



St Marychurch

Conservation Area

Character Appraisal



ST MARYCHURCH

CONSERVATION AREA

CHARACTER APPRAISAL

Revised

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TORBAY COUNCIL

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PHOTOGRAPHS

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

- Ordnance Survey County Series First Edition surveyed 1862-87
- 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
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1 LOCATION AND ESSENTIAL CHARACTERISTICS

- 1.1 St Marychurch, a substantial suburb of Torquay, is situated on high ground about 2 km (1½ miles) north of the town centre; it is a long-established and distinct community with a parish that originally included part of Torquay. The 19th century former town hall is a reminder of its separate administration before it was subsumed into the much larger Victorian resort, which now overshadows it. The conservation area is closely linked with the neighbouring ones of Babbacombe Downs and Cary Park – although they do not interlock as tightly as the central group of ten in Torquay, for there are undesignated pockets between them, in the York and Palermo Roads area. St Marychurch still possesses the largest and most varied local shopping centre within Torquay; one that is now largely pedestrianised.
- 1.2 The present town has resulted from several separate phases of development, whilst the conservation area contains a large majority of buildings that had already been constructed by the end of the 19th century. Later development within the conservation area has been relatively limited, consisting mainly of a group of shops dating from the 1920s at the southern end of Fore Street, and a short row of 1930s houses in Trumlands Road. One contemporary building that makes an effective contribution to the townscape at the junction with St Marychurch Road is an office block built c.1980 and finished in ribbed concrete. Several shop and office re-developments dating from the 1960s in Fore Street, and a number of later major extensions to 19th century buildings have been much less successfully integrated.

2 THE HISTORIC ENVIRONMENT, ORIGINS AND DEVELOPMENT

- 2.1 There has been human activity and settlement in the St Marychurch area since prehistoric times; within the parish and no more than 1km southeast of the conservation area boundary is the remarkably well preserved prehistoric field system of Walls Hills. A series of individual fields and their boundary banks survive above the thin calcareous soil; remnants of what will have once been a much larger field system, dating from the Late Bronze- and Early Iron Ages c.1200-800 BC.
- 2.2 The urban centre today has its origins in the Saxon settlement from the 8th century onwards; the pre-Conquest manorial structure, recorded in Domesday, was probably established here by the 10th century. St Marychurch is first mentioned during Bishop Leofric's occupation of the see of Exeter 1050-1072; in 1086 the Domesday Book recorded two manors at St Marychurch: *æcclān S MARIÆ* held by Osbern Bishop of Exeter may be identified as that at Combe Pafford. The other *SCÆ MARIÆ cerce* which we can identify as St Marychurch proper, was held by one Richard son of Thorulf from its tenant-in-chief, the Count of Mortain. Both forms of the placename imply the presence of a church of some antiquity. It is one of the few churches in Devon mentioned in Domesday and is also the mother church of the adjoining parishes of Kingskerswell and Coffinswell, itself indicative of a large Saxon estate. The tradition that St Mary's

Church was the first to be founded in the county was current as early the late 18th century.

- 2.3 There is now no above ground evidence of the early settlement apart from the presumed Saxon location of the church on the hilltop. The present church is at least the fourth, if not the fifth on the site. The medieval church was substantially, and indifferently, rebuilt between 1856 and 1861, and a new tower added in 1872. In May 1943 the church sustained serious damage with tragic loss of life as a result of enemy action; rebuilding in a traditional gothic style in the local grey limestone was undertaken 1952-56.
- 2.4 The present urban topography then reflects the mainly 19th century patterns of settlement. An estate map compiled in 1775 for the Carys (Lords of the manor since 1595) shows the axis of settlement as stretching southwest down what was Westhill (now Barewell Road) and across Blacks Hill (confusingly now Westhill Road) into Chatto Road; some sites are situated on the south side of Church Road; and others are located on the east side of Fore Street south of the curtilage of the Snooty Fox Public House. Here four parallel blocks between Petitor and Rowley Roads – remnants of burgage or other tenement plots – are preserved in the present land boundaries and curtilages, with late-medieval pottery of Totnes type being found in a boundary ditch in 2004 off Rowley Road.
- 2.5 The estate map depicts a non-nucleated village stretching down Barewell and Chatto Roads, westwards from the church ‘block’ formed by Trumlands, St Catherine’s and Priory Roads – Church Road is an early 19th century formation. This is very likely to be unchanged from medieval times. Settlement is likely to have existed east of the church across Fore Street to north of the Snooty Fox and to the north of Petitor Road also, but these are unfortunately no indications from the estate map as that land lay in the adjoining ‘second’ manor of St Marychurch, that of Combe Pafford. The public car park accessed from Chilcote Close may cover much of one such plot; although the map records that the land here south to Hampton Lane was in the possession of ‘sundry persons’, perhaps indicating that it was a collection of medieval strips.
- 2.6 The 1775 map shows no obvious industrial activity with the exception of a lime kiln at some distance to the northwest on Yearndon common. However from the end of the eighteenth century a considerable quarrying industry grew up in the area between Barton and the coast at Petitor; this activity contributed to the earlier development of St Marychurch compared with elsewhere in Torquay. This supply of locally quarried building material predates access to the railway system by over half a century.
- 2.7 The Reverend John Swete, a dilettante Clergyman who undertook a number of peregrinations around Devon in the late 18th century recorded that ‘marble’ was being sent to London in 1793. The use of limestone extended from the coarse, as building material and its burning down as an agricultural improver, to the fine, as marble for smaller household goods. The first universal census in 1801 recorded 172 houses throughout the (large) parish were occupied by 801 souls. This is thought to be double

that in Queen Anne's time a hundred years previously and reflects the numbers employed in working the limestone; many skilled workers having moved from the Ashburton area into workshops located in the lanes on the seaward side of Fore Street.

- 2.8 The First Edition Ordnance Survey County Series maps surveyed between 1860-87 (the southern part of the parish was part of the earlier Torquay survey) show St Marychurch as an established small town. This was partly due to the quarrying and marble industries, and later to the terracotta works, but also to the Victorian zeal for 'Fresh Air' ('Fun' came later). *Black's Guide to Devonshire*, which ran to 16 editions by the end of the century, describes the health inducing properties as:

“... those making some stay here will have no difficulty in finding airier regions, especially at St Mary Church, which stands high towards the eastern neck of the peninsula ... Fresh air has come so much into fashion now that on this more bracing side, though two or three miles from any railway station, the town is quickly developing, both St Mary Church and Babbicombe having become practically included in Torquay.”

Most development had already taken place in the conservation area by the early 1880s when St Marychurch became an Urban District Council with its own town hall. Only a few parts of St Marychurch consist of villa developments similar to elsewhere in Torquay; they are much less ambitious and the somewhat later High Victorian styles, such as those found at Chelston or Cary Park are largely absent.

- 2.9 Among the famous names that have graced St Marychurch is Edmund Gosse who gave a child's view of Oddicombe in the 1850s in *Father and Son*; the father Philip Henry completed his *Manual of Marine Zoology* here and waged his lonely spiritual struggle against Darwinism on the sea shore. There are several commemorative memorials to other worthies. In the town centre is a granite obelisk with a portrait of the respected local physician, Herbert Chilcote who died at the relatively early age of 46. In the parish church is a memorial to Sir Thomas Louis, one of Nelson's Band of Brothers, who commanded the *Canopus* at the time of Trafalgar but missed the battle as Nelson had ordered him to collect supplies at Gibraltar.
- 2.10 In Park Road there is a drinking fountain dated 1885 given in memory of Thomas and Mary Kitson, though it is no longer in use. Thomas was a clergyman whose father and grandfather between them had been Vicars of Torre from 1763 to 1811; Thomas was also the elder brother of William Kitson – Steward to the Palk estates until 1874 and a major figure in the development of Torquay in his own right. As Mark Girouard succinctly put it ‘... even in towns largely owned by great families, it is often the middle-class servants of the great, rather than their employers, who set the pace’ (*The English Town*, 1990).
- 2.11 In 1900 the Parish (with the exceptions of the two manors of Shiphay and Edginswell which were transferred to Cockington) and the Urban District Council were absorbed into the new Borough of Torquay.

3. CHARACTER AREAS

3.1 The Conservation Area includes a number of distinct areas characterised by function: ecclesiastical, commercial or residential. While the original street layout formed by the spine of Fore Street and Babbacombe Road, with Trumlands Road forming a dog-leg at the north end is of medieval origin, there is very little evidence remaining of pre-18th century development in any of the existing buildings. The historic built environment is largely a product the 19th century, being a combination of modest terraced housing at relatively high densities provided for industrial workers and spacious villas for Victorian middle-class families, many of which were sited to take advantage of the outward views.

