

## **2025 Conservation Area Appraisal Reviews**

### Consultation Summary Report

A review of the feedback received to the Brixham Town, Old Paignton and Torquay Harbour Conservation Area Appraisals Public Consultation

November 2025



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# Part 1

## Executive Summary

Between 17 March and 07 April Torbay Council held a consultation on three new conservation area appraisals for the conservation areas of Brixham Town, Old Paignton and Torquay Harbour in line with the objectives of the adopted Torbay Heritage Strategy (2021-2026).

The appraisals were funded by the National Lottery Heritage Fund through the 'Torbay Heritage Place' programme to support the protection and celebration of heritage and culture across the bay over a 10-year period.

Councils are required to undertake and publish assessments of conservation areas, known as appraisals, from time to time and consult with the public on the proposed changes.

Conservation Areas are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". They're designed to help protect the characteristics of a specific area, including their architectural and historic interests, which make them a distinctive and unique place.

The review of the three conservation areas included:

- The updating of the conservation area appraisal for each conservation area
- A review of the boundaries of each conservation area
- The production of a heritage asset audit for each area

Boundary changes were proposed to the Brixham Town and Old Paignton Conservation Areas to account for unmanaged incremental changes which have, over time, diluted the character of an area: or to include areas of architectural and historic interest.

The proposed boundary changes to the Brixham Town Conservation Area were initially consulted on between 12 December 2024 to 16 January 2025. The results of this consultation informed revised proposals which formed the basis for this consultation.

The consultation was promoted with a series of six face to face engagement events (two in Torquay, two in Paignton and two in Brixham), three online surveys, plus paper copies of surveys available at Torquay, Paignton and Brixham Libraries, and at Brixham Town Council offices. It was also promoted via the Torbay Council website, newsletter articles, press release, video and social media.

Around 200 people were spoken to face to face at six engagement events and of these, 40 were at the two Torquay events, 90 at the Paignton events and 66 at the Brixham events but the survey response rate was relatively low compared to previous similar surveys, with a total of 38 survey responses across the three surveys. Though given that the previous Brixham consultation in December 2024 and January 2025 had 460 responses that brings the total number of survey responses up to nearly 500 across the four surveys.

Of the 38 new surveys, 15 surveys were completed on the Old Paignton Conservation Area Appraisal, 15 on the Torquay Harbour Conservation Area Appraisal, and eight on the Brixham Conservation Area Appraisal.

In addition to these, responses were also received from the following organisations:

- Historic England
- Network Rail

- Dartmouth Steam Railway
- Environment Agency
- Devon and Cornwall Police
- Natural England

## SUMMARY OF RESPONSES

### Historic England

- Consider the appraisals are “well researched, thorough and structured in a very legible way. These new studies will form a useful and solid foundation for decision-making in the various Conservation Areas”.
- Consider the sections concerning challenges and opportunities to be a good basis for a future Conservation Management Plan.
- Consider the final decisions on the various boundary alterations to be well justified.

### Network Rail

- Discourage the inclusion of Paignton Station as it is neither nationally nor locally listed. Do not see the value of its inclusion.
- Advocate careful consideration regarding wording relating to the level crossing so as to avoid attracting visitors which would be a health and safety concern.

### Dartmouth Steam Railway

- Do not consider that the steam railway station (Queen’s Park Station) should be included within the Paignton Old Town Conservation Area as it was completely rebuilt 12 years ago, thus has little historic significance.

### Environment Agency

- Consider it would be helpful to include some acknowledgement of the vulnerability of Torquay Harbour’s coastal frontage to allow for “more easy discussion of how protective works and flood or climate change resilience works can be fit for purpose but sensitive to the heritage setting”.

### Devon and Cornwall Police

- No concerns or comments regarding the proposed boundary changes.
- Some concerns raised within the Appraisal documents have also been picked up in recent police conducted Environmental Visual Audits such as maintenance of buildings, maintenance of vegetation and commercial bins stored in the public domain. Supports measures suggested in Appraisal documents to help alleviate some of these concerns.
- Agree that security features such as external lighting and security cameras should be discrete within the CA, but suggest they are “necessary from a designing out crime perspective”.

### Natural England

- “Natural England does not consider that your Conservation Area Reviews pose any likely risk or opportunity in relation to our statutory purpose and so does not wish to comment on this consultation”.

