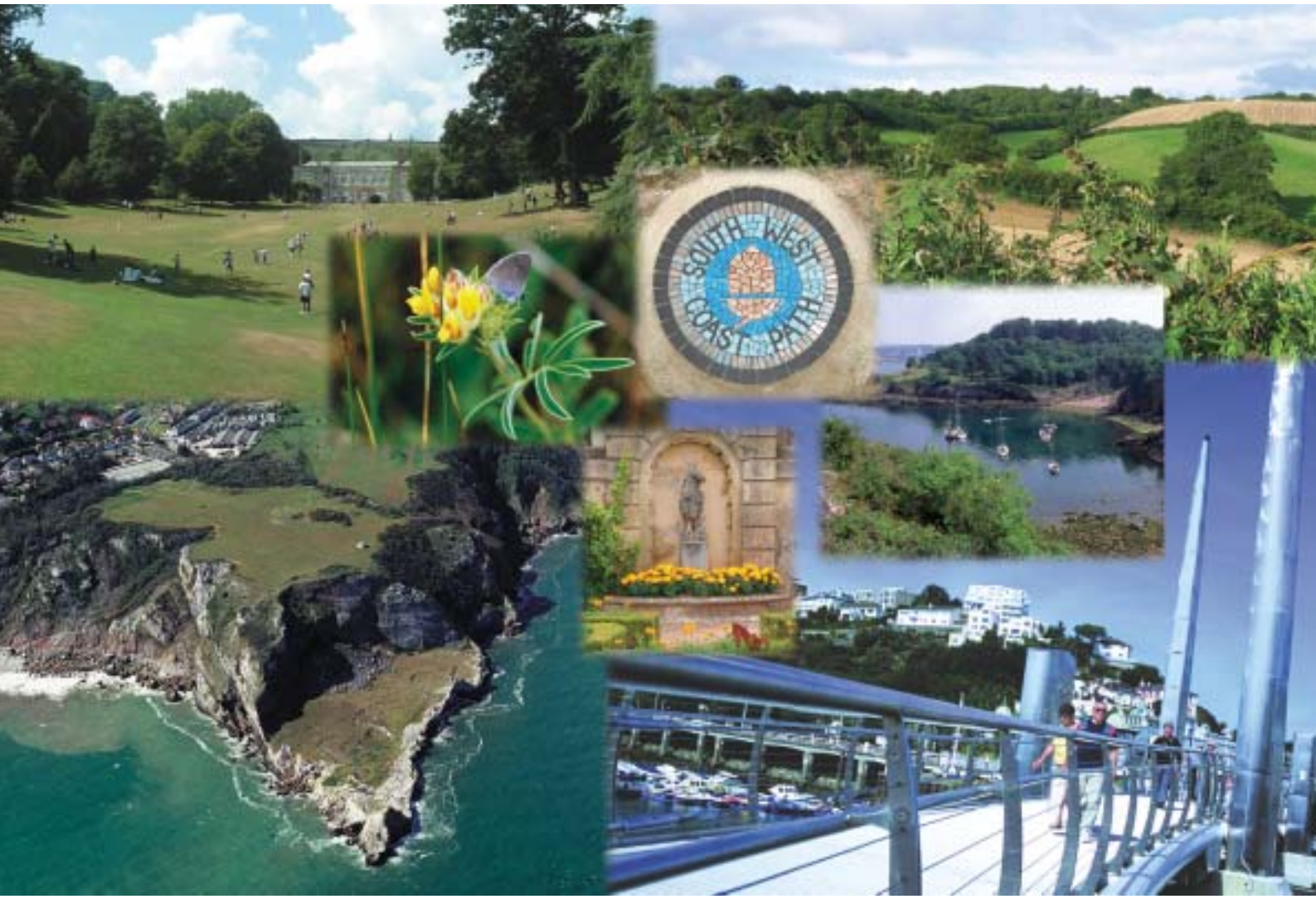
Superseded except Historic Environment and Natural Environment Sections.

ENVIRONMENTAL GUIDE



Supplementary Planning Guidance to the Adopted Torbay Local Plan **1995 -2011**

TORBAY COUNCIL

Environment Services Directorate

ENVIRONMENTAL GUIDE

Supplementary Planning Guidance
to the Adopted Torbay Local Plan (1995-2011)

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Design concept and artwork by Design Studio, Torbay Council

Photographs by Torbay Council, Torbay Coast & Countryside Trust and the English Riviera Tourist Board

Environmental Guide produced by Lovell Johns Ltd.

Printed on environmentally friendly paper

September 2004

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BACKGROUND

1. INTRODUCTION

1.1 This Environmental Guide contains non-statutory Supplementary Planning Guidance. It is intended to complement the policies and proposals of the statutory Adopted Torbay Local Plan (1995-2011) which are set out in the Written Statement and Proposals Map. As indicated in paragraph 1.15 of the Written Statement, the Environmental Guide does not form part of the Adopted Local Plan. However, the Guide has been produced alongside the Local Plan and as such has been the subject of full public consultation at each stage of Plan preparation. It has therefore been published as part of the folder of Local Plan documents comprising both the Deposit Version (July 1999) and, following amendment, the Revised Deposit Version (October 2000). Further amendments were made arising from representations made at the Revised Deposit stage. The Environmental Guide was adopted as Supplementary Planning Guidance (SPG) by the Council in July 2001 (Minute 258/7/01).

1.2 Because the Environmental Guide is defined as SPG, representations made on the contents of the document at Deposit and Revised Deposit stages were not required to be the subject of examination at the Local Plan Inquiry held between November 2001 and September 2002. The Guide has subsequently been the subject of selective editorial amendment in order to update prior to publication the text that was approved in July 2001.

1.3 All text references to Policies (e.g. **Policy BE6 Development affecting listed buildings**) relate to Policies contained in the Written Statement and Proposals Map which comprise the Adopted Torbay Local Plan (1995-2011). References to Sections (e.g. **Section 15 Archaeology**) relate to specific Sections within the Environmental Guide.

1.4 The Guide is designed to help those people wishing to submit planning applications for development and its guidance should be applied with flexibility and discernment. Much of the advice set out in the Guide will be familiar to architects and professional designers but it is hoped that they will find it useful as a checklist. Many applications are submitted without professional advice and the Guide is intended to give help in such cases, although applicants are urged to seek advice from an appropriate professional whenever possible.

1.5 It is not intended to restrict genuinely creative design and the Council is anxious to foster a climate in which imaginative designers can flourish.

1.6 The Guide is not the last word on any subject. It will be reviewed from time to time as standards and circumstances change and as new problems arise, and it may be supplemented if necessary by other supplementary planning guidance.

1.7 This Guide is divided into three parts, The Built Environment, The Historic Environment and The Natural Environment. It also contains Appendices, which include a glossary of terms, details of further reading and useful contacts, together with a reproduction of 'Caring for Cockington'.

1.8 New development has an enormous impact upon the environment and the communities of Torbay. The Built Environment section aims to promote good urban design, which is essential if Torbay is to produce attractive, high quality, sustainable places and buildings in which people want to live, work and relax.

1.9 It is also essential that the best historic buildings, archaeological sites and landscapes be protected for today's communities and those of the future. The Historic Environment section identifies a number of these features and highlights opportunities for their enhancement and preservation through the development process.

1.10 Torbay's natural environment is recognised as being of the highest quality. The Local Plan aims to improve this environment in both town and countryside. This is to be achieved through enhancing the existing environment and promoting nature conservation in a sustainable way. The Natural Environment section identifies features of the natural environment that should be considered and additional steps that should be taken prior to applying for planning permission.

1.11 This Guide aims to create an innovative approach to environmental enhancement which is flexible, producing creative, sustainable solutions to balancing development and conservation.

1.12 The **Quality of Life Capital Approach** (formerly Environmental Capital Approach) developed by the Countryside Agency, English Heritage, English Nature and the Environment Agency, clarifies the social, environmental and economic consequences of development and conditions under which development would be neutral or beneficial in terms of each of these aspects.

