

OLD PAIGNTON CONSERVATION AREA
VOLUME II: HERITAGE ASSET AUDIT
ISSUE 04
FEBRUARY 2026



HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Bishop's Place					
1-4	Historic settlement and early- 19th century developments	Positive Contributor	Architectural details, materiality, group value and historic proportions all contribute to the character of the streetscape.		
19	Historic settlement and early- 19th century developments	Positive Contributor	Architectural details, materiality, group value and historic proportions, illustrate the historic usage of the building and contribute to the character of the streetscape.		
Bishops Place Apartments	Historic settlement and early- 19th century developments	Positive Contributor	A distinctive modern development the architectural details and materiality of which contribute to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Paignton Community College	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1298310	
Brent Road					
36	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contribute to the group value of the terrace and the historic character of the street.		
1-29	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this terrace has a group value of the terrace and creates a distinctive historic streetscape character.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Cecil Road					
Bible Christian Chapel and Chapel House	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1207582	
1-2 Haddon Villas	Historic settlement and early- 19th century developments	Positive Contributor	Group value		
46-58	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1279681 https:// historicengland.org. uk/listing/the-list/ list-entry/1195096 https:// historicengland.org. uk/listing/the-list/ list-entry/1207538	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Church of the Sacred Heart and Thérèse of the Child Jesus	Late-19th/ early-20th century inner suburb	Key Building of Individual Heritage Interest	A landmark building with distinctive design, detailing and use of materials that positively contribute to the character of the conservation area.		
Church Street					
48 and 50	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, traditional shopfront, materiality and historic proportions of this building contribute to the group value and the historic character of the streetscape.		
46	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, traditional shopfront, materiality and historic proportions of this building contribute to the group value and the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
40, 42, 44	Historic settlement and early- 19th century developments	Key Building of Individual Heritage Interest	The architectural details, traditional shopfront, materiality and historic proportions of this building illustrates its historic usage and contributes to the group value and the historic character of the streetscape.		
36-38	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, traditional shopfront, materiality and historic proportions of this building illustrates its historic usage and contributes to the group value and the historic character of the streetscape.		
32	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1207593	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
30-30a	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1298313	
24, 26, 28	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, traditional shopfront, materiality and historic proportions of this building illustrates its historic usage and contributes to the group value and the historic character of the streetscape.		 
41, 43, 45	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the group value and the historic character of the streetscape.		
39, 39a	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, traditional shopfront, materiality and historic proportions of this building illustrates its historic usage and contributes to the group value and the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
35, 37	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the group value and the historic character of the streetscape.		
33, 33a	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, traditional shopfront, materiality and historic proportions of this building illustrates its historic usage and contributes to the group value and the historic character of the streetscape.		
31	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1208139	 

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
St John's Church	Historic settlement and early- 19th century developments	Grade I listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1195097	
Clifton Road					
2-4	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, traditional shopfront and materiality of this group of buildings contributes to the group value and the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Colley End Road					
6-12	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details and materiality of this group of buildings contributes to the group value and the historic character of the streetscape.		
Kingdom Court (1-4)	Historic settlement and early- 19th century developments	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building illustrates its historic usage and contributes to the group value and the historic character of the streetscape.		
1	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Crown and Anchor Way					
4-18, 3-5	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
Curledge Street					
9-19	Late-19th/early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
32-34	Late-19th/early-20th century inner suburb	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1195099	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Curledge academy (north)	Late-19th/ early-20th century inner suburb	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building illustrates its historic usage and contributes to the group value and the historic character of the streetscape.		
Curledge Academy (south)	Late-19th/ early-20th century inner suburb	Key Building of Individual Heritage Interest, Landmark Building	The architectural details, materiality and historic proportions of this building illustrates its historic usage and contributes to the group value and the historic character of the streetscape.		
6-16	Late-19th/ early-20th century inner suburb	Grade II Listed Building	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.	https:// historicengland.org. uk/listing/the-list/ list-entry/1366077	
4	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
7	Late-19th/ early-20th century inner suburb	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building illustrates its historic usage and contributes to the group value and the historic character of the streetscape.		
Dartmouth Road					
64	Late-19th/ early-20th century inner suburb	Historic boundary treatments, Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
67-79	Late-19th/ early-20th century inner suburb	Positive Contributor, Historic boundary treatments	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
2-6	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
13 (lime tree pub)	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this building illustrates its historic usage and contributes to the group value and the historic character of the streetscape.		
15 (church)	Late-19th century town centre	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1207693	 
17-33	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		 
35-45	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

