

Developing a resilient future for Oldway

Torbay Council is asking local people to help shape a viable future for the Oldway estate in Paignton

The buildings and grounds are much loved by our communities, but they now need significant investment and new purposes. Our project is exploring how the site could become a thriving community space and conserve the magnificent mansion and gardens for future generations.

Thanks to National Lottery players, Torbay Council has been able to employ a team of specialists to assess the conservation needs, estimate the costs of restoration and refurbishment, and identify viable future uses for the whole site.

This project is the latest stage of a process that began in 2018. We have worked closely with local stakeholders including the Oldway Gardens Group and the Friends of Oldway to develop a vision for the future of the site.

Now we want to know what you think so that we can further improve and refine our ideas. Together we can create a sustainable, achievable and inspiring proposal.



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What could Oldway be in the future?

A community-focused health, wellbeing and creative hub within the historic setting of Oldway



A place to celebrate Oldway's heritage

The distinctive heritage of the Mansion and Gardens will be celebrated and made accessible to the local community and visitors to Torbay. Oldway Mansion and its associated buildings will be restored and brought into sustainable and resilient uses that secure the long term viable future of the site.

A place for communities to come together

Oldway will continue to be valued for both its historic significance and connections to individuals and families across Torbay. It will provide a range of inclusive and accessible activities and will be reinstated as a beautiful venue for weddings and other events. There will be opportunities for volunteers to work in partnership with Torbay Council to care for the buildings and gardens and maximise the benefits of the site to the local community.

A place for creativity and discovery

Oldway will be a hub for creative events and activities. The mansion will provide creative spaces and space for exhibition and events. The gardens will be a venue for formal and informal activities.

A place to connect with nature

Oldway's trees, gardens, wildlife and views will be celebrated and conserved for the benefit of the community; the site will provide opportunities for everyone to enjoy and connect with nature.

A place to be active and relax

Oldway will provide a diverse range of formal and informal leisure and recreation activities that enhance health and wellbeing and facilitate community connections. Bowls and Tennis Courts will be supplemented with additional sport, leisure and play facilities.



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Challenges



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Heritage conservation

Oldway's historic buildings and gardens need careful restoration and maintenance

The whole Oldway site is listed, meaning that it is protected by law from inappropriate changes. Oldway Mansion is listed at Grade II* while the gardens, Rotunda and banqueting hall are listed at Grade II.

Oldway is important in the South West region for its architecture, garden design and history, and it has some elements that are internationally important.

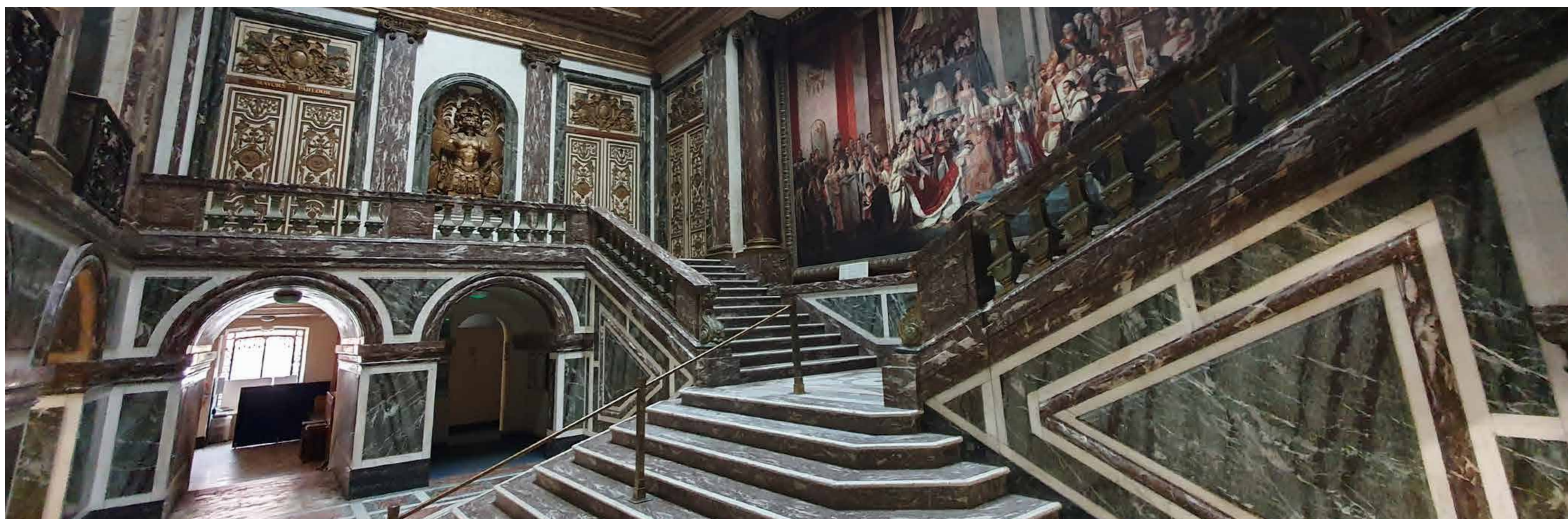
A recent survey of the buildings identified urgent problems including substantial decay to the roofs, cracking to the mansion colonnade and rainwater getting into the internal structures.