1.13 The key to the approach is that it changes the focus of analysis from *things* to the *benefits* that they provide. For example, a piece of woodland (*a thing*) is viewed as a source of carbon dioxide fixing, a visual amenity, a site for recreation, or as a sense of place (*the benefits*) and not just as a piece of woodland. This method attempts to reduce proposals with pasted-on mitigation measures to minimise negative impacts and instead attempts to create development that enhances social, environmental and economic capital, in a way that benefits present and future generations.

1.14 Potential developers should consider this approach, or a similar holistic method to site assessment when producing their proposals.

THE BUILT ENVIRONMENT

2. PRINCIPLES OF URBAN DESIGN

2.1 'By Design' (DETR, 2000) sets out the objectives of urban design, these being:-

- **Character: a place with its own identity**

  New development should promote character in townscape and landscape, by reinforcing locally distinctive patterns of development, landscape and culture.

- **Continuity and enclosure: a place where public and private spaces are clearly distinguished**

  Development should promote continuity of street frontages and clearly define public and private areas.

- **Quality of the public realm: a place with attractive and successful outdoor areas**

  Public spaces and routes should be attractive, safe, uncluttered and work effectively for all in society, including the elderly and disabled.

- **Ease of movement: a place that is easy to get to and move through**

  Accessibility should be promoted. An area should have a variety of pleasant, convenient and safe routes through it. Places should connect; this can be achieved by integrating land uses and transport. People should be put before traffic.

- **Legibility: a place that has a clear image and is easy to understand**

  Development should provide recognisable routes, intersections and landmarks to help people find their way around.

- **Adaptability: a place that can change easily**

  Development should be able to respond to changing social, technological and economic conditions.

- **Diversity: a place with variety and choice**

  Diversity and choice should be promoted through a mix of compatible developments and uses that work together to create viable places that respond to local needs.

2.2 The objectives by themselves are abstract, and can only be realised when translated into development. The form of buildings, structures and spaces, express the physical realisation of urban design. This Section of the Environmental Guide sets out the most important physical characteristics of development in context of the proposed type of development.

3. NEW DEVELOPMENT

3.1 The form, structure and spaces in-between buildings are the physical expression of urban design. These influence the pattern of uses, activities and movement in a place. It is important that all development is conceived with good design fundamentally at its heart. The positive features of a place and its people contribute to its special character and sense of identity. Development that responds sensitively to the site and its setting, by contrast, is likely to create a place that is valued and pleasing to the eye.

3.2 Where development takes place in existing urban areas, context is always important and in effect 'sets the agenda'. This is particularly important in areas of established architectural character.

3.3 However, responding to the character of the surrounding area does not mean that new development should necessarily emulate the site's existing adjacent developments. In many cases, existing buildings or features of existing buildings can detract from their surroundings. Where there are examples of poor design, they will not be regarded as a precedent for further developments of a low design standard.

3.4 It must be emphasised that designing in context does not generally require the imitation of past styles. In fact, this may produce a rather dreary 'lowest common denominator' result, which actually devalues the genuine article. Good contextual design requires flair and imagination; new and old buildings can co-exist happily without disguising one as another, if the design is in response to urban design objectives. The Council seeks to encourage a climate in which good design can flourish.

3.5 The Council aims to achieve 65% of all new dwellings on brownfield sites. This is in excess of the Government's target of 60% set out in **PPG3 'Housing'**

(2000). However, as brownfield sites are a finite source, there is still a need to develop a number of greenfield sites in order to meet the Bay's housing needs in the longer term. All new development should be of good quality design, and greenfield sites are no exception to this. Such sites should offer a challenge for developers. A clean palette from which to work need not produce uniform buildings, and developers should use the latest technology, building types and means, to create innovative development which still respects the distinctive identity of Torbay. The following design principles are important for all development in Torbay.

Layout

3.6 Torbay's landscape is not uniform, comprising a number of very different and distinct areas. This variety is a result of a number of factors, some natural and some man-made, which together give Torbay its unique character.

3.7 While all landscapes are affected by change, the quality of Torbay's landscape and its distinctive local characteristics should be maintained and enhanced. The layout of new development should be particularly aware of the features that contribute to local distinctiveness, including the setting of settlements and buildings within the landscape, the patterns of woodland, fields, hedgerows and tree features, the special qualities of rivers and water features and historic landscapes.

3.8 The site's topography and character are the starting point of carrying out any development. By incorporating the site's natural features, the development can be integrated into the wider area.

3.9 The Council's car parking policy which is detailed in **Chapter 15 Transport and accessibility** of the Torbay Local Plan (1995-2011) Written Statement (**Policy T25 Car parking in new development)** should be applied. Car parking must not be allowed to consume large areas of amenity open space for this may in itself limit development density.

Landscape design principles

3.10 Landscape is an important and highly valued resource which contributes greatly to the identity of an area. It is often more significant in setting the character of a development than the buildings themselves, especially in areas of low density.

3.11 The Town and Country Planning Act 1990 states that there is a need to protect trees during development. Existing healthy mature and semi-mature trees must be protected, especially where they are subject to a Tree Preservation Order, fall within a Conservation Area, or their preservation forms part of a planning condition. Applicants are advised to consult the local planning authority or the Council's arboricultural advisor if they are unsure about the status of trees on their site, or if they would like advice on tree maintenance.

3.12 Developers will be expected to plant new trees and shrubs as appropriate and open space should be designed every bit as carefully as the buildings themselves. Well-designed landscape positively contributes towards the community. **Section 6 Design for community safety, Section 7 Design for energy efficiency** and **Section 17 Landscape design principles** expand this point.

3.13 Boundary walls of local stone are a significant characteristic of many sites and these should be retained wherever possible. Local stone boundary walls should also be used for new walls and reinstatement purposes where appropriate. Where such walls occur adjacent to vehicular access points, relaxation of the Council's normal highway standards in relation to sight lines and visibility splays may be sought, depending on traffic conditions. Road safety must not be compromised.

Density and mix

3.14 The amount of development and range of uses present can have an enormous impact upon the success of a scheme.

3.15 The density of development is determined in the context of Planning Policy Guidance (PPGs). This guidance has been incorporated into the Torbay Local Plan (1995-2011) Written Statement. **Chapter 3 Housing** deals with housing density (**Policy H9 Layout, design and community aspects** and **Policy H10 Housing densities**) and **Chapter 4 Employment and the local economy** identifies employment densities (**Policy E9 Layout, design and sustainability**).

3.16 Essentially, guidance suggests an increase in the density of development in order to make the best use of the land available. Whilst this is the case, the need to retain a high quality of design and prevent over-development of sites remains a priority. The amenity of users should not be compromised.

3.17 Within town centres, but also elsewhere, mixed-use development can help to create vitality and diversity and reduce the need to travel. A variety of uses on one site can create a more sustainable development than that of a single use development.

3.18 What will be appropriate on a particular site will be determined by the characteristics of the area. Schemes need to fit in with, and be complementary to, their surroundings. A successful mix of uses results where the uses are compatible with one another and interact positively with each other.

3.19 Guidance on mixed-use development appears in the Written Statement (**Policy S2 Town centre mixed use developments**), and applicants are urged to discuss any proposals beforehand with the Development and Conservation Services Division of Torbay Council.

Height

3.20 The height of new buildings should be considered in relation to that of adjoining buildings, the topography, the general pattern of heights in the area and the views, vistas and landmarks.

3.21 Poorly designed buildings can obstruct views, take away light and may have maintenance problems. Proposals therefore require careful consideration to ensure that they do not create amenity problems.

3.22 Whilst the new development should relate to the general pattern of building heights, this should not preclude a degree of variety. Additional guidance is given in the following paragraphs.

Siting and massing

3.23 The siting of buildings should respect the topography and pattern which has already been established in the area. Generally, the present relationship between buildings and open space should be maintained. This does not imply that all development will be confined to areas built on at present, but neither does it mean that 'carte blanche' will be given to develop areas of open space. The criterion will always be the effect of development on the scale of the present buildings and the general character of the surrounding area.

