

TORQUAY HARBOUR
VOLUME II: CONSERVATION AREA AUDIT OF HERITAGE ASSETS
ISSUE 03
APRIL 2025



TORBAY COUNCIL

APPENDIX E: HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Babbacombe Road					
519-523 (Gresham Court)	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including substantial chimney stacks and sash windows contribute to historic character of streetscape.	N/A	
525	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including mouldings to bay windows and sash windows contribute to historic character of streetscape.	N/A	
Riviera Life Church	Historic Residential	Grade II Listed Building, Local Landmark	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206726	
Torquay Museum	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1280070	

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531-537	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including clay finials, chimney stacks, mock timber close-studding and sash windows enhance the historic residential character of the streetscape. The designed symmetry of the terrace has been retained and is an attractive example of Edwardian development in Torquay.	N/A	
539 & 541	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including chimney stacks, mock timber close-studding and sash windows enhance the historic residential character of the streetscape. The pair of houses is an attractive example of Edwardian development in Torquay.	N/A	
543 & 545	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including chimney stacks, mock timber close-studding and sash windows enhance the historic residential character of the streetscape. The pair of houses is an attractive example of Edwardian development in Torquay.	N/A	
544-551	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including chimney stacks, mock timber close-studding, joinery to first-floor balcony and sash windows enhance the historic residential character of the streetscape.	N/A	

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553	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including chimney stacks, mock timber close-studding, joinery to first-floor balcony and sash windows enhance the historic residential character of the streetscape. The house is an attractive example of Edwardian development in Torquay.	N/A	
Beacon Hill					
Hotel Regina	Historic Residential	Positive contributor	Architectural details and historic proportions contribute to the historic character of the streetscape. The building has associative historic value through its connection to poet Elizabeth Barrett Browning who lived here between 1838 and 1841.	N/A	
2-8	Historic Residential	Grade II* Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1293347	
9	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206732	

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10 & 11	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1208053	
Royal Torbay Yacht Club	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1280073	
Beacon Quay					
Site of former marine spa	Torquay Harbour	Positive contributor	An infilled arcade survives below the site of the Living Coasts aviary, denoting the former site of the Victorian bathing place. It is highly visible from Haldon Pier. The remains of this structure lend historic and aesthetic interest.	N/A	

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Braddons Hill Road East					
5-11	Historic Residential	Positive contributor	Historic proportions and architectural details including moulded decorative elements, historic stacks and clay chimney pots contribute to the historic residential character of the streetscape.	N/A	
Clifton Terrace (1-7)	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1280066?section=official-list-entry	
Clifton Terrace (8-11)	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1292360	
15	Historic Residential	Positive contributor	Architectural details including mock timber close-studding and brick detailing to historic chimney stack contribute to the historic residential character of the streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
23	Historic Residential	Positive contributor	Historic proportions and architectural details including sash windows, slate roof covering, historic stacks and clay chimney pots contribute to the historic residential character of the streetscape.	N/A	
41	Historic Residential	Positive contributor	Historic proportions and architectural details including sash windows and clay finials contribute to the historic residential character of the streetscape.	N/A	
45	Historic Residential	Positive contributor	Upper storeys of house are visible from the road. Striking roof form with slate covering and historic stacks contribute to the historic residential character of the streetscape.	N/A	
83-93	Historic Residential	Positive contributor	Historic proportions, boundary treatments and architectural details including surviving sash windows throughout contribute to the historic residential character of the streetscape.	N/A	

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105-103	Historic Residential	Positive contributor	Historic proportions, boundary treatments and architectural details including surviving sash windows to No. 105 contribute to the historic residential character of the streetscape.	N/A	
Braddons Hill Road West					
The Piazza	Commercial and Civic Core	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1208126	
7	Commercial and Civic Core	Positive contributor	Historic proportions and surviving sash windows to upper levels contribute to historic character of the streetscape.	N/A	
8-9	Commercial and Civic Core	Positive contributor	Historic proportions and architectural details including moulded cornices and window surrounds contribute to the historic character of the streetscape. Evidence of historic shopfronts survives to both with features well preserved at No. 8.	N/A	

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12-14	Commercial and Civic Core	Positive contributor	Historic proportions of upper storeys contribute to historic character of streetscape.	N/A	
18-20	Historic Residential	Positive contributor	Historic proportions and architectural details including clay ridge tiles, finials and barge boards contribute to the historic residential character of the streetscape.	N/A	
Kathy's Cottages	Historic Residential	Positive contributor	Historic proportions, historic boundary treatments and architectural details including sash windows and moulded cornices contribute to the historic residential character of the streetscape.	N/A	

