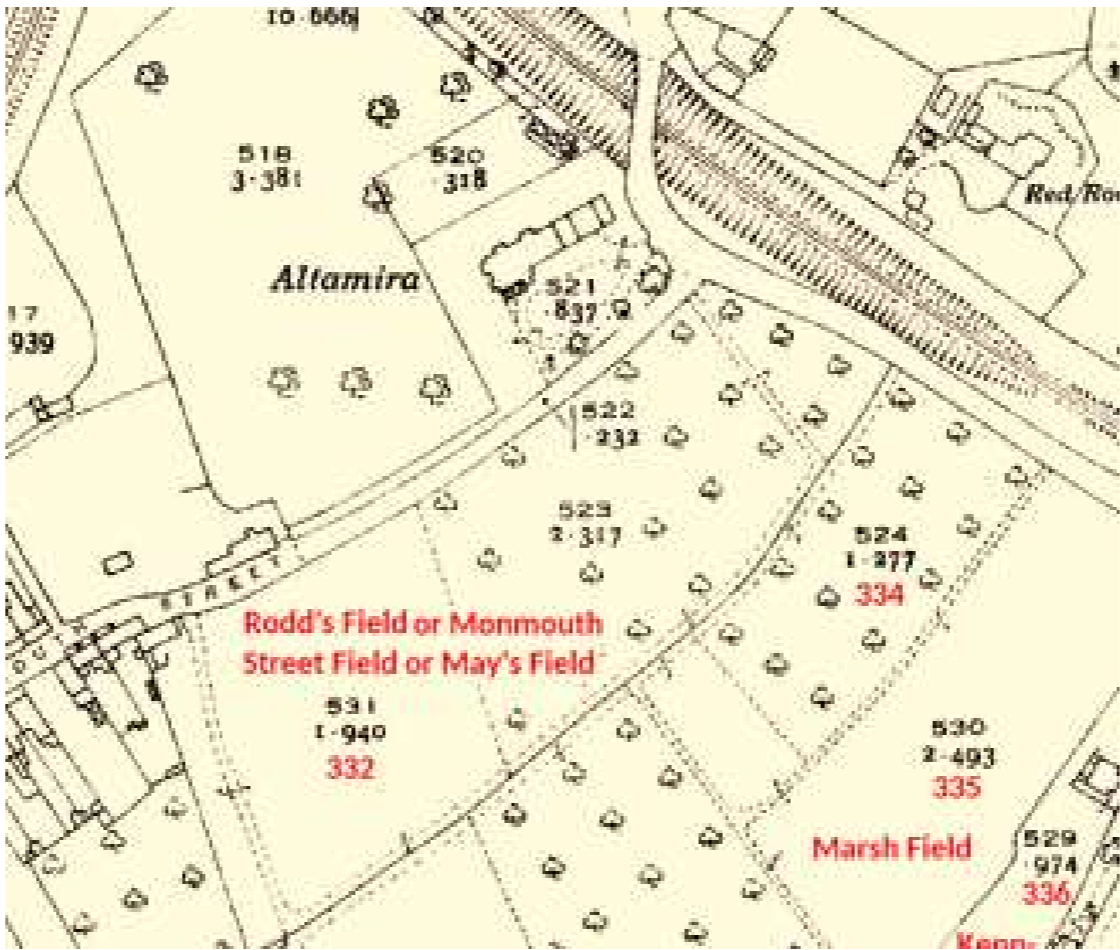
1936 map showing the site



1963 map showing the site

# Site History : May's Field & Market Gardening

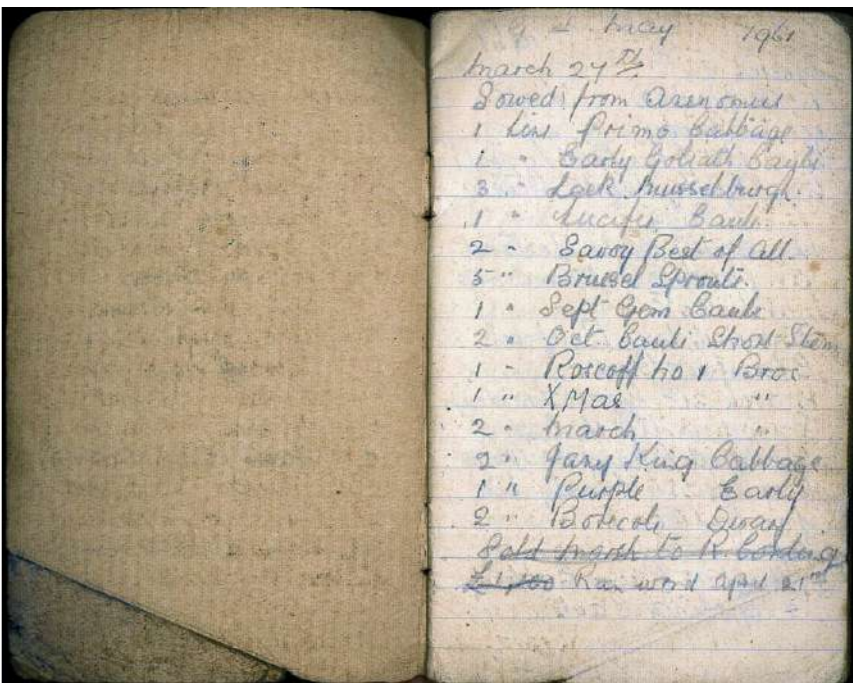
- Fertile soil around the Exe Estuary offered the opportunity for the development of market gardening as a business in Topsham.
- In 1861, the railway came to Topsham which meant that goods produced in Devon could be on sale in London within just a few hours.
- Fields and patches of spare ground were planted with fruit and vegetables. Glasshouses were erected and packing sheds built. Every day, workers packed fresh produce into baskets and delivered them to Topsham Station to meet trains bound for Covent Garden.



Historic Map showing the site as 'May's Field'. The Mays were market gardeners in Topsham  
Image courtesy of Topsham Museum



Topsham Station



1961 diary of market gardening on May's Field  
Image courtesy of Topsham Museum



The Veitch family - 'Plant Hunters'



The Veitch family - Nurseries with plants from all across the globe

# Character Analysis

Narrow Streets & Enclosure



Passageways Beneath Built Form



Dark Plinths



# Character Analysis

## Recessed Entrance Portals



## Gable Ends to Streets



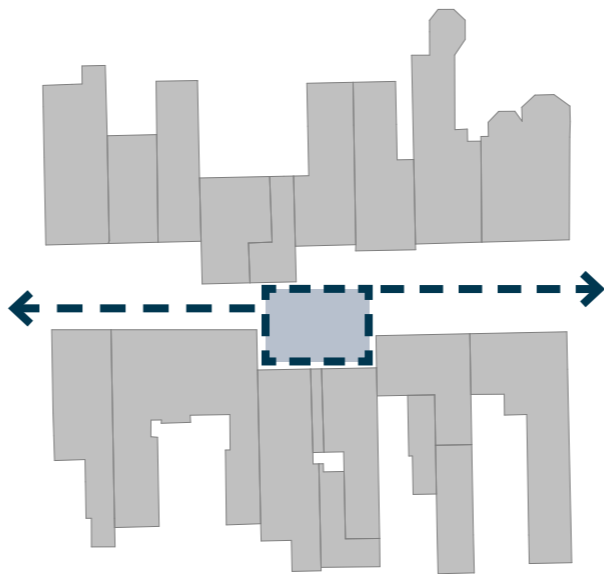
## Projecting Bays & Windows



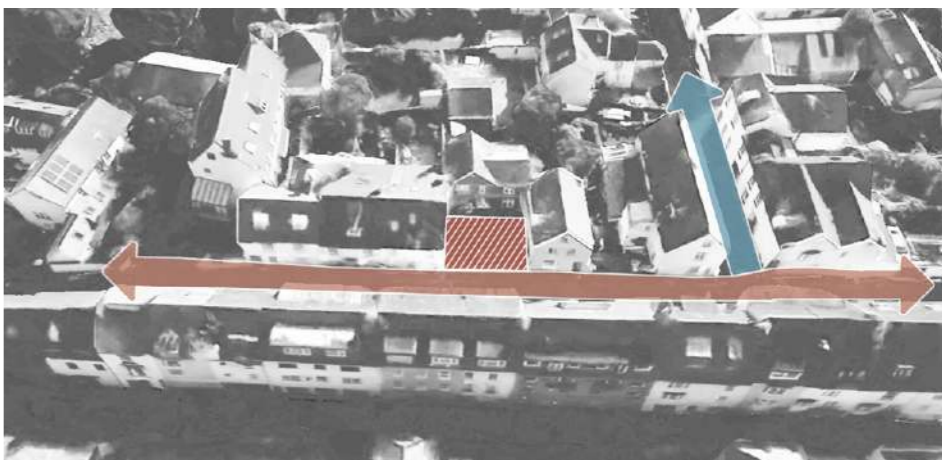
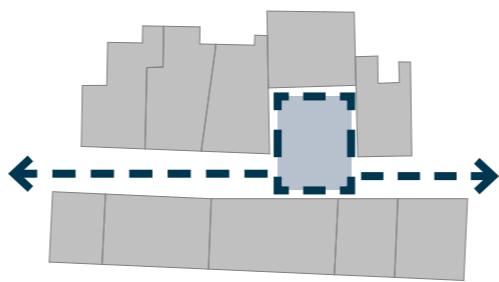
# Character Analysis: Narrow Streets and Courts

- Set backs with courtyards along narrow streets.
- Continuous built frontages to the back edge of pavements are punctuated by dwellings that are set back to create a widening in the streetscape. These spaces often consists of a front garden to the dwelling or a court.
- The narrow streets are interrupted by undulations where dwellings step back and forth, creating interesting notches of space between buildings and a wider public realm.

