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# Abbey Road

## Conservation Area

### *Character Appraisal*

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# ABBEY ROAD

## CONSERVATION AREA

### CHARACTER APPRAISAL

**Revised**

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TORBAY COUNCIL

## CONTENTS

|    | PAGE   |    |
|----|--|----|
| 1  | Location and Essential Characteristics         | 2  |
| 2  | Historic Environment, Origins and Development  | 2  |
| 3  | Character Areas                                | 4  |
|    | 3.2 <i>Abbey Road North</i>                    |    |
|    | 3.3 <i>Tor Hill Road Shopping Area</i>         |    |
|    | 3.4 <i>Abbey Road South</i>                    |    |
|    | 3.5 <i>Warren Road</i>                         |    |
|    | 3.6 <i>Melville Street/Warren Hill</i>         |    |
| 4  | Architectural and Historic Qualities           | 5  |
|    | 4.1 Listed and Other Key Buildings             | 5  |
|    | 4.2 Building Form and Ornament                 | 10 |
|    | 4.3 Use of Materials                           | 11 |
|    | 4.4 Condition of Buildings                     | 12 |
| 5  | Character and Relationship of Spaces           | 12 |
| 6  | Green Landscape and Trees                      | 13 |
| 7  | The Setting and Features of Special Importance | 13 |
| 8  | Extent of Loss, Damage and Intrusion           | 14 |
| 9  | Summary  | 15 |
| 10 | Conservation Area Policies                     | 16 |
|    | Bibliography and References                    | 18 |

## PHOTOGRAPHS

### EARLY EDITION ORDNANCE SURVEY 1: 2500 MAPS (not to scale)

- Ordnance Survey County Series First Edition surveyed 1861
- Ordnance Survey County Series Second Edition surveyed 1904
- Ordnance Survey County Series Third Edition surveyed 1933

### APPRAISAL MAPS

- Map One: Historic Buildings
- Map Two: Age of Buildings
- Map Three: Building Materials – Roofs
- Map Four: Building Materials – Walls
- Map Five: Important Features

## 1 LOCATION AND ESSENTIAL CHARACTERISTICS

- 1.1 The Abbey Road conservation area is one of the group of ten interlocking Torquay conservation areas. It is surrounded on all but one side by other conservation areas of the group: Torquay Harbour to the south and southeast; Belgravia to the west; and Tormohun, and Upton conservation areas on the north side. Along its north eastern edge the conservation area boundary runs along the topographical dividing line where the slopes of Waldon Hill reach the Fleet Valley bottom behind Lower Union Lane, and the old Town Hall on Union Street. Abbey Road is less homogeneous than its surrounding areas, displaying characteristics of each them at the specific interfaces; it is predominantly a 19<sup>th</sup> century inner suburb and containing a mix of shops, offices and residential uses with a group of large hotels in and around Tor Church Road.
- 1.2 The topography changes dramatically from the higher ground in the north with gentle slopes that continue to rise into Tormohun, and which have south-facing views, to the craggy north eastern slopes of Waldon Hill which dominate the southern part of the conservation area. Here the steep slopes between the top of Waldon Hill (Belgravia conservation area) and Fleet Street provide dramatic outward views across the town centre to the rugged outcrops of Furze and Stentiford Hills, and more generally towards the hills above Torwood to the east and to the harbour from this most southerly part of the conservation area.

## 2 HISTORIC ENVIRONMENT, ORIGINS AND DEVELOPMENT

- 2.1 Torquay derives its name initially from *Torre*, Old English *Torr*, a rocky hill. This hill and the historic settlement of Torre, later known as Tormohun, was located around the parish church of St Saviour/St Andrew (Tormohun Conservation Area) less than 200m north of the Abbey Road area boundary. The pre-Conquest manor of Torre is first recorded in 1086 in Domesday Book as one of the 11 Devonshire manors bestowed upon William the Usher as its tenant-in-chief – as was the neighbouring manor of Ilsham. Domesday totals the adult male population to be 32, from which a total population of perhaps 100-120 might be estimated, but there is no evidence from this period of any settlement in the Waldon Hill/Abbey Road area. The closest known outside the manorial and parish centre was the mill established on the Flete river (in the vicinity of 15-17 Union Street) by the end of the 13<sup>th</sup> century, with the mill pool around Pimlico – both sites are just outside and to the north of the conservation area. Torquay forms such as *Torrekey* are present by the sixteenth century at the latest, but Torquay only becomes the official name of the town in 1850 by which time the settlement around the harbour has far outgrown the historic village.
- 2.2 All the land within the conservation area was part of the manor of Torre; its overlord William Brewer, established Torre Abbey in 1196 as a Premonstratensian house, granting part of this land to the new abbey. In 1370 the canons acquired the remaining manorial lands from the Mohuns and held them until the dissolution in 1539. By 1553 the Ridgeway family had acquired all the former abbey's lands, not held in demesne, of the secular manor of Torre, and in 1598 the Abbey and its demesne itself. In 1649 the Ridgeway heirs sold off the Abbey domain including

Waldon Hill and all lands west of the Flete brook to John Stowell of Bovey Tracey; he in turn sold the estate to the Cary family (late of Cockington) in 1662 with whom it remained until their piecemeal assignments in the 19<sup>th</sup> century led to the final sale of the Abbey and its precincts in 1930.

- 2.3 Benjamin Donn's 1765 map of Devonshire shows *Tor Quay* as a scatter of cottages around the harbour inlet with *Tor Mohun* as a quite separate village to the west with no settlement in between. However both Rock Walk and the track which became Abbey Road were in use at this time; both linking Torre and Torre Abbey with the harbour, the one around the cliff edge (there being no Torbay Road here until 1840-2), the other above the boggy meadow land next to the Flete. The Carys began development around *Tor Quay* in the late 18<sup>th</sup> century with the building of a terrace where 1-9 Cary Parade is located today; Searle's Terrace on the New Quay has long since disappeared but its relict is preserved in the shape of the curtilage of the modern block hard up against Rock Walk steps. This is the beginning of Torquay as a fashionable watering place, following the examples of Teignmouth and Sidmouth in the 1760s. The French wars which occupied all but 2 years between 1793-1815 necessitated the rebuilding of the harbour and promoted rather than hindered the growth of the resort.
- 2.4 A hand-drawn map of 1808 entitled *The manor of Torabbey in the Parish of Tormoham, Devon, The Property of Geo Cary Esq*, prepared for land exchanges with the Palk estates east of the Flete Brook, clearly shows Cary Parade, Swan, George and Fleet Streets (the latter High Street until 1823) and parts of Pimlico laid out and built up. Abbey Road is also clearly shown running north west from the top end of the built-up streets; it provided a more direct access to Torre Abbey from the harbour than is apparent today. Rock Walk can also be seen linking with Sand Row (Belgravia Road) and the Abbey lands. The pecked lines of a scheme for Warren Road, St Luke's Road North and Melville Street are shown but they differ somewhat from the layout of those streets today.
- 2.5 The Carys who had begun the development of the town at the harbour had also leased out villa plots on Braddon's Hill during the 1820s and one, Rock House now Delmonte, on Waldon Hill, however during H G Cary's tenure of the estate 1828-1840 development all but stopped. His heir L S S Cary was a minor on his accession, not attaining his majority until 1849, although some development was undertaken by his trustees in the 1840s: Warren Road was begun and the villas plots circling it began to be leased out – the first two at the hairpin bend above Rock House (in the Belgravia conservation area). In 1851 the 'circle' of Warren Road was completed when it was extended westwards from the villa of Bay Fort, now Bay Fort Mansions to Shedden Hill Road.
- 2.6 In 1841 a *Plan of Torquay and Environs* was published by the surveyor John Wood of Exeter. This shows some terrace development on Abbey Road between the new Warren Road junction with Abbey Road, and the Abbey Road and Union Street junction. The beginnings of building on what will become Rock Road are evident but these developments are accessed by lanes leading up from the west side of Swan Street; the cut for Melville Street is present as are the terraces to its east 6-20 Abbey

Road. The development in the Warren Hill/Melville Street area with all its eccentricities dates from the mid-1840s.

- 2.7 The first edition OS county series map surveyed at 1:2500 in 1861 shows a number of ecclesiastical and educational establishments present at this date: two chapels, an Independent (later Congregational) one, just north of the junction of Abbey and Rock Roads built 1846; and a Methodist one less than 60m further on, down Rock Road with a Sunday school attached to its south side – opposite a brewery! The apartment block Tor Haven occupies the site of the former, the latter has remained a cleared site since its demolition. In Warren Road a Christian Brethren Chapel was built in 1852 and a Friends' Meeting House in 1854. The Roman Catholic Chapel on Warren Road, now the enlarged Church of the Assumption, and its attached school was built at the end of the decade following the gift of land from the Carys (old Catholics and formerly recusants) in 1853. These with the British School which opened in 1853 and survives as Abbey Hall, are indicative of the growth of a large and diverse population of various confessions in these areas during the mid-Victorian period.
- 2.8 What the 1861 OS survey shows is that almost all the Abbey Road conservation area had been developed by this date; overwhelmingly with terrace housing. Housing moreover whose function was to provide accommodation for the trades people and workers needed to service the wealthier residents of the more affluent suburbs, such as the Lincombes and Belgravia. The development of Abbey Road is paralleled by similar sorts of housing in Ellacombe across the Flete valley. Typologically and topographically there is a clear differentiation between it and the villas of Belgravia to the west which run up to the crown of Waldon Hill. The only area of Abbey Road which was undeveloped at this date were the villa plots which lay between St Luke's Road and Tor Church Road. Only two sites and part of another uncompleted: the villa Balmoral, now the Waverley Hotel; one semi-detached pair, Kenton and 86 Abbey Road; and one half of an uncompleted semi-detached pair, now subsumed into the Templestowe Hotel are present. By 1904 all the plots had been built upon.

### **3 CHARACTER AREAS**

- 3.1 Within the Conservation Area the historic built environment is entirely a product of the 19<sup>th</sup> century, either alongside an earlier road pattern determined by the natural topography, or of later 19<sup>th</sup> century planned design; it includes a number of sub-areas characterised by function: either commercial or residential. Five such sub-areas can be identified. These are indicated on Map One and are summarised as follows:
- 3.2 (1) *Abbey Road North*  
An area of early-mid 19<sup>th</sup> century houses, including Portland Terrace (which is also akin to the terrace types of areas 2 and 3), mid-19<sup>th</sup> century villas, and later-19<sup>th</sup> century hotels.
- 3.3 (2) *Tor Hill Road Shopping Area*  
A small area of mainly secondary shopping frontages, adapted from former mid-late 19<sup>th</sup> century terraced houses. To the rear is recent housing and private car parking.