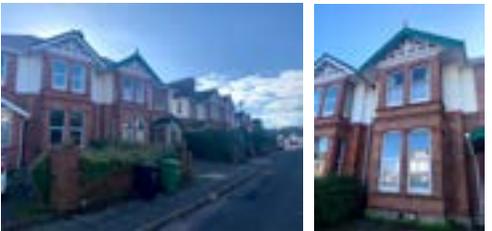
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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
47-49	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
51-63	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
67-77	Late-19th/ early-20th century inner suburb	Positive Contributor, Historic boundary treatments	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		 

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
50-6	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
48	Late-19th/ early-20th century inner suburb	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and fine architectural detailing.		
46a	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Eaton Place					
1-5	Fisher Street	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1195100	
Elmsleigh Park					
1-15 (odd)	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
2-16 (even)	Late-19th/ early-20th century inner suburb	Positive Contributor, Historic boundary treatments	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
32-42	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
24-30	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
15-17	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
20-22	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
2-16	Late-19th/ early-20th century inner suburb	Positive Contributor, Historic boundary treatments	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
3-11	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
18	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
Fisher Street					

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
60-60a	Fisher Street	Key Building of Individual Heritage Interest	The materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its fine architectural detailing.		
50-58	Fisher Street	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
29-37	Fisher Street	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
36-38	Fisher Street	Positive Contributor	The architectural details, materiality and historic proportions of these buildings contributes to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
The Torbay inn	Fisher Street	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1279594	
Tower House School	Fisher Street	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1279603 https://historicengland.org.uk/listing/the-list/list-entry/1195102	
The old cider press	Fisher Street	Positive Contributor	The architectural details, materiality and historic proportions of this building illustrates its historic use and contributes to the historic character of the streetscape.		
Merricote	Fisher Street	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1195101	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
6-14	Fisher Street	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1298316 https://historicengland.org.uk/listing/the-list/list-entry/1207728	
19	Fisher Street	Positive Contributor	Architectural details, Materiality, Group value, Illustrates historic usage	https://historicengland.org.uk/listing/the-list/list-entry/1207728	
11	Fisher Street	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
9	Fisher Street	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1207723	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Gerston Road					
All houses, both sides	Late-19th century town centre	Positive Contributor, Historic boundary treatments	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
Grosvenor Road					
20-26	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
15-17	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
14	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape in illustrating the 20th century phase of development in this area.		
11	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape in illustrating the 20th century phase of development in this area.		
7-9	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape in illustrating the 20th century phase of development in this area.		
8-12	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
3	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and fine architectural detailing.		
4-6	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape in illustrating the 20th century phase of development in this area.		
Grosvenor Terrace					
2-9	Late-19th/ early-20th century inner suburb	Historic boundary treatments, Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Kirkham Street					
Chantry Cottage	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1279576	
Myrtle Cottage	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1279576 https:// historicengland.org. uk/listing/the-list/ list-entry/1279552	
1-2	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape in illustrating the 20th century phase of development in this area.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Kirkham Garage	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1279590	
Kirkham House	Historic settlement and early- 19th century developments	Grade II * listed building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1207782 https:// historicengland.org. uk/listing/the-list/ list-entry/1298318	
Mabel Road					
Beaconsfield Villa and Tower House Lodge	Fisher Street	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and fine architectural detailing.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
	Fisher Street	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and fine architectural detailing.		
Midvale Road					
1-3	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
2-12	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		  
Millbrook Road					

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
1-12	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
14-30	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
18	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		