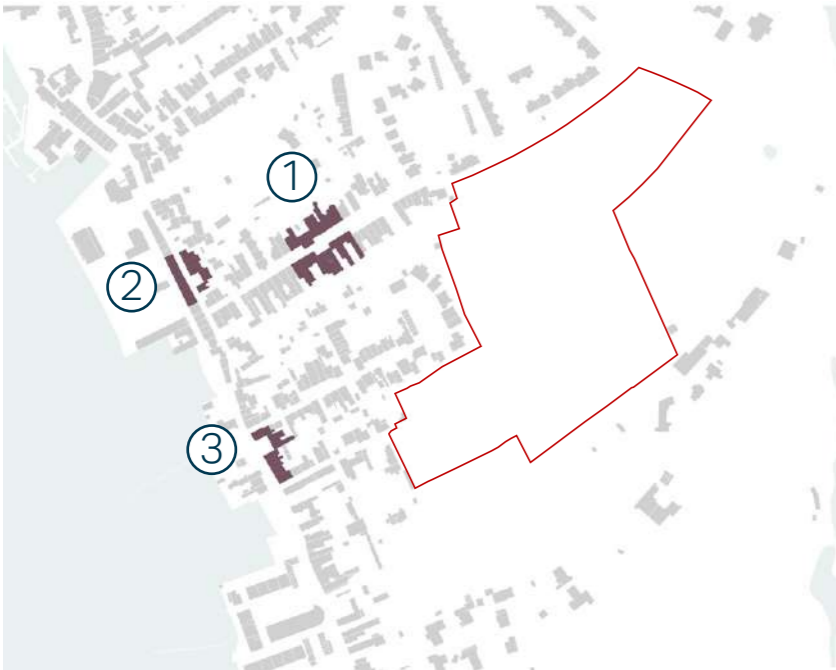
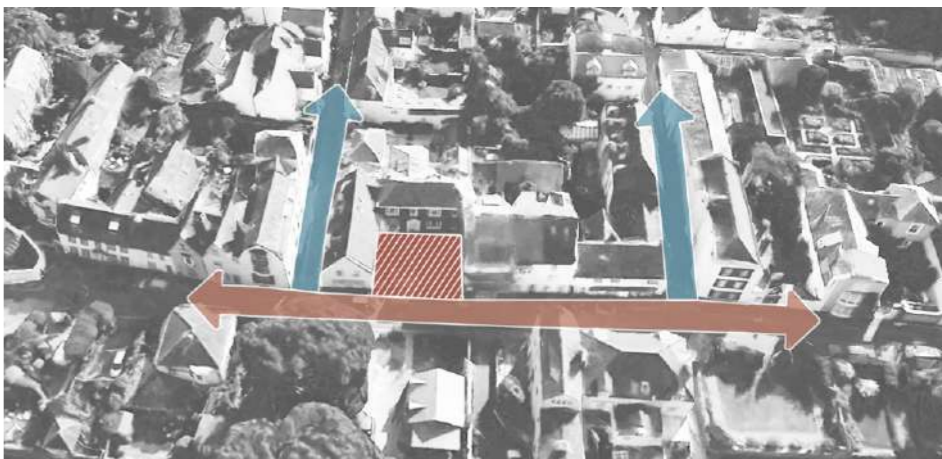
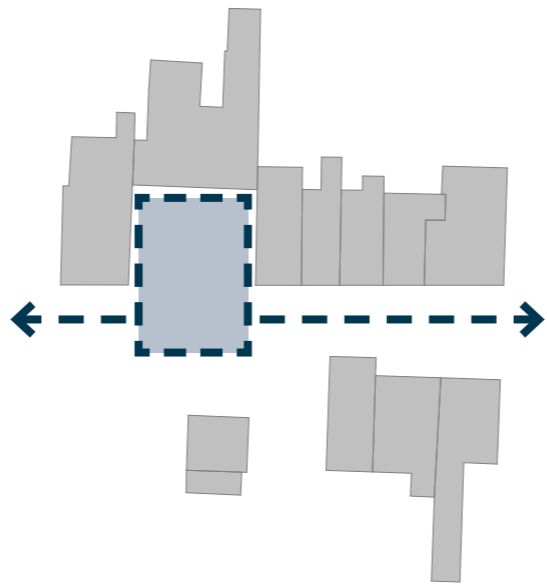
① Monmouth Street



② Monmouth Hill



③ The Strand

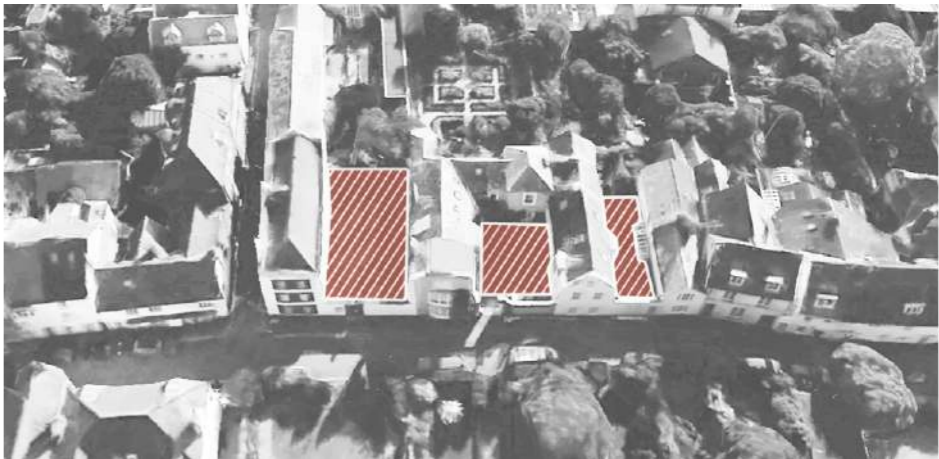



Narrow streets and courts within Topsham

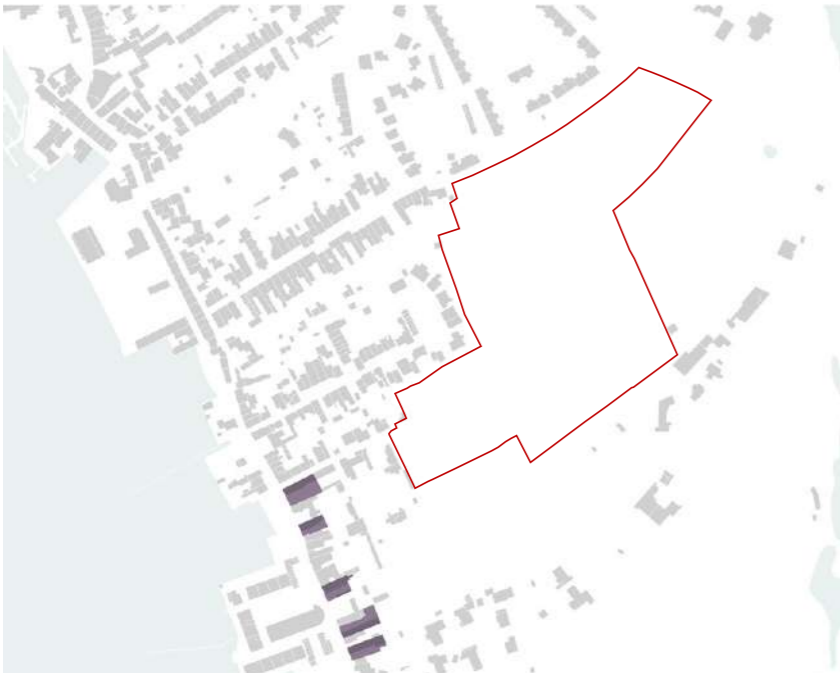
- Secondary Lanes
- Principal Streets

# Character Analysis: Linear Dwellings & Walled Courtyards

Along the Strand, long narrow dwellings have their gable ends forming the street frontage. These dwellings have side gardens that run their depth with high front boundary walls that provide a continuous sense of enclosure along the street.