3.2 The Conservation Area may further be characterised by distinct, and dispersed contrasting character sub-areas. These are indicated on Appraisal Map One and can be summarised:

3.3 (1) *The Town Centre and Ecclesiastical Quarter*

This part of the conservation area contains the main commercial area, including the shopping area, offices, two schools, and the adjoining Anglican and Roman Catholic churches; the latter includes a presbytery and a former orphanage. Some incidental housing, mostly in terrace form, is included, most notably the grade II listed terrace in St Margaret's Road and the semi-detached villas, mainly on the north side of Rowley Road.

3.4 (2) *19th Century Terraced Housing*

There are several streets of modest terrace housing built mainly between about 1850 and 1880. These are located north of the town centre, and mainly north and east of Park Road, and also in parts of Teignmouth Road. These were probably built to house the local quarry workers from Grant's, and Blackler's Marble Works and those from the Watcombe Terra Cotta Works, which was established after 1867. There was also a brewery dating from the mid-19th century adjoining the Palk Arms public house in Teignmouth Road.

3.5 (3) *19th Century Villas*

The main concentration of villa development lies on the west and southwest sides of the conservation area, some sited to take advantage of the outward views. There are also two isolated groups, one in Petitor Road to the east, the other in York Road to the southeast

4 ARCHITECTURAL AND HISTORIC QUALITIES

4.1 LISTED & OTHER KEY BUILDINGS

4.1.1 The conservation area has 20 listed entries for 45 separate properties with 4 other entries covering such features as monuments and street furniture. All those designated in the listing are denoted here in bold; they are all listed grade II except where noted otherwise.

- 4.1.2 In Fore Street dominating the skyline are the tower of the Anglican and the spire of the Roman Catholic churches; the former, the **Parish Church of St Mary** is largely 20th century, rebuilt on the ancient site (2.3). A rare survival from its medieval precursor is the fine 12th century font of richly carved stonework depicting, among other things, a hunting scene. Immediately to the north lies the former Vicarage, now converted for use as a medical centre, which was built within the glebe in 1827. Extended in the 1850s, it is still set well back from Fore Street behind trees – although the street here was doubled in size 1867-8. The adjoining Parish Church Hall in Church Road, an early 20th century building has late Arts and Crafts features.
- 4.1.3 The church of **Our Lady Help of Christians and St Denis** (grade II*) forms part of an impressive ensemble, which includes the **Presbytery** and **former Dominican Priory** - now Margaret Clitheroe House. All are the work of Joseph Hansom and date from c.1865. The church is built in a particularly lavish Gothic style; its soaring spire being in the best Victorian revivalist tradition. The entire group is built of the local grey rock-faced limestone with ashlar quoins and freestone dressings; the list description is enthusiastic ‘a remarkably intact 19th century Roman Catholic church, part of good group and retaining lavish stone and other fittings internally. Located in Babbacombe Road is the **Furroughs Cross United Reformed Church**; established in 1853 as a Free Episcopal Church “for parishioners who objected to the Tractarian character of Torquay Anglicanism ... its modest design contrasting with the High Church architecture of most of Torquay’s 19th century churches”. The church is built of coursed local grey limestone, and with its attendant **Schoolroom** to the rear, forms an attractive group. Its first minister, Reverend John E Gladstone was a cousin of W. E. Gladstone.
- 4.1.4 On the prominent southeast corner of Fore Street and Manor Road is another landmark building, the former **Town Hall** built in 1883 by G. S. Bridgman. It is constructed of snecked rock-faced local limestone with Ham Hill dressings. The attractive recessed circular entrance tower has fish-scale slates, additionally there is much other typical late 19th century ornament, little altered, including strong roof profiles that consist of hipped, gabled and mansarded sections. Another prominent town centre building is the **Abbey School** - formerly Hampton Court Preparatory School - but originally built as Hampton House c.1840. The late 20th century road network which was constructed to bypass the historic centre sweeps round the north side of Fore Street here as the continuation of St Marychurch Road. Unfortunately this modern extension of St Marychurch Street has separated off a number of Hampton House’s former outbuildings on the far side of the road. Nevertheless the main building, set well back from Fore Street, with its castellated picturesque style forms an important break in an otherwise continuous frontage.
- 4.1.5 Within the town centre area there are other groups of buildings, not all listed, which nevertheless are significant, either in their own right, or as groups or terraces, that have an impact on the overall townscape. A largely unaltered group of sixteen terraced houses, Nos 19-49 St Margaret’s Road, faces the Roman Catholic complex of church and priory. Tucked behind the former Town Hall and overlooking Tessier Gardens is Medina Terrace (Lindridge Road) a symmetrical 1860s quartet of plain rendered terraces. Nos

1-4 Lindridge Road on the corner with Babbacombe Road is an earlier well-proportioned stuccoed short terrace, probably of the late 1850s, although somewhat spoiled by later alterations and additions.

- 4.1.6 Other key buildings are mainly clustered around the lower end of Fore Street and into Babbacombe Road. The former Hampton Place, now 2-14a Fore Street, opposite the Abbey School is a good terrace with bold corner treatment at its northern junction with St Marychurch Road. This 1860s terrace, probably built to accommodate shops, has a well-defined two-storey stuccoed frontage with dormers containing semi-circular arched windows. Other features include, broad eaves with cornices and kneelers; tall sash windows between rusticated columns; and a further cornice between console brackets with pilastered doorways having plain fanlights over.
- 4.1.7 On the opposite, north-eastern, side of Fore Street is a somewhat out of character neo-Tudor three-storey development of the 1920s containing shops at ground level. Although most have altered frontages – the museum was built as a cinema – the Tudor Café retains its original frontage in its entirety, including a shop-front with typical half-timbering to upper floors, recessed doorway and square-pane leaded-light windows. Visually linked, and adjacent to the **Town Hall** is a third group of shops in Babbacombe Road, apparently part of the Bridgman scheme of the 1880s, which exhibits a similar use of stone, and some original dressed shop-front features (fascia cornices and console brackets). These three building groups, although each is quite separate in style and use of materials, nevertheless provide strong townscape elements to an early and once separate community which still retains a strong local identity. There are no other buildings considered to be of special merit in the town centre, apart from a good 19th century group, Nos 68-72 Fore Street either side of its junction with Priory Road, where there is more good corner treatment.
- 4.1.8 There are a number of listed and other noteworthy buildings outside the town centre and ecclesiastical quarter which are concentrated at the conservation area's periphery and to some degree determined its irregular shape. At the northeastern boundary may be found the Brewery complex between Lummaton Place and Teignmouth Road. **The Palk Arms, 352 Teignmouth Road** is a pleasing L-shaped building at the corner with Fore Street, Barton but spoilt by the blocking of its entrance and one side of the Teignmouth Road façade; the 2-storey skittle alley with 5 ground-storey windows with rusticated architraves and 6 sashes at first-storey level is a solid statement of the traditional game. The 3-storey brewery building behind was once listed, but when it fell out of use rapidly became dilapidated. Despite retaining some attractive features, such as the skilful use of stone rubble including semi-circular and segmental arched openings with keystones, and some original iron-framed glazing bars it was delisted. Its disrepair continues, its demolition rather than re-use and restoration would be a loss, removing an important feature, and a good example of local industrial archaeology from the street scene.
- 4.1.9 Also at the north end may be found **39-47 Park Road** a terrace of 5 houses c.1840; these are plastered, having a gabled slate roof in a neo-Tudor style. Each has a

symmetrical 3:1:3 window front, with a projecting gabled centre bay. The moulded arched doorways have plank doors with cover strips, and Tudor-arch headed windows with 2-3 light casements. **No 45** has succumbed to replacement glazing. Nearby, and of similar date, **2-8 Park Crescent, Cambridge Road** is a terrace of four houses, also in a similar picturesque neo-Tudor style; it forms a shallow crescent with long gardens to the front. Their situation at the junction of Cambridge Road where there is a high retaining wall, fronting Park Road and where the end elevation of **No.2** has an adjoining three-storey frontage is an imaginative treatment of the corner and makes effective use of the differences in level. There is a variation in window forms, from 12- and 16-paned sashes to tall iron casements, some with lozenge panes where they have not been replaced.