Following the completion of the consultation, the draft documents for all three conservation areas and their associated proposed boundary changes were taken to the meeting of the Local Plan Working Party (LPWP) on 31 July 2025. The documents and the proposed boundary changes were assessed by the members of the LPWP which resulted in the following recommendations:

#### Old Paignton Conservation Area

- Partial inclusion of Cecil Road – to be **included** within the draft proposals
- Partial inclusion of St. Michael’s Road – to be **removed** from the draft proposals
- Inclusion of Hyde Road and Dendy Road – to be **removed** from the draft proposals
- Partial inclusion of Torbay Road and Paignton Station – to be **removed** from the draft proposals
- Exclusion of St. John’s Court – to be **included** within the draft proposals

#### Brixham Town Conservation Area

- Inclusion of Furzeham School - to be **included** within the draft proposals
- Inclusion of North Furzeham Road, Higher Furzeham Road, Bella Vista Road, Queens Road, Alma Road and Holborn Road - to be **included** within the draft proposals
- Partial exclusion of Bolton Street South - to be **included** within the draft proposals
- Partial exclusion of Garlic Rea, Rea House, Elkins Hill South Side - to be **included** within the draft proposals

#### Torquay Harbour Conservation Area

No boundary changes proposed

### PROPOSALS TO READOPT THE APPRAISALS

The responses from the consultation are noted, and it is proposed that all three Conservation Area Appraisals be formally adopted with the new boundaries in line with the recommendations of the Local Plan Working Party.

Further comment on the above recommendations will be detailed within the Recommendation sections of this report.

## Background to the Engagement

Torbay Council recently entered into a new 10-year partnership with the National Lottery Heritage Fund, with Torbay recognised as a 'Heritage Place', with the aim to support heritage within the Bay and to deliver the objectives of the Torbay Heritage Strategy which includes the updating of our existing conservation area appraisals, specifically those related to the Brixham Town, Old Paignton and Torquay Harbour Conservation Areas. Torbay Council have commissioned Purcell to undertake these reviews.

Under Sections 69 & 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries.

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have been evident to a previous assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The following boundary changes to the existing conservation areas were proposed and consulted on:

### Brixham Town:

- Partial inclusion of Furzeham Primary and Nursery School and the adjacent historic railway bridge.
- Inclusion of terraces at North Furzeham Road, Higher Furzeham Road, Bella Vista Road, Queens Road, Alma Road and Holborn Road.
- Exclusion of mostly modern development to the south of Bolton Street.
- Exclusion of interwar terraces on Garlic Rea, Rea House, and modern development on the south side of Elkins Hill.

### Old Paignton:

- Partial inclusion of Cecil Road to include a row of early 20<sup>th</sup>-century houses and the 1931 Catholic Church of the Sacred Heart and Thérèse of the Child Jesus.
- Partial inclusion of St Michael's Road to include 9-19 St Michael's Road and 2 St Michael's Road.
- Inclusion of Hyde Road and Dendy Road
- Partial inclusion of Torbay Road and Paignton Station
- Exclusion of St. John's Court, Princes Street

### Torquay Harbour:

No changes proposed

## Engagement Methodology

The consultation was carried out via a combination of face-to-face engagement events, online and paper surveys.

A total of six events were held at a range of different venues to give people the chance to find out more and have their say on the consultation. During the first week, we held events at Fleet Walk shops in Torquay on Wednesday 19 and Saturday 22 March, at which around 40 local residents were spoken to about the consultation. Then during the second week of the consultation, two events were held at Paignton Library on Tuesday 25 and Friday 28 March and at the Paignton events around 90 people were engaged with. In the final week two events were held in Brixham, the first was at the Scala Hall on Tuesday 1 April which 16 people attended, and the last event was held in Fore Street in Brixham town centre (outside Tesco) on Friday 4 April, with around 50 residents taking part.

There was an online survey using our Civica Involve online survey system and paper copies of the survey were made available, along with a postbox, at a range of locations including Torquay, Paignton and Brixham Libraries, and at Brixham Town Council offices. On the postbox and also on the front of the paper surveys there was also a QR code giving people the option to scan the QR code with their phone to take the online survey.

The online survey was also promoted via our website including our Consultations and News pages, the local press, our social media channels (Facebook, NextDoor, Instagram and LinkedIn) and newsletters including our One Torbay newsletter that goes out to 12020 subscribers and was shared by a number of local partners including Brixham Town Council.

There were 14 posts on Facebook between 17 March and 3 April, generating a total reach of 26,700, with 52 likes, 98 link clicks, 36,449 views, and the posts were shared by other Facebook users 34 times. In addition, the video was viewed 71 times on the Torbay Council YouTube channel.

The consultation was featured in a number of our Govdelivery newsletters including two editions of One Torbay (residents' newsletter) and two editions of our Staff News. These generated a total of 178 unique visits to the consultation page on our website, and the newsletters had 12309 unique opens. One Torbay has 12020 subscribers and Staff News has 1309 subscribers.