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Sunnycliff Including Garden Wall and Gate Piers	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1208107	
Belvedere House Hotel & Braddons Hill House	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1293321	
Retaining Walls to Belvedere House Hotel and Braddons Hill House	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1206740	
Villa Belvedere	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1280074	

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Retaining Walls with Railings and Piers to Villa Belvedere	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1208135	
St John's Place, 1 & 2	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206738	
St John's Place, 3	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1208111	
St John's Place, 4 & 5	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206739	

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Cary Parade					
Torbay Hotel	Commercial and Civic Core	Positive contributor	Historic proportions and architectural details including sash windows, moulded cornices, chimney stacks and pedimented window openings contribute to the historic character of the streetscape.	N/A	
Fleet Street					
1	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and architectural details including large arched windows and semi-engaged columns under a dentilled cornice to first floor enhance the historic character of the streetscape.	N/A	
2-3	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and architectural details including moulded window surrounds on scrolled corbels lend historic character. Traditional shopfront features to No. 3 and historic signage at No. 2 contribute to historic commercial character of streetscape.	N/A	

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4 & 5	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and architectural details included moulded window surrounds contribute to the historic character of the streetscape.	N/A	
6, 7 & 8 Fleet Street	Commercial and Civic Core	Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1292993	
11	Commercial and Civic Core	Positive contributor	Historic proportions and traditional shopfront features enhance the historic commercial character of the streetscape.	N/A	
12	Commercial and Civic Core	Positive contributor	Proportions of upper storeys contribute to the historic character of the streetscape.	N/A	

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22	Commercial and Civic Core	Positive contributor	Proportions of upper storeys contribute to the historic character of the streetscape.	N/A	
23	Commercial and Civic Core	Positive contributor	Proportions of upper storeys contribute to the historic character of the streetscape.	N/A	
24	Commercial and Civic Core	Positive contributor	Sash windows and traditional shopfront features enhance the historic commercial character of the streetscape.	N/A	
25-26	Commercial and Civic Core	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1280052	

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31	Commercial and Civic Core	Positive contributor	Historic proportions of upper storeys and sash windows contribute to the historic character of the streetscape.	N/A	
32-38	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and architectural details including decorative parapet and cornice, partial survival of ironwork cresting to roofline, historic chimney stacks, moulded window surrounds and small balconies lend historic character. Extensive survival of corbels denoting the proportions of historic shopfronts (since much altered) contribute to historic commercial character of streetscape. Also has group value with 32-48 Fleet Street as a whole.	N/A	
39-41	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and architectural details including decorative parapet and cornice, historic chimney stacks, moulded window surrounds and small balconies lend historic character. Historic corbels flanking shopfront fascia and Tuscan columns at ground floor level contribute to historic commercial character of streetscape. Also has group value with 32-48 Fleet Street as a whole.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
42-45	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and architectural details including decorative parapet and cornice, partial survival of ironwork cresting to roofline, historic chimney stacks, moulded window surrounds and small balconies to No. 45 lend historic character. Traditional shopfront features to Nos. 42, 43 and 44 contribute to historic commercial character of streetscape. Also has group value with 32-48 Fleet Street as a whole.	N/A	
46-48	Commercial and Civic Core	Key building of individual heritage interest	This building, constructed after the re-building of the west side of Fleet Street in the 1860s, makes a significant contribution to the aesthetic interest and historic commercial character of Fleet Street. Its large historic shopfront is mostly intact, with traditional details including a central segmental pediment, corbels flanking the fascia and much other moulded joinery. Above, the glazing of the windows at first, second and attic floor is articulated by intricately arranged glazing bars with an Art-Deco influence, probably dating from the interwar period. It also has group value with the adjacent buildings at 32-45 Fleet Street.	N/A	
49-53	Commercial and Civic Core	Positive contributor	Proportions of upper storeys, retention of designed symmetry and architectural details including moulded window surrounds and dentiled cornice enhance the historic character of the streetscape.	N/A	

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Madrepore Road					
1-8	Historic Residential	Positive contributor	Proportions, sash windows to Nos. 5, 6 and 7 and traditional shopfront features to Nos. 1, 2 and 3 contribute to the historic character of the streetscape.	N/A	
10-13	Historic Residential	Positive contributor	Proportions and historic boundary treatments contribute to the historic residential character of the streetscape.	N/A	
14	Historic Residential	Positive contributor	Proportions contribute to the historic residential character of the streetscape.	N/A	
15	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206799	House of late 1840s or early 1850s, stuccoed with hipped tiled roof.