New Street

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
1	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
3-15 (odd)	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
4-12	Late-19th century town centre	Positive Contributor, Historic boundary treatments	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
14-36	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

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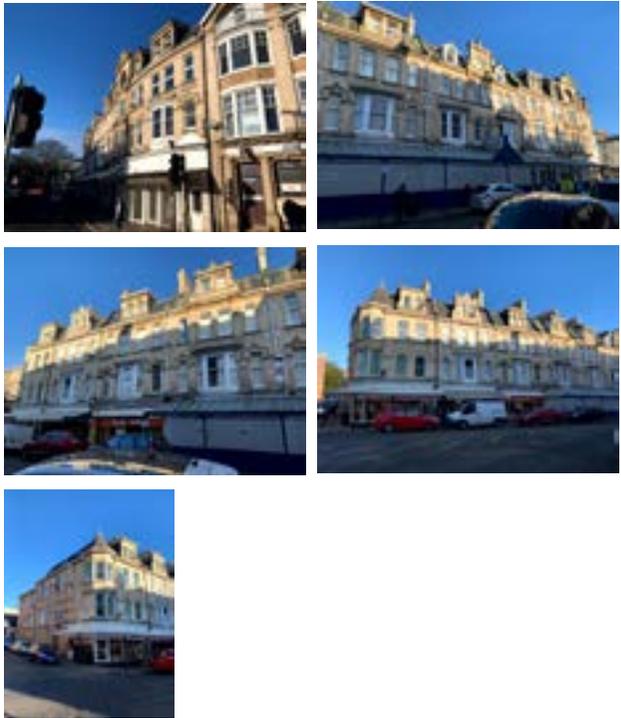
Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
19-27	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
33-37	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
29	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
31	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		

Palace Avenue

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Lloyds bank (2)	Late-19th century town centre	Landmark Building, Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and fine architectural detailing. The prominence of this building at a key junction makes it a landmark within the conservation area.		
HSBC (7)	Late-19th century town centre	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and fine architectural detailing.		

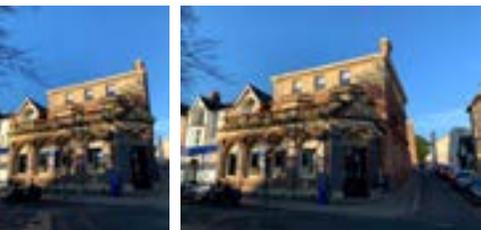
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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
13-17	Late-19th century town centre	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and fine architectural detailing.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
4-16	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this terrace contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and fine architectural detailing.		
Palace Avenue Theatre	Late-19th century town centre	Key Building of Individual Heritage Interest, Landmark Building	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and fine architectural detailing. The prominence of this building within Palace Avenue makes it a landmark within the conservation area.		

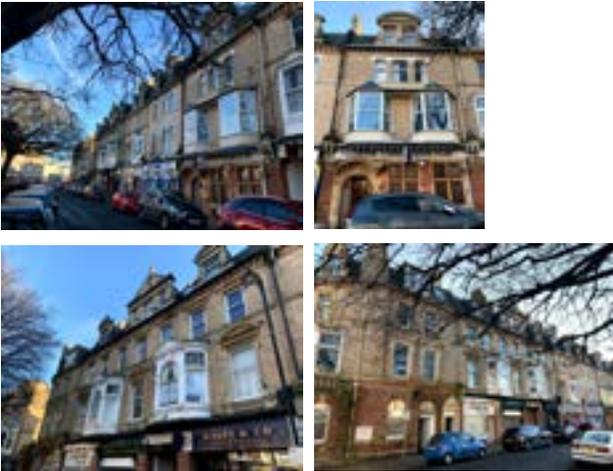
HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
1-3, 5	Late-19th century town centre	Positive Contributor, Landmark Building	The architectural details, materiality and historic proportions of this terrace contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and fine architectural detailing.		
18	Late-19th century town centre	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and fine architectural detailing.		
25	Late-19th century town centre	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1293312	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
43-61	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this terrace contributes to the historic character of the streetscape.		
Palace Avenue Methodist Chapel	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
42-54	Late-19th century town centre	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and distinctive architectural detailing.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
20-36	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this terrace contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and fine architectural detailing.		
Palace Place					
3-6	Late-19th century town centre	Grade II listed Building	Architectural details, Materiality, Group value, Historic proportions	https:// historicengland.org. uk/listing/the-list/ list-entry/1195237	
The Vicarage	Late-19th century town centre	Grade II listed Building	Architectural details, Materiality, Historic proportions, Illustrates historic usage	https:// historicengland.org. uk/listing/the-list/ list-entry/1208129	