- 4.1.10 Another local landmark **Cary Castle** is situated in a commanding but isolated position on a spur at the western edge of the conservation area; it was built in the 1840s in the picturesque stuccoed neo-Gothic style with tall casement windows. The house and its outbuildings have suffered to some extent from being subdivided into flats and the addition of extensions which are out of place with the spirit of the original although some original joinery, plasterwork, and a staircase survive.
- 4.1.11 Of the approximately eighty detached and semi-detached 19th century villas in the conservation area, only a few are listed. Many have lost their original proportions as a result of large-scale adaptations or extensions. Although extended to the side and rear, and now subdivided, one of the few unspoiled frontages is **205 St Marychurch Road** built in the 1840s; it is stuccoed with a symmetrical 2-window garden front, and deep boxed eaves with an eaves band. Elsewhere there are cohesive groups of mid-late 19th century detached and semi-detached villas: Nos 2, 4 & 8, and 3, 5 & 9-21 St Margaret's Road, which are of stucco or pebble-dash and have largely unaltered frontages; Nos 16-22, and 31-37 Petitor Road; Nos **15**, 17-19, **23** and **71** Park Road, also 67-69 Park Road, a semi-detached pair of Cary Park type; Nos 37, 41, 45, 49, and 40-44 Trumlands Road; and the adjoining Nos 6, and 12-20 Western Road. All make a good solid contribution to the distinctiveness and attractiveness of the conservation area.
- 4.1.12 There are a few listed terraces of considerable merit scattered over the conservation area: the 1860s **7-10 York Road** forms a shallow crescent of four houses, all are stuccoed with segmental-headed panels, pilasters, round-headed doorways, and 4-panel doors with fanlights over. This group with their integral **front garden walls and gate piers** are a good example of a classical style Torquay terrace.
- 4.1.13 Others though not listed are significant for the impact they have upon the overall quality of the townscape. These tend to be mainly short terraces with considerable surviving period character. This is being eroded by altered openings using mainly PVCu glazing in sometimes discordant styles. The most noteworthy examples are a stuccoed group Nos 1-21 Western Road on its southern loop; and a short terrace in stone and render Nos 21-29 Petitor Road. Finally there is the symmetrical group of four Nos 19-25 Manor Road probably of the mid-1880s.

4.2 BUILDING FORM & ORNAMENT

- 4.2.1 The handsome frontages of the stucco or later pebble-dash villas are a feature of several parts of the conservation area; typically they have hipped slate roofs and occasional projecting gables, or hips incorporating bay windows. Chimney stacks rising from the eaves, or larger squatter ones which span the ridge are also typical. Openings can vary widely in detail, some sash windows have narrow glazing bars which may either be with one horizontal and no vertical glazing bars, or with anything up to three horizontal and vertical bars. Other original detail consists of four-panelled doors usually with plain semi-circular fanlights above, these are recessed within porches sometimes framed by stucco detail which typically includes moulded pilasters and pediments with keystones. The corner detail of buildings, especially at road junctions can be quite subtle with symmetrical frontages, for example at the junction of Park and Petitor Roads.
- 4.2.2 Some villas have side or rear main entrances deliberately designed to maximise the front window views; those villas in Manor Road served from St Marychurch Road, and those either side of Western Road are the best examples. Although they are robust building types no one villa can withstand complete transformation; historic character is being consistently eroded by insensitive alterations and additions. The neighbouring villas of 205 and 207 St Marychurch Road seen from Manor Road are a case in point: the one rightfully listed, the other sporting the monstrous frontage of Kennleigh Court.
- 4.2.3 Additional ornament on buildings can include rusticated quoins; string courses; bracketed eaves and decorative barge boards; canopies; glazed porches; shop-fronts (56 Park Road), and ironwork balconies.
- 4.2.4 The extensive boundary walls, mostly made of limestone and randomly coursed, are another important feature of the historic built environment. These are normally freestanding but where there are sharp changes of level, they are transformed into retaining walls. The walls are interspersed with gate piers, in stucco or stone, some flat- and some pyramidal-capped. A number of street names are marked by Victorian blue ceramic tiles set into walls, a tile per letter, often with decorative finger elements added as at Cambridge Road; there are also examples of a later ceramic style with a word to a panel, as at Compton Place. As elsewhere in 19th century Torquay there are scattered examples of cast iron street-light columns, probably originally carrying gas lamps and embossed with local foundry names.

4.3 USE OF MATERIALS

- 4.3.1 Stucco or plain render on stone and a slate roof are the predominant building materials; occasionally red clay ridge tiles, some crested, and very occasionally displaying decorative finials are also found. Some of the later buildings are partially or completely brick built, with pebble-dash rendering and plain tile roofs, although these are very much in the minority. Other than where indicated on Map Four the use of exposed stone

is also quite rare, with only two or three villas so built, although there are a number of short terraces and outbuildings of the locally quarried grey Devonian limestone to complement the ubiquitous stone boundary walls.

4.3.2 Many examples of original joinery are still in evidence: detailing on the eaves and gables, panelled doors, and double-hung sash windows is found in a variety of forms. All joinery was an integral part of the original elevation and thus related to the building as a whole; and in the case of semi-detached villas the mirror halves are of deliberate design. The long terrace groups on, for example, Western Road show instances of the disastrous results that occur when the retention of traditional materials, window forms and glazing bars are dispensed with. Not only is an occupant's decision to carry out such drastic changes regrettable, but that in the absence of Article 4(2) directions there are few statutory means to control such deleterious alterations.

4.3.3 The dominant roofing material of the 19th century developers was Welsh slate; today well over half of the buildings of this age have had replacements by artificial substitutes, especially in the case of the plainer terraces, such as Compton Place, Western Road and Cambridge Road where the figure rises to over 90%. Likewise, the large majority of those houses with plainer frontages have had their original doors and windows replaced, mostly with PVCu double-glazing. Even the long terrace in St Margaret's Road has lost most of its original roofing slates and the original openings on several frontages.

4.4 CONDITION OF BUILDINGS

4.4.1 Most domestic and commercial buildings are well maintained. Where a building has been neglected long enough it may lead to a lamentable loss: the former brewery buildings behind the Palk Arms at the north end of the conservation area are under threat; there are also two town centre buildings, one in Fore Street facing Church Road, the other in Hampton Close, off Fore Street which are in a dilapidated condition. These merit restoration that respects their present form, rather than outright demolition.

4.4.2 When period features lack maintenance and start to deteriorate, the potential for further loss through decay is high, with little protection from unsympathetic replacement. The inherent character of some of the principal large villas, for example, those in St Margaret's, St Marychurch, and Manor Roads remains vulnerable to frontage alterations that are permitted under current regulations for permitted development, yet are hugely detrimental to the conservation area's historic character and townscape quality. Further throughout the conservation area, re-roofing in artificial slates and the substitution of period joinery with PVCu double-glazed windows and doors is quite widely undermining what remains of the Victorian character. There is an urgent need to encourage owners to renovate their properties restoring and re-using as much historic material as possible.

4.5 LOCAL DETAILS

- 4.5.1 There is strong contrast between white stucco, the mainly pale grey limestone walls and the rich vegetation cover, much of which is evergreen. The elevated position of St Marychurch with its sloping or undulating topography, giving more distant glimpses of adjoining suburbs, especially to the north and west provides much of the inherent character of this part Torquay. The two churches, one with its tower, the other with its spire, in close proximity are dominant landmarks both within and far beyond the conservation area. By contrast, the several streets of close knit 19th century terraces, mainly in the northern half of the conservation area, provide a pleasing intimacy of scale and sense of enclosure, including some recent sensitive infill at the junction of the lower part of Western Road and Havelock Road.
- 4.5.2 The typical one-over-one-light double-hung sash windows, some with semi-circular heads, is a largely local characteristic and is strongly represented here. The earlier Torquay style of Italianate villa, invariably stuccoed and built between the 1850s and the 1880s is represented, as is the later style with canted bays and other materials including stone and pebble-dash. In Rowley Road, early 20th century semi-detached houses with segmental arched openings with keystones and rustication hark back to a prevailing earlier style. St Marychurch is relatively rich in commemorative street furniture, and possesses an overall street layout that identifies its status as an important mid-late 19th century small town in its own right. In addition to a main street of medieval origins, there is an artisan-based northern suburb, several significant villa developments to the south and west dating from around the late 1840s onwards, and a new civic and commercial focus dating from the late 1870s and 1880s.

5 CHARACTER AND RELATIONSHIP OF SPACES

- 5.1 There are pleasing contrasts between the broad, straight, boulevard-style streets, and the gently curving, sometimes undulating, and generally quieter back roads. The layout and orientation of much of the villa development gives rise to a well founded air of spaciousness. Apart from a few exceptions the original scale and proportion of the villa developments, mostly of two-storeys, has been maintained. In contrast to the villas, much of the northern part of the conservation area, and locally elsewhere is characterised by a much greater density of development consisting of close-kit terraced houses fronting directly onto the pavement with largely contained views and occasional glimpses of more distant skylines.
- 5.2 Some quite distinct differences in level enliven the relationship between buildings and provide both containment as well as some significant outward views over, or between buildings, both to near (less than half a mile) and more distant skylines. The upper parts of Barewell, Western, and Trumland Roads show wide westward views while there are views to the north and east from parts of Park Road, Hartop Road and Lummaton Place. There is a complex, and possibly early pattern of back lanes, largely enclosed by walls, and with sharp differences in level, just to the south and west of the twin churches, and their scale and dominance on a hill crest is most evident in this part of the conservation

area. Much of the southern half of the conservation area is situated on relatively level ground where outward views are limited.