3.24 The siting and massing of new buildings is always important, particularly so in lower density areas. The following principles are important:-

i) the scale and massing of any new buildings should be compatible with that of the older buildings. The height of eaves should compare with those of adjoining buildings but this should not be taken to imply a uniform maximum height. Variation in silhouette will normally be required;

ii) pitched roof forms will be preferred, but in all cases due regard must be given to the skyline of the development; water tanks, lift houses or other plant will only be allowed where their design actually enhances the roof line; and

iii) where extensions to existing buildings are envisaged, the extension should generally be subordinate to the original building.

Appearance: details

3.25 The care taken over siting and massing may be wasted if the design of the building is inappropriate to its surroundings. A simple straightforward approach will often yield the best results, but it must be remembered that appropriate decoration can add richness and visual interest.

3.26 Architectural detail should be used in such a way as to reinforce the local character. The proportions of a building and the relationship between walls and openings should also have regard to the proportions of the buildings that give the area its character. In existing urban areas the following design principles are important:-

i) the design of the windows themselves is important. Where windows are subdivided by mullions, transomes and glazing bars, they almost invariably appear more balanced if these subdivisions are disposed symmetrically about the horizontal and vertical axis of the window opening.

ii) the greatest care should be taken over scale. Floor to floor heights are often greater in older buildings and heights of 4.5 metres (15 feet) and over are not uncommon in Victorian development. It can be very difficult to achieve a satisfactory scale relationship between new and older buildings in such circumstances.

3.27 Where terraced buildings predominate, additional constraints arise and it is necessary to design new buildings which will fit into and enhance the existing street scene, bearing in mind the following points:-

i) new development which infills or relates closely to an existing terrace should relate to adjacent buildings in terms of eaves, parapet height and fenestration. Building lines should be respected and disruptive set-backs or projections avoided.

ii) in cases where a terrace has been designed as a single architectural composition, there may be a requirement to retain the existing facade or to construct a replica. In other cases, the criteria set out in the preceding subsection on design will apply.

iii) shopfronts are dealt with in detail in **Section 10 Shopfronts** but it must be remembered that existing shopfronts can form an important part of the character of a building.

iv) it should not normally be necessary to design in a historical style to meet the above **Appearance: Details** criteria and designs which express the present day will usually be preferred.

Appearance: materials

3.28 The building materials to be used should be compatible in colour and texture with those on existing buildings and they should be used in a visually appropriate and logical manner.

3.29 With sustainability increasingly on the agenda, developers should be aware of the effects that their choice of materials for construction may have upon the environment. It is essential that developers use materials that are environmentally benign and where appropriate materials and components should be recycled. The overall aim should be the minimisation of waste and pollution during the construction process (see **Policy W6 New development and the minimisation of waste**).

4. NEW HOUSING DEVELOPMENT

4.1 Housing developments come forward through Local Plan allocations, windfalls, redevelopments and conversions.

4.2 Housing sites on the edge of existing urban areas often have no obvious reference points for the design and layout of buildings, whilst urban infill sites are challenged by keeping in context with the surrounding buildings. All landscapes are affected by change, but it is important that any environment should have an identity and some sense of belonging in its wider surroundings. Unfortunately, in many recent residential developments, this quality has been lacking, both in the buildings themselves and in their layout.

4.3 The following section sets out some relevant considerations and general design principles. As a rule all new residential development should reflect Torbay's character and local distinctiveness as much as possible. The principles outlined in **Section 3 New development** also apply.

Site layout: efficient use of land

4.4 In accordance with current government thinking as noted in **PPG3**, the efficient use of land is paramount.

4.5 In the interests of land conservation and reducing pressure on the surrounding countryside, along with the re-use of previously-developed land to minimise the amount of greenfield land being taken for development, it is important to produce residential layouts which use land efficiently (see **Policies H9 Layout, design and community aspects** and **H10 Housing densities**).

4.6 Applicants are encouraged to consult the Council's Development and Conservation Services Division for guidance on the layout and density of housing developments. The inefficient use of land should be avoided.

Site layout: open space

4.7 The convenience, safety and comfort with which people go to and pass through buildings, places and spaces, play a large part in determining the successfulness of that place. Housing layouts should be designed with attractive urban spaces which encourage pedestrian and cyclist movement (**Policy T2 Transport hierarchy** and **Policy T3 Cycling**). All too often, the spaces between buildings are just the areas left over after the houses and the roads have been completed. This approach will no longer be acceptable for new development. The space between buildings is as important as the buildings themselves in shaping the character of a place. Well-designed spaces create safe and pleasant environments.

4.8 Additional information on the design of spaces in residential developments can be found in **Section 6 Design for community safety**.

Site layout: children's play and amenity open space

4.9 Policy H11 Open space requirements for new housing calls for the inclusion of open spaces, play areas and landscaped areas in new residential developments.

4.10 Public footpaths and any incidental open space should be designed with the needs of children in mind. Standards for formally designated play areas are set out in **Policy H11** and will be covered in greater detail in planning briefs where appropriate.

4.11 Children play everywhere and this must be considered when housing estates are designed. Footpaths, particularly where they are separated from roads, may be regarded as 'play circuits', and care must be taken to avoid layouts which would, for example, encourage fast cycling and cause danger to pedestrians.

4.12 Areas which encourage the more noisy activities of children, for example ball games, should be kept some way from housing, especially where old people are concerned. It is important, however, to make provision for very young children close to the houses, although in most cases the private garden should meet this need.

Site layout: residential roads

4.13 The main functions of residential access roads are to:-

i) create safe and convenient routes for pedestrians, cyclists and motorists;

ii) minimise the development of rat runs for non-access traffic;

iii) keep vehicle flows and speeds low near the home; and

iv) minimise danger and inconvenience caused by on street car parking.

4.14 Unfortunately, many roads fail to meet these criteria in a number of important respects.

4.15 Safer residential roads are achieved by reducing vehicle speeds. Recent experience has shown that layouts can be designed to induce drivers to travel more slowly with consequently greater safety for motorists and particularly for pedestrians. This is embodied in **Design Bulletin No. 32 'Residential Roads and Footpaths'**, second edition, (DETR, 1992) and **'Places, Streets and Movement. A companion guide to Design Bulletin 32, Residential roads and footpaths'** (DETR, 1998).

4.16 The bulletin, which applicants are encouraged to read, promotes the incorporation of narrower roads and sets standards for pedestrian as well as vehicular movement in residential development. In addition the Council's publication **'Highways in Residential and Commercial Estates'** (1996) incorporates much of this advice and sets out specific requirements for the adoption of roads. These two documents are essential reading, as the Council will require new residential roads to incorporate the philosophy and standards which they set out.

Dwelling layout: efficient use of land

4.17 The efficient use of land requires the developer to not only consider the layout of the entire site, but each individual dwelling as well. Places need to be adaptable at every scale.

4.18 Innovative approaches to the efficient use of land have been successful in cities such as Bath. The Lifetime Sustainable Home and Home Zones have been successful in achieving a flexible and adaptable use of land. Developers should specifically refer to **'Future Foundations'**, the Sustainable Construction Charter for the South West. The Charter is an incentive to the raising of building standards throughout the region and provides a set of sustainable construction principles which developers and organisations can sign up to.

4.19 The Lifetime Sustainable Home is designed for future needs. It takes into account the different demands a household can make upon a house as family situations change. By providing enough space on the private side of the house, future extensions can be accommodated. Open front garden space is often of little use in this situation and most extensions inevitably take place at the side or rear of the house. By providing more space at the rear of the house a range of activities can also be accommodated; this is especially significant as more home based activities centre on the private garden.

4.20 A large rear garden is not appropriate for all residential developments and in many cases nominal areas of land make up the private garden area. These are often so small that they are unusable for many activities. In such cases Home Zones may be appropriate as a way of incorporating enough space into a residential development for the occupants to participate in a number of activities. This works by giving a number of homes shared ownership and use of this land. The management and maintenance of such land in the long term needs careful consideration.

4.21 Further research into these innovative approaches is being conducted at the Faculty of the Built Environment, University of the West of England, Bristol.

4.22 The maximum possible number of dwellings should be provided with a private garden, at least part of which is not overlooked from adjacent properties, especially in high density areas. It is therefore particularly important to ensure maximum rear garden privacy by careful design and layout and the use, where necessary, of walls above eye level.