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Princes Street					
The Old Brewery		Grade II listed Building	Architectural details, Materiality, Historic proportions, Illustrates historic usage	https:// historicengland.org. uk/listing/the-list/ list-entry/1195240	
4-8		Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for illustrating its former historic use.		
24 and 26	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1195239	
22	Historic settlement and early- 19th century developments	Grade II listed Building	Group value, Historic proportions, Materiality, Architectural details	https:// historicengland.org. uk/listing/the-list/ list-entry/1208132	

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
21-29	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
Salvation Army Hall	Historic settlement and early- 19th century developments	Key Building of Individual Heritage Interest, Landmark Building	The architectural details, materiality and historic proportions of this terrace contributes to the historic character of the streetscape. It is particularly notable for its scal and distinctive use of materials.		
1-19, 8-20	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
6	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
2 and 4	Historic settlement and early- 19th century developments	Positive Contributor, Historic boundary treatments	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
Southfield Road					
4 (Effords)	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1298236	
5	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
Station Square					

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Former Bailey's Hotel	Late 19th- century town centre	Key Building of Individual Heritage Interest, Landmark Building	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and distinctive architectural detailing. The prominence of this building within Station Square makes it a landmark within the conservation area.		
Sunbury Road					
5 (Pixie Cottage)	Fisher Street	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1208203	
Penny Cottage, Bluebell Cottage	Fisher Street	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1293275 https:// historicengland.org. uk/listing/the-list/ list-entry/1298237	

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
7-13	Fisher Street	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
17-19	Fisher Street	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
The Riviera					
1-9	Late-19th/ early-20th century inner suburb	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
Torquay Road					

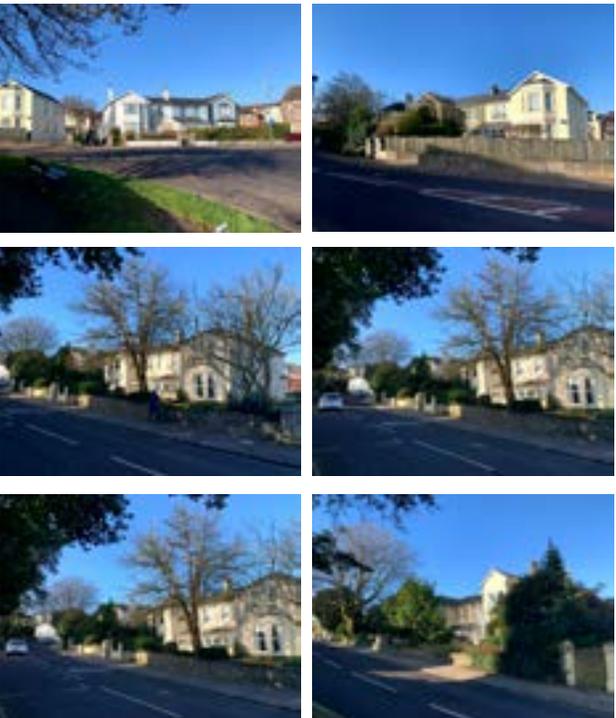
HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
1-28	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
Compton House(liberal club)	Late-19th century town centre	Key Building of Individual Heritage Interest, Landmark Building	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and distinctive architectural detailing. The prominence of this building at the busy road junction makes it a landmark within the conservation area.		
The Old Well Pub	Late-19th century town centre	Grade II listed Building	Architectural details, Materiality, Communal value, Historic proportions	https:// historicengland.org. uk/listing/the-list/ list-entry/1195205	
7-13	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Totnes Road					
17-29	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
6-12, the old town hall	Historic settlement and early-19th century developments	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
3-11	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Silverlawns	Historic settlement and early- 19th century developments	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its scale, setting and distinctive architectural detailing. The prominence of this building at the busy road junction makes it a landmark within the conservation area.		
14-28	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
30	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
33	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
35	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
37	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
39	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
41 (st johns ambulance)	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		 
32	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
47	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1208348 https:// historicengland.org. uk/listing/the-list/ list-entry/1208362	
49	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
51	Historic settlement and early- 19th century developments	Group value	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
53	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1298261	