- 5.3 A limited amount of demolition and subsequent redevelopment has occurred within and close to the town centre, including that associated with provision of the town centre by-pass – St Marychurch Road north of Fore Street. Nevertheless, one of the major characteristics of the conservation area is the very limited amount of additional or infill development that has occurred within the conservation area beyond the early 20th century.

6 GREEN LANDSCAPE AND TREES

- 6.1 The most significant open space in the conservation area is Tessier Gardens, some 2½ acres, which contains several fine specimen trees and connects St Marychurch to the Cary Park conservation area to the south. It is however somewhat hidden and does not make a great impact upon the street scene except where trees act as a backdrop to buildings. More prominent are the trees in the churchyard and in front of the former vicarage which are an important feature in Fore Street. In the villa areas, the overall impression is of a rich, almost park-like setting, made up mainly of deciduous trees interspersed with evergreens, most notably holm oak (*Quercus Ilex*). In Manor Road and St Margaret's Road, street trees were planted, probably as part of the original layout, to create a boulevard affect. These are all deciduous, and some young trees have been planted among the mature specimens.
- 6.2 There are substantial numbers of other mature trees and large shrubs within the grounds of villas and some walls are topped by hedges or shrubbery. Amongst the villas in the Trumlands Road and Western Road area the distribution of trees and shrubs is somewhat more informal. The same is true of the villas in York Road. Both the long drive and surroundings of Cary Castle contain a further concentration of trees: the driveway contains a very significant avenue of lime trees (*Tilia x europea*) running the length of its centre, which would benefit from full restoration; and on the slope immediately west of the Castle there is a good conifer group, clearly a deliberate piece of late 19th century landscaping. The seemingly ubiquitous palm trees are mainly confined to the grounds of the larger villas and guest-houses, but even mature specimens tend to be limited in size and spread and are only locally prominent.
- 6.3 Several individual trees or tree groups are important individual components of the townscape. Noteworthy examples are the holm oak at the junction of Park and Cambridge Roads; those trees fronting Fore Street near the Parish Church; the mature horse chestnut (*Aesculus hippocasternum*) at the rear of the Snooty Fox; and the avenue at the northern end of St Margaret's Road. A deciduous group at the junction of Hampton and Babbacombe Roads which is just beyond the conservation area boundary, has an impact upon the vista from the south end of Fore Street. Substantial numbers of young trees have been planted adjoining the by-pass to augment those already bordering the public car park east of Fore Street. Young street trees planted at the south end of Fore

Street blend into the overall street scene somewhat more successfully than those planted in the pedestrian precinct where space is more confined. Although most trees appear to be in a healthy condition, a few older specimens may be approaching senescence and will require monitoring. Tree conservation and replacement will be an important part of streetscape management in the future.

7 THE SETTING AND FEATURES OF SPECIAL IMPORTANCE

7.1 The conservation area largely defines the historic development of what is now a significant suburb of Torquay. Close by are several of the quarries that supplied much of the building materials for the rest of Torquay, as well as being central to the equally important marble and terracotta industries, whose products went further afield. These industries were the springboard for the rapid change of St Marychurch from a relict rural settlement to a close-knit industrial settlement from the 1840s onwards. There is little concession to its proximity to the sea, until villa developments began to appear on the Torquay side of the town in the latter half of the 19th century, when the planting of palms and other evergreens more commonly associated with a 'seaside' setting began. The situation of the southern half of the conservation area on a plateau with a hint of the sea to the east gives it a more spacious and suburban quality. This form of development extends well beyond the boundary to the adjoining Cary Park conservation area, and beyond to the Lincombes and Warberries, either side of Babbacombe Road.

7.2 It is possible to summarise the features that give the conservation area its special character as follows:

- ❖ the elevated setting of the conservation area with significant outward views;
- ❖ prominent landmarks, notably the adjoining Anglican and Roman Catholic churches, and to a lesser extent, Cary Castle, the Town Hall, and the Palk Arms site;
- ❖ the planned developments of *c.*1860 onwards, including parts of the town centre, which provides attractive townscape and several important vistas, enhanced by street trees, and extensive boundary walls;
- ❖ the close-knit network of mid-19th century terraced houses representing the former artisan/industrial housing originally built for workers employed in local industries;
- ❖ the considerable number of good quality unlisted (complementing the listed) mid-late 19th century buildings which retain a large proportion of period detail and inherent character – especially the case where villas remain in private residential use away from the major thoroughfares;
- ❖ the survival of boundary walls, ornamental gate piers, some original ironwork, timber detail to doors, windows, porches, and glazed canopies. The extent of mid-to-late

Victorian detail in stucco and complementary period embellishments such as carved eaves brackets and gable-end barge-boards, semi-circular and segmental-arched openings, and significant corner treatment such as rusticated quoins;

- ❖ several good examples of commemorative and other forms of period street furniture, including two listed traditional K6 red telephone kiosks near the Abbey School.

8 EXTENT OF LOSS, DAMAGE AND INTRUSION

8.1 Towards the northern end of Fore Street there is some evidence of commercial decline while the shopping centre as a whole has lost the majority of its traditional shop-fronts. Upper floors have retained more original detail, mainly sash windows with glazing bars, although there are indications of poor maintenance and under use. Little attention has been given to the design of ground floor fascias in relation to the building as a whole, and some insensitive examples of 1960s commercial redevelopment with large horizontal fascias are evident. These changes have left a legacy of intrusive townscape completely alien to the underlying historic character of tightly packed small-scale shops, workshops and houses directly abutting the street.

8.2 Regrettably there are no longer any commercially available sources of local stone; this is most evident in the absence of any natural stone flags or setts used in the relatively recently pedestrianised areas. The only evidence of the former thriving stone quarrying industry is a base of Petitor marble supporting the commemorative cast iron street-lamp at the junction of Fore Street and St Margaret's Road.

8.3 Elsewhere in the conservation area, there are other elements detrimental to its character or appearance. While the following list may not be exhaustive, the major detractions are considered to be:

- ◆ unsympathetic extensions or additions to 19th century buildings, some of single-storey construction with flat roofs, others out of scale with the original design;
- ◆ the gradual erosion of traditional materials and finishes – this is especially the case with roofs where the original slates have been partially or completely replaced with artificial substitutes, some of which are but very poor imitations of the original;
- ◆ the loss of historic joinery, including sash windows and panelled doors, and their replacement with unco-ordinated substitutes often in aluminium, PVCu, or timber which is most often of a quality far inferior to the original; even failing joinery, should in most cases be repairable, and with regular maintenance, should continue to rival the durability of many replacements;
- ◆ untidy, disused or poorly integrated backland sites especially on the periphery of the town centre;

- ◆ some loss of symmetry in semi-detached villas, where there have been marked frontage changes to elevations and boundaries;
- ◆ street lamps which have little or no bearing to historic precedent;

9 SUMMARY

9.1 St Marychurch is an important settlement in its own right and has a strong sense of its own identity. The almost universal use of stucco or rendered finish on buildings with rather understated but widely variable period detail is one of its chief features. The limestone rubble boundary walls; and the large number of trees, shrubs and hedges especially in the areas of villa development, in Tessier Gardens, and within the ecclesiastical curtilages also contribute to its underlying attractive and historic character.

9.2 Within the town centre there are several features defining local identity, and a generally well-balanced interface between buildings and the green landscape. The dominant impact of the churches and bold urban space at the southern end of Fore Street; and the spaciousness of the villa developments, sometimes in close proximity to areas where the housing is of smaller scale within a denser street pattern has produced an interesting and contrasting townscape.

9.3 To some extent the original 19th century character has been compromised by subsequent alterations and additions, which is also typical of some other Torbay conservation areas. The Adopted Local Plan acknowledges this:

many of Torbay's Conservation Areas have been designated 'warts and all' and contain areas of very mixed quality, including past development that is totally out of context with the surrounding area. Redevelopment or alterations to existing buildings may provide opportunities to design more appropriate new buildings or to restore lost or degraded features. (Torbay Local Plan 1995-2011, The Built Environment 14.8)

9.4 Since the 1980s some 19th century villas and terrace blocks have deteriorated. This often begins with unsympathetic insertions in window and door openings and continues with unsatisfactory and inappropriate extensions. It is unlikely that any conservation justification can be made for the further redevelopment of villa sites. Current conservation area legislation and advice places a strong emphasis on the need to preserve or enhance the character or appearance of Conservation Areas. This is also seen as a crucial criterion when assessing applications for development in Conservation Areas (Torbay Local Plan 2004, The Built Environment 14.9).