 Gardens to sides of dwellings



Linear dwellings and walled gardens along the Strand

# Site Analysis: Photographic Survey



1 View towards the proposed access road to the site along Monmouth Street



2 View up Monmouth Street towards the junction with Bowling Green Road



3 Track within the woodland to the north east corner of the site

4 View towards the lower part of the site across the River Exe



5 View looking up the site towards Mount Howe showing the existing boundary hedge



6 Historic walled former garden adjacent to Lower Shapter Street



# Site Analysis: Existing Trees

- The site has dense un-managed woodland towards the north as well as mature hedgerows and tree groups defining the boundary.
- A line of trees extends along the centre of the site following the field demarcation aligned with Higher Shapter Street.



Existing Woodland



Existing hedgerows/tree groups defining boundary

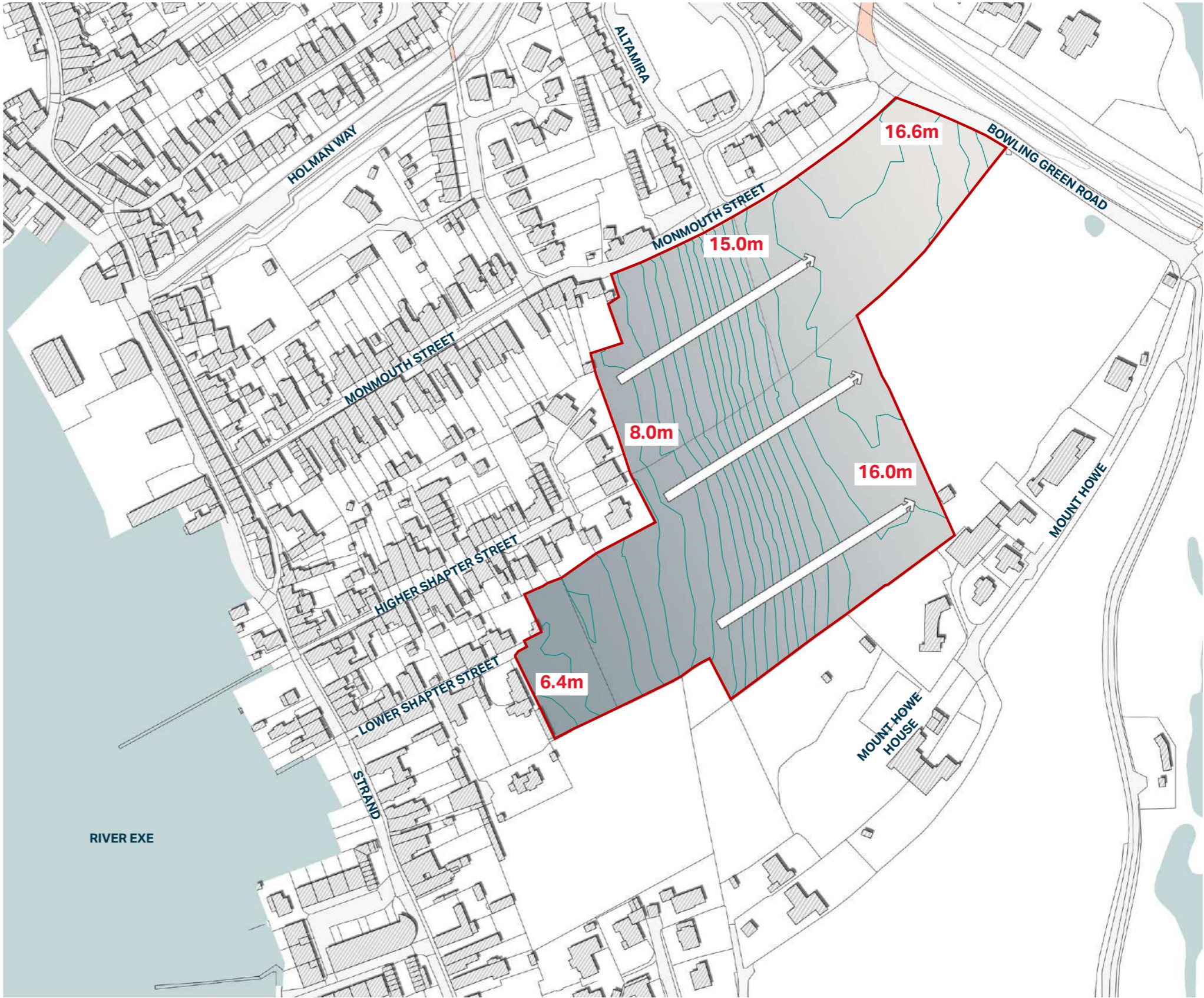


# Site Analysis: Topography

- The site rises gradually from its lowest points at the entrance off Lower Shapter Street towards the highest points along Monmouth Street and Bowling Green Road. There is an overall rise of approximately 10m across the site.



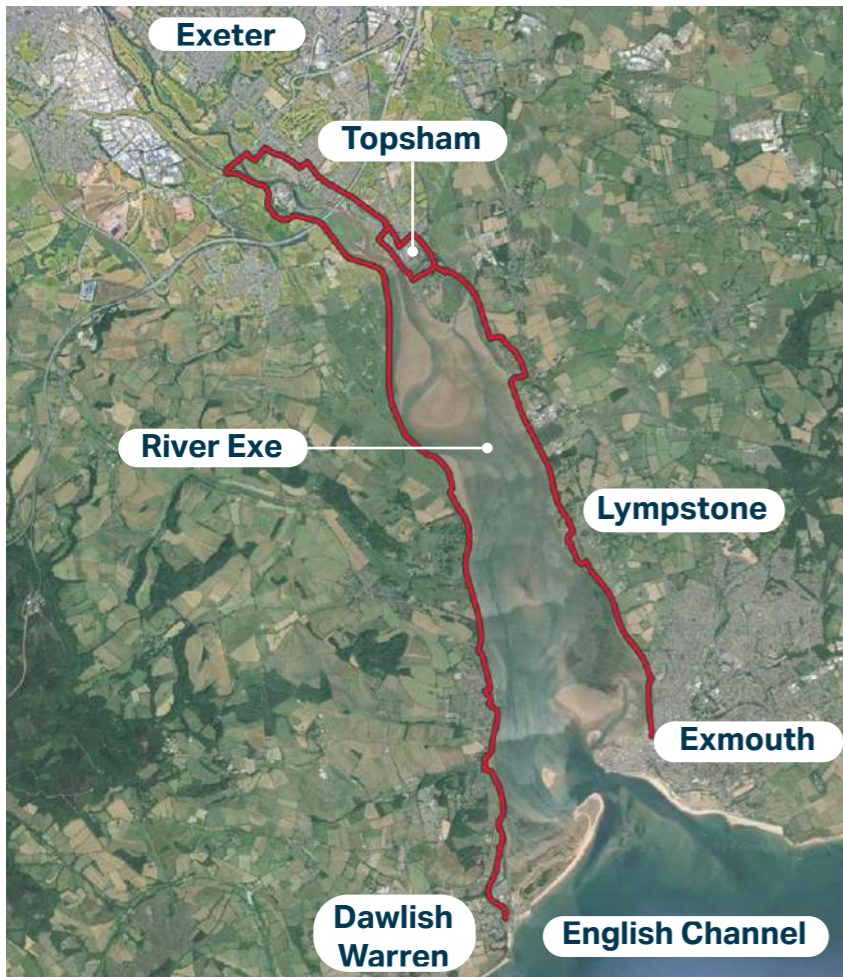
Direction of gradient increase



# Site Analysis: Wider Connections



- The Exe Estuary Trail is a 16 mile, mainly flat cycle and walkway which runs around the entire Exe Estuary linking Exmouth, Exeter and Dawlish Warren. It passes through Topsham and offers fantastic views along the River Exe.
- It offers an opportunity for people to experience cycling or walking around the entire Exe Estuary, appreciating the wildlife and passing through some beautiful riverside towns and villages. The Exe Estuary has been designated as a Site of Specific Scientific Interest (SSSI), a Special Protection Area (SPA) and a Ramsar Site (internationally important area for birdlife).



# Site Analysis: Connectivity

- The site is sustainably located within close proximity to the town centre. It is served by bus stops located close to the site whilst Topsham Railway Station is approximately 600m from the site. This proximity to amenities lends itself to a scheme where walking and cycling are more convenient than car use for many local journeys.