- 3.4 (3) *Abbey Road South*  
Here the sub-area is predominantly mid-late 19<sup>th</sup> century terraced housing with a commercial mix on its north side. There are several listed buildings, including the Roman Catholic Church and the Old Town Hall. There are also a number of mid-late 20<sup>th</sup> century office (one ‘ludicrous’), commercial and housing developments.
- 3.5 (4) *Warren Road*  
The character is given by the continuous late 19<sup>th</sup> century terrace stretching down the slope on the west and south sides of the road, with some more mixed mid-late 19<sup>th</sup> century houses facing on the north and east side. At the north end closing the view is a massive and dominant 1960s office block, intensely brutalist and utterly unsympathetic to the 19<sup>th</sup> century townscape.
- 3.6 (5) *Melville Street/Warren Hill*  
Here a good mix of residential buildings – most listed – are situated in a potentially quiet and attractive enclave of the townscape, which dates from the first half of the 19<sup>th</sup> century. The buildings are in the area of the most dramatic topography, of curving street alignments and steep slopes, even half a square as the levels drop between Warren and Abbey Roads. The area provides the greatest scope for regeneration and enhancement of the historic built environment; many of the properties being sub-divided and run down.

## 4 ARCHITECTURAL AND HISTORIC QUALITIES

### 4.1 LISTED & OTHER KEY BUILDINGS

The conservation area has 24 statutorily listed entries covering some 44 mainly residential properties, walls and an early public telephone kiosk. The buildings statutorily listed are denoted in bold, all are listed grade II; additionally there are also many buildings and features not included in the statutory list that have qualities worthy of note and greatly contribute to the character of the conservation area.

#### 4.1.1 (1) *Abbey Road North*

The semi-detached pair **131-133 Abbey Road** are situated at the corner with Tor Hill Road, but firmly turn their sides to the latter. They make up, with only a set back in the frontage, the end of **Portland Terrace, 115-129 Abbey Road** a good block of eight. All ten house are of three storeys with basements and date from the 1840s; the semi-detached pair were the earliest built and are shown in isolation on Wood’s 1841 *Plan of Torquay and Environs*. The eight clear terraces have a two-bay front divided by pilasters rising from a first-floor plat band, with a second-floor sill band and an eaves band above. The round-headed entrances have plain fanlights above four-panelled doors set in entries with rusticated and vermiculated quoins described in the listing as of the *Exeter Southernhay type*. The original sash windows have narrow glazing bars and at first floor level floating cornices are carried on consoles; there are also balconies at this level of two different designs. **Nos 131-133** have a four-bay front with one bay entrance blocks which rise to two storeys under eaves brackets. The bays are recessed between pilasters, and also have platbands; similarly the sash windows and glazing patterns follow that of the other eight terraces; the first floor



windows having cast iron balconies. On the north side, at the crossroads is located a cast iron **K6 telephone kiosk**, Sir Giles Gilbert Scott's celebrated 1935 design.

4.1.2 At the northern end of Abbey Road, several large blocks are built on a curving alignment at the junction with Tor Church Road. These are now mainly occupied as hotels, but they began life in the 1870s-80s as paired villas. The Seascape and Templestowe retain some original detail, most notably sash windows with horizontal glazing bars. The Torquay Casino of ten bays has four projecting Doric porches supported on triple square-section columns, is the least altered. Two further pairs also of ten bays have similar porches but with smaller cornices. These four are now converted into the 39 separate flats of Croft Court.

4.1.3 Between Croft Hill and St Luke's Road a number of detached villas were built either side of Abbey Road between 1860-70, in addition to the earlier semi-detached pair of Kenton and 86 Abbey Road. Several relatively unaltered examples survive, the better ones on the south side, although most have some later additions and replacement doors and windows.

4.1.4 (2) *Tor Hill Road Shopping Area*

At the corner of Tor Hill Road and Union Street, facing the former Carnegie Library building of the Town Hall across Castle Circus, is situated **2 Tor Hill Road**, a stuccoed house and shop of c.1840, with a slate gabled roof and plastered stacks with moulded cornices. The shop has a 3-window front and a half-glazed door on the corner with a deep overlight and glazed panels to either side. The sash windows are of both 19<sup>th</sup> and 20<sup>th</sup> types. Historic interest also derives from its survival as a chemists shop from the 19<sup>th</sup> century. Elsewhere on the south side of Tor Hill Road the former terraced housing dates from the 1850s and retains some good original frontage detail; however this is largely obscured behind later shop units built on what would formerly have been their front gardens.

4.1.5 (3) *Abbey Road South*

In Abbey Road, the Roman Catholic complex of church, school and presbytery is visually dominant. The **Church of the Assumption** was, built in a Decorated style by Joseph Hansom, one of the most prolific 19<sup>th</sup> century church architects of Devon. Traditionally the chancel, nave, north aisle and west turret are dated to 1853, although this is actually the date the land was donated by the Carys, while the south aisle and Lady Chapel followed in 1858. However map evidence suggests otherwise, neither the lady chapel nor aisles are present on the OS 1:500 detailed town plan, surveyed in 1861, nor indeed is Hansom's **Presbytery, 76 Abbey Road**, which has been dated to 1857. However the **School** whose foundation stone is dated 1857 is complete and present by 1861. It would appear that Hansom's scheme was designed as a unit, fully drawn in the late 1850s but the completion of the building works continued into the 1860s. The whole group is built of local grey limestone rubble, freestone dressings and slate roofs; the church has a bellcote instead of a tower. This low profile is in contrast to the soaring spire of his Church of Our Lady, St Marychurch. On the Warren Road side the complex is now dominated by the low concrete brutalism of Cotswolds House (4.1.13). To the west on the junction with St Luke's Road is Matlock Terrace, a group of three in a Tudor Gothick, set back from



the road; it echoes The Castle across the valley (Upton conservation area), but similarly has suffered from some changes to openings, and conversion to flats.

- 4.1.6 With the exception of 20<sup>th</sup>-century intrusions: Commerce House, indifferent; and Roebuck House, whose 6 storeys replace the 1840 Myrtle Cottage (*ludicrous* Pevsner); much of the 19<sup>th</sup> century townscape in Abbey Road, where houses are small, and a mix of detached, semi-detached and terraced remains, is highly attractive. Some original sash windows with narrow glazing bars and panelled doors survive, but many have been unfortunately replaced. Nevertheless, the rendered frontages, set behind enclosed front gardens, above low retaining walls with steps, provides a good vista leading towards the town centre with Braddons Hill forming a backdrop beyond. Somehow, despite the sheer bulk of Roebuck House which adjoins the 1850s villa, 76 Abbey Road remains an attractive building, with its original fenestration, including marginal glazing bars to a ground floor French window and its verandah on two sides.
- 4.1.7 **70-72 Abbey Road** is a semi-detached rendered pair of 1850s under a slate roof. The 2-storey 2-bayed front has ground-floor French windows with sashes above, but the verandah is a replacement. 66 Abbey Road also retains a similar pattern with marginal glazing bars to both the overlight and inner door; the ground floor hoods are carried on moulded brackets.
- 4.1.8 Down the slope **50 & 52 Abbey Road** are adjoining terraced houses, the best preserved of the original 6 dating from c.1840; plastered under slate roofs they have asymmetric two-bay frontages. **No. 50** preserves its six-panel front door and segmental-headed fanlight, and a French window with margin panes and an overlight. A verandah across the ground floor has geometric trellis uprights and a tented roof.
- 4.1.9 Similarly on the north side of the road a good proportion of first floor sash windows with narrow glazing bars survive also, some with Venetian shutters. **85 Abbey Road** is a 3-storeyed detached house of the 1850s, formerly Hartford Cottage, built in the typical Torquay Italianate style of stucco under a slate roof. The front has a pedimented gable with a moulded cornice; the 2-bay design is divided by pilasters with platbands between the floors and sash windows with narrow glazing bars. A verandah to the front and right-hand side is supported on iron columns with trellis panels. This and other houses here have at their back the massive block of the Union Lane multi-storey car park, blocking their view of Union Street and across the Fleet valley to Ellacombe. The mid-1970s block of Commerce House replaced the 1850s Albert Cottage and the semi-detached Monckton Villas.
- 4.1.10 There are also a few traditional shop front survivals, possibly late-19<sup>th</sup> century, with ornate fenestration. Of particular note 73-75 Abbey Road are two-storey with an additional floor in the twin end gables; No. 71 is three-storey with three semi-circular arched openings with a keyblock on the ground floor; the entrance to the left, the two sash windows with horizontal glazing bars. The first floor has moulded architraves with hood moulds, the central one pedimented, and there is again a second floor within the gable. The west elevation (facing northwest) is unrendered to the eaves. No. 51 has unusual moulded architraves. **31 Abbey Road** is now the **Town House Public House**; this has been dated to the late 1850s but appears on

map evidence to be part of Halston terrace, a group of eleven present by 1841. It preserves an asymmetric two-bay front with a large Doric porch with an entablature to the right and a segmental-headed window to the bar with moulded architraves to the left. A statue on a plinth springing from the front roof pitch reflects its former name *The Falcon*.

4.1.11 The **Old Town Hall** stands in a very prominent position, at the apex of land behind the junction of Abbey Road and Union Street, with the steep rise of the former contrasting with the flat valley side of the latter. In 1850 Torquay's then municipal administration dissolved itself and after election re-established itself as the Torquay Board of Health. One of their first acts was the erection of a Town Hall combined with a police station; this was located on the site of the old Watch House and opened in 1851. The building was designed by Dixon, the new surveyor in an Italianate style using coursed local grey limestone with rock-faced quoins and Bath stone dressings. Its three-stage Italianate tower with pronounced moulded projecting eaves on stone brackets, is one of the earliest examples in Torquay; the later clock is framed in stone, its most prominent elevation faces down Fleet Street. A fine example of design, adapting its function to the different levels front and back, its come-down is sad: both ground floor levels are occupied by Fat Catz a café with a unfastidious approach to advertising; an electricity sub-station; and public toilets for both sexes.

4.1.12 Close by in Rock Road is **Abbey Hall** which was built as the British School for Boys and Girls in 1853 by the non-conformists who had established an independent chapel, later becoming congregational, adjacent to the north in 1847. This building, in the Byzantine style, was demolished prior to the erection in 1988 of the Tor Haven flats. **Abbey Hall** is in the Italianate style of local grey limestone under slate; it includes hammered dressings and is interspersed with Bath stone ashlar. It is attributed to Edward Appleton, a noteworthy Torquay architect. There are round-headed openings, and in the upper storey, these are paired. The original sash windows with their margin panes and radial glazing bars survive.