4.23 Ideally, the garden should be related in function to adjacent indoor living spaces, i.e. kitchen in sight of young children's play and preferably be oriented to receive the sun in the afternoon at least. The garden area should be accessible for maintenance and include a proportion of flat area so that it is usable by the residents.

Dwelling layout: privacy

4.24 All dwellings should be designed and sited to give internal privacy both from passers-by and from adjacent houses. This can be achieved by a very carefully considered relationship between house design and overall layout.

4.25 In many modern estates there is no attempt at providing privacy and the distance of about 20 metres from house to house, which is very nearly standard for both front and back, ensures that it is not achieved by remoteness either. In fact, this distance, at the front of the house, when it is combined with open plan front gardens and large windows, is effectively destructive of privacy. The wide field of vision resulting from this arrangement can be compared with the narrow field which is obtained when a building with smaller windows is set forward close to the back of the footpath line. 'Through' living rooms do present problems of privacy and should be carefully considered where large windows are required on the street side.

4.26 Ideally, living rooms on the back garden side should be capable of being completely private. Distance alone is insufficient but the use of eye-level screen walls and the imaginative siting of garages and outbuildings can all help to achieve it.

Landscape design principles

4.27 Landscaping, both hard and soft, will be required within the development in order to create a quality environment and to integrate development with the surrounding context. Carefully considered landscaping schemes will be required at the time planning applications are submitted. The information on landscaping in **Section 3 New development, Section 9 Alterations and extensions** and **Section 17 Landscape Design Principles** is also relevant.

Height, siting and massing

4.28 Housing layouts must be designed to relate satisfactorily to the topography and natural features of the site. This is especially important in the undulating landscape of South Devon, where unsympathetic development could have a disastrous impact over a wide area. Until the twentieth century, building, even on a large scale, has been much more responsive to landscape constraints because of the more limited building technology available. It is now necessary to achieve a more sympathetic response to the landscape by design choice.

4.29 In Torbay, this is of particular concern. Sloping topography is an important feature of many areas, however, it does not lend itself well to standard building types. Development should, therefore attempt to accentuate local character and distinctiveness. On steep sites particularly, it is important to relate siting to contour lines and to avoid under building by sensitive modelling of the site. The appropriate choice of materials on such visible sites is also crucial.

Appearance: details

4.30 Good design is not merely a matter of personal preference or individual taste. As with any other discipline, there are design rules to be observed and the good designer works to these. The following guidelines are applicable to residential design of a relatively traditional type in the context of South Devon. The ensuing paragraphs are not intended to restrict genuinely creative design and will be supplemented by planning briefs for major development sites, which will deal more fully with matters such as layout, density, site analysis and design.

4.31 Individual buildings should be designed to high architectural standards in harmony with the local domestic tradition. Harmony and restfulness are the keynotes of the most successful residential environments and they are found most notably in traditional examples.

4.32 The constraints of traditional building techniques resulted in a limited family of forms and details and a pleasing consistency and 'wholeness' which now characterises traditional Devon towns and villages. The characteristics of load bearing construction still have their own visual logic even where modern techniques

make it possible to defy this. Thus, for example, the inclusion of large horizontally proportioned windows associated with modern frame and infill construction tends to weaken a traditional wall visually and gives rise to a restless quality. Where essentially traditional forms are used it is important, therefore, to follow their visual logic and it is generally best to avoid disruptive elements borrowed from other forms of construction. This does not preclude imaginative modern design; it merely means that modern elements must be used with care and discrimination.

4.33 The following checklist gives an idea of some of the characteristics that help to make up the traditional pattern of building in South Devon.

Details: forms

- buildings are traditionally fairly narrow (no more than 6 metres) with pitched roofs between 30 and 50 degrees spanning across the shortest dimensions.
- low eaves are present in some examples with upper rooms partly in the roof space.
- the use of single storey extensions with lean-to roofs are common.
- whilst flat roofs are virtually unknown they can be successful at single storey behind a parapet wall.

Details: fenestration patterns

- wall surfaces predominate.
- windows are generally relatively small, either vertically proportioned as with sash windows, or more horizontal with vertical sub-divisions as with casements.
- windows are almost always symmetrical about both vertical and horizontal axes.
- thick walls usually give rise to generous window reveals.

Figure 1a: Casement windows - vertical and horizontal axis

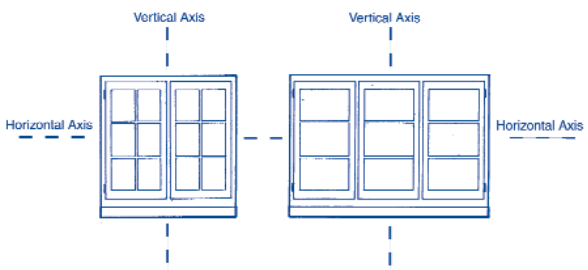
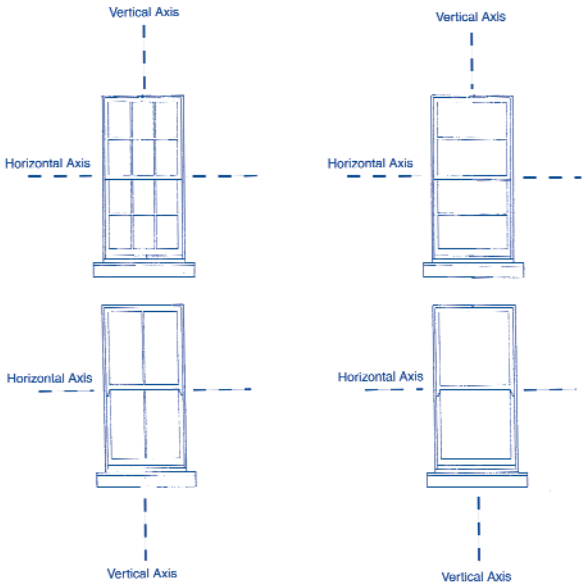


Figure 1b: Sash windows - vertical and horizontal axis



Details: detailed design

- chimneys give interest to roofscape and a wider demand for open fires makes these a possibility.
- dormer windows are traditional, but best kept small. 'Eyebrow' dormers are particularly common with thatch.
- doors and windows are traditionally detailed in timber, and usually softwood is painted.

4.34 The above list gives only the briefest hint of some of the factors making up the local building tradition. The information in paragraphs 9.1 - 9.32 on **Alterations and extensions** may also be relevant.

Appearance: materials

4.35 In reaction against the monotony of many modern housing layouts, particularly where a single house type is continuously repeated, it is common to see a wide variety of brick and tile colour in a small area. This only results in a more restless sort of monotony and a total denial of any local character.

4.36 The following checklist gives an idea of some of the materials that can be used to help to make up the traditional pattern of building in South Devon. These should be noted to avoid monotonous building development. Again this only provides a hint and applicants are urged to consult with the Council's Development and Conservation Planning Division for

further advice and guidance. This is essential for areas of special control such as Conservation Areas (see **Section 13 Townscape and Conservation Areas** in this document and **Chapter 14 The built environment** in the Written Statement).

Materials: roofs

- thatch, the original traditional roof material, has been increasingly replaced by natural slate over the centuries. However, it may still be appropriate to design homes with thatched roofs.
- red clay tiles are also used in parts of Torbay.

Materials: walls

- cob (almost always rendered in residential buildings, but can be un-rendered when emulating agricultural style buildings) and stone (sometimes rendered) are the main traditional materials.
- the stone used is mainly hard dense grey limestone, with some soft red sandstone.
- render is traditionally self coloured but, in most cases, has been painted white or pastel colours.
- some red and some Victorian straw coloured brick can be seen, but emphasis should almost always be on rendered walls.
- the right choice of red can look acceptable in the context of red Devon soil, but other colours are best avoided.

5. NEW BUSINESS AND INDUSTRIAL DEVELOPMENT

5.1 It is only comparatively recently that the quality of the environment in business and industrial areas has been taken seriously. Bearing in mind that large numbers of people spend much of the their working lives in such areas, it is clearly important that care is taken over the quality of this environment. Moreover, modern requirements for unobstructed, level sites and good road communication usually mean that business and industrial development is sited on the edge of towns, where it can be prominent in the surrounding landscape.