1. Topsham Station

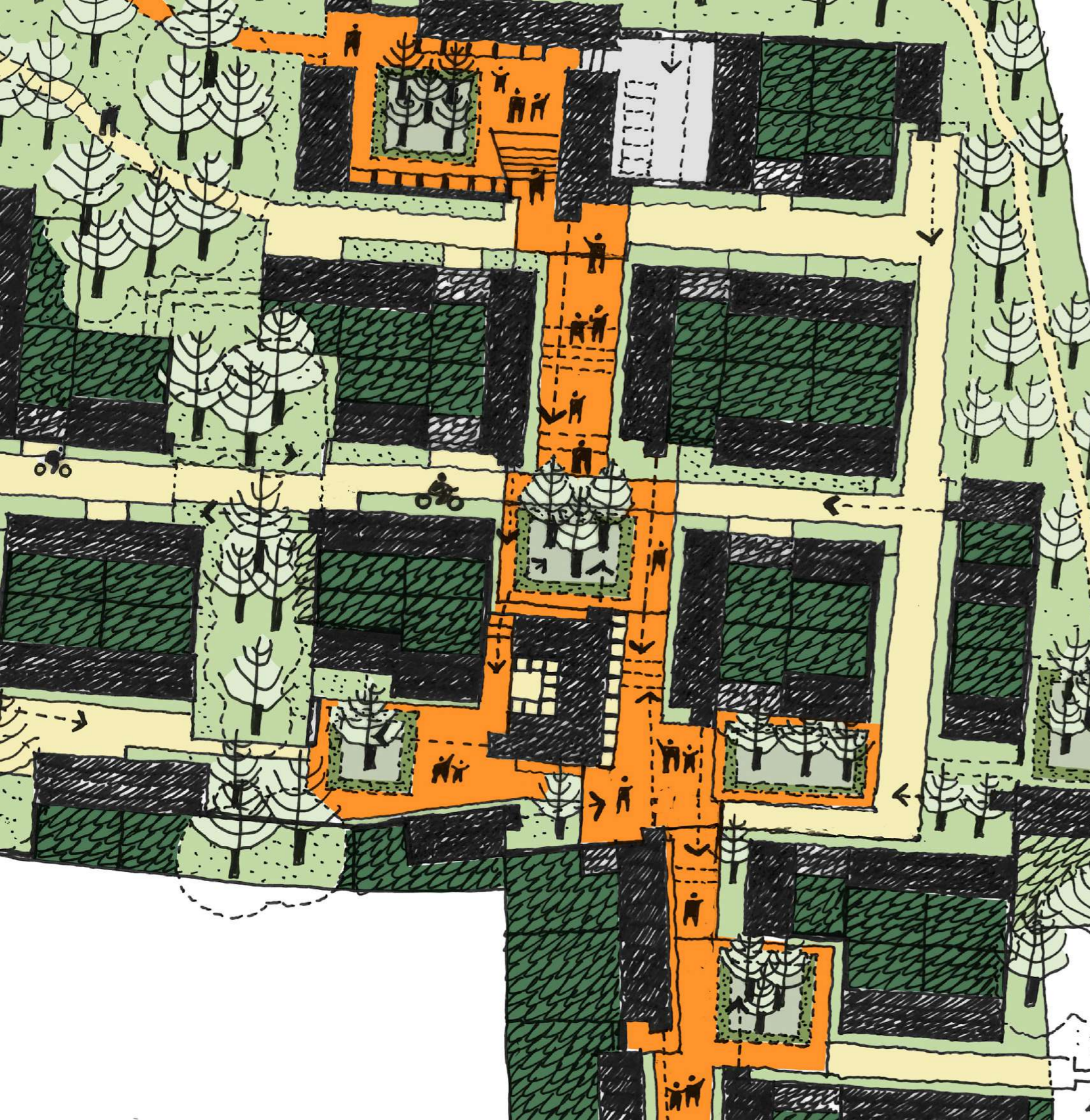


2. Bridge connecting Monmouth Street to Holman Way via sloped paths either side of Bridge

\*opportunity for development to provide secure cycle parking at the railway station to promote cycling as an alternative to car use

- Railway Station
- Bus Stop
- Shop
- GP Surgery
- Primary School
- Museum
- Nature Reserve
- Swimming Pool





# 2.

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Emerging  
Masterplan

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## Proposal Summary

Salter Property has exciting plans to develop an important part of Topsham forming an edge to the existing town.

### Project Aims

- Celebrate the rich history of Topsham while providing much needed sustainable new housing,
- Connect the site with established cycle networks and improve permeability,
- Create a liveable and inclusive neighbourhood with opportunities for productive gardens and new landscaped amenity,
- Provide sustainable and healthy living for older people and families as part of intergenerational community.
- Provide public access through the site and open up the woodland offering public amenity space to residents and the wider community

### Description of Development

- 76 dwellings with potential to provide homes for families, later living and to meet general needs requirements
- 35% affordable housing
- Circa 100m<sup>2</sup> of flexible community space,
- High quality landscaped public realm, orchards and productive gardens.
- Potential of build to rent



# Project Timeline



# Masterplan Concepts - Enclosing Landscape

- The masterplan builds on the existing landscape structures to create an enclosing landscape wrapping the northern and eastern edges of the site.



Existing landscape



# Masterplan Concepts - Sequence of Gardens

- New and existing landscape structures create a sequence of spaces moving through the site. These spaces could reference the former market garden use of the site creating amenity for the wider community.



Topsham Museum Garden



# Masterplan Concepts - East to West Route

- Capturing the sequence of gardens a new East to West route connects the River Exe to the cycle network.