As well as the need to repair damage, there are complex challenges for future use including where

to locate parking and what interventions are needed to make the mansion energy efficient.

Included in the masterplan will be conservation plans that set out how the buildings and grounds can be restored in a way that balances heritage needs with new and viable uses. They will also consider how to bring together Torbay Council, volunteers, local communities and partners to care for the site in the long term. If Torbay Council adopts the recommendations, the restoration will need to be carried out in phases and could take around 10 years to complete.

Early estimates indicate that the total cost to repair, restore and fit out the buildings for new use will be at least £30 million. In addition, there will be the costs of restoring the landscape and reconfiguring the parking.



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Oldway gardens

Oldway is an important green space in the heart of Paignton. The gardens will be restored and enhanced to encourage more people to visit this beautiful park for a range of activities.



A place to celebrate Oldway's heritage

- Restored historic gardens and buildings
- Interpretation and signage
- Cultural events
- Heritage volunteering

A place for communities to come together

- Access for everyone
- Places to meet
- Community activities
- Café with outdoor seating
- Garden weddings

A place for creativity and discovery

- Open-air cinema, theatre and festivals
- Workshops and creative activities
- Education and training providers
- Links to local schools
- Public art

A place to connect with nature

- Garden volunteering
- Green space for all
- Biodiversity and wildlife habitats
- Nature trails

A place to be active and relax

- Signed and well-lit footpaths
- Places to sit and meet friends
- Outdoor fitness groups and classes
- Enhanced sport facilities
- Places to play



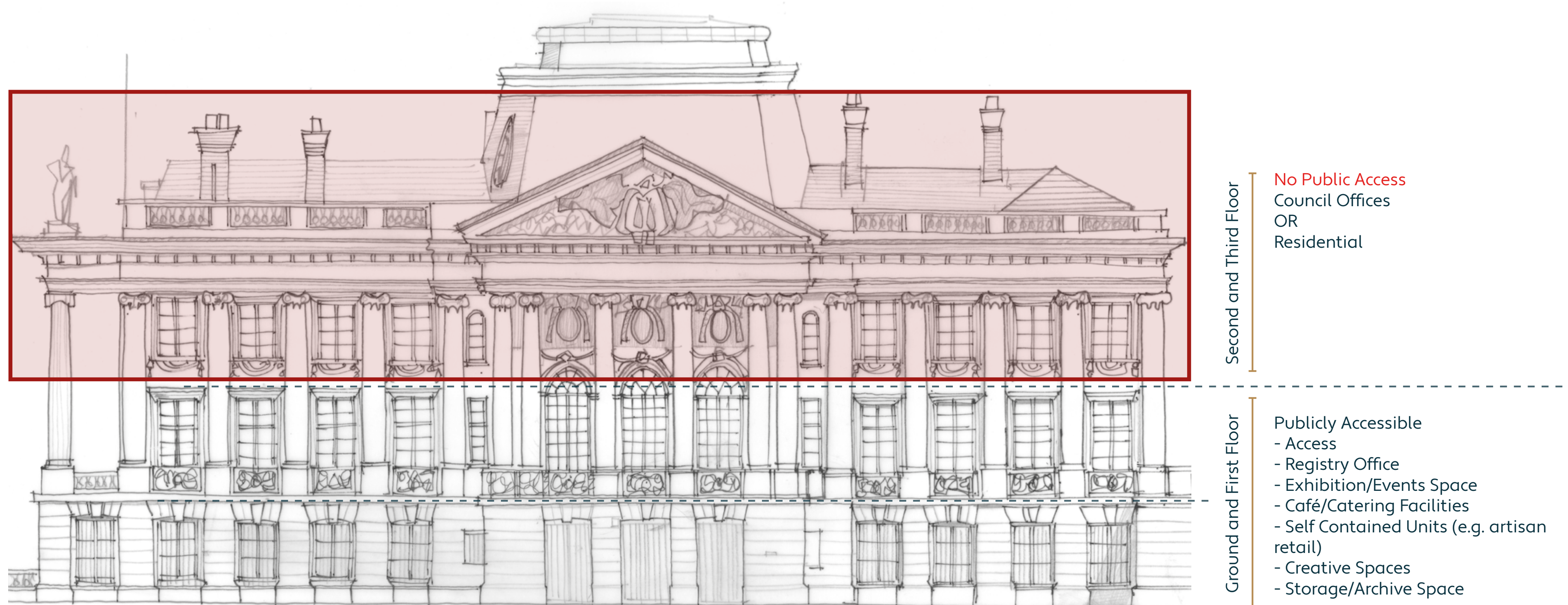
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Proposal for Oldway Mansion

Oldway Mansion will be restored to maximise benefits to the public and provide a venue for a range of uses that make financial sense.