5.2 It is not enough simply to erect the most economical construction, such as a portal frame shed clad in basic steel sheeting. It is also important that such sites are well landscaped to integrate them satisfactorily into the surrounding countryside.

5.3 The Town and Country Planning (Use Classes) Order 1987 (as amended) identifies three main types of business and industrial use:-

Business (Class B1) - this covers office and light industrial developments.

General Industrial (Class B2) - this covers industrial processes ranging from general manufacturing to former "special industrial activities" such as smelting and manufacturing rubber from scrap, to boiling blood and curing fish.

Storage or distribution (Class B8) - this covers storage and distribution centre uses.

5.4 These use types will demand different development locations. Class B1 uses (Business), for example, can if designed correctly, be carried out in residential areas without detriment to the amenity of that area, while it would be generally unacceptable for Class B2 to be located in such an area. **Chapter 2 Employment and the local economy** in the Written Statement guides business and industrial development.

5.5 In design terms, the broad concept in all business and industrial development will be to achieve a high quality development within the existing environment. The design principles outlined in this section should be borne in mind and read in conjunction with other relevant guidance. Advice may also be sought from the Council's Development and Conservation Services Division.

Layout

5.6 The efficient use of land is a high priority. However, it is essential that new development respects the topography, current landscape features and general character of the surrounding area (see **Policy E9 Layout, design and sustainability**).

5.7 Gateway sites, sites with a high visual profile and other sensitive sites will need additional attention in design and will normally be subject to a design brief.

5.8 In urban situations layout and design considerations are as important as those required on greenfield sites; however, appropriate design solutions are likely to be very different.

5.9 In urban situations, architectural context is particularly important and there may be a need to use forms and materials which make reference to surrounding buildings.

5.10 Highway provisions and road layout as a whole should, within a landscaped setting:-

i) create safe routes for vehicular movement;

ii) minimise intrusion by non-access traffic;

iii) minimise on-street parking in the interests of pedestrian safety;

iv) make appropriate contribution for offsite works as necessary to accommodate the additional traffic on the road; and

v) provide support for public transport measures to support the development.

5.11 Within a development such as a business park, the provision of high quality dedicated cycle and pedestrian circulation systems is essential (see **Policy T1 Development accessibility**). **Section 6 Design for community safety** provides guidance on lighting for such developments.

5.12 Landscaping is particularly important for new business and industrial development, especially in greenfield situations. On significant new business and industrial sites, tree belts will need to be established at an early stage before development starts. Tree planting in some form is likely to be a requirement on most sites, either as screening or simply as a foil to the buildings.

5.13 Trees tend to screen at high level but because the canopy of most trees spreads from at least 3-4.5 metres (10-15 feet) above ground level they often offer little cover at lower level. Shrub planting, planted earth mounding and screen walls all have a potential part to play and applicants may be required to use one or more of these measures to give appropriate screening. Earth mounding has the additional advantage of being one of the most effective screens against noise.

5.14 Low level screening is particularly important where there is a requirement for open storage in connection with industrial uses. Open storage will be controlled by planning conditions and it may well be prohibited altogether on sites which are overlooked from nearby hillsides or other vantage points. Where open storage is allowed, adequate landscaping will be required and must be maintained. It is important that landscaping is designed to avoid creating invisible areas that pose a crime hazard (see **Section 6 Design for community safety**).

Height

5.15 The topography in Torbay, as mentioned in paragraph 4.28, is of particular concern, for it is a significant feature of many areas. Consequently, it is important that developments fit into the existing landform and become an integral part of the overall landscape.

Appearance: details and materials

5.16 Each site, especially large sites (greater than 0.4 hectare/1 acre) will be different and therefore require different measures. As a rule, the principles set out below should be considered.

5.17 Industrial design considerations are very different from those affecting domestic development. Most houses are still fairly traditional in form and construction and it therefore makes sense to try and relate them to local traditional patterns. Modern factories, on the other hand, bear very little relationship to any traditional construction, being for the most part large space frame structures, clad in the lightest possible skin, which is frequently corrugated metal. Any attempt, therefore, to relate these visually to traditional structures is likely to have very unsatisfactory results.

5.18 Probably the most successful factories, visually, in recent years, have been those designed in what has become known as a hi-tech style. Materials such as stainless steel, glass and aluminium and structurally advanced engineering have successfully created high quality architectural developments which can sit remarkably well in the natural landscape. These developments need to be designed with as much care and sensitivity as more traditional buildings.

5.19 Hi-tech style buildings can be very expensive and therefore tend to be associated with prestige projects. It is not necessarily appropriate for more modest projects and it must be recognised that these are likely to form the majority of industrial or warehousing developments. In such cases, a low key approach is likely to be more suitable and it is usually desirable to make the building blend with the landscape as far as possible.

5.20 Materials and colours should be chosen carefully in relation to context. Darker earth colours tend to be the safest choice but in some instances bolder solutions may be more appropriate.

5.21 Roof forms are particularly important; flat roofed forms are no longer favoured for sound practical reasons and the normal solution is to adopt a fairly shallow pitched roof. Unfortunately, wide shallow pitched gables tend to look rather disturbing and on large buildings, even at shallow pitches, they can rise to considerable heights. Hipped ends in this context can offer an alternative which is much less visually assertive and which can result in a form which appears very much more sympathetic in the landscape.

Advertisements

5.22 The best advertisement of all is a well designed building, and on industrial and business buildings it may be possible to work the design of advertising material into the fabric of the building. Just because an area is designated for industrial or business use, it should not be assumed that garish or inappropriate advertising material will be allowed. The Council's policy on advertisements set out in **Section 11 Advertisements** will be applied.

5.23 The Council is currently producing an Urban Design Strategy which will provide further detailed guidance for developers on all of the urban design principles noted above.

6. DESIGN FOR COMMUNITY SAFETY

6.1 It is generally accepted that the nature of the physical environment influences the level of criminal activity and anti-social behaviour. **Circular 5/94 'Planning out crime'** accepts that a poor quality and sterile environment can create feelings of alienation amongst users. Good design and layout of the external environment can reduce the likelihood of such behaviour, allowing people to feel safer, while at the same time providing a high quality environment.

6.2 The design of developments should take the security of people and property fully into account (**see Policy CF2 Crime prevention**). **Safer Places: The Planning System and Crime Prevention** (ODPM, 2004) highlights the need to consider crime prevention as part of the design process and is a useful source of additional guidance, which developers are advised to consult.

6.3 Developers should also consult Police Crime Prevention Officers and Architectural Liaison Officers on planning applications where there is a potential to reduce crime through the adoption of suitable measures at the design stage. Further advice on information sources, contacts and security products can be obtained through the Association of Chief Police Officers (ACPO) **Secured by Design** initiative. Early informal discussions between developers and the local planning authority can also be an efficient means of reducing potential difficulties.

Layout

6.4 The layout and design of new developments should incorporate the following criteria in order to reduce the fear and incidence of crime:-

i) areas around buildings, footpaths and open spaces should be open and readily visible, promoting natural surveillance;

ii) access routes should be direct, with clear lines of sight and un-needed rear access points and routes should be avoided;

iii) buildings and landscaping should not reduce visibility or produce hiding places;

iv) areas should be well lit where appropriate;

v) designs should not invade privacy in residential areas;

vi) long-term maintenance arrangements should be planned; and

vii) measures to deter criminal activity such as CCTV, must avoid detracting from the environment, especially in Conservation Areas.

Layout: open spaces, public footpaths and cycleways

6.5 Amenity open spaces are increasingly incorporated within developments, particularly residential development, as an effective means of creating a high quality environment.

6.6 Public footpaths in Torbay are extensive. They provide an important recreational amenity and form a vital part of the communications network. The Council is committed to increasing this network by establishing new footpaths, in particular in and around new housing developments (see **Policies R11 Footpaths** and **R12 New recreational footpaths**).