Tower Road

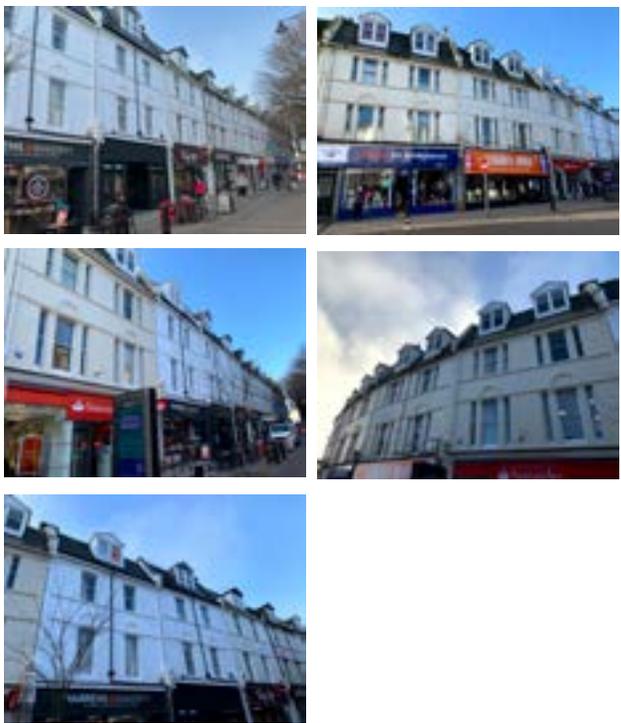
HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Bishop's Palace	Historic settlement and early-19th century developments	Grade II* listed Building, Grade II listed Building, Scheduled Ancient Monument	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1208109 https://historicengland.org.uk/listing/the-list/list-entry/1020764 https://historicengland.org.uk/listing/the-list/list-entry/1195238	
1-12	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
Victoria Street					

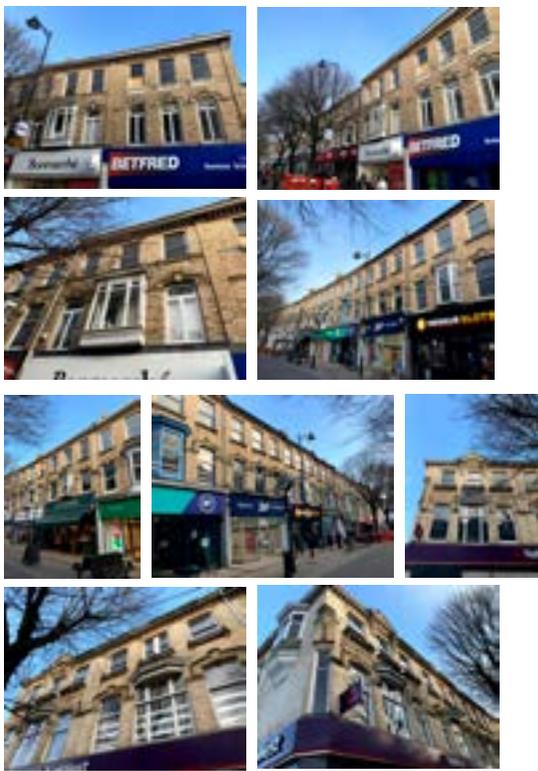
HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
57	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
56-58	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
30-54	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
15-47	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
22-32	Late-19th century town centre	Positive Contributor, Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
18-20	Late-19th century town centre	Key Building of Individual Heritage Interest, Landmark Building	The materiality and historic proportions of this building contributes to the historic character of the streetscape. It is particularly notable for its fine architectural detailing.		
16	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
12-14	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
6-10	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
1-5	Late-19th century town centre	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
Well Street					
39-41	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
Laura Place	Historic settlement and early- 19th century developments	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape and illustrates its former use.		   