In addition to this, individual emails including an explanation of the consultation, an attached copy of the boundary review document and a link to the online survey were sent out on 17 March 2025 to the following consultees:

- Relevant ward members and other elected members of Torbay Council
- Harbour Master
- Statutory Consultees
- Relevant heritage organisations
- SwisCo
- Devon and Cornwall Police
- Torbay Coast and Countryside Trust
- Brixham Town Council
- Brixham Community Partnership

Following the completion of the consultation, the draft documents for all three conservation areas, their associated proposed boundary changes and the results of the public consultation were taken to the meeting of the Local Plan Working Party (LPWP) on 31 July 2025 for assessment.

## Summary of responses received

There were 38 responses across the three surveys, 8 for Brixham Town and 15 each for Paignton Old Town and Torquay Harbour.

Across the three surveys – Torquay, Brixham and Paignton – the first question about themes identified as “key features” where respondents were asked to rank them in order of importance, 13 respondents ranked historical interest as the most important aspect of key features (and seven of these responses were from Paignton). In Brixham, three people ranked Configuration: tightly clustered buildings, alleys and step as the most important aspect of the key features. In Torquay, five people ranked Topography: variety views including sweeping vistas across the harbour, grander streetscapes and more intimate residential lanes – as the most important key feature. Across the three surveys, two responses cited Architecture as the most important key feature.

## Summary of Free Text Responses

In addition to the qualitative survey responses, we included free text boxes for people to add any additional comments to the survey. In total we received 113 free text comments, of which 69 were for the Paignton survey, 33 for the Torquay survey, and 11 for the Brixham survey.

Some common issues raised in the free text section across all three surveys are:

- Anti-social behaviour
- Lack of cleanliness of some streets
- Poor standard of repair to rear elevations of buildings
- Concerns over absentee or unwilling building owners
- Unsympathetic and poor condition of shop fronts

A full review of free text responses can be found in Part 2 (p.21).

## Summary of Partners/Stakeholders Responses

Of the stakeholders who were contacted individually as part of the consultation, formal responses were received from:

- Historic England
- Network Rail
- Dartmouth Steam Railway
- Environment Agency
- Devon and Cornwall Police
- Natural England

These responses demonstrated general support for the appraisal documents, with the exception of Network Rail and Dartmouth Steam Railway who both objected to the inclusion of Paignton Station within the Paignton Old Town Conservation Area.

The draft documents for all three conservation areas and their associated proposed boundary changes were also taken to the meeting of the Local Plan Working Party (LPWP) on 31 July 2025. The documents and the proposed boundary changes were assessed by the members of the LPWP which resulted in the following recommendations:

#### Old Paignton Conservation Area

- Partial inclusion of Cecil Road – to be **included** within the draft proposals
- Partial inclusion of St. Michael’s Road – to be **removed** from the draft proposals
- Inclusion of Hyde Road and Dendy Road – to be **removed** from the draft proposals
- Partial inclusion of Torbay Road and Paignton Station – to be **removed** from the draft proposals
- Exclusion of St. John’s Court – to be **included** within the draft proposals

#### Brixham Town Conservation Area

- Inclusion of Furzeham School - to be **included** within the draft proposals
- Inclusion of North Furzeham Road, Higher Furzeham Road, Bella Vista Road, Queens Road, Alma Road and Holborn Road - to be **included** within the draft proposals
- Partial exclusion of Bolton Street South - to be **included** within the draft proposals
- Partial exclusion of Garlic Rea, Rea House, Elkins Hill South Side - to be **included** within the draft proposals

#### Torquay Harbour Conservation Area

No boundary changes proposed

A full summary of the stakeholder responses is outlined above (p.4/5).

## Recommendations

Following assessment of the consultation responses and the technical recommendations from the commissioned heritage specialist, it is recommended that the following actions be taken:

All three Conservation Area Appraisals to be formally adopted with the following boundary changes:

Brixham Town:

A - Furzeham Primary and Nursery School

*This area includes historic buildings at Furzeham Primary School and the adjacent historic railway bridge. The school complex contains several attractive Victorian buildings which demonstrate the growth of Brixham during the 19th century. The school is also prominent in views from the higher ground to the south of the town.*

*It is therefore recommended that this area be **included** within the Brixham Town Conservation Area.*

B - Terraced properties at North Furzeham Road, Higher Furzeham Road, Bella Vista Road, Alma Road and Holborn Road

*This area includes several late 19th and early 20th-century suburban terraces to the north of the town centre. These terraces are highly characteristic of the wider conservation area, the late Victorian/ Edwardian terrace being the dominant architectural typology within the existing boundary. Together these historic terraces illustrate the expansion of Brixham during the late 19th and early 20th centuries.*