6.7 Whilst provision for cycling in Torbay is limited at present, there are plans underway for Torbay's Coastal Cycle Network, which will eventually form a part of the National Cycle Network (see **Policy T3 Cycling**). The Council continues to promote cycling and the development of cycleways as part of a sustainable transport plan.

6.8 Awareness is needed of the potential problems that poorly located or designed open spaces, footpaths and cycleways can have. Care should be taken that schemes do not lead to over-isolation, especially at night.

6.9 The security of premises is also an issue where open spaces, footpaths and cycleways provide opportunities for unobserved access to the rear of buildings. Wherever possible, footpaths and alleyways should be wide, clear of hiding places, well lit and follow a direct route.

Layout: car parking

6.10 Car parks can be feared environments. The Association of Chief Police Officers (ACPO) **Secured Car Parks Scheme** suggests ways for reducing this fear. Wherever possible, residential parking should be within the owner's view.

Landscape design principles

6.11 The positioning and choice of planting should be such that the potential for anti-social behaviour is minimised as far as possible. For example, landscaping schemes should avoid creating hidden areas near footpaths where crime is easier to commit and thorny species of shrub can be planted near buildings to create an additional deterrent to intruders.

6.12 Designing against crime should not detract from the positive contribution which trees, shrubs and other plants can make to the local environment; this is especially so in built up areas.

6.13 Street furniture such as benches and planters can positively contribute to the streetscene. There is a need, however, to avoid visual clutter and inadvertently providing hiding spaces.

Appearance: details

6.14 it is obviously better to design against crime from the outset, but this cannot be done for all development. In existing buildings a number of deterrents can reduce the incidence of crime, including lighting, cameras, shutters or landscaping.

6.15 Designing against crime needs to incorporate measures that are in scale and context with the character of the surrounding areas. This is particularly true in relation to Conservation Areas and historic buildings.

Details: security shutters

6.16 The installation of security shutters requires planning permission. Solid roller security shutters, which can have an adverse environmental impact, creating a hostile atmosphere, will be discouraged.

6.17 Open grille shutters that can let light from the premises onto the street outside of normal trading hours are encouraged as an alternative. Open grille internal shutters may perform this role.

Details: lighting

6.18 Good lighting reduces the fear of crime, making people feel more secure.

6.19 Different sources and patterns of lighting need to be considered for different environments, such as Conservation Areas.

6.20 The installation of security lighting needs to strike a balance between the desire to increase security and the environmental impact of 'light pollution' on residents.

7. DESIGN FOR ENERGY EFFICIENCY

7.1 Increasingly there is a recognition of the need to reduce the emission of greenhouse gases such as carbon dioxide (CO2) and conserve resources. The Energy White Paper '**Our energy future - creating a low carbon economy**' (DTI, 2003) sets out the Government's long-term goal to reduce the UK's carbon emissions by 60% by 2050, with real progress by 2020. It identifies improved energy efficiency as the most cost-effective way to meet this goal. This can be done in a number of ways. For example the Council will continue to apply the Building Regulations to improve insulation standards.

7.2 In new development, considerable savings can be made by intelligent siting, orientation and design of buildings. The 'BedZED' zero-energy development in Surrey and Hockerton Housing Project (HHT) in Nottingham both provide good examples of how this can be achieved in practical terms. These measures are not extreme, and energy efficient houses can cost no more to build than conventional houses. The following considerations give an indication of some of the measures which can minimise heat loss and make the most of available solar energy. It is important to remember that energy efficient houses can provide affordable warmth, something which can be of great value to those with a limited income. Addressing thermal inefficiency reduces energy consumption costs and the use of non-renewable resources.

Layout

7.3 A mix of house types is needed to make the best use of solar energy. Typically energy efficient houses should:-

i) reduce the number and area of windows facing north, east and west. South facing windows are the most energy efficient as they receive the greatest sunlight;

ii) have the main living rooms located on the south side of dwellings; these rooms are generally used more than other rooms and would therefore benefit greatly from the use of solar energy;

iii) have rooms that benefit little from sunlight, such as stairs, kitchens, bathrooms, hallways and storerooms, placed on the north side of the dwelling where possible;

iv) lobbies act as buffer zones for heated areas of the house. Stairs should be separated from the living room. A stair opening off the living room will dissipate heat into a space which could otherwise be kept at a lower temperature; and

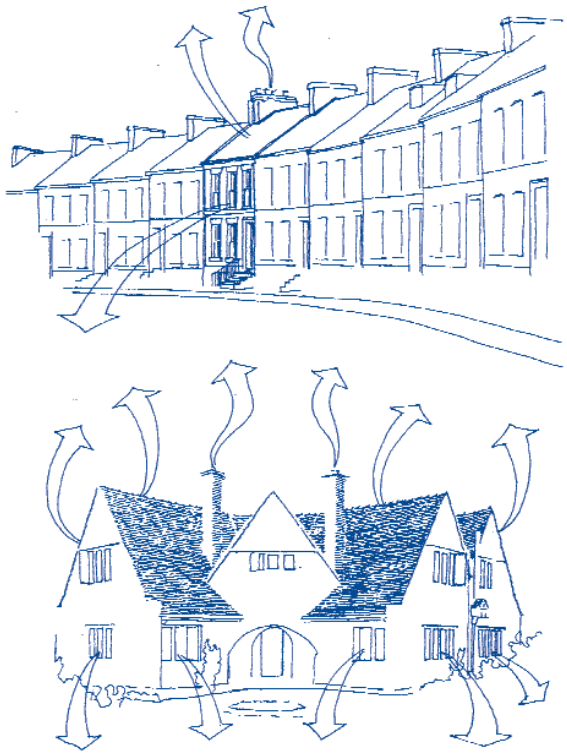
v) have glazed conservatories which are separated from the house interior by doors or shutters. A heated conservatory, or one that is situated on the north side of a house, will waste more energy than it will save.

Layout: house design

7.4 A compact housing form with the smallest possible ratio of external wall and roof area to volume will give the most energy efficient results. A terraced house or a middle floor, middle terrace flat will have the smallest heat loss, and a bungalow with a sprawling plan will lose most heat, as the illustrations in **Figure 2** show. Attached garages will provide shelter and insulation to adjacent dwelling walls. External enclosed porches and draught lobbies (unheated) will also insulate doors and reduce draughts.

7.5 Generally it is better to design first for a compact shape with minimal heat loss and then to consider how solar gain can be maximised within that. A wide frontage design may actually give rise to greater heat loss than can be compensated by solar gain. A well-designed building, incorporating passive solar measures, will contribute to a pleasant environment by providing warm and light rooms. Some sites, however, will not be amenable to such measures because of orientation or overshadowing.

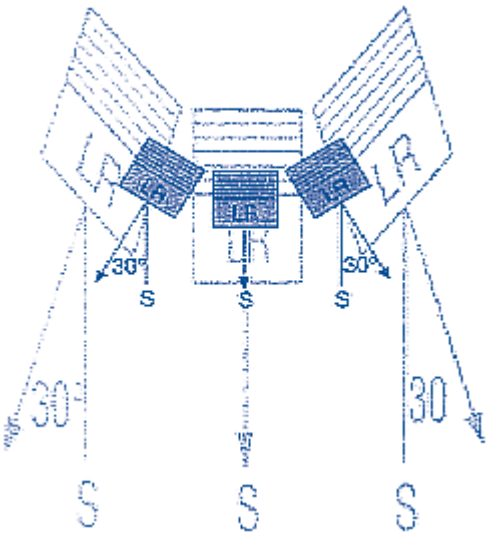
Figure 2: Main points of heat loss from terraced and detached buildings



Siting and orientation

7.6 The greatest solar gains are achieved when houses are orientated within 30 degrees of due south, for generally these houses will receive more sunshine (see **Figure 3**).