4.1.13 (4) *Warren Road*

The long, inclined, and slightly curving 1880s terrace on the south side of Warren Road has strong design elements, such as recessed entrance doors with plain overlights, and (originally) tri-partite sash windows with horizontal glazing bars, and panelled doors. While only a few examples of the latter survive, most retain their twin-bracketed eaves, first-floor sill bands and ground-floor corniced hoods carried on moulded brackets above all openings. The solid vernacular and the distinctiveness of the terraces adds great value to a sub-area largely devoid of buildings listed for their individual interest. The sum of the parts is very much more than the single element, making them key buildings in the conservation area. Their group value is further magnified by their siting below the quarried cliff face of Waldron Hill and the villas of St Luke's Road North high above, and in the differential painting of hoods, sill bands and eaves brackets. At 3 Warren Road the 1852 Christian Brethren Chapel survives as an Auctioneers Hall and warehouse. At the junction of Abbey Road the brutal 1960s concrete of Cotswolds House replaced an elegant 1840s villa of the same name and prevents the view of the Roman Catholic Church (4.1.5)

4.1.14 On the north side of Warren Road the ground drops steeply towards Abbey Road; there is less land available for housing with the rear gardens of the Abbey Road terraces extending to the Warren Road frontage. The earliest are 8 Warren Road contains the remnants of Waldron House built here in isolation by 1841 but is now much altered with extensions to both sides and the rear, and **6 Warren Road** the only listed building in this sub-area which dates from the 1850s. This is quite unlike the other houses in the street, it has no rear curtilage, and its front is set directly onto the street. Like most of its period it is stuccoed, which is here blocked out; the 3 bayed, 2-storey front has a central recessed entrance bay; the round-headed doorway contains a 4-panel door with an elegant fanlight of spider's web glazing bars; sash windows survive at both floor levels. The garden lies to the east and is enclosed by cast iron railings with spear finials. Six semi-detached villas of the 1850s lie to the east: four in a group east of No. 8 and two beyond Warren Hill above Rock Road; most have lost their frontage detail, and the previously listed pair of Nos. 22-24 were delisted in 1998.

4.1.15 (5) *Melville Street/Warren Hill*

The 1808 Cary estate map (2.4) clearly shows Swan Street running up into Abbey Road with buildings on its east side; and the precursors of Rock Road, Melville Street and Warren Hill as track lines linking with another track line around Waldon Hill which will later become Warren Road. However there are no buildings shown along any of these at that date. By the time of Wood's 1841 plan of Torquay only one building appears in this sub-area. This may be the Coburg Arms built by William Coysh whose lease date is recorded as 1832, though neither building, nor lease date can be definitively identified. Otherwise the surviving lease dates all point to concerted development in the mid-1840s. This area now contains the greatest concentration of listed and other buildings.

4.1.16 Most impressive are **1-8 Warren Hill**, a terrace of eight houses dated from their leases to 1847 which ascend the hill in a slight crescent. This group is stuccoed and blocked out, originally of 2-storeys beneath slate roofs; each house is one room wide and has a two-bay front; each house pair has their doors to the centre, each front doors with an overlight. Several have ground floor shallow-bow sash windows of 12 panes and first-floor 12-pane sashes of the usual type. **Nos 5 & 6** are probably the best surviving pair but otherwise have replacement doors with plain overlights. Several others also have replacement late-20<sup>th</sup> century doors as well as other unfortunate or insensitive alterations, and additions that compromise their original character. **Nos 2, 3 & 8**, have enlarged attic dormers and **No.4** has been incongruously raised to three storeys under a flat roof and metal-frame dormers inserted. Only **Nos 1, 6 & 7** have gabled dormers that may be original. **No. 1** also has an early 20<sup>th</sup> century shopfront.

4.1.17 **19-25 Melville Street** is a terrace of seven houses, set in crescentic concave form, of the mid-1840s. **No 19** was a shop, although the front is probably late-19<sup>th</sup> century. Both shop and houses are stuccoed and blocked out, each is of two storeys under slate; most have attic dormers. Ornamental details are relatively modest with some surviving original 12-pane sashes and six-panelled doors – and some replacements.

- 4.1.17 At the south end of Melville Street, Coburg Place, a terrace of 10 sits between the street and Rock Road. **5-10 Coburg Place** are the southernmost six. Each house is set back from its neighbour to the north and has an asymmetric two-storey three-bay frontage (some with basements), again the stucco is blocked out with a first floor sill band and an eaves band; there are four floors to the rear, giving a dramatic siting, with **Nos 5 & 6** adjoining a Rock Road property. Most have surviving sash windows with horizontal glazing bars; the windows on the ground floor are round-headed with blind recesses below the sills, and those above segmental arches, as are the basement windows. Four-panel doors where surviving appear to be the original design. There are cast-iron balconies on the front and rear elevations, and at No 10 at the end of the block. The basement access from the street is enclosed by railings with spear finials. The north end of Coburg Place Nos 1-4 is similar in date and detail to the listed six, but has been subject to greater modifications, especially to the rear where the projecting 20<sup>th</sup> century additions give an unattractive, run down appearance.
- 4.1.18 On the other side of the road at the boundary of the Abbey Road and Torquay Harbour conservation areas is the former St. Luke's School built 1861-2, which remained in use until 1919. It is built in the local limestone with dressings of oolitic limestone and pale brick; the window openings are elegantly divided into three by two slim columns below square chamfered block capitals. Immediately to the north is Melville House, formerly the Coburg Joinery and now converted to offices; it is attractively built of local limestone with red brick dressings, segmental arches on the ground floor and semi-circular arches to the first floor.
- 4.1.19 The Melville Street and Warren Hill ensemble has the potential to form a very attractive townscape with its crescentic forms and steep inclines. Several late 19<sup>th</sup> century shop fronts have also survived, although no longer in use. The south side of Melville Street, Nos 1-9, have former tenement buildings at their back fronting on to Melville Lane. The former Hillview Cottages which lined the south side of Melville Lane, and backed onto the semi-detached pairs in Warren Road, were demolished in 1960 for the street car park. The area gained appears unusually flat because of the slopes and curves elsewhere; it simply adds to the informality of plan that is lacking in much of the later 19<sup>th</sup>-century development. The majority of buildings here have suffered some alterations and additions, but remain key buildings of the sub-area.

## 4.2 BUILDING FORM & ORNAMENT

- 4.2.1 Building within the conservation area began in earnest in the 1840s and was largely completed in the 1880s with the development of the lower reaches of Warren Road, i.e., the north facing section. With the exception of the more spacious villas north west of the St Luke's Road/Burrige Lane line, there is little of the bold scale and sophisticated detailing that was intended elsewhere, and turned the town into a fashionable resort. As a suburb of the working population, rather than the leisured or professional classes, the terrace buildings, whether early, as at Warren Hill or later as at Warren Road are thus much less impressive architecturally than their grander neighbours, such as Belgravia to the west but they have good visual cohesion, an unpretentious vernacular. Office developments since the 1960s, whether small scale such as Commerce House, or overwhelmingly massive such as Cotswolds House, have somewhat invaded the otherwise prevailing 19<sup>th</sup>-century townscape;

dramatically in the case of the latter. Elsewhere in scale and proportion, the building stock is generally well preserved, but there have been significant changes to many openings and a number of flat-roof dormers added.

4.2.2 Much of the historic character of the conservation area is thus maintained in the substantial proportion of modest 19<sup>th</sup>-century frontage, with original detail such as stuccoed ornamentation, within the quieter residential streets whose seclusion owes much to the steep topography. Buildings of exposed stone, including the remarkable Italianate former Town Hall on its tight corner site, the reclusive bulk of the Abbey Hall, and the Roman Catholic church of the Assumption and its presbytery are striking examples which provide contrast to the prevailing render and stucco. The surviving historic detail shown in the appendix of photographs provides a key and an inventory of pattern and design which can help stem losses and guide regeneration.

4.2.3 At the southern boundary of the conservation area, the considerable difference in levels can produce especially interesting responses in building form and ornament. The terraces of Coburg Place are the best case in point where the houses may have up to three additional lower ground floors at their rear, with the balconies wrapping themselves round three sides.

#### 4.3 USE OF MATERIALS

4.3.1 Stucco and white, or colour-washed, render over stone are the predominant building materials. Bricks may have been used as the underlying material from the 1860s when they could be transported more easily by rail, or delivered from Torquay's own brickworks in the Newton/Hele Road area. Exposed natural stone, usually rough-faced but with dressed stone, often of a different variety, for quoins and openings is used in several current and former public buildings, including a former joinery. In the larger buildings, Bath stone is used for dressings, otherwise dressed local limestone or brick is used. The main stone, as elsewhere in Torquay is the local grey Devonian limestone; in Warren Road this was quarried on site to achieve the line of the southwest side. It has also been widely used as randomly coursed rubble in boundary and retaining walls, and dressed for use as steps to the linking paths within the conservation area, and as kerbstones and gulleys.

4.3.2 Cornish, and later Welsh, slate was the dominant roofing material of the 19<sup>th</sup> century, and is still ubiquitous in the conservation area, although where replaced artificial substitutes have been employed. There are several flat-roofed 20<sup>th</sup>-century buildings, and Templestowe Hotel appears to have had its original 19<sup>th</sup>-century pitched roof removed. A scattering of other roofs are concealed behind parapets or raised gables.

4.3.3 Of particular merit, and afforded little statutory protection in the unlisted but key buildings, is the wealth of remaining period detail. There are good decorative examples of the use of stucco and render for brackets, cornices, eaves and architrave detailing; chimney stacks with mainly cream terracotta pots were the norm. Regrettably many pots have been removed. Other essential elements of the 19<sup>th</sup>-century aesthetic were doors with distinctive panels; sash windows with glazing bars; and ironwork balconies. Other cast-iron detail includes the verandahs to the villas.

Such details wherever it occurs adds much to the overall character and distinctiveness of the conservation area.

#### 4.4 CONDITION OF BUILDINGS

4.4.1 From external observation, the majority of the buildings in the conservation area appear to be in a sound structural condition. There are however worrying signs of dilapidation, in the area between Melville Street and Rock Road, and in Warren Hill. There are also unattractive gap sites where buildings have been partially demolished, for example the Methodist Chapel and Sunday School sites south of Abbey Hall. There are a number of ageing roofs, including flat ones, which will soon require a complete overhaul. For those buildings within the conservation area where there has been a complete neglect of maintenance, and are now in a poor state of repair, there is paradoxically much scope for the restoration of authentic historic detail. The ‘loss of architectural features and building mutilation’ was documented in an early Townscape Heritage Initiative proposal (*Torquay Harbour & Fleet Street Project*, May 2000). Although the present THI scheme no longer includes the southern half of the Abbey Road the scale of the problem was well set out there.