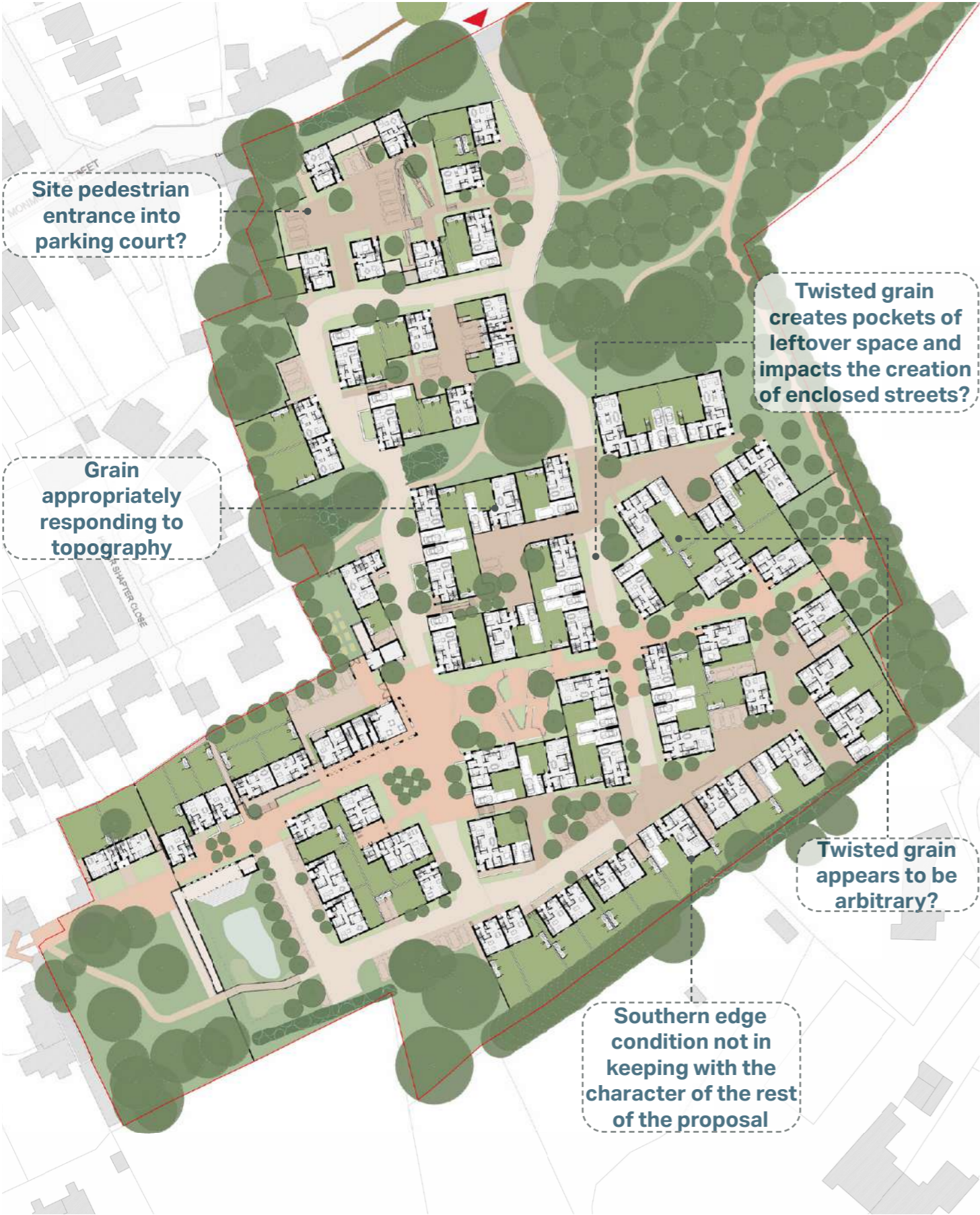


Pedestrian route stepping up the slope

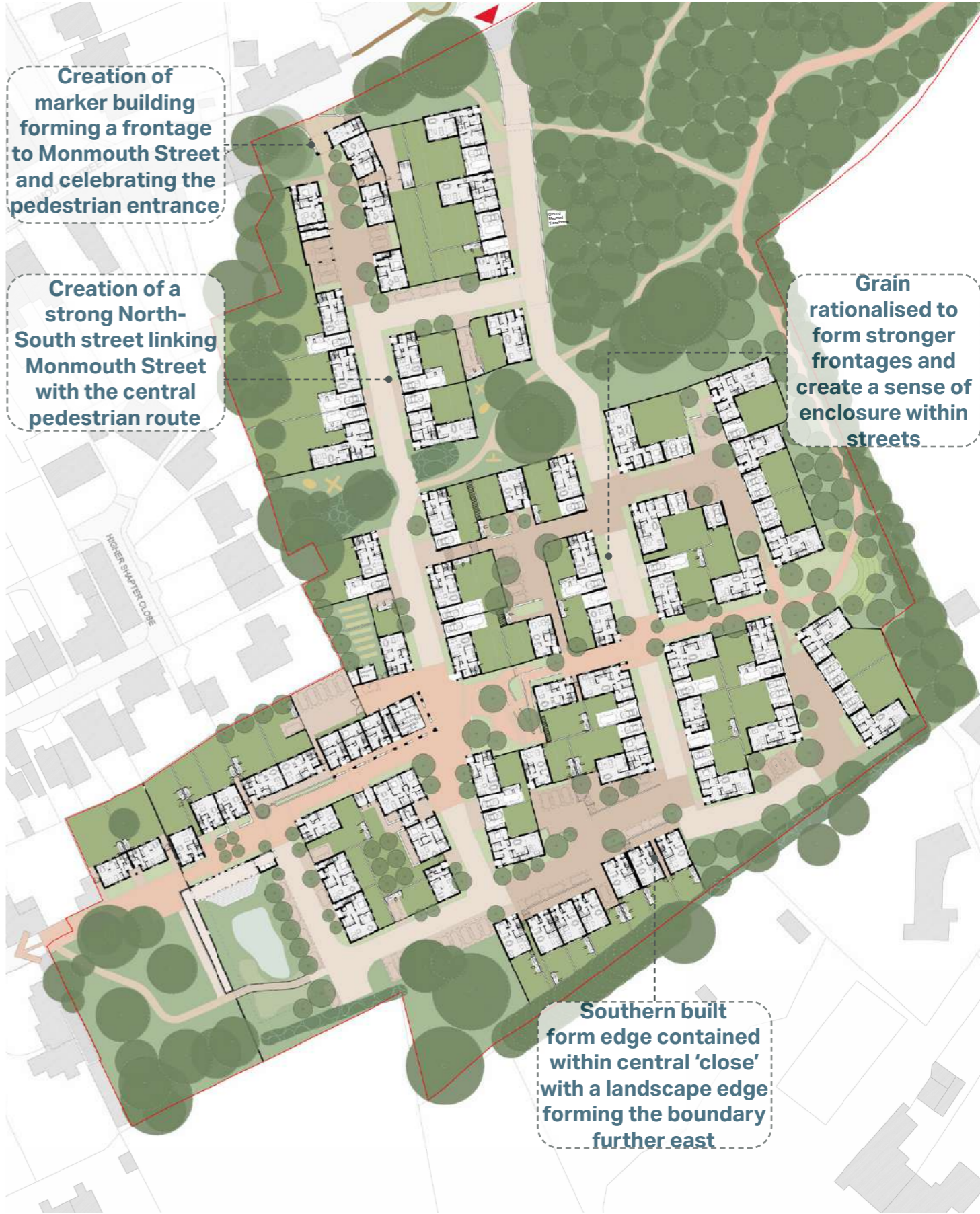


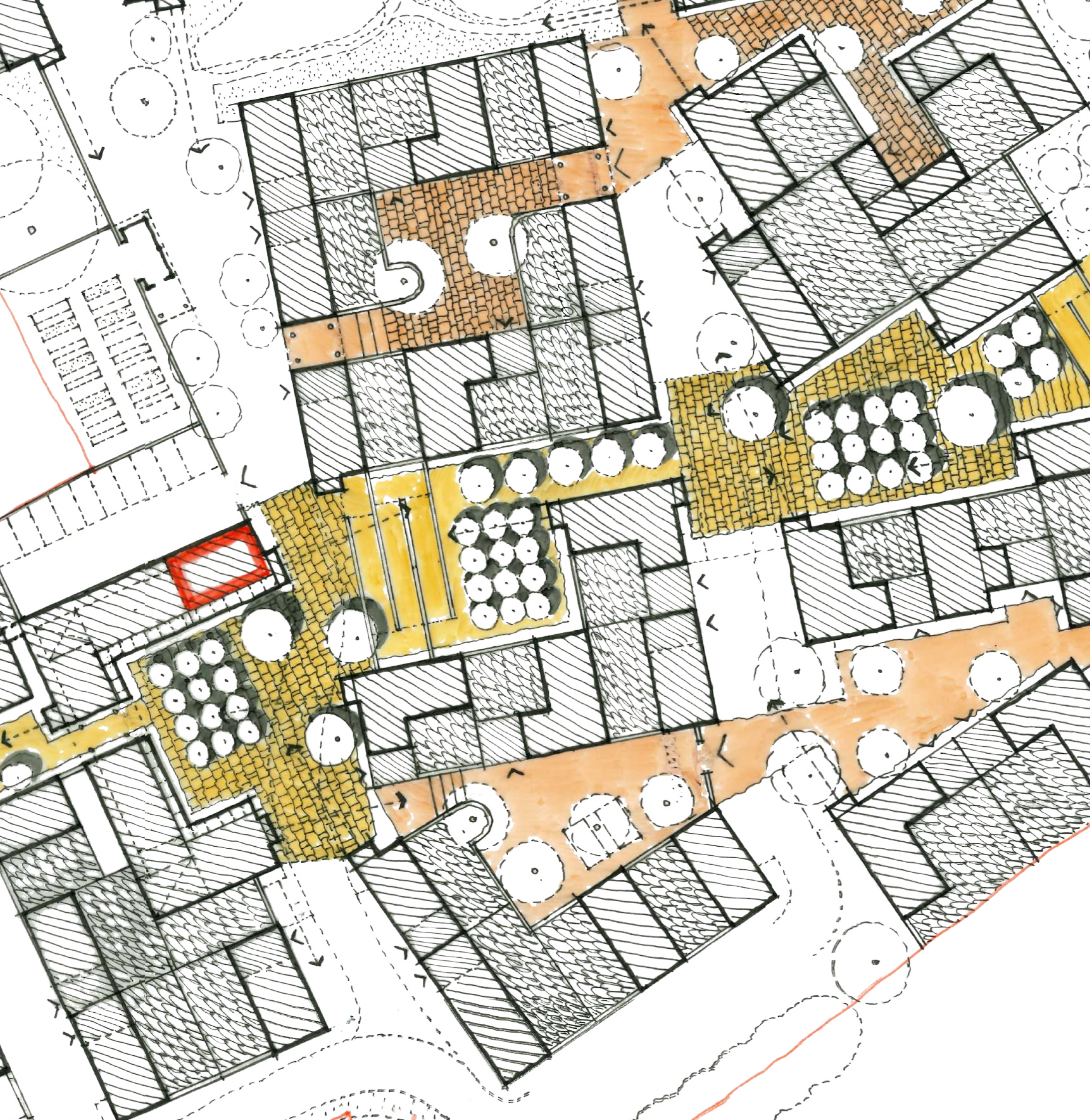
# Masterplan Layout

## Proposal as Presented to DRP - July 2025



## Layout Amendments - October 2025





3.