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Meadfoot Lane					
1	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1292372	
3-11	Historic Residential	Positive contributor	Proportions contribute to the historic character of the streetscape.	N/A	
15, 17 & 19	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206801	
21-29	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1210021	

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31 & 33	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206802	
Torwood Gables	Historic Residential	Positive contributor	Proportions and materiality (uncoursed local stone, slate roof coverings) contribute to the historic character of the streetscape.	N/A	
35 & 37	Historic Residential	Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1292341	
Nos. 39 to 51 and Attached Walls and Railings	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206803	

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No. 53 and Attached Front Railings	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1210033?section=official-list-entry	
55-57	Historic Residential	Positive contributor	Proportions contribute to the historic residential character of the streetscape.	N/A	
59	Historic Residential	Positive contributor	Proportions and historic chimney stacks/pots contribute to the historic residential character of the streetscape.	N/A	
61-63	Historic Residential	Positive contributor	Proportions, materiality and architectural features including sash windows to ground floor level (and upper levels of No. 61), window dressings, ridge tiles and decorative string courses contribute to the historic residential character of the streetscape.		

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Meadfoot Road					
2	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including ironwork finial and historic chimney stack/pots contribute to the historic residential character of the streetscape.	N/A	
5-7	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including clay finials, ridge tiles, historic chimney stacks with brick detailing and surviving sash windows to first floor of main elevation contribute to the historic residential character of the streetscape.	N/A	
The Tudors	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206807	
Former Church of the Holy Trinity	Historic Residential	Grade II Listed, Local Landmark	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206804	

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Montpellier Road					
1	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206815	
2	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1292194	
Montpellier House	Historic Residential	Positive contributor	Despite later box dormers, historic proportions enhance the historic residential character of the streetscape.	N/A	
6	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1280032	

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Unity Church	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1292190	 A photograph of a small, single-story stone building with a gabled roof and a small tower, identified as Unity Church.
Parish Church of St John the Evangelist	Historic Residential	Grade I Listed, Local Landmark	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206814	 A photograph of a large, ornate Gothic Revival church with a prominent spire, identified as the Parish Church of St John the Evangelist.
Walls and Railings to South of the Church of St John the Evangelist	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1217950	 A photograph showing a stone wall and metal railings in the foreground, with a residential street and buildings visible in the background.
Museum Road					
Pengelly Hall	Historic Residential	Positive contributor	Architectural details including window dressings, moulded copings and carved date stone featuring the initials 'WP' (for William Pengelly) lend a historic character. The building has associative interest with William Pengelly, geologist and honorary secretary of the Torquay Natural History Society during the 19th century.	N/A	 A photograph of a large, multi-story stone building with a prominent chimney, identified as Pengelly Hall.

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Dalegarth and Yardley Manor Hotel	Historic Residential	Positive contributor	Proportions and architectural detail including some surviving sash windows, large chimney stacks with brick detailing and areas of mock close-studding lend historic character. Additional aesthetic interest afforded by mixed materiality including exposed stone, render and red brick.	N/A	
Gairloch	Historic Residential	Positive contributor	Historic proportions, boundary treatments and architectural details including clay finials and mock timber close-studding contribute to the historic residential interest of the streetscape.	N/A	
Whitbourne	Historic Residential	Positive contributor	Historic proportions, boundary treatments and architectural details including clay finials and mock timber close-studding contribute to the historic residential interest of the streetscape.	N/A	
Westlands	Historic Residential	Positive contributor	Historic proportions, boundary treatments and mock timber close-studding contribute to the historic residential interest of the streetscape.	N/A	

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Palk Street					
Cary Estate Office	Commercial and Civic Core	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1218094	
Park Lane					
4 & 5	Commercial and Civic Core	Positive contributor	Proportions contribute to historic character of the streetscape. Bow windows to ground floor illustrate historic commercial function of the building.	N/A	