4.4.2 The most significant threat to the character of conservation area as a whole is the ever present threat of further degradation to the historic detail of unlisted buildings and the subsequent loss of authentic character. The removal and replacement of original doors and windows being the most vulnerable items: much good quality period joinery and glazing to windows and doors has already been lost to PVCu replacements that often bear little relation to the original. The differences are easily noticed by comparison with the surviving 19<sup>th</sup>-century joinery which, except where it has been badly maintained, is frequently still in good condition, and normally capable of restoration, rather than replacement. The need for informed options enabling the retention of as much historic detail as possible is set out in English Heritage’s recent *Building Regulations – Balancing the needs for energy conservation with those of building conservation: an Interim Guidance Note on the application of Part L* (March 2004). This addresses the issue of resolving the potential tension between achieving levels of comfort and convenience, and the retention of historic detail. Increasingly facing and boundary features are also being lost, the latter to off-street parking. This is most noticeable on the north side of Abbey Road itself, where the new road layout of Spring 2005 increases the impact of loss.

### 5 CHARACTER AND RELATIONSHIP OF SPACES

5.1 The steep topography has provided a network of streets that tend to follow the line of contours; and take concentric forms around Waldon Hill. There are a few linking pedestrian walkways, some have long flights of steps with railings, and are enclosed by walls of limestone rubble; those linking St Luke’s Road and Warren Road beside the Church of the Assumption, and Melville Street with Rock Road are two striking examples. From the higher parts of the conservation area there are distant views, both out to sea, and inland across the Fleet and Torwood valleys. The 19<sup>th</sup>-century penchant for building on seemingly inaccessible sites, which current building



regulations would not permit, provide dramatic, if not unique, elements and sightlines within the historic townscape.

- 5.2 From the major viewpoints, the extent to which the green landscape is interspersed with buildings can well be appreciated; an effect increased as height is gained. Of equal importance are the individual trees or tree groups within the street scene (6.1-2).
- 5.3 Within some areas of the 19th century development there is often an intimacy of scale, enhanced by boundary walls and building frontages that give directly on to the pavement, and where houses appear to have been built into quarried clefts. The abrupt changes in level in the Warren Road and Warren Hill/Melville Street sub-areas allow buildings to be viewed from many different angles: below, above, and even from within a relatively short distance, both angles.

## **6 GREEN LANDSCAPE AND TREES**

- 6.1 The conservation area contains a number of important street trees, most notably horse chestnuts (*aesculus hippocastanum*) in Croft Hill; limes (*tilia europaea*) at the junction of Abbey Road and Warren Road; and a single prominent holm oak (*quercus ilex*) at the junction of Warren Road and Warren Hill.
- 6.2 Other parts of the conservation area, have relatively few mature trees; usually a mix of deciduous and evergreen. In some locations mixed deciduous species, especially sycamore (*Acer pseudoplatanus*), have naturalised on slopes too steep to cultivate. This is especially noticeable to the rear of properties in Warren Road.
- 6.3 Elsewhere, trees and shrubs are set mainly within private gardens or forecourts; such as the two conifers at the lower, east end of Abbey Road. Elsewhere, and again in Abbey Road itself especially, Torquay palms form a feature of many front gardens. On some waste sites, buddleia has appeared in profusion.

## **7 THE SETTING AND FEATURES OF SPECIAL IMPORTANCE**

- 7.1 Portland Terrace, (Portland Place on earlier maps) at the northern extent, and the lowest terraces of the junction of Abbey Road and Melville Street at the southern extent of the conservation area contain the earliest buildings within it. Between them in the forty years 1840-80 the Abbey Road area was developed, predominantly with terraces but also with a scattering of villas at the northwest, either side of Croft Hill. The conservation area also contains elements of each of its adjoining conservation areas: Belgravia, Tormohun, and Upton.
- 7.2 A high proportion of the conservation area remains residential, considering its close proximity to the town centre. Tor Hill Road and Abbey Road were originally residential but are now in mixed use, mainly shops and offices.



- 7.3 It is possible to characterise the main qualities that help to give the conservation area its special character and interest, and where there is potential for improvement. These may be summarised as follows:
- ❖ the preserved 19<sup>th</sup>-century street layout, including historic surfaces, street furniture, railings etc;
  - ❖ the high proportion and scale of the earlier 19<sup>th</sup>-century development which remains significantly unaltered including overall frontage detail, spatial arrangement, roof profiles, chimney stacks, and original pots;
  - ❖ a range of historic frontage and layout forms employing an intricacy of detail, and using a range of materials including decorative stucco cornices, stucco moulding, and the contrasting use of natural stone or brick;
  - ❖ the survival of a good proportion of period detail, such as, original sash windows with glazing bars, cast-iron features, panelled doors, and some original shop-front detail even where these are no longer in commercial use;
  - ❖ the survival of extensive boundary walls using local limestone rubble;
  - ❖ the extent of off-street footpaths and stairways;
  - ❖ individual trees and tree groups which act as an important foil to buildings, especially those making an important contribution to the street scene – in Croft Hill, Abbey Road, and at the junction of Warren Road and Warren Hill.

## **8 EXTENT OF LOSS, DAMAGE AND INTRUSION**

- 8.1 Despite its intrinsic character and the survival of much historic character, this part of the Torquay exhibits the problems of housing decline and multi-tenanted occupation, and an indecision over whether environmental enhancement or redevelopment, which would be detrimental to its historic character, should be attempted. Thus the threats to the special character of the conservation area are in many ways the reverse of its positive features:
- ◆ buildings that are in a poor state of repair, or are under-maintained;
  - ◆ a gradual, but incremental, loss of distinctive architectural features, such as window surrounds, cornices, canopies etc., which will accelerate;
  - ◆ the increasing loss of much historic joinery, especially original sash windows with glazing bars, and four- and six-panel original doors;
  - ◆ the increasing loss of natural roofing slate, and its partial or complete replacement with artificial substitutes, which are poor imitations of the original;

- ◆ the increasing loss of the majority of traditional shopfronts in the commercial areas, and their replacement with strongly individual fascias and frontage changes at variance with the relatively unaltered period detailing of the upper floors;
- ◆ run down pedestrian links and stairways – potentially one of the most attractive features of this part of the town – where maintenance, suitable lighting, sign-posting and measures to ensure adequate public safety are inadequate;
- ◆ heavy traffic flows in conflict with pedestrians, especially in Abbey Road;
- ◆ poor quality and unimaginative signage and pedestrian/vehicular surfaces in some areas;
- ◆ an apparent lack of linkage between the highly visited harbour and the main shopping streets (Union and Fleet Streets) and the southern half of the conservation area, in spite of its accessibility, the potential townscape quality and the dramatic outward views it offers;
- ◆ a significant derelict site with pronounced differences in height and aspect, which has the potential for imaginative development, but where no current proposals are forthcoming, and which will require careful treatment in relation to the wider exigencies of the townscape quality.

## 9 SUMMARY

- 9.1 The southern part of the Abbey Road conservation area is closely associated with the adjoining Torquay Harbour conservation area and reflects the diverse urban setting of this edge of town centre location. The northern part combines elements of both Belgravia and Tormohun. Both parts have streets with a good proportion of listed and other key buildings which contribute to the overall quality of urban design.
- 9.2 Much of the conservation area consists of a highly developed urban environment, both adjoining and forming part of a major town centre. A number of recently published advisory documents are considered especially relevant to the complexity of the historic built environment in this part of Torquay and the pressures that are likely to continue to bear upon it. *Quality in Town and Country* (DOE, 1994) established the importance of the context of new development ‘which may mean the immediate neighbours, the street or square, or the building traditions of the wider area’. While concerns about enabling development ‘carried out without the justifying benefit to the heritage asset being achieved’ have been voiced in *Enabling Development and the Conservation of Heritage Assets* (English Heritage, 1999) and criteria established as to its worth.
- 9.3 English Heritage’s *Power of Place* (2000) argues that the availability of ‘an adequate historic environment strategy, should be central to the responsibilities of every local planning authority, and should be included as an indicator of Best Value’; and that

‘designation of a conservation area is intended to protect and enhance character (but) too often it achieves little’.

- 9.4 These macro-environmental factors contrast with smaller-scale considerations: protecting local vistas; the potential for enhancing ground surfaces; respecting the use of original building materials; the preservation of boundary walls; securing, or reinstating historic street signs, steps and kerbs; and providing suitable protection for historic frontage and fascia detail. Some of the surviving 19<sup>th</sup>-century infrastructure, upon which historic character so much depends, has become neglected or has been unsuitably modified.

## 10. CONSERVATION AREA POLICIES

- 10.1 Conservation Area policies are addressed in the adopted local plan:

***Policy BE5 - Development within or affecting a Conservation Area will only be permitted where it will preserve or enhance the character or appearance of that area.***

*The Policy outlines the Council’s strategy for Conservation Areas. It includes issues such as the control of demolition, alterations and extensions, boundary features and design aspects, as well as the control of development in adjacent areas which could impact significantly on the townscape and environmental qualities within Conservation Areas. (The Built Environment 14.9)*

further it is recognised that:

*Roof materials, chimneys, cornices and mouldings, original windows and shopfronts, railings and boundary walls can all make an important contribution to the character of a Conservation Area. The Council will introduce Article 4(2) Directions to bring such items under normal development control. (The Built Environment 14.56)*

- 10.2 To frame specific policies within the Abbey Road conservation area:

- (1) All unlisted buildings identified as key buildings or groups of buildings that contribute to the historic built environment (see Map One) should be included within Article 4(2) Directions to control inappropriate changes to the principal elevations.
- (2) Protect from detrimental loss all the significant features, identified in sections 7 and 9 as contributing to the local character and special importance, which need to be safeguarded or enhanced, and where in future, Conservation Area or Article 4 consent may be required.
- (3) Give due consideration to other key local factors which make up the features of special importance, such as protecting the historic frontages and boundary details, and halt the continuing erosion of historic detail, especially to all

remaining original panelled doors and timber sash windows, by removing permitted development rights.