- 9.5 Thus conservation planning advice will always aim to improve the quality of new building, or to restore lost or degraded features from historic ones. Additionally it will aim to preserve boundary features and the surviving historic elements of design and ornament including the sympathetic use or re-use of appropriate materials. To ensure that the case for demolition, or thoughtless change, cannot be substantiated in future, there needs to be a greater emphasis on proper maintenance and repair using traditional methods, especially in the case of those buildings which do not have statutory protection yet form an integral part of the historic built environment.
- 9.6 It will require determination to ensure that the erosion of historic detail does not continue. This will necessitate designation of Article 4(2) Directions in order to protect historic frontage and boundary detail, much of which is not statutorily listed. Hand in hand with regulation, it is considered important, given the increase in the loss of traditional shop fronts, to assist owners in seeking solutions which will aid the sympathetic conservation or restoration without necessitating PVCu or other inappropriate replacements. Not only are such alterations detrimental to the historic character of individual buildings but they also create anti-aesthetic discords at the streetscape level.

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 St Marychurch 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 key local features of special importance (see Section 7), which need to be safeguarded or enhanced, when determining development proposals within the conservation area; 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 the building groups of special merit outside the conservation area – or more practically extend the conservation area to include several more streets which retain areas of relatively unscathed late 19th to early 20th century character.

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PHOTOGRAPHS

Civic and Ecclesiastical Buildings

- 1 In the late-18th century St. Marychurch began to develop from its medieval origins as a result of the marble trade; during the 19th century it expanded greatly into a separate and sizeable community becoming an urban district council in the 1880s. This was made manifest by the rebuilding of the medieval parish church 1856-61, the tower being added in 1877 by J Hugall; the establishment of a large Roman Catholic Church and Priory in 1865 by Joseph Hansom, with its impressive spire on a single block; and G S Bridgeman's Town Hall of 1883 (4). Both tower and spire are dominant landmarks, emphasised by their elevated location. A large presbytery and former orphanage adjoin the latter.
- 2 The early 20th century Parish Memorial Hall north of the Church.
- 3 Looking southeast along Fore Street from the Chilcote Memorial towards the 1883 Town Hall; here the lower end of Fore Street is all 19th century planned development.
- 4 The former Town Hall at the junction of Manor and Babbacombe Roads from the southwest; Bridgeman's 1883 design used coursed local limestone (41) with the banding, reveals, cornices and other detailing in Ham Stone
- 5 Behind the town centre are quiet residential streets, some with outward views from high ground. This northeastward view from the top of Barewell Road shows what is now a footpath link to Church Road; this was the historic boundary to the glebe block before the 19th century extension of Church Road south and east reduced its extent.



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- 6 East of the parish church the frontage at the northeast junction of Park and Petitor Roads shows good corner treatment, the pub and terraces beyond contributing to the well-proportioned townscape.

Building Forms

- 7 One of the three simple terrace groups in Compton Place built by the mid-19th century, probably for workers employed in the nearby quarries or marble industries.
- 8 Another mid-19th century terrace; this group of eleven in Western Road is of higher status with much original ornamentation including segmental and semicircular arched openings, and horizontal glazing bars in the characteristic local style. While a later bay extension at No. 15 preserves the sash-pane style, the top-hung PVCu replacements at No. 17 are ungainly and out of place, No.19 shows the completeness of the original design.
- 9 205 St Marychurch Road, a listed and largely unaltered villa of c.1850, faces southwest towards Manor Road; although extended to the sides and rear this has been sensitively accomplished, the retained boundary wall reinforces the sense of seclusion and integrity.
- 10 The southfacing aspect of 207 St Marychurch Road by contrast has been overwhelmed by the post-war extension which is Kennleigh Court. The hipped roof of the original villa has lost its context and its dignity.



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- 11 The crescentic 7-10 York Road is a listed stucco 4-house terrace of c.1860; the 3-bay fronts preserve all the original details: segmental-headed panels, pilasters, round-headed doorways, and 4-panel doors with fanlights. The integral front garden walls and gate piers too are part of the original design - a classical Torquay style terrace
- 12 1-4 Lindridge Road is short 2-storey stucco terrace of two mirrored-pairs with semicircular arched openings at each level beneath a gable. The sash windows with their narrow glazing bars are also typical mid-19th century features.
- 13 1-4 Priory Road is a simple 2-bay terrace group (No. 4 has three bays) with long tapering rear gardens imaginatively designed for the unusual wedge-shaped plot. Two of the four show replacement windows, compare the thick PVCu horizontal elements of No. 1 with the original delicate glazing bars of No. 3's sashes.
- 14 A semi-detached pair at the corner of St Margaret's and Priory Roads; the boundary wall has been breached and lowered to provide vehicular access, thereby destroying the front garden at a significant junction. Fortunately the sashes in the bay fronts appear to be in good repair.
- 15 One side of a former semi-detached pair in Greenway Road shows the cumulative erosive effect of poorly designed extensions, inappropriate materials and unsympathetic replacement glazing forms.



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- 16 At the northern end of the conservation area, with the exception of the solitary villa of 71 Park Road, and the adjoining semi-detached pair Nos 67-69 (23) all the buildings are terraces: here at the junction of Western and Park Roads the two-storey mid-19th century terrace with only the barest detail and ornamentation is typical of the area. The quarried face of Lummaton Hill rises in the background.
- 17 Some of the existing terraces have been refurbished, as here on the south side of Lummaton Place where the only detailing is the plat band between the storeys. No 18 in the foreground would have been greatly improved still more if the sash windows and panelled door had been retained.
- 18 The terrace groups here at Cambridge Road are more elaborate with wide gables, gardens and boundary walls and piers.
- 19 The most elaborate northern terrace of all is the irregular listed group of 2-8 Park Crescent of c.1840, because it is set back from Cambridge Road by long front gardens the topography allows an additional storey on the Park Road side.
- 20 The early 19th century terrace with cottage orneé features is dwarfed by the rear of the adjoining Park Crescent.



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- 21 In Hartop Road the earlier 1880 terraces are largely unadorned, here only the variation in glazing bars makes any statement, simple but effective.
- 22 In Park Road the terraces are largely mid-19th century; that to the left with its 6-pane sash windows and door hood on console brackets remains unchanged, on the right the late 19th century alterations: an inserted bay and single-pane sashes respects the aesthetic.
- 23 A large semi-detached villa of c.1900 at 67-69 Park Road is a late and solitary infill in this part of the conservation area. With its roughcast red render it is a lone example in St Marychurch of the characteristic Cary Park type, $\frac{3}{4}$ mile to the south.
- 24 The 1860/70s semi-detached pair of 20-22 Petitor Road shows much typical period detail such as pronounced quoins, plat and sill bands, hood moulds, semi-circular arched windows, brackets, boxed eaves, and sash windows with single horizontal glazing bars.
- 25 On the edge of the conservation area where the St Marychurch Road extension crosses Petitor Road the former villa of Torleigh preserves some of its original detailing in rustication, cornicing and strap work; the rebuilding and alteration of its western part shows an utter disregard for historical precedent, aesthetics and taste. The loss of curtilage and adequate boundary walls to the road extension has also been to its severe disadvantage.



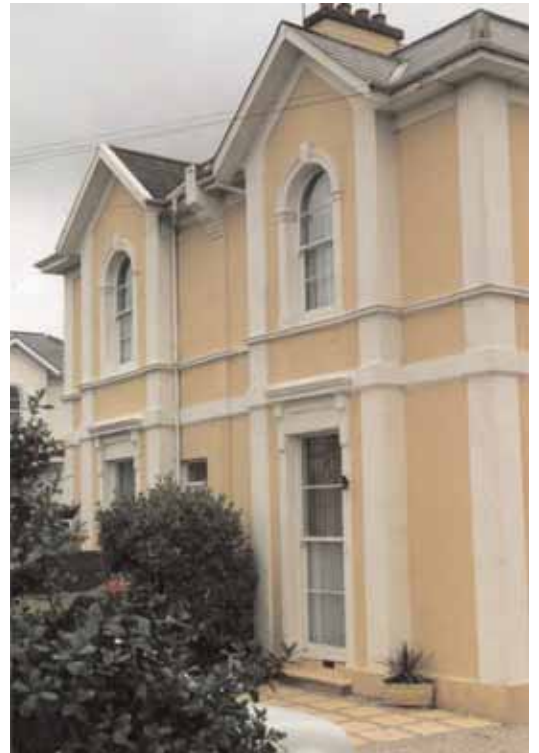
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- 26 In Rowley Road there are 13 semi-detached pairs of this type; all are Edwardian yet they show an earlier style with rustication, paired-segmental windows, brackets and bands. The replacement door and windows detract from the modest perfection of the type.
- 27 Cary Castle c.1850 with its many neo-Gothic features is a prominent local landmark, now converted to flats. It is listed though this has not prevented some unfortunate alterations.
- 28 The Tudor-Gothick, former Hampton House c.1840-1850, now the listed Abbey School contains some fine interior features including staircases, panelled doors and fireplaces. Its rubble-faced frontage with Roman cement has survived the St Marychurch Road extension which has otherwise removed its rear wing and left some of its outbuildings isolated on the far side of the road (29).
- 29 This large stone building with an asbestos roof in Hampton Lane is semi-derelict; it was formerly an outbuilding, probably stabling, of Hampton House (28).