*The area would also include the large L-shaped historic building off Higher Furzeham Road, which is depicted on the 1840 tithe map adjacent to a historic quarry.*

*It is therefore recommended that this area be **included** within the Brixham Town Conservation Area.*

#### C - Development to the south of Bolton Street

*This area includes mostly modern development, which detracts from the historic interest and character of the conservation area and have no historic relationship to it. The small terrace of four houses, which dates from the late 19th or early 20th century, is of limited architectural interest and makes a negligible contribution to the historic character of the streetscape.*

*The conclusions of the specialist heritage assessment were that the area does not have sufficient special architectural or historic interest to warrant inclusion within the Brixham Town Conservation Area. So as not to devalue the concept of conservation through the designation of areas that lack special interest in line with the requirements of Paragraph 204 of the NPPF (2024), the area was proposed to be removed from the conservation area and the boundary amended accordingly.*

*It is therefore recommended, on balance, and taking into consideration the expert professional advice coupled with the consultation responses received that the area be **removed** from the Brixham Town Conservation Area due to its lack of special architectural or historic interest.*

#### D - Terraced properties on Garlic Rea, Rea House and south side of Elkins Hill

*This area includes inter-war terraces on Garlic Rea, Rea House (off Great Rea Road) and the modern residential development at the top of Elkins Hill. The inter-war terraces are of limited architectural interest and have been heavily modified with the addition of large box dormers. As later structures they do not accord with the character of the wider conservation area – which is largely dominated by buildings from the late 18th to the early 20th century.*

*The incline up Great Rea Road away from Garlic Rea and Elkins Hill instates both a geographical and topographical separation between this building and the rest of the conservation area. The architectural interest of the building has been depreciated through the recent addition of a large box dormer.*

*The properties proposed to be excluded on the south side of Elkins Hill are modern buildings of a generally low architectural quality. They detract from the special interest of the conservation area and have no historic relationship with it.*

*The conclusions of the specialist heritage assessment were that the area does not have sufficient special architectural or historic interest to warrant inclusion within the Brixham Town Conservation Area. So as not to devalue the concept of conservation through the designation of areas that lack special interest in line with the requirements of Paragraph 204 of the NPPF (2024), the area was proposed to be removed from the conservation area and the boundary amended accordingly.*

*It is therefore recommended, on balance, and taking into consideration the expert professional advice coupled with the consultation responses received that the area be **removed** from the Brixham Town Conservation Area due to its lack of special architectural or historic interest.*

Old Paignton:

A - Partial inclusion of Cecil Road

*This area includes the remainder end of Cecil Road that was excluded in the previous Conservation Area Appraisal as well as the 1931 Catholic Church of the Sacred Heart and Thérèse of the Child Jesus. Cecil Road is a row of early 20<sup>th</sup>-century houses that display a good survival of historic features and continue the character of the half of Cecil Road that is already included within the Conservation Area. The church and its adjoining 1950s building are constructed in a distinctive Romanesque style with red brick and is considered a landmark in the local area. The church is illustrative of the historic development of a local catholic congregation in Paignton in the 19<sup>th</sup> and 20<sup>th</sup> centuries.*

*It is therefore recommended that this area be **included** within the Old Paignton Conservation Area.*

B – Exclusion of St John’s Court, Princes Street

*St John’s Court is a modern development on the corner of Princes Street opposite the church, and has no measurable degree of historic significance. The site is bounded by a substantial red rubble sandstone boundary wall to the south and east which relate to the retaining masonry walls nearby, and it is proposed that these walls should remain in the Conservation Area.*

*The conclusions of the specialist heritage assessment were that the area does not have sufficient special architectural or historic interest to warrant inclusion within the Brixham Town Conservation Area. So as not to devalue the concept of conservation through the designation of areas that lack special interest in line with the requirements of Paragraph 204 of the NPPF (2024), the area was proposed to be removed from the conservation area and the boundary amended accordingly.*

*It is therefore recommended, on balance, and taking into consideration the expert professional advice coupled with the consultation responses received that the area be **removed** from the Old Paignton Conservation Area due to its lack of special architectural or historic interest.*

Torquay Harbour:

*No changes proposed*

## **Part 2**

### **Consultation responses**

Around 200 residents were spoken to across the six engagement events, however this only resulted in 38 completed surveys, 8 for Brixham Town and 15 each for Paignton Old Town and Torquay Harbour. This is a significantly lower number of responses compared to the initial Brixham boundary change consultation dated 12 December 2024 to 16 January 2025, for which there were 460 responses. This much lower response rate is partly because the original Brixham Town boundary review proposed excluded the Brixham Battery Gardens, Oxen Cove, Northern

Quay and surrounding area from the Conservation Area, a proposal that was very controversial and resulted in a high number of objections. These areas have all been retained in the most recent draft Appraisal, and the low number of surveys completed could be interpreted as being tacit approval of these revisions.