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Design Proposal

# Masterplan Layout



# Masterplan Layout

## Monmouth Street Link



Continuos built form frontage along Monmouth Street link



Indicative street view looking towards Marker Building along Monmouth Street link



Existing condition - view of site from Monmouth Street

**Masterplan Layout**  
**Monmouth Street Link**



# Masterplan Layout

## Southern Boundary Condition - Edge to Development



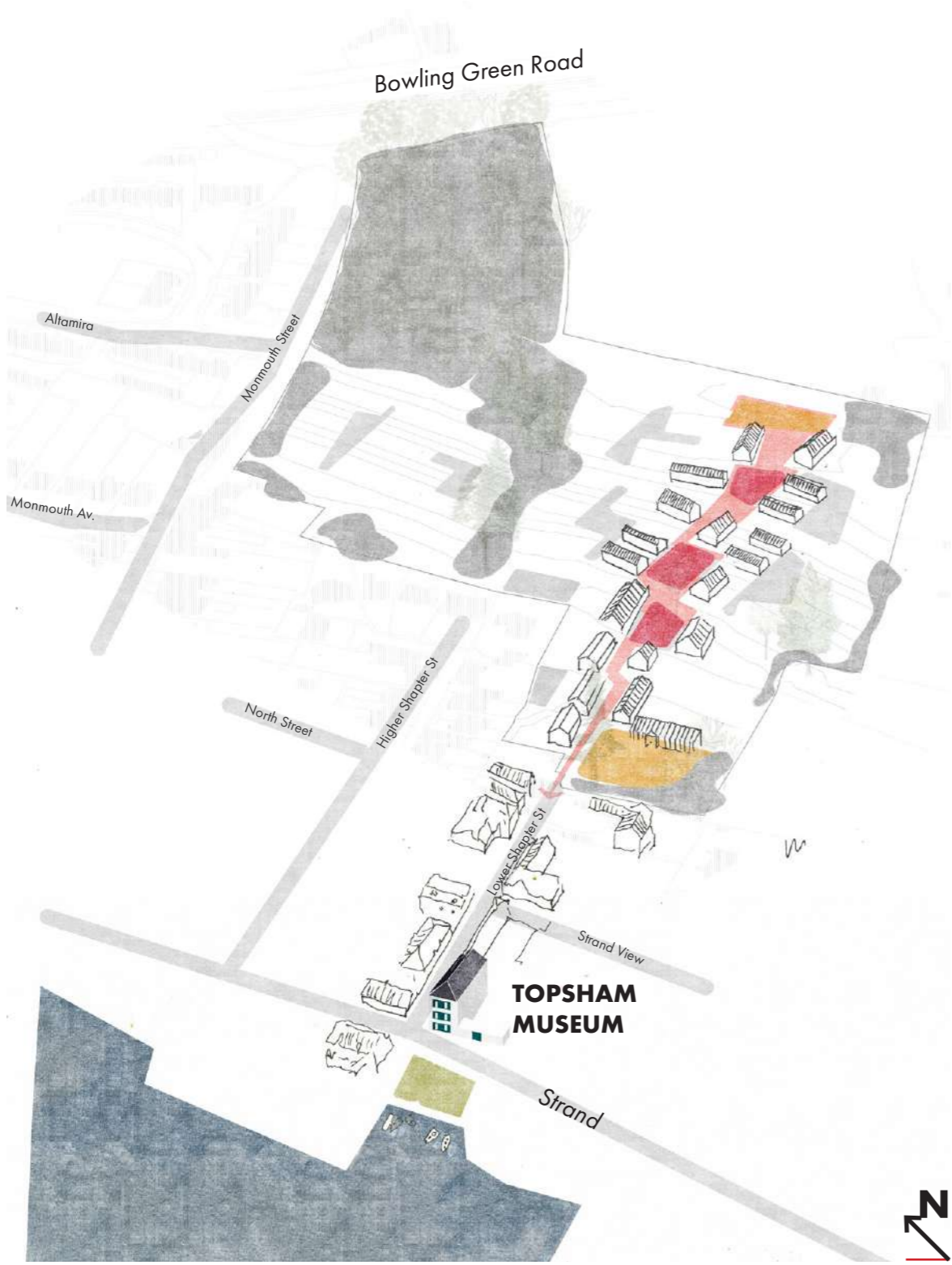
Landscape frontage to mitigate impact on Mount Howe setting

# Masterplan

## Community Benefits & Opportunities



# The 'Extended Museum Experience'



**Palette:**

1. Signage denoting plant/tree species to create an arboretum / 'living museum'

2. Play on the way

3. Plant identification
4. Community cafe

5. Botanical display

6. Educational signage



1.



2.



3.



4.

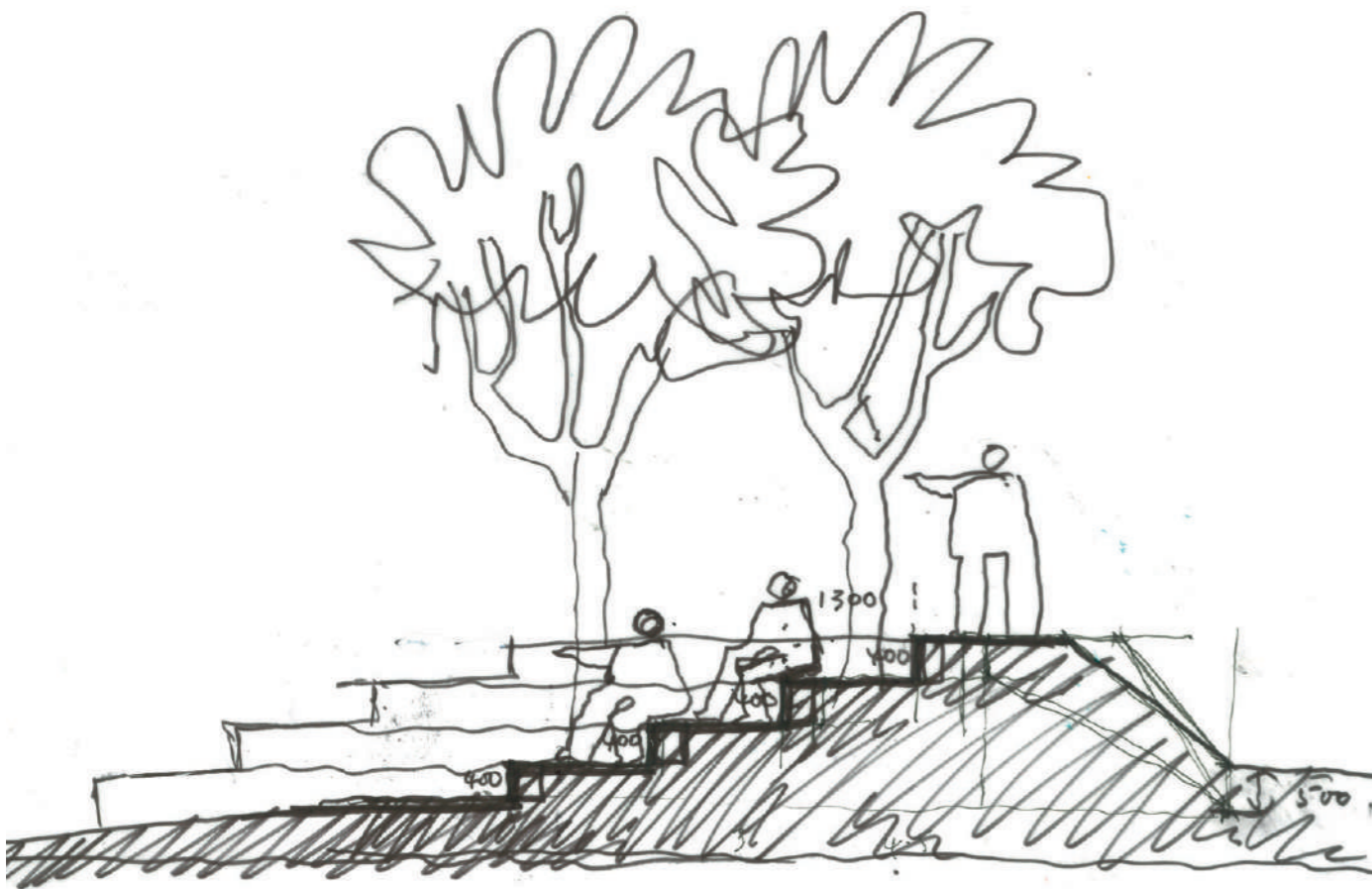
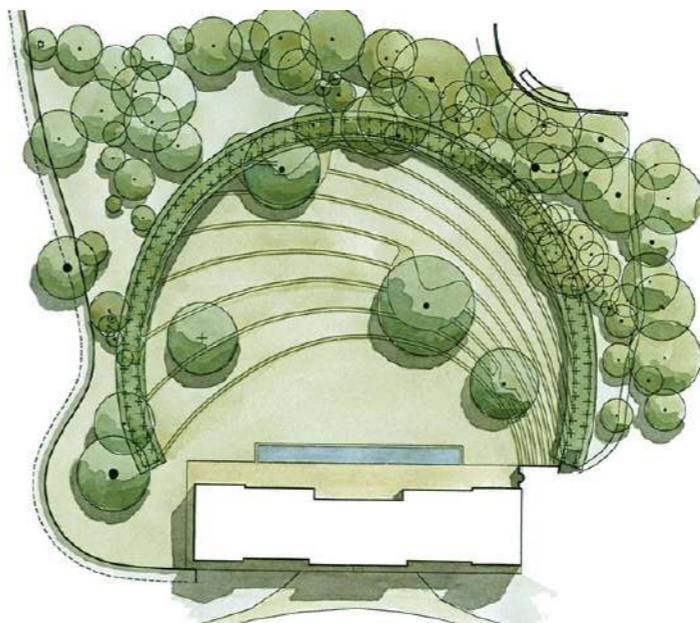
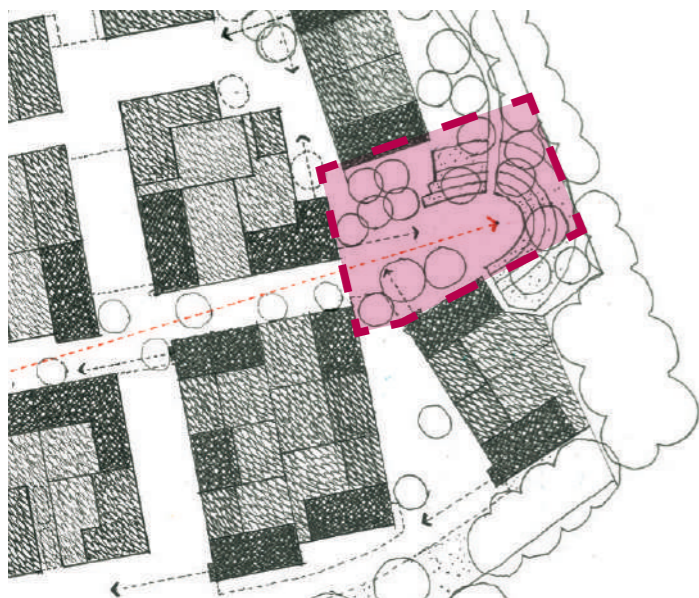