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Hole in the Wall Public House (6 & 7)	Commercial and Civic Core	Positive contributor	Historic proportions and sash windows contribute to historic character of the streetscape. Large window with leaded lights to ground floor illustrates historic commercial function of the building.	N/A	
8 & 9	Commercial and Civic Core	Positive contributor	Historic proportions and surviving sash windows contribute to historic character of the streetscape.	N/A	
Park Lane Steps					
1	Historic Residential	Positive contributor	Survival of timber bow window to ground floor indicates the building formerly had a commercial function.	N/A	

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Parkhill Road					
Masonic Temple	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206823	
Memorial Hall	Historic Residential	Key building of individual heritage interest	The building makes an important contribution to the aesthetic interest of the streetscape, with architectural details including large window with delicate tracery to the principal elevation and decorative dressed stone surround to the entrance door. Boundary treatments are in tact, enclosing a small courtyard in front of the hall. The door surround is inscribed '1915, Holy Trinity Church Memorial Hall' - the building has group value with the former Church of the Holy Trinity opposite.	N/A	
No 1 and Attached Front Railings	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1280036	

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3-15	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1292143	
Parkhill Medical Centre	Historic Residential	Positive contributor	Historic proportions and architectural details including sash windows contribute to historic residential character of the streetscape.	N/A	
4	Historic Residential	Positive contributor	Proportions contribute to historic residential character of the streetscape.	N/A	
6-8	Historic Residential	Positive contributor	Proportions and architectural details including deep brackets below eaves and evidence of former shopfront to No. 8 contribute to historic character of the streetscape.	N/A	

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14-16	Historic Residential	Positive contributor	Proportions and architectural details including deep brackets below eaves and evidence of former shopfront to both properties contribute to historic character of the streetscape.	N/A	
19 & 21 and Attached Railings to No. 21	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206821	
22-24	Historic Residential	Positive contributor	Proportions and architectural details including deep brackets below eaves and sash windows to No. 22 contribute to historic character of the streetscape.	N/A	
23 & 25 and Forecourt Railings to No 23.	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206827	

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26	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1218110	
27-29 and Attached Front Railings	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206822	
31-33	Historic Residential	Positive contributor	Historic proportions and architectural details including large stacks with clay pots and sash windows contribute to historic residential character of the streetscape.	N/A	
35 to 45	Historic Residential	Positive contributor	These buildings have group value with shared architectural features including blind panels over the ground floor windows (Nos. 45 & 41) and moulded surrounds to some windows and all doors.	N/A	

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The Terrace	Historic Residential	Positive contributor	Historic proportions and architectural details including string courses and moulded joinery around entrance door contributes to historic residential character of the streetscape.	N/A	
Princess Gardens					
Princess Gardens and Royal Terrace Gardens	Torquay Harbour	Grade II Registered Park and Garden	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1001507	
War Memorial	Torquay Harbour	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1280038	

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Fountain	Torquay Harbour	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206829	
Torquay Pavilion	Torquay Harbour	Grade II Listed Building, Local Landmark	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1291553	
Rock Road					
Delmonte	Historic Residential	Grade II Listed Building, Local Landmark	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206835	