Summary of responses from survey:

*There were 38 responses across the three surveys, though as mentioned above, there were actually 460 responses to the previous Brixham survey in December 2024 and January 2025, so if you add all four surveys together including that earlier one there's nearly 500 responses.*

*Most of the questions were different in each survey but the first question was the same for each survey.*

*Across the three surveys – Torquay, Brixham and Paignton – the first question about themes identified as “key features” where respondents were asked to rank them in order of importance, 13 respondents ranked historical interest as the most important aspect of key features (and seven of these responses were from Paignton). In Brixham, three people ranked Configuration: tightly clustered buildings, alleys and step as the most important aspect of the key features. In Torquay, five people ranked Topography: variety views including sweeping vistas across the harbour, grander streetscapes and more intimate residential lanes – as the most important key feature. Across the three surveys, two responses cited Architecture as the most important key feature.*

## Brixham Town

There were only 8 completed surveys for the Brixham Town Appraisal, although there was a high level of in person engagement at the two Brixham public consultation events.

Most of the respondents were happy with the revisions to the proposed boundary changes that meant the Battery Gardens and Oxen Cove are retained within the Conservation Area.

Some comments received in the survey response are:

- “Glad that Battery Gardens and Oxen Cove have been added back in”
- “I feel that as well as battery Gardens, the headland should also be protected as it contains 2nd ww air raid shelters”
- “Shop facias are poor and not fitting to the town in many instances”
- “Many buildings are poorly maintained especially upper stories, roofs and gutters”
- “The empty properties, particularly shops, are a big problem”

## Old Paignton

There were 15 completed surveys for the Old Paignton Appraisal.

Some comments received in the survey response are:

- “Why hasn't Torbay Council used its powers under the Town & Country Planning Act to make the owners look after these buildings? It has allowed these beautiful buildings to fall into disrepair which has a negative impact on the mental wellbeing of people who live and work in the area”

- “Feel it is really important to look after buildings, rather than let them get to a state where they are in such a bad state that demolition is the only answer. I don't feel the Council are proactive in this area”
- “Important to keep buildings in the conservation area. Buildings on Paignton seafront are not in keeping”
- “Paignton Town Centre must be looked after - many of the roofs have so much foliage growing in gutters that problems of damp will arise and if left, cause deterioration of the buildings”
- “Historical interest requires identification and relevance. Interest boards could be placed strategically. Older locations should be valued and appreciated so relevance is emphasised”
- “It is encouraging to see the proposed extensions of the conservation area, which will be welcomed by residents, visitors and local historians”
- “The appraisal should contain some interesting details on 20th century design and architecture”
- “I welcome this draft appraisal and hope that constructive progress can be made regarding conservation and Paignton's heritage”
- “These character areas contain a wealth of historic interest and value and I am pleased with the proposed extensions to the existing conservation area”
- “Need to keep for future generations. Things should be kept to a good standard”

## Torquay Harbour

There were 15 completed surveys for the Torquay Harbour Appraisal. The Torquay Harbour Conservation Area Appraisal did not include any boundary changes, and responses were generally more concerned with preserving the historic character of the area.

Some comments received in the survey response are:

- “The character of the harbour area, both commercial and residential, should be preserved, when redeveloping buildings. This is done well on Victoria Parade, not so on The Terrace”
- “This historical area is what draws visitors and when further development takes place, the architecture should be in keeping with the 19th and early 20th century buildings that give this part of the town its character. Please don't add more out of character buildings such as the Hilton and Premier Inns”
- “Tidiness and vandalism is an issue”
- “The architecture of our area needs to be retained. In my opinion, all new builds need to blend in with the older buildings - not look like modern interlopers. The character of our Harbour area needs to be retained - it is part of the charm, along with the stone walls and lovely footpaths & ginnels”
- “The restaurants and businesses directly around the harbourside are already in a conservation area yet little has been done to prevent some eye sore shop fronts. There should be strict guidance to stop the tacky and cheap appearance of some of these buildings. In other parts of the world even large multinational companies are forced to comply by toning down their usual use of excessive plastic and gaudy colours”
- “The harbour and the views across the bay are a natural asset and should be promoted. Play to the strengths of the area in the first instance”
- “Non-existent or poor management of vacant buildings; lack of cleanliness of the streets for example Braddons Hill Road West and the lower part of The Terrace”

- “All of these truly are issues, especially the unsympathetic development & the lack of vegetation management. We need the reinstatement of Parks & Gardens. As for the uPVC windows, there must surely be a way of making them look more like wood. We are a sea area, so wood will always rot, but there is surely a 'look-alike' available”

The full table of results is on the next page.