Commercial Frontages

- 30 Four shops adjacent to, and contemporary with, Bridgeman's Town Hall in Babbacombe Road preserve much of their original detail, although there are replacement PVCu windows at first floor level.



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- 31 Purpose built shops in Fore Street c.1880, with second floor dormers. Almost all have late-20th century inserted shopfronts yet the original design otherwise survives with moulded console brackets and cornices together with doorways and fanlights over, between pilasters giving access to the upper living quarters.
- 32 Curiously this Victorian Street 'attraction' in Fore Street is contained behind an interwar façade, rather than one of the many actual contemporary frontages.
- 33 This café in Fore Street is a particularly fine example of interwar mock-Tudor, fit for purpose.
- 34 The shop front of the listed 71 Park Road is a former carriage entry framed by panelled pilasters, with a dentilled cornice and parapet with urn finials surmounting terminal piers over. It is empty, supported by acrow-props and in sore need of repair.
- 35 56 Park Road shows a fine well preserved shopfront, but its future is uncertain as the viability of many local shops continues to be reduced.



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36-38 For a length of 135m of Fore Street's shopping area has been pedestrianised; most shops are small in scale, some have surviving traditional shop fronts as well as first-floor sash windows (36); the commemorative monument is a street lamp utilising a salvaged 19th century ornate column set on a plinth of local polished marble (37); the 1960s shopping centre is a particularly unfortunate addition to the street scene (38).

Details

There are many fine examples of surviving historic detail and ornamentation within the conservation area.

39-40 Random rubble walls of local limestone are common boundary features; the repair at the junction of St. Margaret's Road and Priory Road (40) with cementitious mortar is not only unpleasing to the eye but will exacerbate the problem.



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- 41 The snecked limestone wall of the Town Hall (4) shows a high level of craftsmanship.
- 42 A 19th century cast-iron street lamp in Trumlands Road, originally gas lit; another type has been used in the Fore Street memorial (37).
- 43 Iron railings close to the junction of Fore Street and Park Road; these are in poor condition and require renovation. Such authentic period street furniture is an important element of the historic built environment and should be conserved.
- 44 23 Park Road is listed, preserving both sash windows and its first-floor decorative ironwork balconies; unfortunately it has lost its original doors to inferior modern replacements.
- 45 Park Cottage, 44 Park Road has a fine original glazed porch with decorative finials over - the ironwork is far superior to that of the replacement gate and fence.



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- 46-47 A number of street name plates survive: a late 19th century single-letter blue ceramic type; and a more unusual single word-type of the early 20th century. There are five different types of ceramic lettering in the Torbay area.
- 48 26-32 Western Road c.1870s, part of a terrace group of seven forming a slight crescent; the end gable has been thoughtfully designed, ornamented and fenestrated.
- 49 Detail subverted and destroyed: the inherent character of these simple terraces is extremely vulnerable to alterations and additions that have little regard for historic precedent, use of local materials, or building methods. Contrast the simple charm of the nearest house with its 2-pane sash windows with its neighbours: the poor PVCu replacement glazing and twee porch hood of one, and the totally unsuitable cladding of the other.
- 50 Near plain with only the simplest detailing yet this new housing in Havelock Road does pay attention to local building forms and historic detail.



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Ambience

- 51 Manor Road and St. Margaret's Road both have street trees which in combination with limestone walls contribute important elements to the townscape.
- 52 Large specimen trees such as this example in Trumlands Road are not as evident as some other parts of Torquay. Whilst the conservation area contains a wealth of trees, their height and dominance may be limited by the relatively exposed location.

Threats

- 53 The former brewery attached to the Palk Arms in Lummaton Place; this has been delisted and has now fallen into very poor state of repair, though not yet irrecoverable. Demolition rather than re-use would be a loss to the townscape and to local history.

Potential

- 54 The north side of Teignmouth Road, which comprises terraces of the late 1880s, lies within the conservation area. On the south side the later Edwardian terraces (Nos 369-405), which retain better historic detail, are actually outside the boundary. The door and window detail, the majority of which survives, is very typical of the Edwardian era. These with the late Victorian terraces of the upper part of Hartop Road (Nos. 64-106) would be a logical extension to the conservation area.



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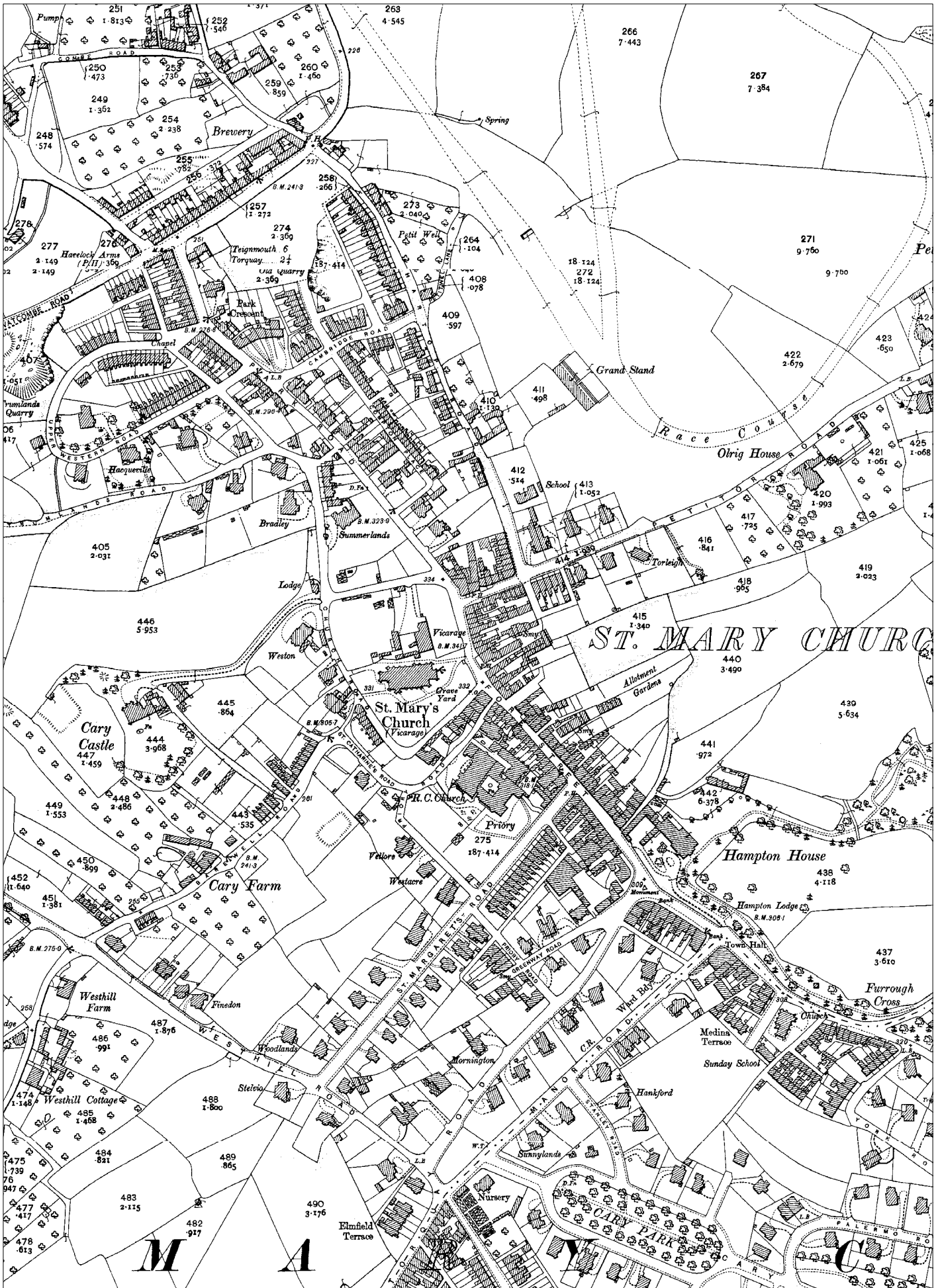
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ST MARYCHURCH

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ST MARY CHURCH
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Torquay & South Devon Golf Links



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ST. MARYCHURCH CONSERVATION AREA

Number 3 Designated: 29 April 1980
Extended: 17 November 1982 and 21 January 1987