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31-43	Historic Residential	Positive contributor	The historic proportions of this terrace as a group contribute to the historic residential character of the streetscape. Where architectural details such as hood moulds and sash windows survive, these enhance the historic and aesthetic interest of the buildings.	N/A	
Nos. 49, 51 and 53 and Attached Garden Walls and Gate Piers	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1218351	
55, 57 and 57A	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1280042	
Steamer Quay	Commercial and Civic Core	Positive contributor	Historic proportions, surviving timber window units and historic materiality (exposed rubble stone with red brick dressings) enhance the historic character of the streetscape and lend visual interest.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Swan Street					
40-44	Commercial and Civic Core	Positive contributor	Shown as a 'Drill Hall' on the 1935 Ordnance Survey, this structure was likely built during the First World War or soon after. The historic proportions of the building enhance the historic character of the streetscape and the large brick chimney visible from Rock Walk adds visual interest to the roofline.	N/A	
The Strand					
Clock Tower	Commercial and Civic Core	Grade II Listed Building, Local Landmark	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206854	
4	Commercial and Civic Core	Positive contributor	Elaborate Neoclassical shopfront enhances historic commercial character of the Strand.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Royal Bank of Scotland, 8	Commercial and Civic Core	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1218852	
10a-11a The Strand	Commercial and Civic Core	Positive contributor	Although much altered over time through the loss of historic fenestration and insertion of modern shopfronts, the scale of these cottages (which pre-date the evolution of Torquay as a resort town) illustrate the historic origins of the waterfront.	N/A	
15	Commercial and Civic Core	Key building of individual heritage interest	This prominent late 19th or early 20th-century Neo-Classical building derives a high level of historic and architectural interest through the integrity of its symmetrical façade and rich decoration. Windows to the first and second storeys are timber sash, and the timber joinery to the ground floor also enhances the historic character of the building.	N/A	
16	Commercial and Civic Core	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1291740	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
17-18	Commercial and Civic Core	Key building of individual heritage interest	Despite the later box dormer, this late 19th or early 20th-century building makes a significant contribution to the historic commercial character of The Strand. The high quality of the joinery, ironwork and glazing to the ground floor shopfront, alongside the integrity of the fenestration to the first and second storeys, make this a key building of individual heritage interest.	N/A	
Cast-iron canopies outside 12-14 The Strand	Commercial and Civic Core	Positive contributor	Likely to date from the 1930s, these canopies provide historic and architectural interest, lending a historic commercial character to the streetscape.	N/A	
The Terrace					
8	Commercial and Civic Core	Positive contributor	Proportions and architectural details including traditional shopfront, sash windows, and central pediment contribute to integrity of the principal façade and enhance the historic commercial character of the streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
12-16	Commercial and Civic Core	Positive contributor	Proportions and architectural details including partial survival of historic ground floor shopfront and scrolled corbels below a projecting cornice above the first floor contribute to the historic character of the streetscape.	N/A	
Cary Lodge, No. 20	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1218874	Small two-storey Georgian house of c.1820 with later fenestration.
26-28	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206855	
30	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1218877	

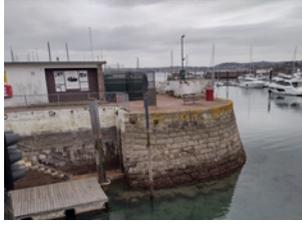
APPENDIX E: HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
32	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1280013	
34	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1218883	
36	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206856	
38-40	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1218887	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Higher Terrace and Attached Front Railings	Historic Residential	Grade II Listed Building, Local Landmark	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1280014	
83-85	Historic Residential	Positive contributor	Proportions and architectural details including partial survival of former shopfront and sash window to first floor contributes to historic character of the streetscape.	N/A	
86 and 87	Historic Residential	Positive contributor	Proportions and architectural details including evidence of former shopfront, moulded window surrounds, cast-iron rainwater goods sash windows contributes to historic character of the streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Torquay Harbour					
Haldon Pier	Torquay Harbour	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1202954	
D-Day Embarkation Slipways and Adjoining Section of Quay Wall	Torquay Harbour	Grade II* Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1382072	
South Pier	Torquay Harbour	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1202955	
The Fish Quay	Torquay Harbour	Grade II Listed Building	N/A	https://historicengland.org.uk/ listing/the-list/list-entry/1202953	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Princess Pier	Torquay Harbour	Key building of individual heritage interest	The Princess Pier was constructed in the 1890s as part of a wider public realm improvement scheme - Princess Gardens and the Rock Walk terraces were also laid out at this time. It is an important feature within the conservation area, enclosing the New Harbour and providing important views across the conservation area in multiple directions. The pier retains much of its original timber floor finish and long rows of ornate public benches, making a particularly important contribution to the historic character of the harbour and providing significant visual interest.	N/A	
Torwood Gardens Road					
Old Customs House	Historic Residential	Positive contributor	The building is an example of inter-war architecture in Torquay, from which it derives historic interest. Although using a Neo-Classical style, the sleek profile of the building and the projecting central range lend an Art-Deco character. Sash windows and exposed historic brickwork lend historic character to the streetscape.	N/A	
1-4	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including visible historic brickwork and masonry, mock timber close-studding, window surrounds, timber window units to upper storeys, porches and chimney stacks enhance the historic residential character of the streetscape. The designed symmetry of the terrace has been retained.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Former Church of St Andrew	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1218994	 A photograph of a large, historic stone building with a prominent spire, identified as the former church of St Andrew. The building is situated on a grassy area with a road and parked cars in the foreground.
Park View & Kirklan	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including window surrounds, roof finials and chimney stacks enhance the historic residential character of the streetscape. The designed symmetry of the terrace has been retained.	N/A	 A photograph of a two-story historic residential building with a prominent chimney stack and a gabled roof, located on a street corner.
Woodfield Lodge & Laleham	Historic Residential	Positive contributor	Proportions and architectural details including sash windows, mock timber close-studding and chimney stacks enhance the historic residential character of the streetscape. The designed symmetry of the terrace has been retained.	N/A	 A photograph of a two-story historic residential building with a prominent chimney stack and a gabled roof, located on a street corner.
Devoncot	Historic Residential	Positive contributor	Proportions and architectural details including sash windows, exposed historic brickwork and chimney stack enhance the historic residential character of the streetscape.	N/A	 A photograph of a two-story historic residential building with a prominent chimney stack and a gabled roof, located on a street corner.