5.



6.

**Spatial Sequence**  
Arrival Space at Apex of East- West Route



Sketch study of proposed landscape steps

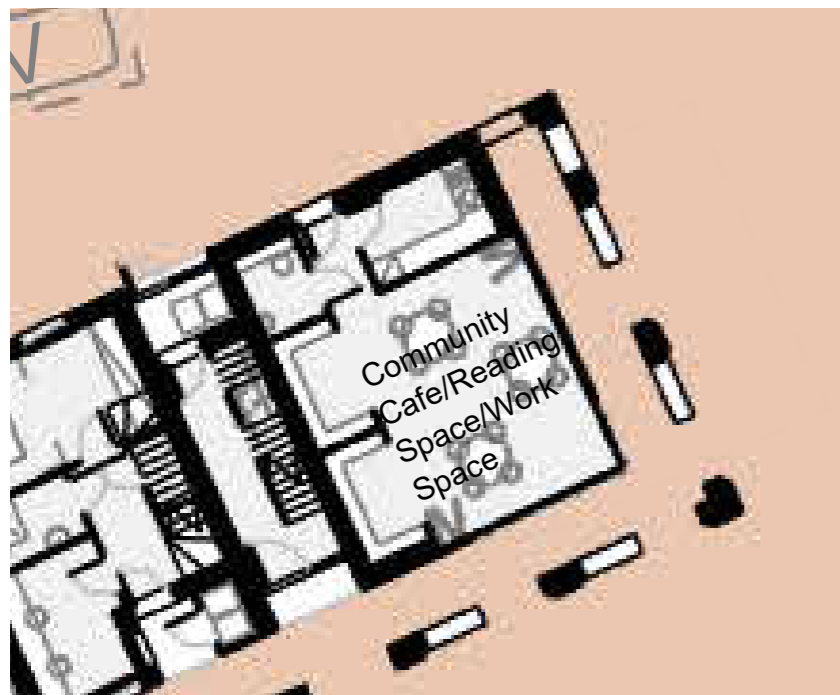


Precedent image of folding landscape

# Masterplan Concepts

## Neighbourhood Focus

- Creating a community space for communal and neighbourhood events with a small internal space with access onto an urban square.
- This space could potentially be used for:
  - Cafe
  - Street parties,
  - Co-working,
  - Community (hire) space.
  - Communal allotments, garden store and greenhouse.



Community Cafe/ Reading Space/ Workspace



Communal / community space



## Village Square

## Masterplan Concepts

### Active Edge Conditions

- Dwelling types have been designed with active elevations facing onto landscape public amenity space, with direct access to private gardens - captured and alternating between the houses built form.



Double fronted dwellings adjacent to existing landscape setting



### Rhythm of gables forming an edge to the development



## Masterplan Concepts

### Intimate Street Configurations

- Linear dwelling forms along shared surface streets create a joined frontage along the contours. Planted defensible space and street trees provide greening at set locations.
- Key vistas are celebrated by twisting dwellings to form gables that mark townscape moments.



Staggered gables adding interest to the streetscape



### Vistas terminating in marker dwelling gables



Intimate spaces between gable ends



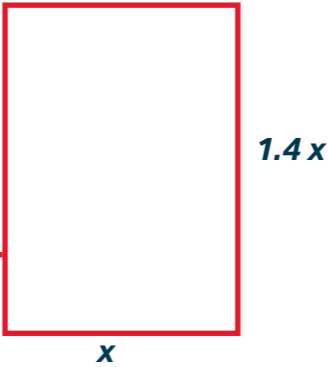
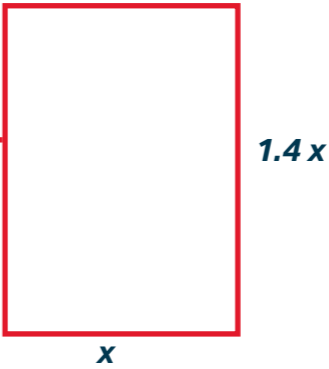
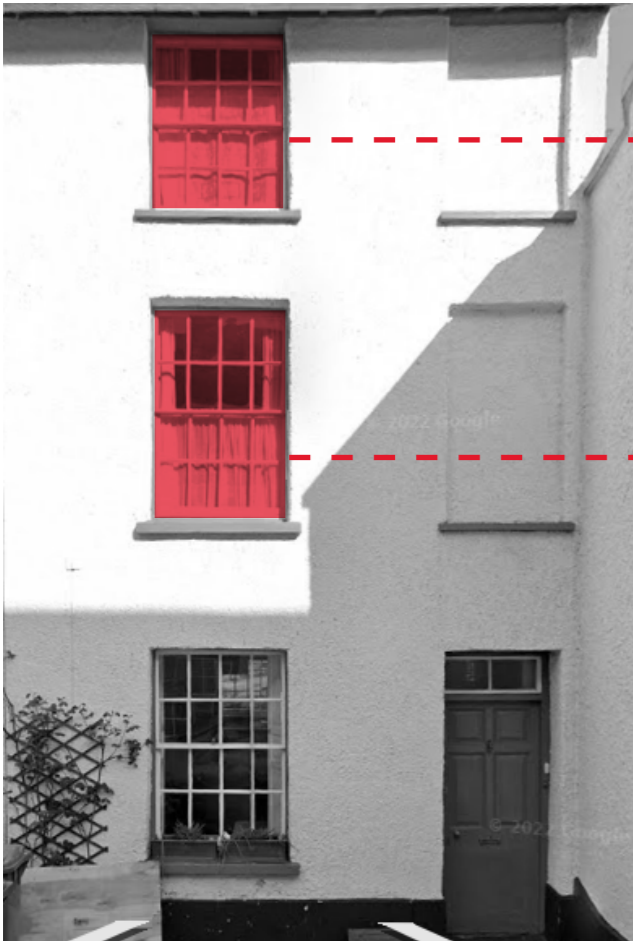
5.

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Design Detail

# Elevational Studies

## Proportions of Existing Topsham Openings



Monmouth Street

# Elevational Studies

## Historic Topsham Plinth and Window Surround Articulation



Monmouth Street



Marker Building  
Proposed Elevations



Front Elevation



Side Elevation

**Indicative Perspective Views**  
Marker Building



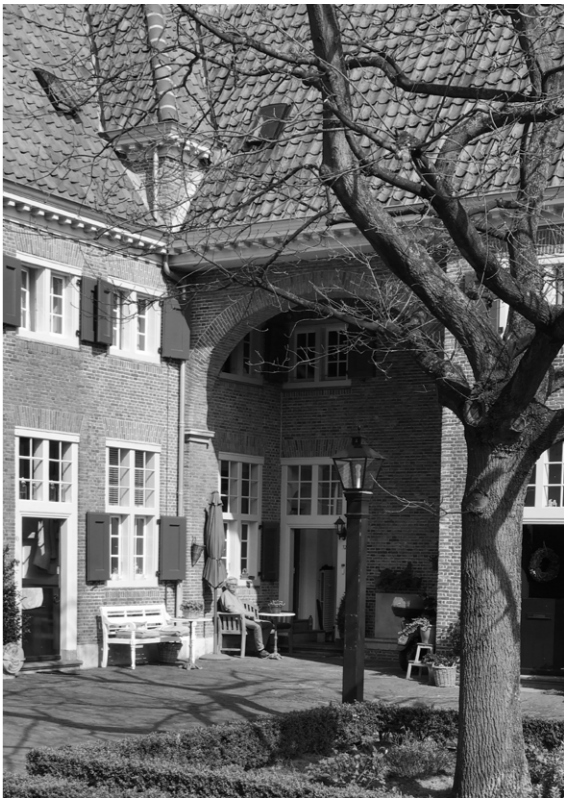
**Indicative Perspective Views**  
Marker Building