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Initial Research by John Fisher BA MA MRTPI IHBC May 2002

## PHOTOGRAPHS



### **Civic and Ecclesiastical Buildings**

- 1 The Roman Catholic Church of the Assumption and its ancillary complex of school and presbytery by Joseph Hansom is visually dominant; the whole group, here seen from the northwest, is built of local grey limestone rubble, freestone dressings and slate roofs. Although designed as a unit Hansom's scheme was built piecemeal: the school and main body of the church were present by 1861; the lady chapel, the aisles and Presbytery followed afterwards, probably within the decade.

### **Buildings**

- 2-3 The semi-detached villa pair 131-33 Abbey Road, built in the 1840s, stands on the corner with Tor Hill Road, but is firmly turned away from it. The single-depth two-storey entrance blocks on each side are entered from Abbey Road. At first floor level each opening has a cast-iron balcony with fleur-de-lys finials (2). On its south side it is attached to the attractively decorated 8-strong group of Portland Terrace, Nos. 115-129; these also have cast-iron, though plainer, balconies (2, 3).
- 4 Opposite Portland Terrace a later group of six paired villas of the 1870s has largely been converted into hotels. One of the converted pairs makes up the Torbay Casino, which has added two porches in the same style as the original two; the resultant car parking has removed the gardens.
- 5 Between Croft Hill and St Luke's Road a number of detached villas were built either side of Abbey Road between 1860-70; some relatively unaltered examples survive, the better ones on the south side, although most have some later additions and replacement doors and windows. Here the rear of No. 84 shows its historic fabric intact, with the cross of the modern Methodist Central Church visible behind.



1.



2.



3.



4.



5.

- 6 The Abbey Road Castle Circus Health Centre occupies the gardens of a villa immediately to the south of the Portland Terrace, low and set back behind lawns it is a not entirely unsuccessful late 20th century addition to the Victorian setting.
- 7-8 Two further modern intrusions into the 19th century layout are the 3-storey redbrick Commerce House (7); and the massively bulky 6-storey Roebuck House which is attached to an otherwise charming mid-Victorian semi-detached half, No 76, which retains its original fenestration and a verandah on two sides (8).
- 9 On the south side of Tor Hill Road the former terraced housing dates from the 1850s and retains some good original frontage detail; this is largely obscured behind later shop units built on what would formerly have been their front gardens.
- 10 On the junction with St Luke's Road is Matlock Terrace, a solid group of three, set back from the road, in an indeterminate Gothick style, perhaps closest to Tudor; with its conversion to flats it has inevitably suffered from some changes to openings. It was one of three such blocks: the adjoining Wallis Court replaced one, the third is the well-maintained 7-9 St Luke's Road a key building in the Belgravia conservation area.



6.



7.



8.



9.



10.

11-15 Much of the 19th century townscape in Abbey Road, where houses are small, and a mix of detached, semi-detached and terraced, is highly attractive, although only a few are listed. Some original sash windows with narrow glazing bars and panelled doors survive, but many have unfortunately been replaced. Similarly too many boundary walls and gardens have given way to hard-standing (11, 12). However gardens have survived in the lower, southern, part of the road, where they have been set behind low retaining walls with steps (13). No 85, one of the few listed buildings, is a 3-storeyed detached house of the 1850s, built in the typical Torquay Italianate style of stucco under a slate roof. The verandah is supported on iron columns with trellis panels - it would have been even more attractive if viewed over a mature garden (14). On the east side as the Road descends to join Union Street shops predominate and a good vista opens up towards Clifton Terrace and Braddons Hill which forms the backdrop beyond (15) with the old town hall at the bottom.





11.



12.



13.



14.



15.

- 16-17 The Old Town Hall is attractively sited with two, split-level, frontages on Abbey Road and Union Street; it was built 1850-1 when Torquay changed its name from Tormohun and began its rise towards borough status. The Italianate style in the local limestone was perfectly adapted to the demands of the topography, the clock was a late 19th century addition.
- 18 Close by, on the corner of Rock Road with Abbey Road, is Abbey Hall which was originally built as a School in 1853 by non-conformists. It is also in the Italianate style of local grey limestone with Bath stone ashlar dressings, the round-headed windows in the upper storey are paired. The original sash windows with their margin panes and radial glazing bars survive.





16.



17.



18.

19-22 The long curving 1880s terraces of Warren Road have strong design elements: recessed entrance doors with plain overlights, and tri-partite sash windows with horizontal glazing bars, and panelled doors; twin-bracketed eaves; first-floor sill bands and ground-floor corniced hoods carried on moulded brackets above all openings. The solid vernacular and the distinctiveness of these terraces adds great value to a sub-area largely devoid of buildings listed for their individual interest, all are key buildings in the conservation area. Their value is further enhanced by their siting below the quarried cliff face of Waldron Hill and the villas of St Luke's Road North high above, and in the differential painting of hoods, sill bands and eaves brackets. At 3 Warren Road the 1852 Christian Bretheren Chapel survives as an Auctioneers Hall and warehouse (22).



19.



20.



21.



22.

- 23 1-8 Warren Hill is an impressive terrace of eight dating from the late 1840s which ascend the steep hill in a slight crescent. All were originally 2-storeys though now most have attic dormers. Of the architectural elements many remain, though there have been losses and unfortunate replacements. No. 1 (furthest from the camera) has an early 20th century shopfront; otherwise Nos 5 & 6 are the best surviving pair.
- 24 19-25 Melville Street, a terrace of seven dating from the mid-1840s, set in a wide crescentic concave form curls round the bottom of Warren Hill. Again originally of two storeys, most have now added attic dormers, the ornamental detailing is modest.
- 25 The west side of Melville Street descends steeply to Abbey Road; like Warren Hill it has changed little since the mid-19th century with the exception of the demolition of the cottages in Melville Lane, where the car park is now situated on the only piece of near-level ground. Few of the properties are as well maintained as they should be, a number have had their windows and doors replaced. On the left a 19th century shop front has survived. Despite the dilapidation regeneration of the area is both possible and desirable.
- 26-27 At the south end of Melville Street, at the eastern extent of the conservation area, is Coburg Place a terrace of 10 which sits on a promontory between the street and Rock Road. Each 2-storey house is set back from its neighbour to the north the basement access from the street is enclosed by railings with spear finials (26) - in the background is the brick-and-limestone Melville House (28). There are four floors on the Rock Road side of Coburg place giving a dramatic siting (27). Most have many surviving attractive features; the round-headed windows on the Melville Street ground floor storey are carried round to the Rock Road second storey. The cast-iron balconies are not enhanced by poorly sited satellite aerials. The north end of the terrace has been subject to greater modifications, especially to the rear where the projecting 20th century additions give an unattractive, run-down appearance.





23.



24.



25.



26.



27.

- 28 Melville House, formerly the Coburg Joinery and a warehouse has been converted to offices; the fenestration in the splendid openings is most unimaginative.
- 29 Adjoining Melville House at the boundary of the Abbey Road and Torquay Harbour conservation areas is the former St. Luke's School built 1861-2, which remained in use until 1919. It is built in the local limestone with dressings of oolitic limestone and pale brick; the window openings are elegantly divided into three by two slim columns below square chamfered block capital.

### **Details**

- 30 Bow Windows in Warren Hill (see also 23).
- 31 A late Victorian shopfront in the mid-Victorian 19 Melville Street; the three doors detract from the ensemble.
- 32 A door from the 1850s Myrtle Cottage, 6 Warren Road, with a delicate 'spider's web' fanlight.



28.



29.



30.



31.



32.

- 33 An 1880s recessed terrace door, with a hood mould on console brackets, 83 Warren Road.
- 34 A steep stairway links Melville Street with Rock Road, exiting behind the Abbey Hall; the original rail and steps remain intact but require attention.
- 35-36 Two examples of 19th century street signage.

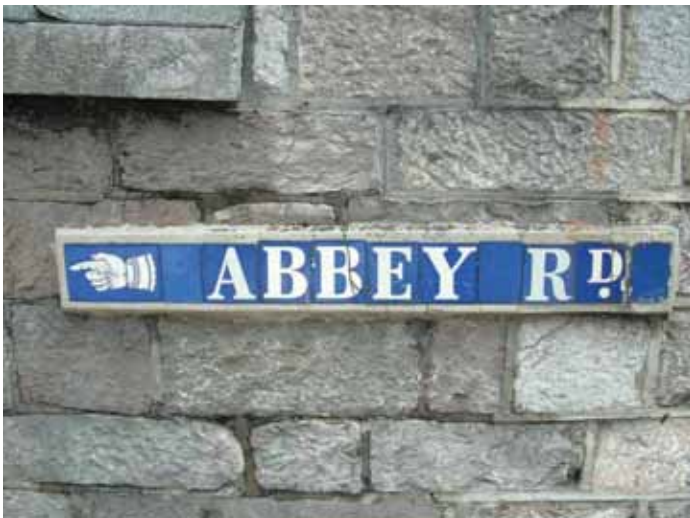




33.



34.



35.



36.

### **Street Ambience**

- 37 Horse Chestnuts, as here in Croft Hill, and lime elsewhere are important street trees.
- 38 Melville House and the Rock Road side of the Coburg Place Terraces with Warren Road above, and St Luke's Road North (Belgravia conservation area) at the top left, from Braddons Hill Road.
- 39 The Methodist Chapel site between Melville Street and Rock Road, south of the pedestrian link (34) has long been derelict. An imaginative development here, in keeping with the character and local distinctiveness of the conservation area, could be a first step in the badly needed regeneration of the sub-area.



37.