Figure 3: Houses orientated 30 degrees south



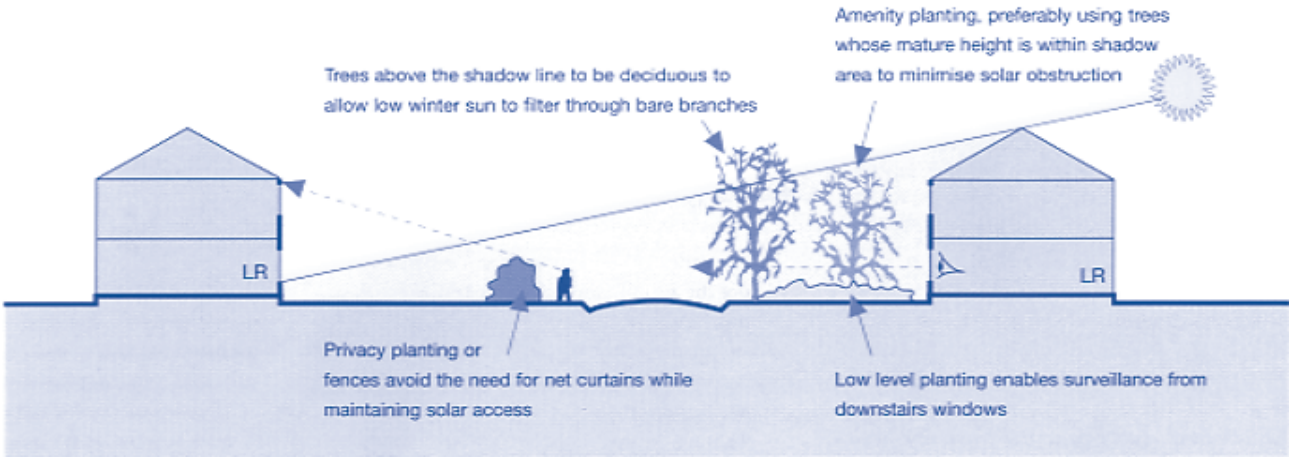
(**Source:** Building Research Establishment: Energy Efficiency Best Practice Programme 1997)

7.7 Detached buildings should be spaced apart in a north/south direction by at least twice their height. This orientation and spacing provides good solar access and minimises the effects of overshading. Placing lower buildings e.g. bungalows, on the south edge and taller buildings, e.g. three storey houses or flats, on the north of a site will also increase solar gains.

Landscape design principles

7.8 Planting can improve the amenity of a scheme by providing shelter from cold prevailing winds and creating sun-traps within a scheme. Shelter belts, comprising trees which are planted to protect a scheme from prevailing south or south-west winds, should be spaced at least three or four times their mature height from buildings to minimise solar obstruction. The tallest trees should be deciduous to allow some penetration of low level winter sun. Whilst trees and tall shrubs can be planted to provide shelter belts from wind, they should be positioned carefully so that they do not overshadow south-facing elevations of houses, negating many benefits of an energy efficient layout (see **Figure 4**).

Figure 4: Landscape design principles for energy efficient housing



7.9 Other considerations set out in the Guide are also important and designers must attempt to achieve a balance. In particular, they should have regard to producing interesting layouts and attractive elevations. Considerations of privacy and access to interesting views may also have to be set against ideal solar design. Design advice on energy efficient and environmentally sound development can be obtained from the Energy Saving Trust's Energy Efficiency Best Practice in Housing programme. Additional information for businesses and public sector organisations can be obtained from the Action Energy programme which is run by the Carbon Trust. Both programmes provide free products, services and design advice. Financial assistance is available to help businesses and public sector organisations implement energy efficiency schemes.

8. TRAVEL PLANS

8.1 PPG13 'Transport' (2001) (paragraphs 87-91) highlights the Government aim of raising awareness of the impacts of travel decisions and promoting the widespread use of travel plans amongst businesses, schools, hospitals and other organisations.

8.2 Accordingly, travel plans can have a variety of names - depending on the nature of the development or scheme it relates to, a plan may be called a green transport plan, company travel plan, business travel plan or school travel plan. Paragraphs 8.7 to 8.15 provide guidance on business travel plans for major commercial developments including business, retail and leisure uses.

8.3 The planning system should assist in the delivery of sustainable transport objectives, including:-

i) reductions in car usage and traffic congestion;

ii) increased use of walking, cycling and public transport;

iii) reduced traffic speeds and improved safety particularly for pedestrians and cyclists;

iv) more environmentally friendly delivery of freight movements; and

v) a reduced area of land used for car parking.

8.4 The Office of the Deputy Prime Minister (ODPM) considers that it is appropriate for a local planning authority to require applications to be accompanied by a travel plan, aimed at delivering sustainable transport objectives in the following circumstances:-

i) for all major developments comprising jobs, shopping, leisure and services;

ii) for smaller developments comprising jobs, shopping, leisure and services which would generate significant amounts of travel in locations where there are local initiatives for the reduction of road transport; and

iii) where a travel plan will help to address a particular local traffic problem associated with a planning application, which might otherwise have to be refused on local traffic grounds.

8.5 Where travel plans are to be submitted alongside a planning application, they should be worked up in consultation with the local authority and local transport providers.

8.6 Policy TS Land use transportation strategy seeks to reduce the impact of car usage in Torbay. Travel plans form an essential part of this strategy and it is considered that, through the implementation of such plans, various developments can be accommodated without extensive road building.

Advice on the requirements for major developments to include business travel plans

8.7 The following paragraphs provide guidance on the provision of business travel plans. Developers should consult Torbay Council's 'Guide to Business Travel Plans' (2004) and contact the Council's Travel Plan Co-ordinator for additional guidance and advice on the implementation of a plan.

8.8 All major non-residential developments will be required to implement a business travel plan. This will include all major retail units, office and industrial units over 350m^2 ground floor area (gfa), hotels and holiday development with more than 15 bed spaces, leisure development of more than 250m^2 together with any other non-residential development requiring more than 10 parking spaces. In certain critical locations, smaller commercial development may also be included in these requirements, particularly where there is concern about the cumulative impact of a large number of small sites.

8.9 Each business travel plan will be individually tailored for each site and developer, having regard to the operational needs, location and predicted traffic conditions in the local area.

8.10 Applicants for major developments are required to submit a Transportation Assessment which will provide information upon which the business travel plan will be based. This should include:-

i) an assessment of trip generation and distribution based on computer-generated models, example population distribution, known travel to work patterns or other sound evidence bases;

ii) an estimation of the likely proportion of travel by different modes of transport (modal split) for employees, customers/visitors and suppliers including public transport, walking and cycling, and assessment of the accessibility of the site by mode, recognising any existing provisions such as bus stops and cycle networks, as well as any barriers to travel to the site;

iii) appropriate measures to ensure restraint in car use;

iv) an examination of existing transport conditions in the vicinity of the site based on traffic counts, and

evaluation of the potential impact of the proposed development on existing link and junction arrangements requiring, for larger developments, traffic modelling;

v) any proposed mitigation measures intended to reduce the identified impact or improve the accessibility of the site, including the identification of the level of developer funding required to facilitate these; and

vi) an assessment of safety around the site.

8.11 The Council will assess the submitted Transportation Assessment having regard to the published policies for the area (especially those in the **Torbay Local Plan** and **Local Transport Plan**) and evaluate the acceptability of the likely impact, including any proposed measures to improve accessibility or reduce travel impacts. The results of this assessment will indicate whether the estimated modal split is acceptable or whether further measures will be required to achieve a modified proportion of travel by private car.

8.12 Developers should consult Torbay Council's **'Guide to Transportation Assessments'** (2004) for further guidance.

8.13 The developer will be required to provide a commitment to implement a business travel plan when the development is occupied or starts trading as appropriate. This will normally be in the form of legal obligation which will be passed onto the site occupier or manager. The agreement may include:-

i) an early travel survey of staff and visitors together with a review of site based transport operations to check the assumptions contained in the Transportation Assessment and to provide baseline surveys for monitoring progress;

ii) a modal split target for the site;

iii) an outline or draft business travel plan indicating the likely measures or actions which will be implemented to achieve the target modal split;

iv) a requirement to undertake an annual review of the progress towards achieving the modal split target, including snapshot surveys of staff and visitor travel plans;

v) a requirement to submit the results of the annual review to the Council and to agree any additional measures needed to progress the business travel plan; and

vi) the agreement may also include the requirement for the provision of additional resources, contributions to the Council or additional restrictions on car parking which will assist the Council in reducing the impact of the development on the surrounding highway network, if the monitoring shows that the modal split target is not being achieved.