MAP ONE HISTORIC BUILDINGS

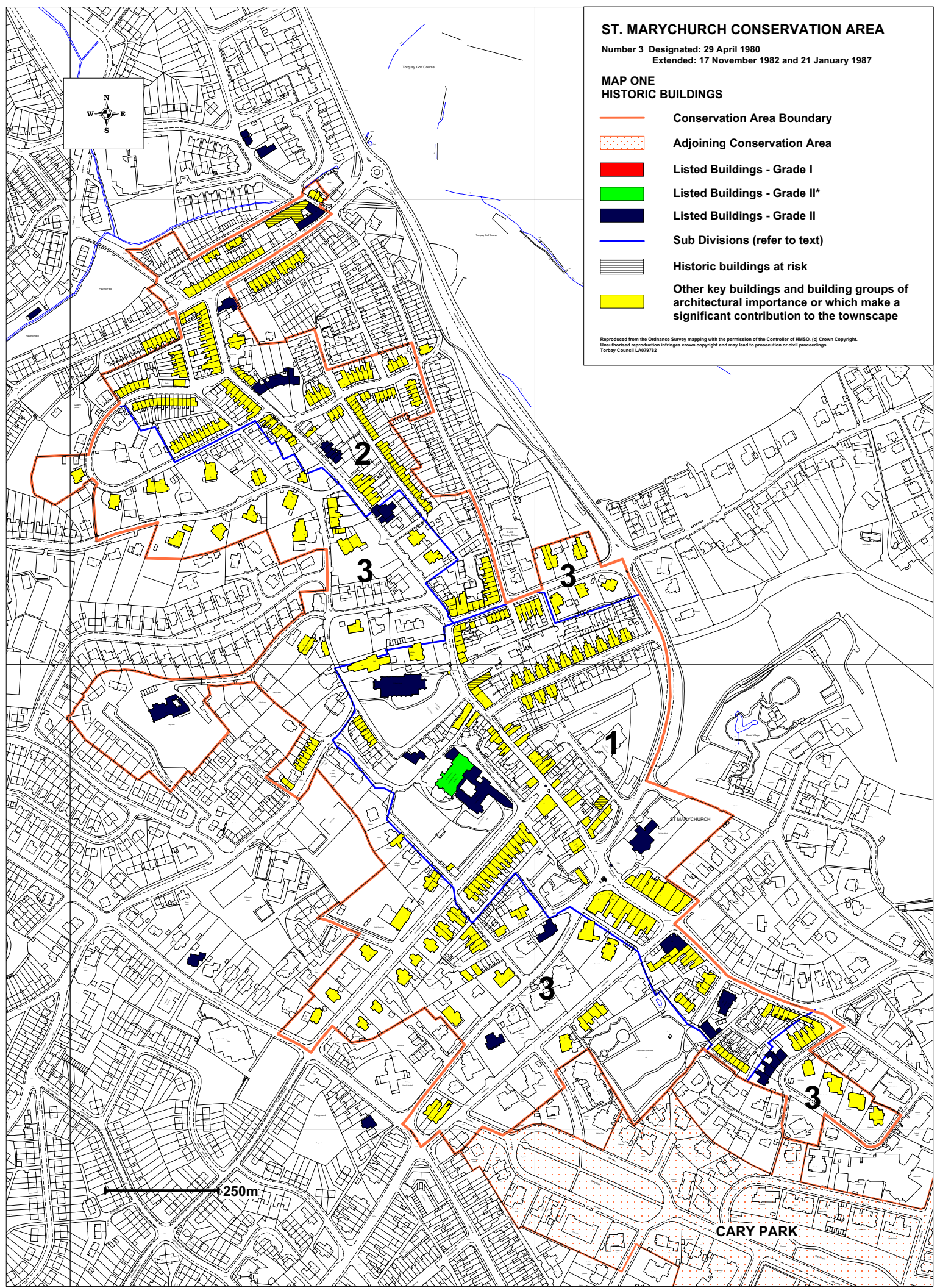
-  Conservation Area Boundary
-  Adjoining Conservation Area
-  Listed Buildings - Grade I
-  Listed Buildings - Grade II*
-  Listed Buildings - Grade II
-  Sub Divisions (refer to text)
-  Historic buildings at risk
-  Other key buildings and building groups of architectural importance or which make a significant contribution to the townscape

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250m

CARY PARK











ST MARYCHURCH CONSERVATION AREA

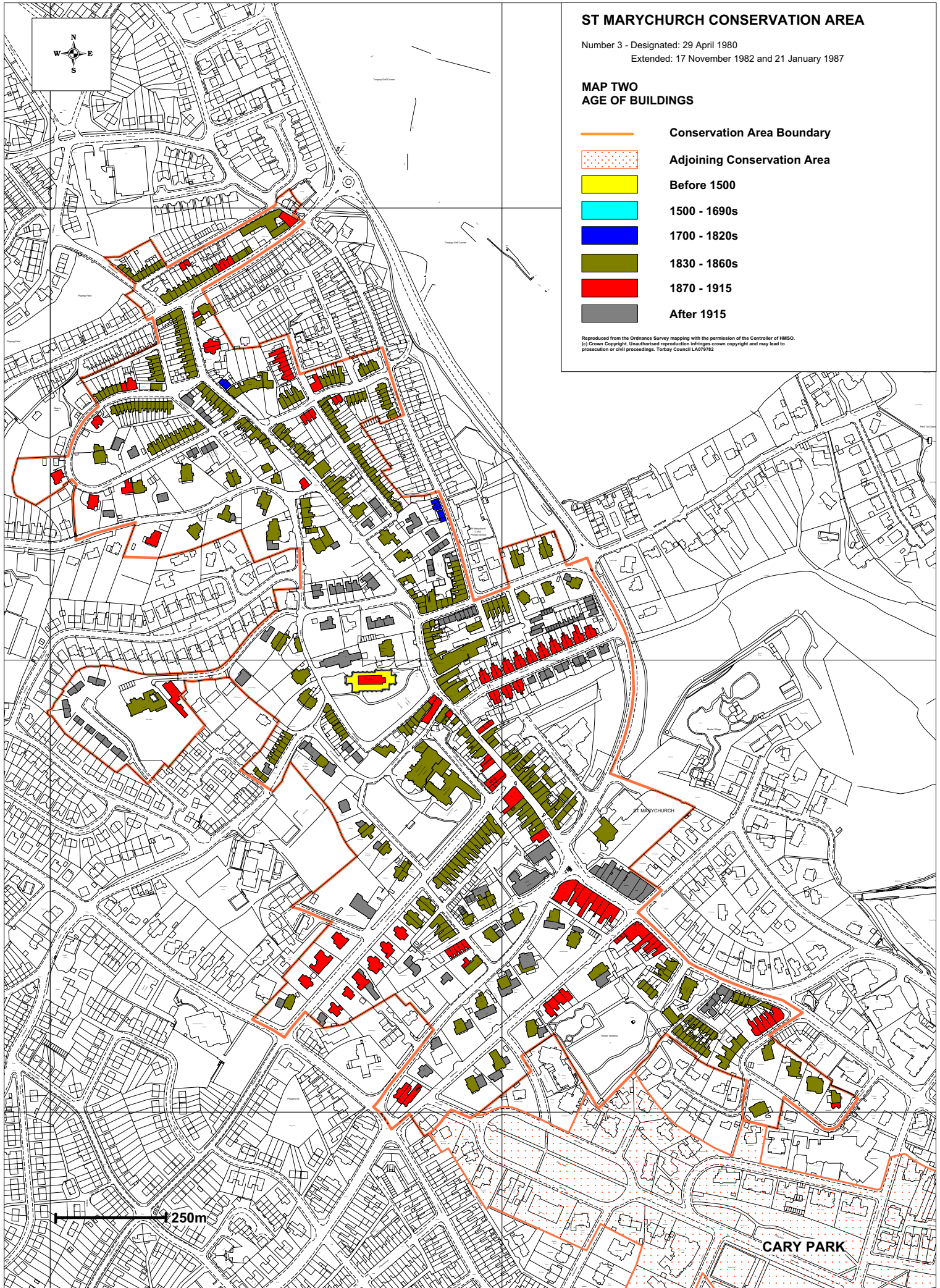
Number 3 - Designated: 29 April 1980

Extended: 17 November 1982 and 21 January 1987

MAP TWO AGE OF BUILDINGS

-  Conservation Area Boundary
-  Adjoining Conservation Area
-  Before 1500
-  1500 - 1690s
-  1700 - 1820s
-  1830 - 1860s
-  1870 - 1915
-  After 1915