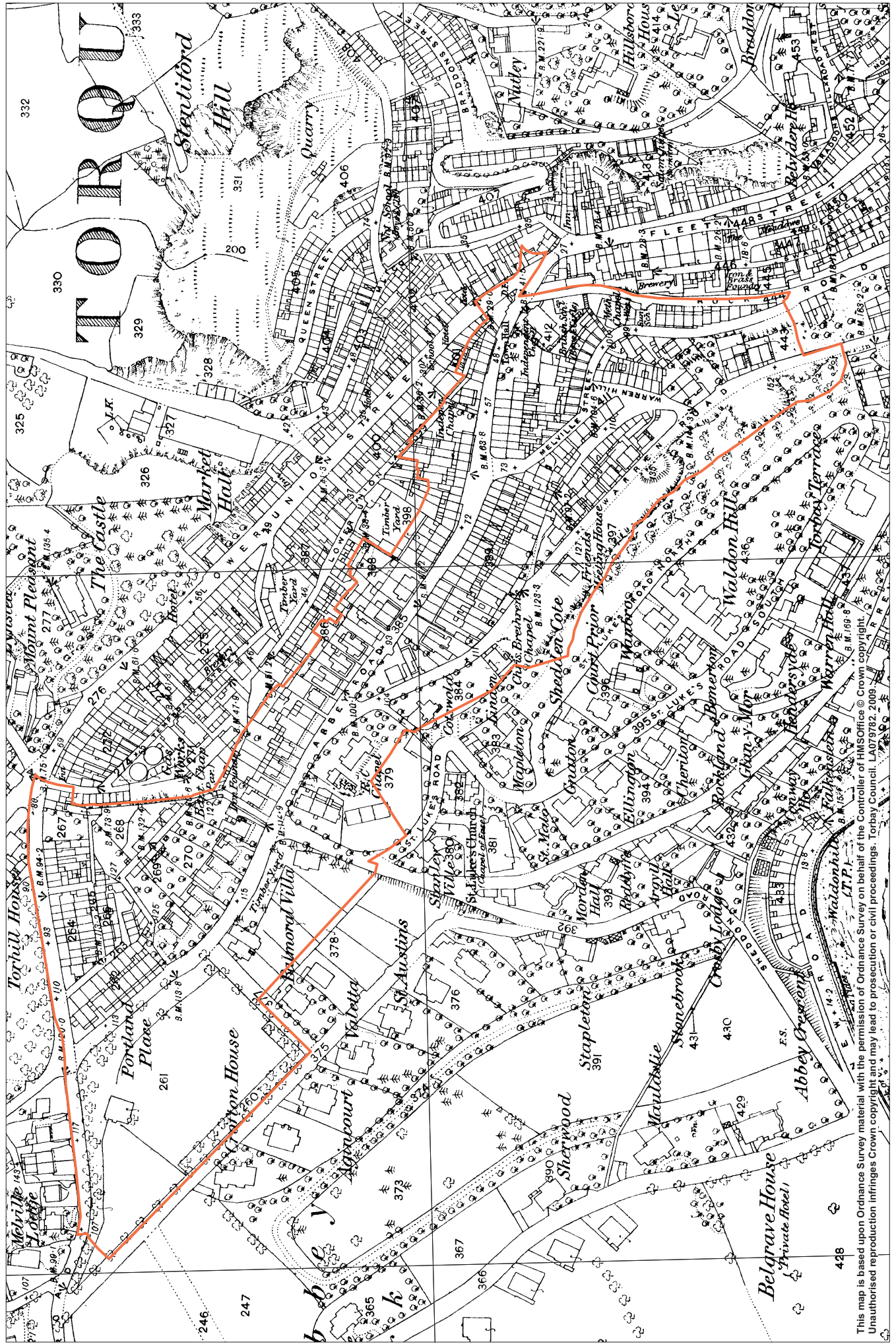


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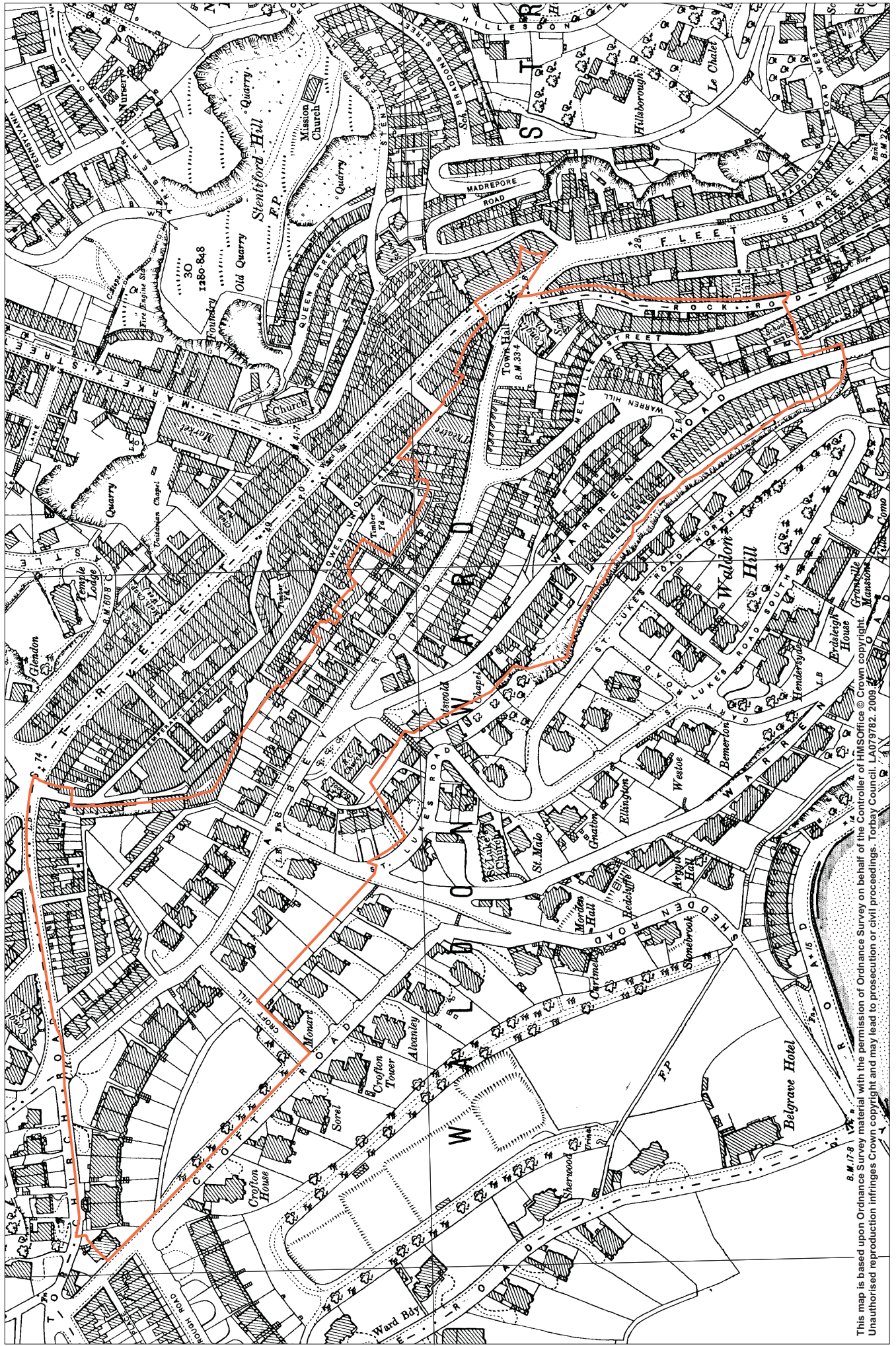
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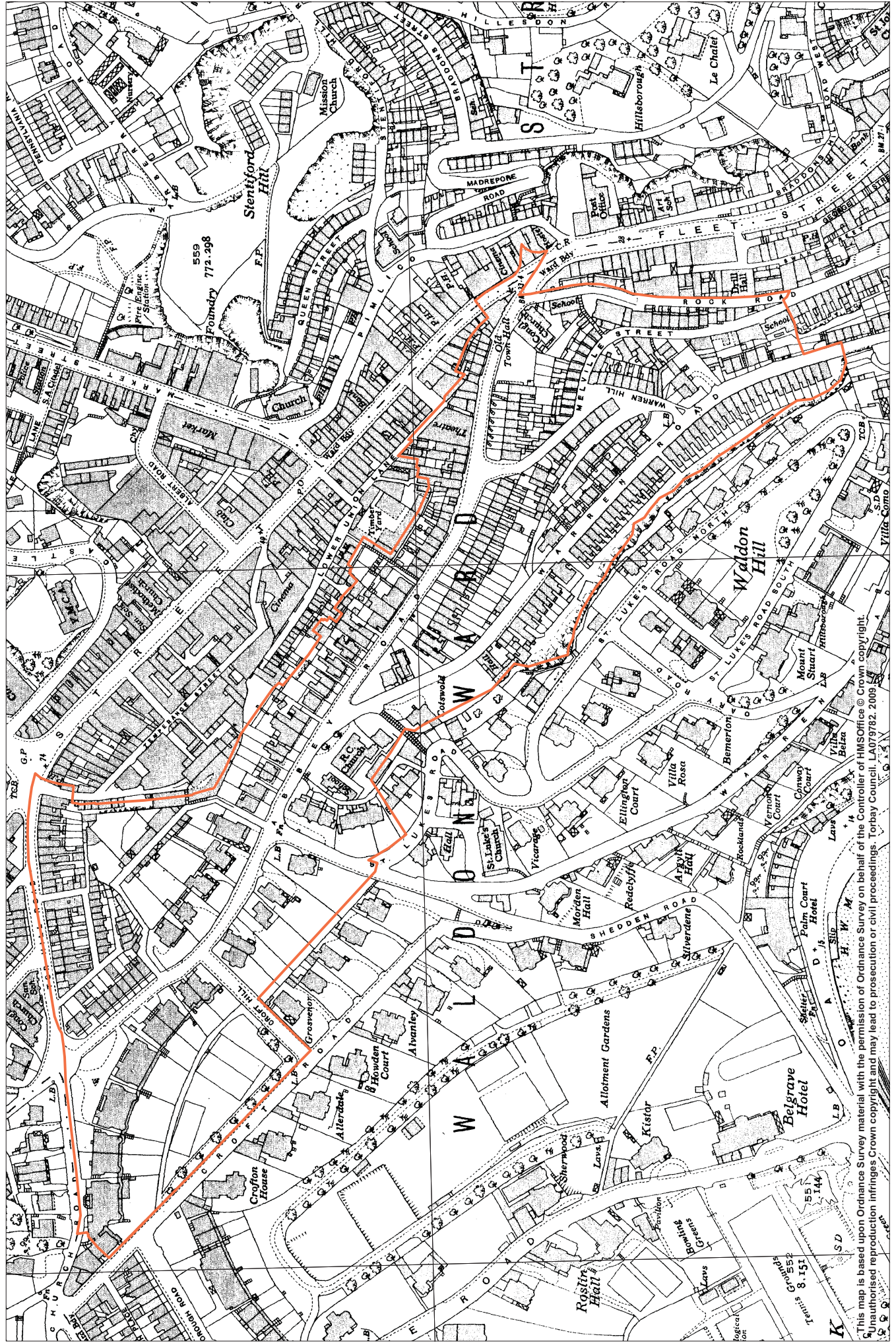


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# ABBAY ROAD CONSERVATION AREA