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Torwood Street					
3-21	Commercial and Civic Core	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1280016	
The Clocktower, No.23	Commercial and Civic Core	Key building of individual heritage interest	This late 19th-century public house has a high degree of architectural integrity, with a traditional shopfront at ground floor level and sash windows lighting the first floor. The building derives a high level of historic and aesthetic interest from surviving architectural details including an intricate moulded frieze over the shopfront, moulded cornices, pilasters, hood moulds, chimney stacks and a central pediment.	N/A	
25	Commercial and Civic Core	Positive contributor	Proportions and architectural details including window surrounds and dentils beneath eaves lend historic interest to the streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
32-34	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and architectural details including slate roof covering with clay ridge tiles lends historic character. Despite oversized fascia, traditional proportions of shopfront to No. 32 enhance the commercial character of Torwood Street.	N/A	
36-38	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and architectural details including decorative mouldings to bow windows and parapet roof lends historic character.	N/A	
35	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and architectural details including projecting cornice over moulded brackets contribute to the historic character of the streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
40	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and architectural details including moulded window surrounds and balustraded parapet contribute to the historic character of the streetscape.	N/A	
42-44	Commercial and Civic Core	Positive contributor	Proportions and sash windows lend historic character. Traditionally styled ground-floor shopfronts contribute to commercial character of streetscape.	N/A	
48-66	Historic Residential	Positive contributor	Proportions and architectural details including moulded brackets below projecting cornices, parapets and sash windows contribute to historic character of streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Trinity Hill					
2-4	Historic Residential	Positive contributor	Proportions, historic hood moulds over entrance doors and chimney stacks contribute to the historic residential character of the streetscape.	N/A	
Trinity Mews (1-15)	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206865	
17-25	Historic Residential	Positive contributor	Proportions and architectural details including ridge tiles and chimney stacks contribute to historic character of streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Vanehill Road					
2, 4 & 6	Historic Residential	Positive contributor	Despite later alterations, the proportions and historic materiality of the buildings as viewed from Vanehill Road enhance the historic character of the streetscape.	N/A	
10	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including limestone dressings, and chimney stacks contribute to the historic residential character of the streetscape.	N/A	
12-18	Historic Residential	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206869	
15	Historic Residential	Positive contributor	Proportions and surviving window/door surrounds contribute to the historic residential character of the streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
20-26	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including limestone dressings, some surviving timber window units, decorative slate tiling to bay windows to Nos. 20 & 26 and substantial chimney stacks contribute to the historic residential character of the streetscape. The designed symmetry of the terrace has been retained and the group is an attractive example of high Victorian development in Torquay.	N/A	
32-46	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including brick dressings and substantial chimney stacks contribute to the historic residential character of the streetscape. The designed symmetry of the terrace has been retained and the group is an attractive example of high Victorian development in Torquay.	N/A	
48	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including brick dressings, slate roof coverings and substantial chimney stacks contribute to the historic residential character of the streetscape. The highly variable roofscape of Nos. 48-56 adds significant visual interest.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
50-52	Historic Residential	Positive contributor	Proportions and architectural details including brick dressings, slate roof coverings and substantial chimney stack contribute to the historic residential character of the streetscape. The highly variable roofscape of Nos. 48-58 adds significant visual interest.	N/A	
54	Historic Residential	Positive contributor	Proportions and architectural details including brick dressings, slate roof coverings and substantial chimney stack contribute to the historic residential character of the streetscape. The highly variable roofscape of Nos. 48-58 adds significant visual interest.	N/A	
58	Historic Residential	Positive contributor	Proportions and architectural details including brick dressings, slate roof coverings and former carriage entrance to rear of plot contribute to the historic residential character of the streetscape. The highly variable roofscape of Nos. 48-58 adds significant visual interest.	N/A	
Vane Towers (Villa Lugano)	Historic Residential	Grade II Listed Building, Local Landmark	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1291576	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
89	Historic Residential	Positive contributor	Proportions and architectural details including hood moulds, brackets below cornice, chimney stacks and sash windows contribute to the historic residential character of the streetscape.	N/A	