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
15-21	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
29-31	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		
28-30	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this group of buildings contributes to the historic character of the streetscape.		 
24	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
26	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
Tara Heights	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
Winner Street					
57-69	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality, traditional shopfronts and historic proportions of this group of buildings contributes to the historic character of the streetscape and illustrates their historic use.		
53	Historic settlement and early- 19th century developments	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Baptist church	Historic settlement and early- 19th century developments	Key Building of Individual Heritage Interest	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape and illustrates its historic use.		
16-18	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality, traditional shopfronts and historic proportions of this group of buildings contributes to the historic character of the streetscape and illustrates their historic use.		
6-14	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality, traditional shopfronts and historic proportions of this group of buildings contributes to the historic character of the streetscape and illustrates their historic use.		
4	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1195217	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
Belgrave house	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1293144	
44	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality, traditional shopfronts and historic proportions of this group of buildings contributes to the historic character of the streetscape and illustrates their historic use.		
77-81	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1195220	
83-7	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality, traditional shopfronts and historic proportions of this group of buildings contributes to the historic character of the streetscape and illustrates their historic use.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
103	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality, traditional shopfronts and historic proportions of this building contributes to the historic character of the streetscape and illustrates its historic use.		
105	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality, traditional shopfronts and historic proportions of this building contributes to the historic character of the streetscape and illustrates its historic use.		
107	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1208527	
109	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1208527	

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
111-13	Historic settlement and early-19th century developments	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1293095	
131	Historic settlement and early-19th century developments	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1208551	
8 (banner court)	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality, traditional shopfronts and historic proportions of this building contributes to the historic character of the streetscape and illustrates its historic use.		
3-4	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality, traditional shopfronts and historic proportions of this building contributes to the historic character of the streetscape.		

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
70-72	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1195218	
74-76	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1208500	
80	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1195220	
82	Historic settlement and early- 19th century developments	Grade II listed Building	Architectural details, Materiality, Group value, Historic proportions	https:// historicengland.org. uk/listing/the-list/ list-entry/1208513	

HERITAGE ASSET AUDIT

Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
84	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1208513	
86-90	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1298224	
33	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1208494	
78	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality, traditional shopfronts and historic proportions of this building contributes to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
151-153	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality, and historic proportions of this building contributes to the historic character of the streetscape.		
155	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1298225	
157	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
159-161	Historic settlement and early- 19th century developments	Grade II listed Building	N/a	https:// historicengland.org. uk/listing/the-list/ list-entry/1208561	

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
163	Historic settlement and early-19th century developments	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1195222	
167	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality, traditional shopfronts and historic proportions of this building contributes to the historic character of the streetscape.		
169-171	Historic settlement and early-19th century developments	Grade II listed Building	N/a	https://historicengland.org.uk/listing/the-list/list-entry/1195223	
173	Historic settlement and early-19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		

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Address/ Building Name	Character Area	Status	Reason for Inclusion (positive contributors/building of individual interest)	List Entry (Where Applicable)	Photo/Brief Description
102	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
177	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		
92	Historic settlement and early- 19th century developments	Positive Contributor	The architectural details, materiality and historic proportions of this building contributes to the historic character of the streetscape.		

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

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Tracey Rowe	Senior Graphics Assistant	Report Design

Date	Issue	Revision	Reviewed	Approved
January 2025	01	First Draft	HD	HD
March 2025	02	Second Draft	HD	HD
April 2025	03	Final Document	HD	HD

TORBAY COUNCIL