**Indicative Perspective Views**  
Marker Building



Hofje entrance, Delft



Hofje recessed arch, The Hague

**Indicative Street Elevations**  
North - South Route (Monmouth Street Gate House)



**Indicative Street Elevations**  
East-West Movement Corridor



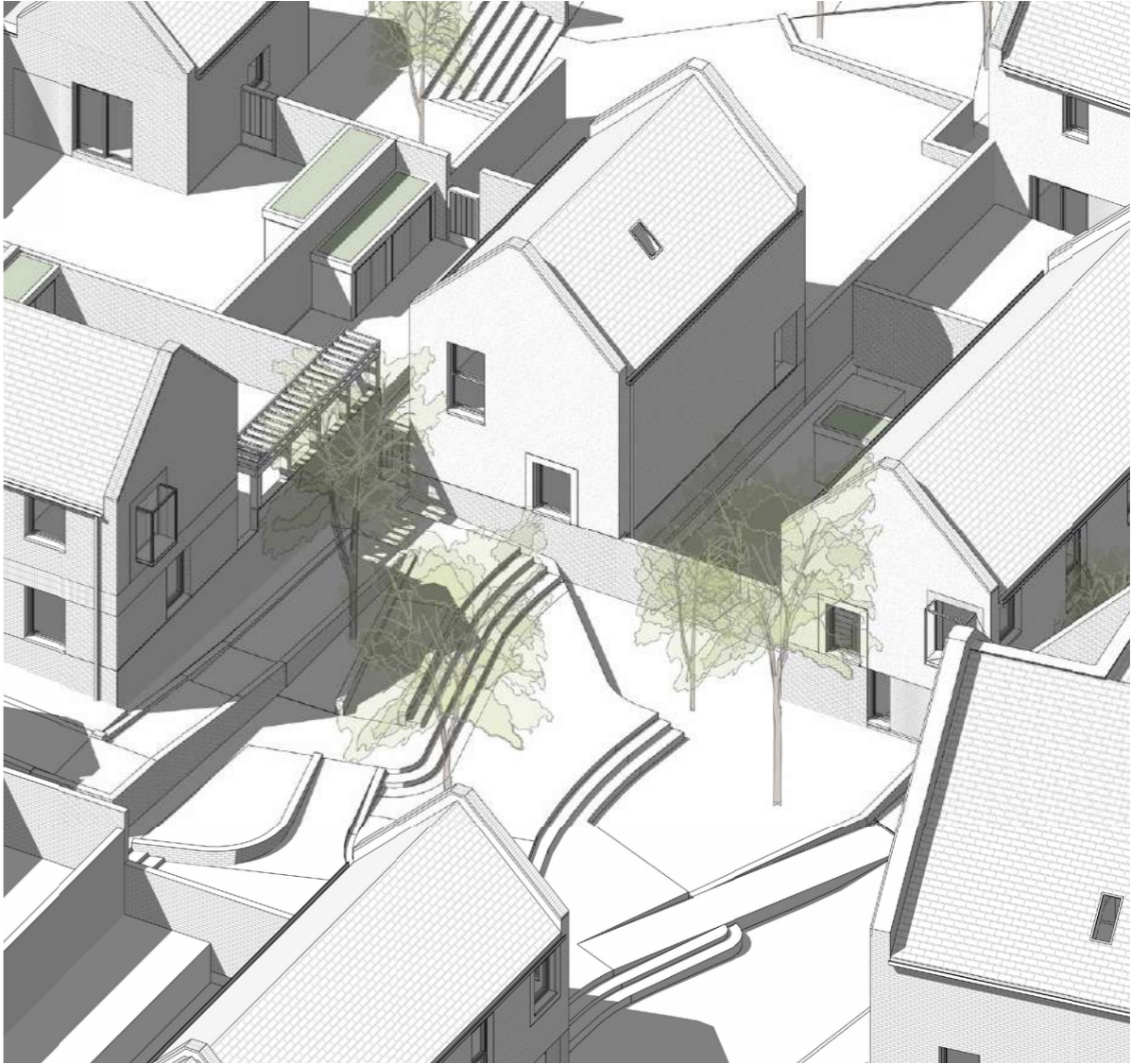
**Indicative Street Elevations**  
Existing Landscape Corridor



**Indicative Street Elevations**  
Central Close Pedestrian Route



**Indicative Street Elevations**  
North - South Route (Central Square)



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## Indicative Street Perspective

### View Looking East from Central Square



**Indicative Street Elevations**  
Southern Close

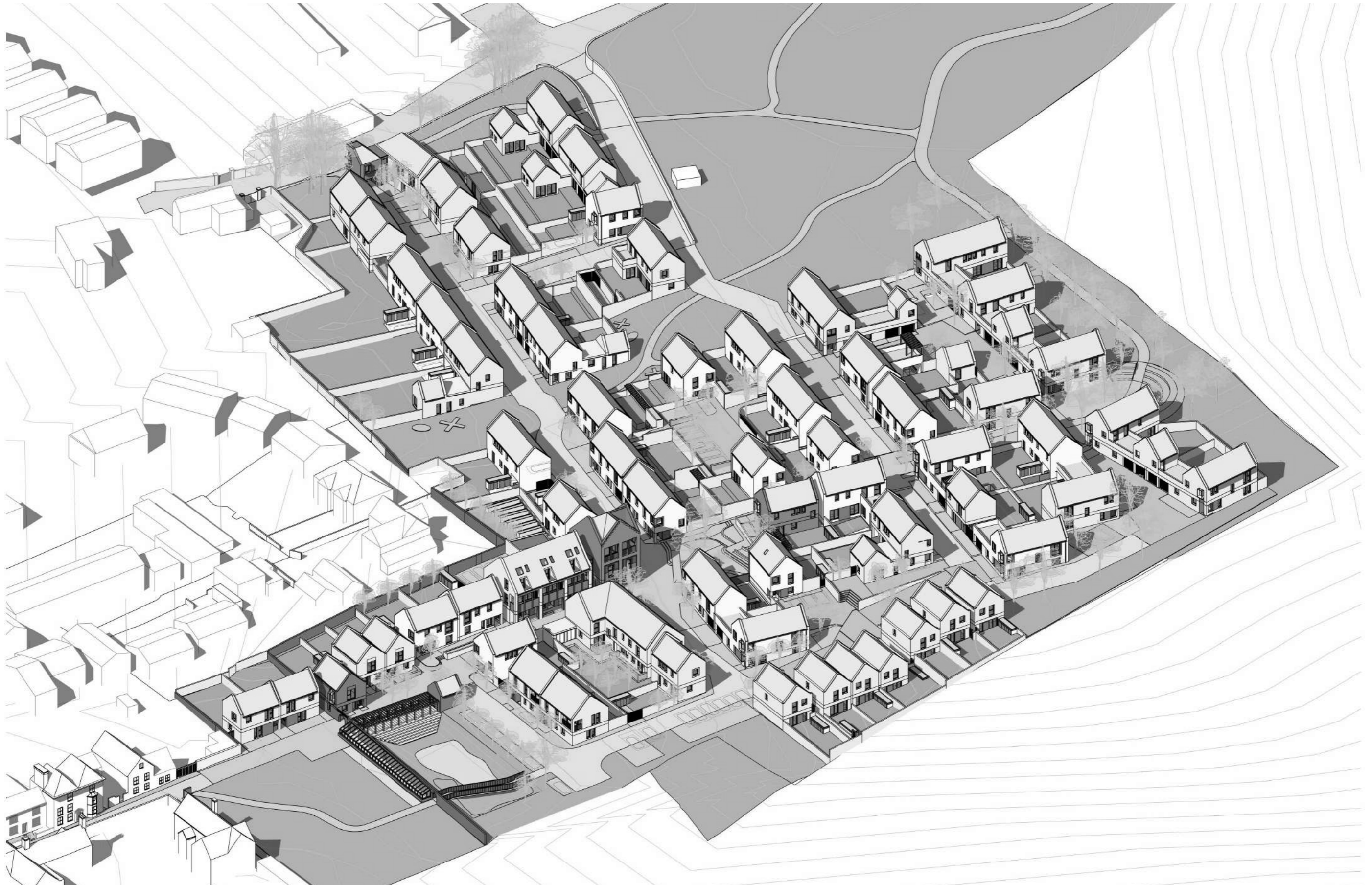


**Visually Exploiting the Change in Level**



*Please note that all visual representations are work in progress and are subject to change ahead of the planning application*

## Indicative 3D Model Axonometric View



*Please note that all visual representations are work in progress and are subject to change ahead of the planning application*