70	Historic Residential	Key building of individual heritage interest	Proportions and architectural details including fine joinery to windows and doors, moulded brackets beneath cornice, chimney stacks and sash windows contribute to the historic residential character of the streetscape. The architectural integrity of this property is particularly well preserved, and is enhanced by the survival of historic boundary walls and encaustic tiles leading through the front garden to the entrance door.	N/A	
72	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including large projecting full-height bay windows, slate roof coverings and large chimney stack contribute to the historic residential character of the streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Vaughan Parade					
Prezzo	Torquay Harbour	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206870	
3-15 (includes 3-9 Palk Street)	Torquay Harbour	Grade II Listed Building	N/A	https://historicengland.org.uk/listing/the-list/list-entry/1206871	
Victoria Parade					
1-2	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and architectural details including moulded window surrounds on scrolled corbels, casement windows and segmental pediment to No. 1 lend historic character. Traditional shopfront features to both buildings contribute to historic commercial character of streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Queens Quay	Commercial and Civic Core	Positive contributor	Provides architectural interest as one of several inter-war structures in this part of Torquay, and as a purpose-built hotel, illustrates historic recreational character of the waterfront.	N/A	
4	Commercial and Civic Core	Positive contributor	Historic proportions of upper storeys with surviving sash windows contribute to the historic character of the streetscape.	N/A	
5	Commercial and Civic Core	Positive contributor	Historic proportions of upper storeys contribute to the historic character of the streetscape.	N/A	
6 & 7	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and architectural details including moulded window surround to central first-floor window, brackets below cornice, central pediment, sash windows and brick detailing lend historic character. Traditional shopfront features to both buildings contribute to historic commercial character of streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
8, 8a and 8b	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and sash windows lend historic character. Traditional shopfront features to No.8 contributes to the historic commercial character of the streetscape.	N/A	
9 & 10	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and sash windows contribute to the historic character of the streetscape.	N/A	
11 & 12	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and sash windows contribute to the historic character of the streetscape.	N/A	
13 & 14	Commercial and Civic Core	Positive contributor	Despite loss of historic fenestration to upper storey, the traditionally-styled shopfront contributes to the historic commercial character of the streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
15	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and sash windows contribute to the historic character of the streetscape. Building semi-observed by scaffolding at time of survey.	N/A	
18 & 19	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and surviving architectural details including moulded cornice and pedimented parapet roof contribute to the historic character of the streetscape. Building semi-observed by hoarding at time of survey.	N/A	
20	Commercial and Civic Core	Positive contributor	Proportions of upper storeys contribute to the historic character of the streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
23-25	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and surviving architectural details including moulded window surrounds, pilasters, sash windows, bracketed cornice and balustraded parapet flanked at each end by large urns contribute to the historic character of the streetscape. Traditionally styled shopfront to No. 23 (Lighthouse Cafe Bar at time of survey) lends historic commercial character. Building semi-observed by scaffolding at time of survey.	N/A	
Harbour Point	Commercial and Civic Core	Positive contributor, Local Landmark	Provides architectural interest as one of several inter-war structures in this part of Torquay, and as a purpose-built hotel, illustrates historic recreational character of the waterfront. Architectural integrity of upper storeys is well preserved.	N/A	
28	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and traditional shopfront features contribute to the historic character of the streetscape.	N/A	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
29-30	Commercial and Civic Core	Positive contributor	Proportions of upper storeys and survival of cast-iron railings to first-floor balcony contribute to the historic character of the streetscape.		
Warren Road					
54-60	Historic Residential	Positive contributor	Proportions and sash windows to No. 54 contribute to historic residential character of the streetscape.	N/A	
44-52	Historic Residential	Positive contributor	Proportions, historic boundary treatments and architectural details including sash windows, decorative hood moulds to ground floor windows and moulded string course contribute to historic residential character of the streetscape.	N/A	

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A team of experienced consultants from Purcell jointly contributed to the completion of this Conservation Area Appraisal.

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Date	Issue	Revision	Reviewed	Approved
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