Number 22 Designated 7 March 1989

## MAP ONE - HISTORIC BUILDINGS

Conservation Area Boundary

Sub-areas

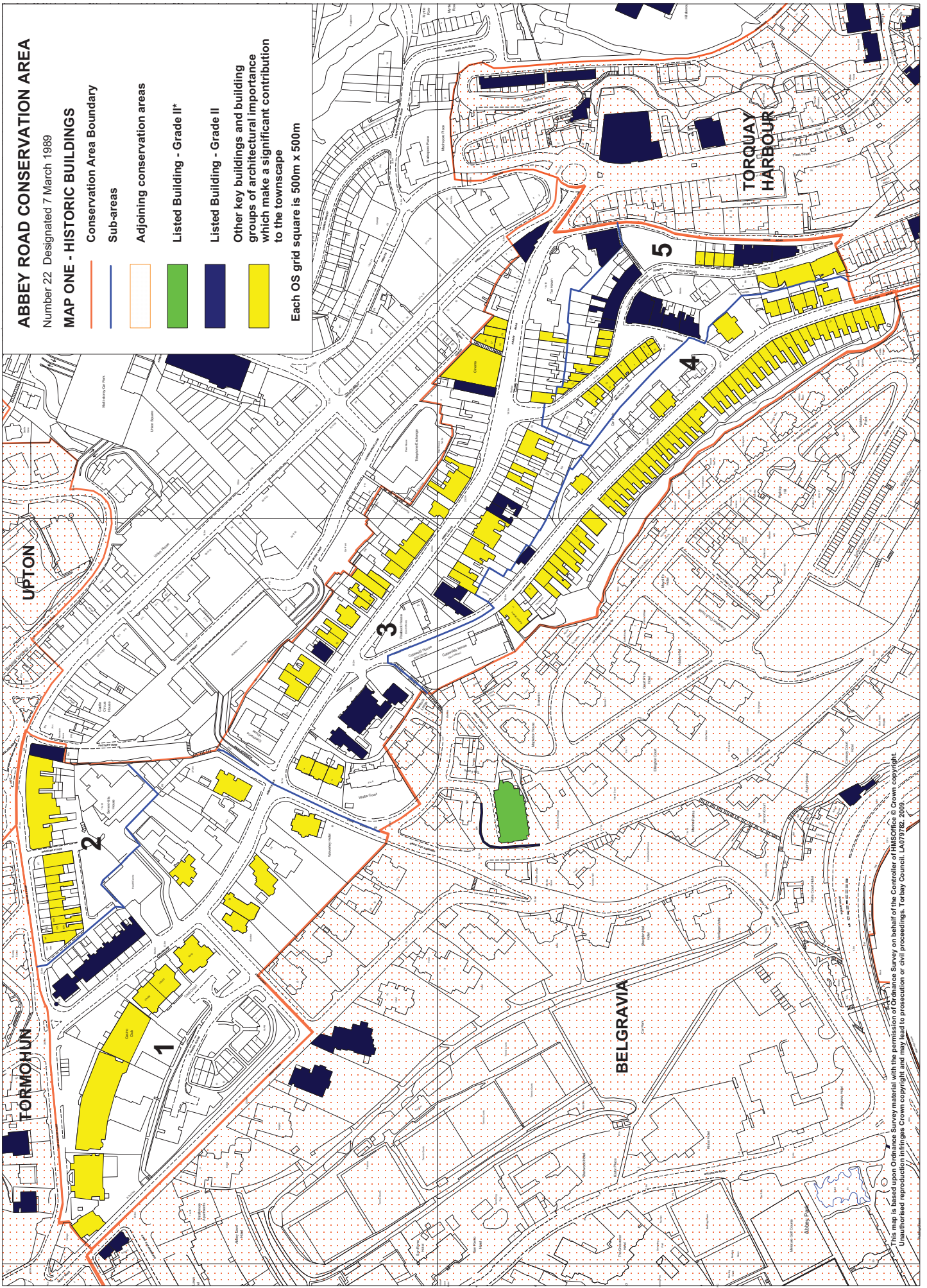
Adjoining conservation areas

Listed Building - Grade II\*

Listed Building - Grade II

Other key buildings and building groups of architectural importance which make a significant contribution to the townscape

Each OS grid square is 500m x 500m



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# ABBAY ROAD CONSERVATION AREA

Number 22 Designated 7 March 1989

## MAP TWO - AGE OF BUILDINGS

Conservation Area Boundary

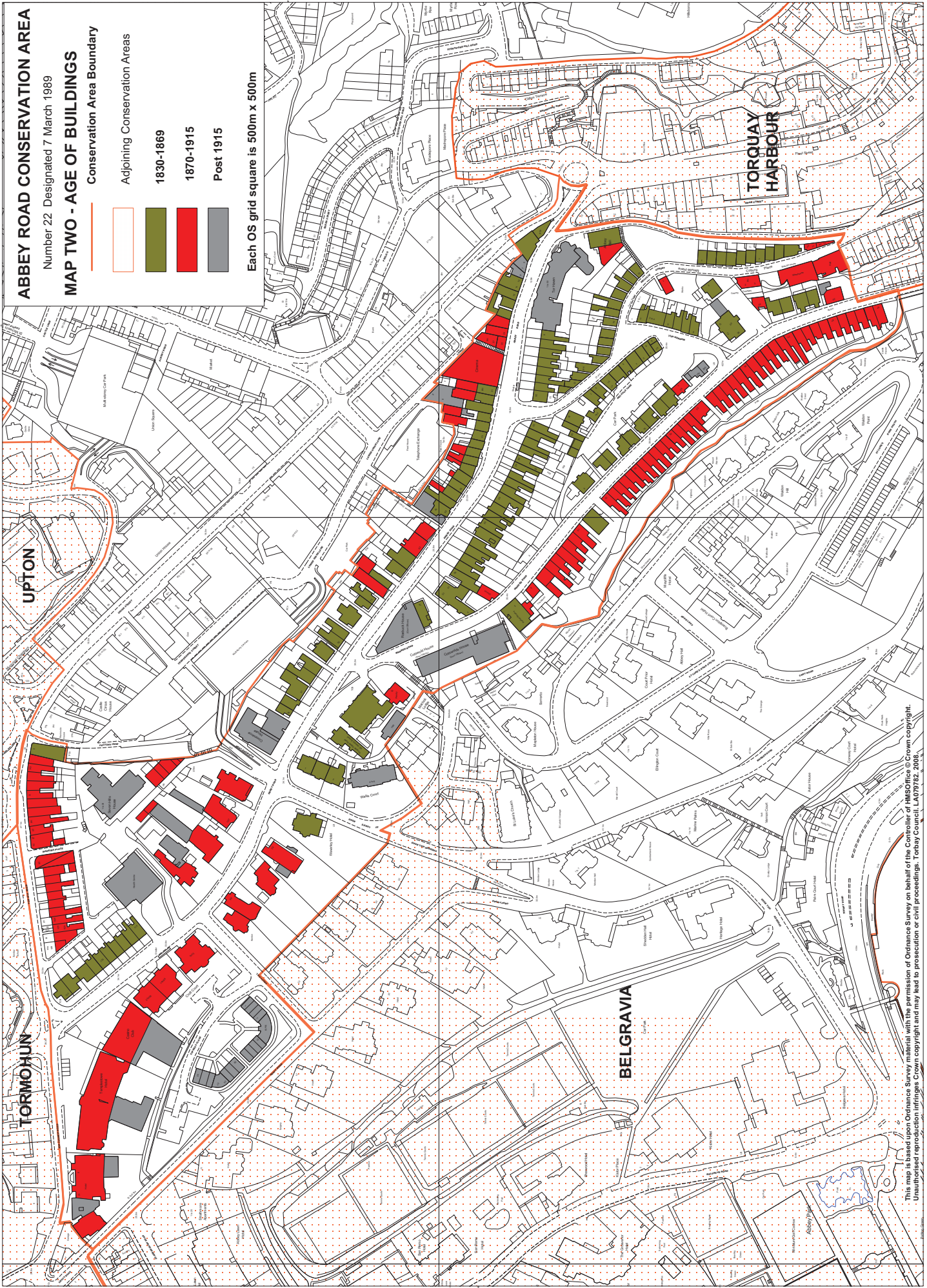
Adjoining Conservation Areas

1830-1869

1870-1915

Post 1915

Each OS grid square is 500m x 500m



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# ABBAY ROAD CONSERVATION AREA

Number 22 Designated 7 March 1989

## MAP THREE: BUILDING MATERIALS - ROOFS

Conservation Area Boundary

Adjoining Conservation Areas

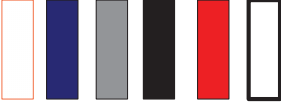
Natural Slate

Artificial Slate

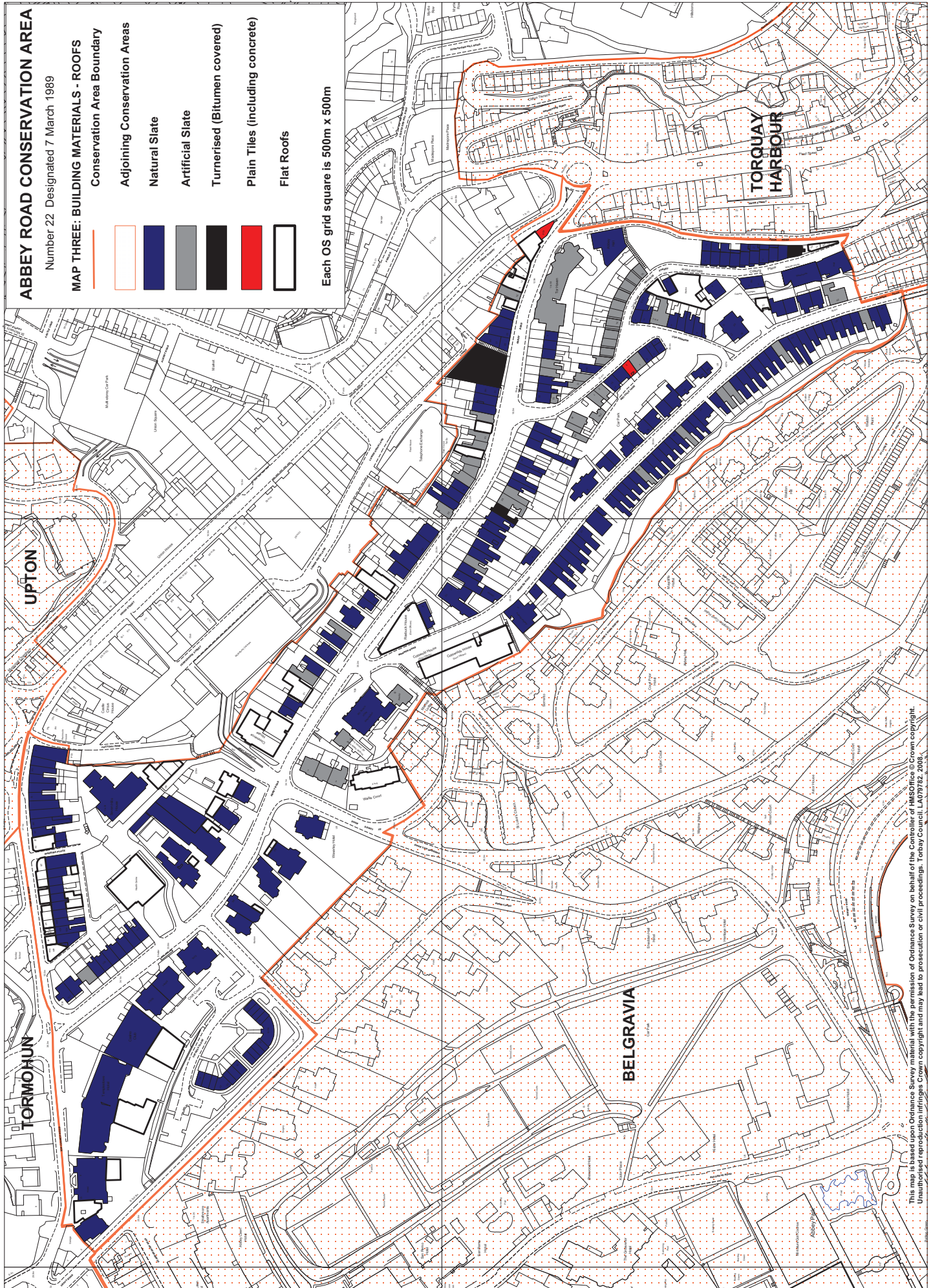
Turnerised (Bitumen covered)