Brixham Town

<p>Question 1. The following themes are identified in the appraisal as key features which make the Brixham Town Conservation Area special. You can rank these in order of importance (with 1 being most important down to 4), if you wish.</p>			
<p>Historical interest: origins as a small fishing port, naval supply role, and rapid growth in the 19th century</p> <p>Four people chose this as their number one priority.</p> <p>Two chose this as their number two priority.</p>	<p>Configuration: tightly clustered buildings, alleys and steps</p> <p>Three people chose this as their number one priority.</p> <p>Four chose this as their number two priority.</p>	<p>Topography: variety of sweeping and glimpsed views</p> <p>Five people chose this as their number three priority.</p> <p>Two chose this as their number four priority.</p>	<p>Architecture: terraced houses from the 18th, 19th and 20th centuries, as well as a variety of other historic buildings</p> <p>Five chose this as their number four priority.</p> <p>One chose this as their number three priority and one chose this as their number two priority.</p>

Question 2. If you wish, you can add further comments regarding the assessment of special interest in the draft Conservation Area Appraisal in the box below. **See summary of the comments in the free text comments section).**

<p>Question 3. Because of its size and the different types of building present, the Appraisal breaks down the Conservation Area into a series of character areas. <b>(Respondents were invited to give additional comments - see summary of the comments in the free text comments section).</b></p>			
Brixham Harbour	The commercial, civic and industrial core	Historic residential areas	The south-west coastal path and Berry Head Road

Question 4. These are the main issues which affect the buildings and spaces in the Brixham Town Conservation Area. If you wish, you can select the ones you agree with and add any others. **(Respondents were invited to give additional comments - see summary of the comments in the freetext comments section).**

Vacant buildings	Ineffective rainwater management	Inappropriate repairs	Lack of vegetation management	Rotting timberwork
uPVC windows	Misproportioned modern shopfronts	Telecomms and other modern equipment	Unsympathetic modern development	

Question 5. The Conservation Area Appraisal encourages the following actions to improve the appearance and condition of the Brixham Town Conservation Area: **(Respondents were invited to give additional comments - see summary of the comments in the free text comments section).**

Regular maintenance should be carried out	Detracting features should be removed and, where necessary, replaced with more sensitive alternatives.	Repairs should be of a good standard.	Replacement windows should be of a sensitive design.
Any future development will need to reflect and respect the special interest of the Conservation Area.	Replacement shopfronts should be in keeping with the character of the individual building and wider streetscape.	Place-making should be well-considered and blend in sensitively with the surrounding area.	

Question 6. The Conservation Area Appraisal provides some guidance regarding: **(Respondents were invited to give additional comments - see summary of the comments in the free text comments section).**

Repairs and replacement	Maintenance	Trees
Public realm works	New development	Sustainability

#### Paignton Old Town

Question 1. The following themes are identified in the appraisal as key features which make the Paignton Old Town Conservation Area special. You can rank these in order of importance (with 1 being most important down to 3), if you wish.

Historical interest: medieval street pattern, extensive 19th/20th-century development and growing popularity as a seaside resort  7 ranked this as number one priority.	Topography and Configuration: self-contained area away from the seafront  2 ranked this as number two priority 5 ranked this as number three priority.	Architecture: wide variety of building types, mostly from the 19th century  5 ranked this as number two priority. 1 ranked this as number three priority.
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Question 2 was additional comments on question 1 (see summary of comments in the section on free text comments).

Question 3. Because of its size and the different types of building present, the Appraisal breaks down the Conservation Area into a series of character areas. Below are the character areas highlighted. Respondents were invited to provide additional comments (see section on free text comments).			
Historic settlement and early 19th-century development	Fisher Street	Late 19th-century town centre	Late 19th-century/early 20th-century inner suburb

Question 4. The following boundary revisions are proposed. You can add any general observations in the response box below, if you wish.	See summary of the comments in the free text comments section.
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Question 5. The following area is proposed to be included in the Old Paignton Conservation Area. You can add any observations in the response box below, if you wish. A Partial inclusion of Cecil Road	See summary of the comments in the free text comments section.
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Question 6. The following area is proposed to be included in the Old Paignton Conservation Area. You can add any observations in the response box below, if you wish. Partial inclusion of St Michaels Road.	See summary of the comments in the free text comments section.
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<p>Question 7. The following area is proposed to be included in the Old Paignton Conservation Area. You can add any observations in the response box below, if you wish. Hyde Road and Dendy Road</p>	<p>See summary of the comments in the free text comments section.</p>
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<p>Question 8. The following area is proposed to be included in the Old Paignton Conservation Area. You can add any observations in the response box below, if you wish. Partial inclusion of Torbay Road and Paignton Station</p>	<p>See summary of the comments in the free text comments section.</p>
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<p>Question 9. The following area is proposed to be excluded from the Paignton Old Town Conservation Area Appraisal - St John's Court, Princes Street</p>	<p>See summary of the comments in the free text comments section.</p>
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Question 10. These are the main issues which affect the buildings and spaces in the Paignton Old Town Conservation Area. If you wish, you can select the ones you agree with and add any others. **See summary of the comments in the free text comments section.**