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


ST MARYCHURCH CONSERVATION AREA

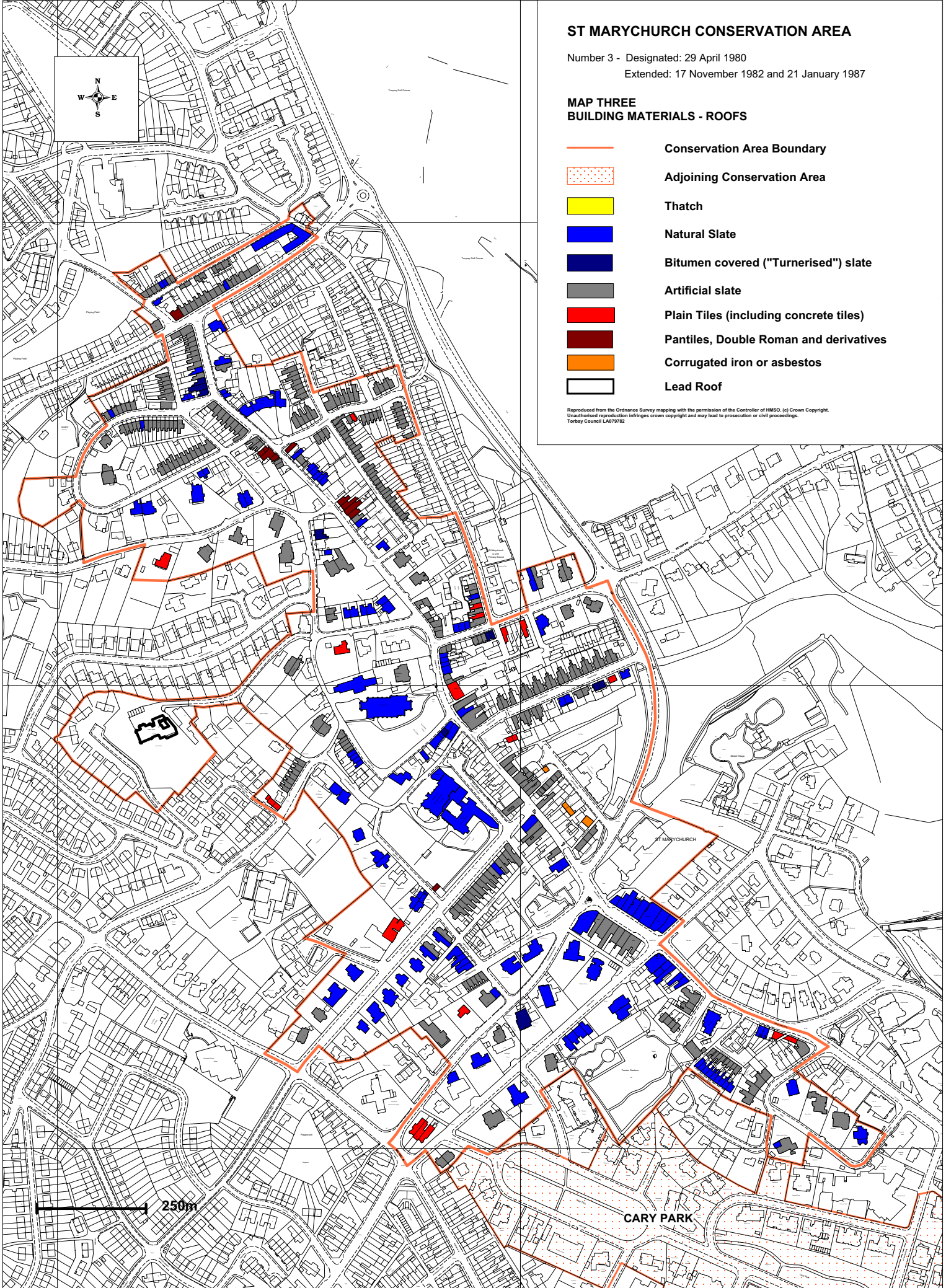
Number 3 - Designated: 29 April 1980

Extended: 17 November 1982 and 21 January 1987

MAP THREE BUILDING MATERIALS - ROOFS

-  Conservation Area Boundary
-  Adjoining Conservation Area
-  Thatch
-  Natural Slate
-  Bitumen covered ("Turnerised") slate
-  Artificial slate
-  Plain Tiles (including concrete tiles)
-  Pantiles, Double Roman and derivatives
-  Corrugated iron or asbestos
-  Lead Roof

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ST MARYCHURCH CONSERVATION AREA

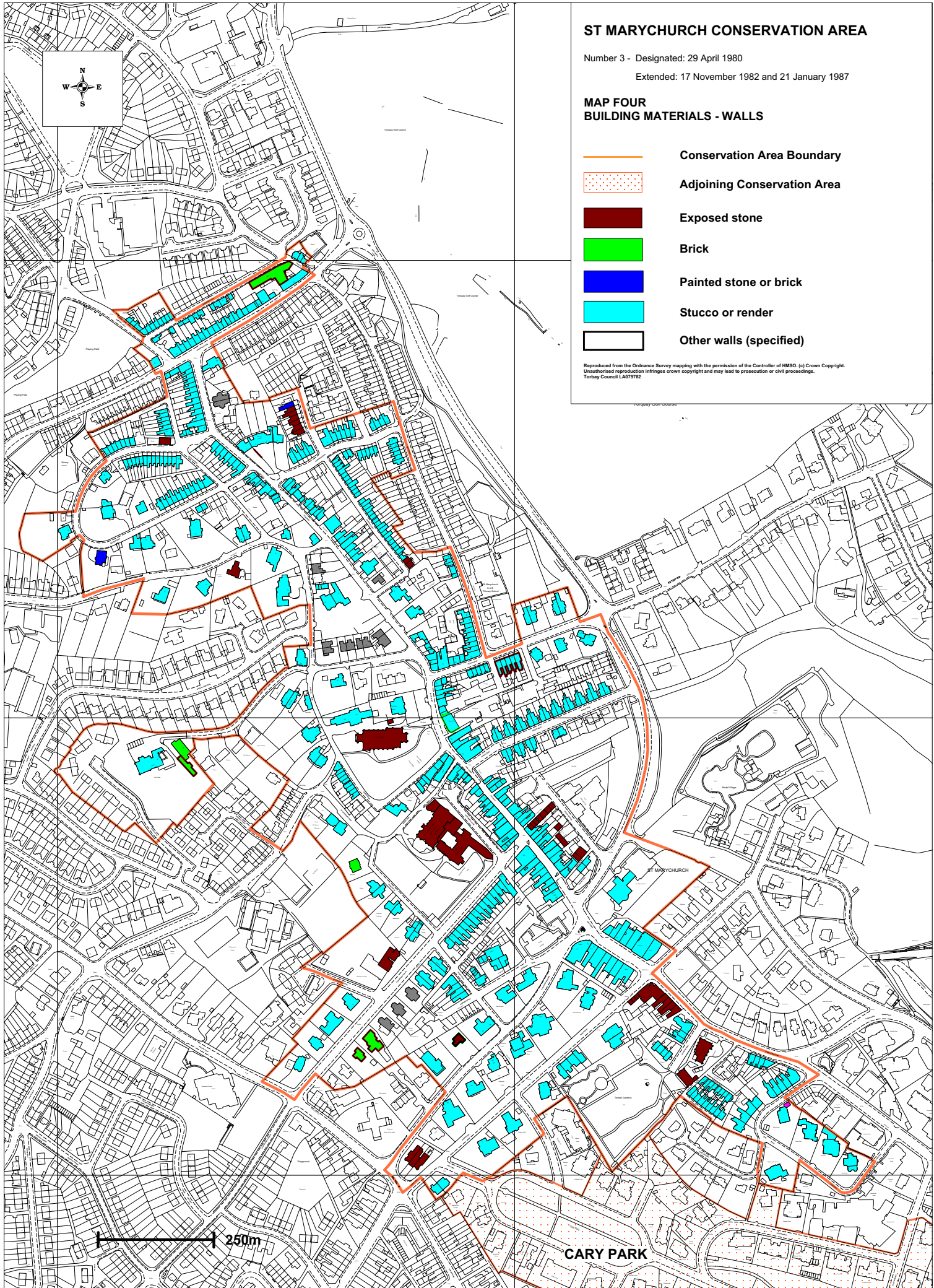
Number 3 - Designated: 29 April 1980

Extended: 17 November 1982 and 21 January 1987

MAP FOUR BUILDING MATERIALS - WALLS

-  Conservation Area Boundary
-  Adjoining Conservation Area
-  Exposed stone
-  Brick
-  Painted stone or brick
-  Stucco or render
-  Other walls (specified)















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ST. MARYCHURCH CONSERVATION AREA

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MAP FIVE IMPORTANT FEATURES

-  Conservation Boundary
-  Adjoining Conservation Area
-  Useful pedestrian links
-  Important building groups, normally of a similar date, or character of frontage detail.
-  Largely unspoilt frontages retaining significant period detail (including original shop fronts)
-  Main Hedgerow
-  Prominent walls
-  Main tree groups and individual trees
-  Open Space - largely unrestricted public access
-  Open Space - limited or restricted public access
-  Significant Landmark
-  Feature of Special Interest
-  Viewpoint - open
-  Viewpoint - enclosed

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