Plain Tiles (including concrete)

Flat Roofs



Each OS grid square is 500m x 500m



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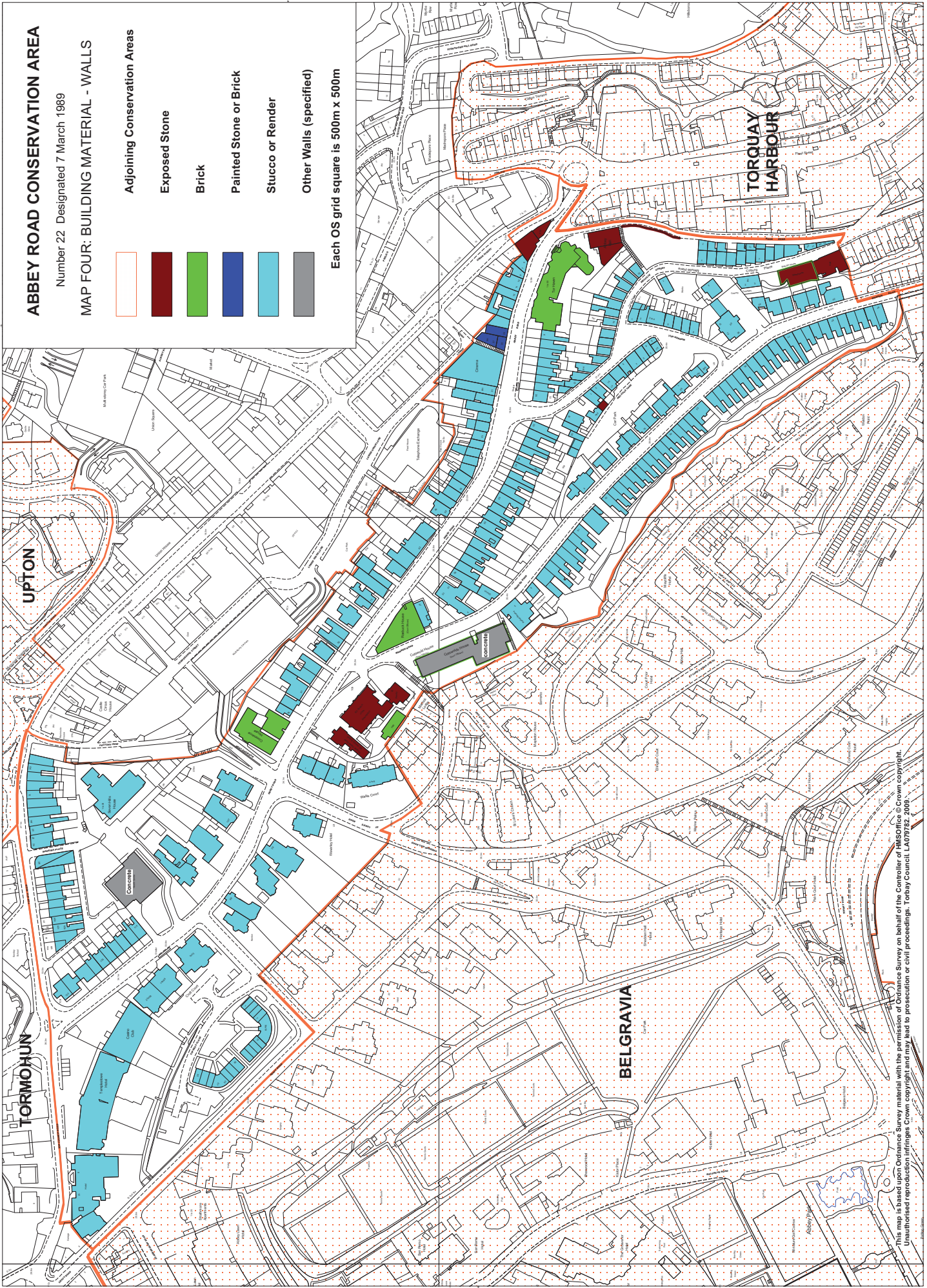
# ABBEY ROAD CONSERVATION AREA

Number 22 Designated 7 March 1989

## MAP FOUR: BUILDING MATERIAL - WALLS

- Adjoining Conservation Areas
- Exposed Stone
- Brick
- Painted Stone or Brick
- Stucco or Render
- Other Walls (specified)

Each OS grid square is 500m x 500m



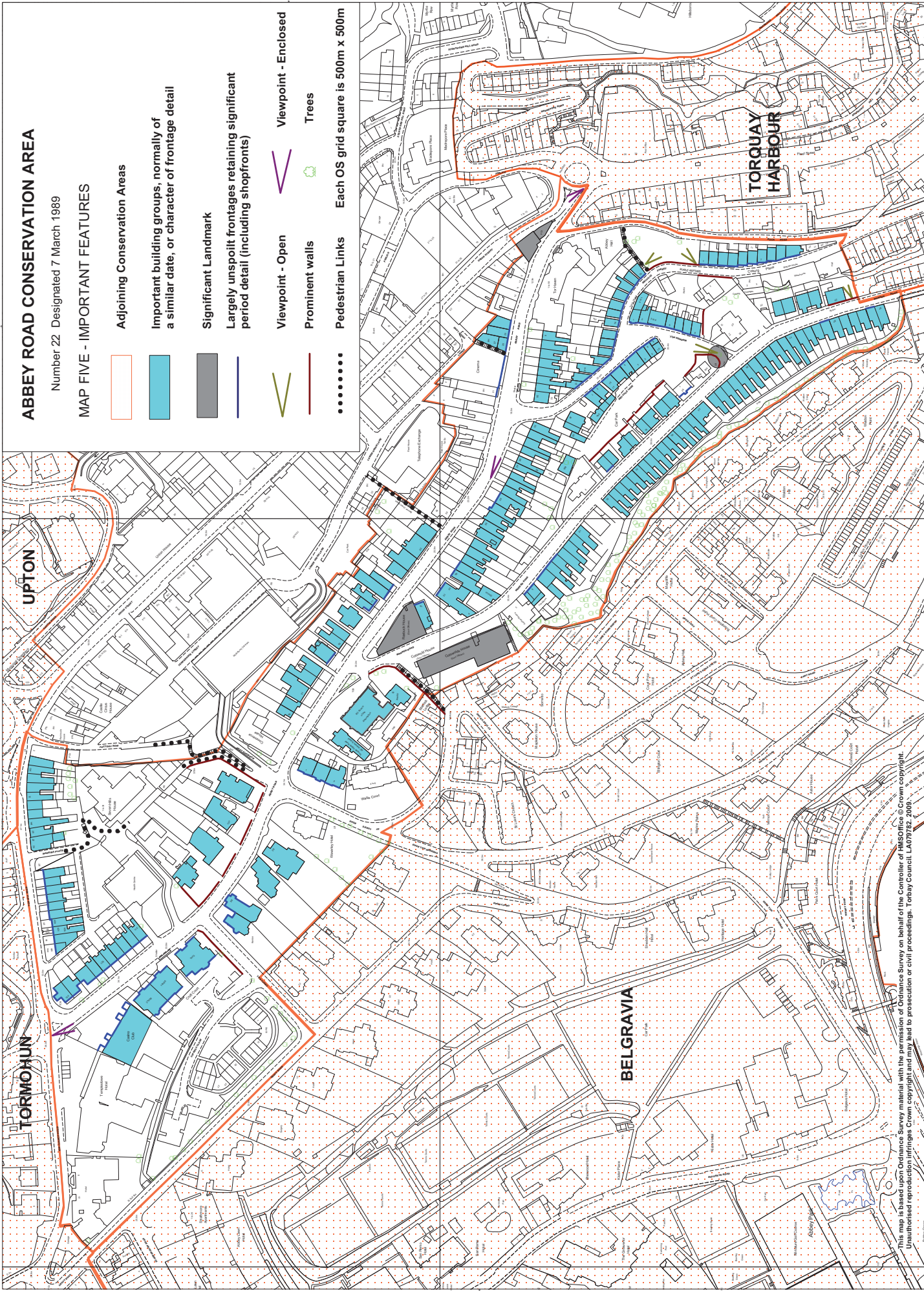


# ABBEY ROAD CONSERVATION AREA

Number 22 Designated 7 March 1989

## MAP FIVE - IMPORTANT FEATURES

- Adjoining Conservation Areas
  - Important building groups, normally of a similar date, or character of frontage detail
  - Significant Landmark
  - Largely unspoilt frontages retaining significant period detail (including shopfronts)
  - Viewpoint - Open
  - Prominent walls
  - Pedestrian Links
  - Viewpoint - Enclosed
  - Trees
- Each OS grid square is 500m x 500m



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