Ineffective rainwater management	Inappropriate repairs	Lack of vegetation management	Rotting timberwork	uPVC windows
Misproportioned modern shopfronts	Telecomms and other modern equipment	Unsympathetic modern development	Vacant buildings	Loss of front gardens and boundary walls

Question 11. The Conservation Area Appraisal encourages the following actions to improve the appearance and condition of the Paignton Old Town Conservation Area (**respondents were invited to add additional comments/issues as well - see summary of the comments in the free text comments section**).

Regular maintenance should be carried out.	Detracting features should be removed and, where necessary,	Repairs should be of a good standard.	Replacement windows should be of a sensitive design.
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	replaced with more sensitive alternatives.		
Any future development will need to reflect and respect the special interest of the Conservation Area.	Replacement shopfronts should be in keeping with the character of the individual building and wider streetscape.	Place-making should be well-considered and blend in sensitively with the surrounding area.	

Question 12. The Conservation Area Appraisal provides some guidance regarding the following ( <b>Respondents were invited to give additional comments - see summary of the comments in the free text comments section</b> ).			
Repairs and replacement	Maintenance	Trees	
Public realm works	New development	Sustainability	

Torquay Harbour

Question 1. The following themes are identified in the appraisal as key features which make the Torquay Harbour Conservation Area special. You can rank these in order of importance (with 1 being most important down to 4), if you wish.			
<p>Historical interest: growth from a fishing port into a resort town in the 18th and 19th centuries, and association with Agatha Christie.</p> <p>Two chose this as their number one priority. Four chose this as their number two priority.</p>	<p>Configuration: layers of development set within the cliffs and valley slopes, with steep steps and lanes.</p> <p>Three chose this as their number three priority.</p>	<p>Topography: variety views including sweeping vistas across the harbour, grander streetscapes and more intimate residential lanes.</p> <p>Five chose this as their number one priority. Two chose this as their number four priority.</p>	<p>Architecture: variety of buildings types from the 19th and 20th centuries which show the town's transition into a resort.</p> <p>One chose this as their number one priority. Two chose this as their number two priority.</p>

Question 2. If you wish, you can add further comments regarding the assessment of special interest in the draft Conservation Area Appraisal in the box below. **See summary of the comments in the free text comments section.**

Question 3. Because of its size and the different types of building present, the Appraisal breaks down the Conservation Area into a series of character areas. **(Respondents were invited to give additional comments - see summary of the comments in the free text comments section).**

The Harbour	The commercial, civic and industrial core	Historic residential areas
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Question 4. These are the main issues which affect the buildings and spaces in the Torquay Harbour Conservation Area. If you wish, you can select the ones you agree with and add any others. **(Respondents were invited to give additional comments - see summary of the comments in the free text comments section).**

Vacant buildings	Ineffective rainwater management	Inappropriate repairs	Lack of vegetation management	Rotting timberwork
uPVC windows	Misproportioned modern shopfronts	Telecomms and other modern equipment	Unsympathetic modern development	Poor standard of repair to rear elevations

Question 5. The Conservation Area Appraisal encourages the following actions to improve the appearance and condition of the Torquay Harbour Conservation Area: **(Respondents were invited to give additional comments - see summary of the comments in the free text comments section).**

Regular maintenance should be carried out.	Detracting features should be removed and, where necessary, replaced with more sensitive alternatives.	Repairs should be of a good standard.	Replacement windows should be of a sensitive design.
Any future development will need to reflect and respect the special interest of the Conservation Area.	Replacement shopfronts should be in keeping with the character of the individual building and wider streetscape.	Place-making should be well-considered and blend in sensitively with the surrounding area.	

Question 6. The Conservation Area Appraisal provides some guidance regarding: **(Respondents were invited to give additional comments - see summary of the comments in the free text comments section).**

Repairs and replacement	Maintenance	Trees
Public realm works	New development	Sustainability

## Response to Free Text Questions and Boxes

In addition to the qualitative survey responses, we included free text boxes for people to add any additional comments to the survey. In total we received 113 free text comments, of which 69 were for the Paignton survey, 33 for the Torquay survey, and 11 for the Brixham survey.