Ideas for the lower floors of the Mansion could include a range of public activities including a cafe, Registry Office and wedding venue, and space for exhibitions and events.

The upper floors could be used for residential apartments or offices for Torbay Council.

Initial concept work demonstrates that both residential or council uses can work with separate access routes to the upper floors and meet current Building Regulations requirements.

Whatever the final proposal for Oldway it is important that it is financially viable for the long term.



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Oldway past to present

The Oldway estate was created by Isaac Singer, the inventor of the Singer sewing machine, in the 1870s.



1873 - 1875
Isaac Singer - 'The Wigwam'



1897 - 1914
Paris Singer - Paignton's Versailles



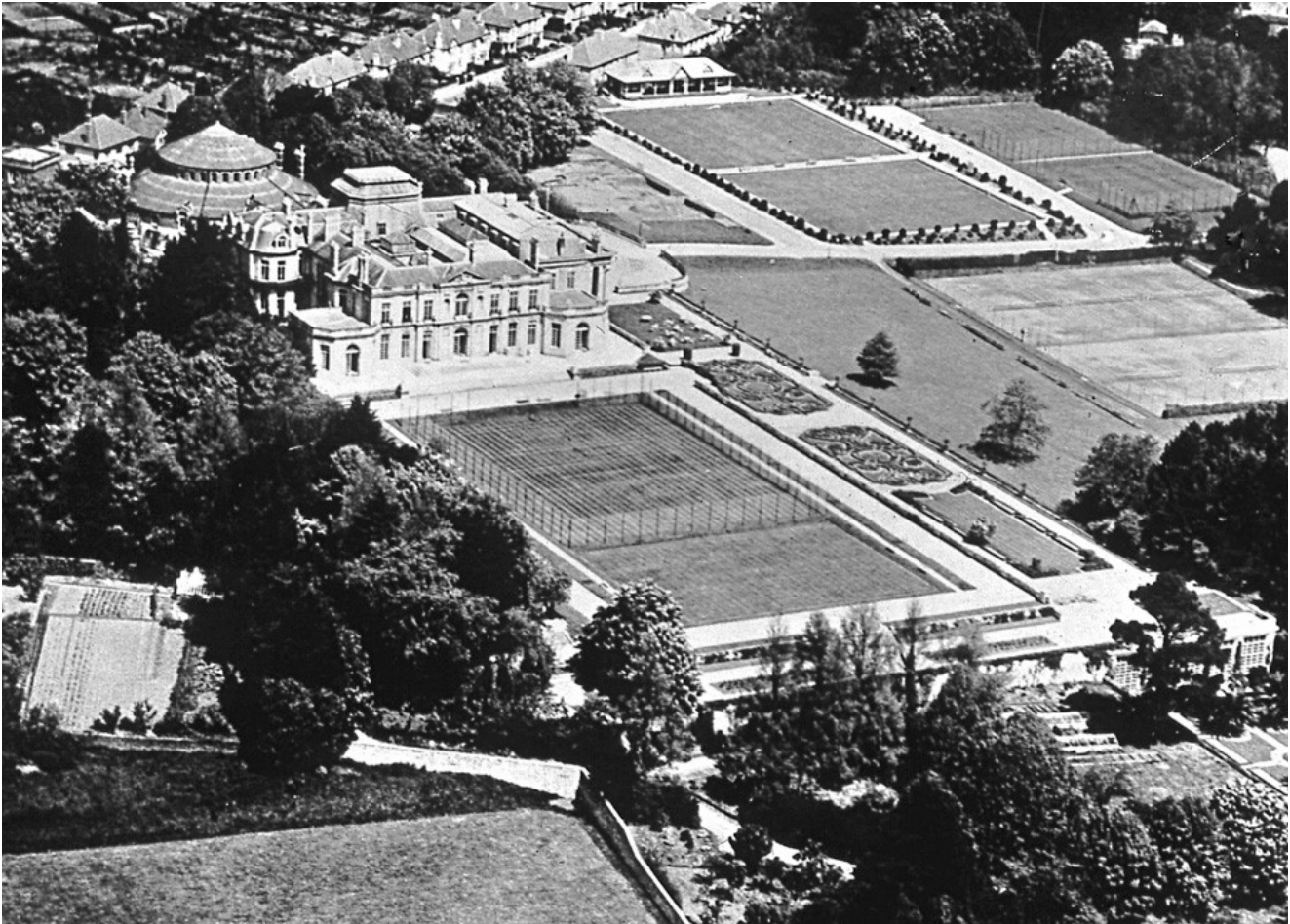
1914 - 1919
The American Women's War Hospital



2012 - 2018
Options explored for future of Oldway
(including DCA report)



1945 - 2012
Council Offices



1919 - 1945
Torbay Country Club



2019 - Ongoing
Oldway Gardens Group and the Friends of
Oldway help to care for the site.



2022 - Ongoing
'Developing a Resilient Future for Oldway'.
Project jointly funded by Torbay Council and NHLF.



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