### Brixham Town

On the Brixham free text comments there were two stating that they were pleased the Battery Gardens was included in the revised Conservation Area Appraisal. One of these also thought the inclusions should go further – “I feel that as well as battery Gardens, the headland should also be protected as it contains Second World War air raid shelters.”

As stated earlier, on the previous Brixham survey in December 2024/January 2025, there were 404 comments just in opposition to the proposal to exclude Battery Gardens from the conservation area. So the fact there were less responses and less comments this time around suggest that people are happier with the revised proposals.

There were also two comments in relation to shop fronts, for example “Shop facias are poor and not fitting to the town in many instances.

### Old Paignton

With 69 comments, the Paignton survey received the largest number of free text comments of the three surveys, though the Paignton survey was longer than the other two with more areas of inclusion and exclusion so this is possibly why there were more comments.

On the question about key features, four of the nine comments related to the need to protect buildings and one outlined the need to work with owners of historic buildings. An example comment is:

“Why hasn't Torbay Council used its powers under the Town & Country Planning Act to make the owners look after these buildings?”

Another comment related to the need to identify historic buildings and improve information about them, for example:

“Historical interest requires identification and relevance. Interest boards could be placed strategically.”

On the question about character areas, there were seven freetext comments, many of which were in agreement, for example “I am pleased with the proposed extensions to the existing conservation area.”

There were ten comments on the question relating to the proposed partial inclusion of Cecil Road. Six of these were positive about the inclusion, particularly around the inclusion of the Church of Sacred Heart and St Theresa of the Child Jesus – comments included “Cecil Road Church a good addition.”

On the question around partial inclusion of St Michael's Road, there were seven comments, four of which were positive about the inclusion.

There were nine comments on the question on partial inclusion of Hyde Road and Dendy Road, and seven of the comments were positive.

It should be noted that across all the comments there was some cynicism as to whether these areas will actually be looked after so there is clearly a need for further engagement with residents, visitors and other stakeholders around this heritage project. An example comment is: “Again - unless you are going to actually look after the conservation area what is the point?”

The question on Torbay Road and Paignton Station received seven comments, six comments were in agreement though two comments were concerned that Station Square as it is “needs attention.”

The proposal to exclude St John’s Court on Princess Street attracted six free text comments. Most were broadly supportive but it was noted that we “should keep as much as possible in the conservation area.”

The question on any additional comments received seven comments. Again it was suggested that the Council needs to do more with owners of historic buildings. An example comment was: “Why does the council not speak to the owners/landlords of the listed buildings?”

Another comment was “Advice for landlords would be good” so this is something that would also need to be taken into account.

### Torquay Harbour

There were 33 comments in total on the Torquay Harbour survey but the comments were mixed so there was not an obvious overarching theme. On the question about key features, there were three comments about the Victorian and Edwardian architecture and the need to preserve it.

On the question about character areas, there were three comments about the Harbour area – one of which related to the need to develop the Living Coasts site.

On the question about the main issues affecting conservation areas in Torquay, in addition to the other issues listed, respondents were given the opportunity to list any others – examples of additional issues included:

- Anti-social behaviour
- Lack of cleanliness of some streets
- Poor standard of repair to rear elevations of buildings

On the question around additional observations, there were a mixture of opinions, from the need to “work with property owners to accomplish change without enforcement”, to asking the council to look after bins, trees and lighting in line with the heritage of the area, and a comment that the shopping area was “a real let down for a stunning place.”

### Demographics of Who Took Part

Which of the following options best describes how you think of your gender identity? Tick one only

There were 36 responses to this question.

Female	Male	In another way	Prefer not to say
14	15	0	7

Which of the following age groups applies to you? Tick one only

There were 36 responses to this question.

0-15	16-24	25-34	35-44	45-54	55-64	65-74	75 plus
0	0	2	3	8	12	8	2

Which of the following best describes your ethnic background? Tick one only

There were 34 responses to this question.

White	Mixed ethnicity	Asian or Asian British	Black or British	Chinese	Other ethnic group
30	3	0	1	0	0

Employment Status - Tick one only

33 responses to this question.

Working full-time in Torbay	Working full-time elsewhere in Devon	Working part-time elsewhere in Devon	Self-employed – full - or part-time	Student	Looking after Family/Home
8	1	4	2	0	1
Temporary Sick	Long-Term Sick	Retired	Unemployed	Other	
0	1	11	0	5	

Do you consider yourself to be disabled in any way? Tick one only

There were 35 responses to this question.

Yes	No
5	28

If you answered "Yes", please tell us how it affects you. Tick as many as apply

There were answers to this question.

It affects my mobility	It affects my vision	It affects my hearing	It affects me in another way
5	0	0	0