8.14 It should be noted that depending on the results of the Transportation Assessment, a proportion of the car parking on the site may be granted only temporary planning permission in order to allow the effectiveness of the business transport plan to be reviewed after three years.

8.15 Developers and site managers are recommended to have regard to the advice contained in the publication 'A Travel Plan Resource Pack for Employers' available from the TransportEnergy Best Practice Programme.

9. ALTERATIONS AND EXTENSIONS

9.1 Householder applications (mainly alterations and extensions) account for roughly half of all submitted planning applications. They can have a profound effect on the visual qualities of an area and it is important to try and achieve harmonious results.

9.2 The three main areas of concern in relation to such alterations are roofs, windows and wall surfaces.

Roofs

9.3 Roofs can present problems for three main reasons:-

i) they are prominent - particularly in an undulating area such as Torbay;

ii) many of the original slate roof coverings in Torbay are coming to the end of their useful life; and

iii) the roof area is often the only available opportunity for expansion.

9.4 Roofscape is a major influence on the quality of the urban environment. Chimneys are particularly important and, where possible, these and other existing features such as intricate ridge tiles and gutters should be retained or replaced with matching materials and forms. Existing rooflines should not be disrupted by the addition of water tanks, lift houses or other plant.

9.5 Slates are the most widespread traditional material, although in parts of Paignton, red clay tiles are also

quite common. On important buildings and terraced development with prominent roofs it may not be acceptable to substitute traditional natural slate with substitute materials. The quality of materials is of great importance, and good practice requires replacement natural or substitute slates to respect the prevalent slate colour in a particular area.

9.6 Dormer windows can have a severe impact on the appearance of roofs. With some exceptions they may be erected on the rear slope of a roof as permitted development. Modestly scaled individual dormers can be acceptable (see **Figure 5**), especially with a pitched roof. The larger type of roof dormer is hardly ever acceptable visually, except in circumstances where it is concealed from view. In Conservation Areas and Areas of Outstanding Natural Beauty, all dormer extensions require planning permission.

Windows

9.7 The Council has recently produced a leaflet under the title **'Replacement of Windows in Flats, Article 4 Areas and Commercial Premises'** which illustrates the principal points set out below. Windows contribute substantially to the character of a building and changes to the shape of windows (including subdivisions) can have a profound and sometimes disastrous effect.

9.8 Window replacement in older buildings often results in the installation of modern aluminium or PVCu windows instead of the original timber. Replacement window design has advanced significantly and PVCu windows that emulate timber and sliding sash windows both in design and form are now available. These windows are now regarded as an acceptable replacement windows in some non-listed buildings in Conservation Areas.

Figure 5: Modestly scaled dormer windows

9.9 The replacement of windows in a Statutory Listed Building will normally require listed building consent. The replacement of windows in such buildings without permission is likely to be a criminal offence. There is no time limit for prosecution against this.

9.10 The replacement of wooden windows with PVCu plastic or other non-original material windows in Statutory Listed Buildings is rarely acceptable. It is however normally possible to upgrade windows in historic buildings to meet current standards. For advice on this, contact the Council's Conservation Officer.

9.11 For unlisted buildings within Conservation Areas, planning consent may be required to replace windows in PVCu plastic or other non-original materials. Consent will normally be granted provided such change meets the following criteria:-

i) the window must replicate, both in its means of opening and appearance, the design of the window that would have originally been used on the building; and

ii) any change should ensure the retention of existing, or the provision of appropriate reveals.

9.12 The following should be avoided:-

i) inappropriate deviation from symmetry;

ii) top hung windows of horizontal proportion;

iii) excessively thick glazing bars;

iv) so-called 'glazing bars' sandwiched between the panes of the double-glazing; glazing bars should be on the outside of the glass;

v) 'stick on' glazing bars of an inappropriate design;

vi) applied 'leaded lights' on the window surface, particularly on vertical sliding sash type windows;

vii) surface finishes that do not match that of the original window design; and

viii) inappropriate new cills.

9.13 The proportions of the replacement are important in all cases. The golden rule is to reproduce as far as possible the original proportions and subdivisions.

9.14 The colour and surface finish of the materials used in replacement windows is significant. Often PVCu windows have a bright shiny finish that makes them stand out from traditional windows. In more sensitive locations the use of coloured and textured PVCu should be encouraged.

9.15 The original window 'reveal' (i.e. the extent of set back from the wall face) should always be maintained. Replacement windows often ignore the importance of this and are placed almost flush with the wall plane; this can give a curiously 'blind' appearance to the window, which should be avoided.

9.16 Window surrounds and cill details are important, especially on Victorian properties which often have raised plaster architraves to emphasise their importance. The Council has produced a leaflet (see paragraph 9.7) which illustrates the principal points set out above.

Wall surfaces

9.17 Changes to the material of wall faces can be damaging. Traditional wall finishes in Torbay are render and stone; brick was not widely used until the second half of the 19th century.

9.18 The earliest plastered buildings in the region were made of 'cob' which is a mixture of local clay or mud and straw, built on a stone base. A general introduction is provided by two leaflets on cob building published by the Devon Historic Buildings Trust, **'The Cob Buildings of Devon 1: History, building methods and conservation'** and '**The Cob Buildings of Devon 2: Repair and maintenance'**. More detailed advice on suitable lime mortar mixes for repair and re-rendering is contained in a leaflet published by the Devon Earth Building Association entitled **'Appropriate Plasters, Renders and Finishes for Cob and Random Stone Walls in Devon'**. Leaflets are available from the Devon Historic Buildings Trust and Devon County Council.

9.19 Care should be taken on cob buildings to respect the informal quality of the finish. Hard corners, sharp corners and dead flat surfaces should be avoided. Equally important is to avoid pseudo rustic trowel marks which make a building look like a badly iced cake.

9.20 Stone gradually replaced cob for building purposes in the nineteenth century but even so it was customary to render it except for particularly important buildings such as churches. It is a mistake to remove render to reveal underlying stone in cases where it was never intended to be displayed.

9.21 Buildings in Torbay which were built of stone and rendered belong mainly to the nineteenth century. They were generally designed in a classical idiom or Tudor style in marked contrast to the vernacular style of earlier buildings.

9.22 Even on quite modest stucco Victorian buildings, the wall plane is usually broken up by horizontal string courses, cornices, raised vertical pilaster features or rusticated quoins. These not only give visual interest but improve the weathering qualities of the wall, help to conceal and protect shrinkage cracks and serve to throw water clear of doors and windows. These features should never be removed and rendered over.

9.23 There is no single unified stone building tradition in Torbay. Hard grey limestone is found in Torquay and Brixham (although used in quite different ways) whereas in Paignton and parts of Torquay, soft red sandstone is prevalent. In restoration and extension work it is very important to understand and use the local traditional detailing.

9.24 Nowadays masonry has largely been superseded by concrete blockwork which is usually rendered. This is not usually a problem as the established character is more that of rendered walls than of limestone. The main situation where stone should be considered is where an extension is to be built directly abutting an existing stone building. In many instances, however, it may be possible to achieve a degree of separation by the use, for example, of a glazed link between the two. In such cases a contrasting material may be more appropriate. It is generally better to use an alternative material than to risk poor quality masonry. Where stone is to be used, second hand sources should be sought as quarries being worked today produce different coloured stone.

9.25 Pointing needs to be renewed from time to time and generally the established pattern in an area should be followed. On stone rubble walls, the use of lime mortar is strongly recommended for pointing. On softer stone walls, cement mortar is not favoured because it erodes at a slower rate than the stone itself, while on hard stone walls, a softer lime mortar is better for it allows slight movement thus preventing cracking. Strap or raised pointing is structurally unsound except on very hard stones and it can result in an over-fussy appearance. It is best avoided, although there are some Victorian precedents for its use in conjunction with squared limestone rubble.

Boundary walls

9.26 The majority of the stone boundary walls which are such a feature of the area are of random rubble, although dressed limestone was used adjacent to similarly treated buildings. A variety of coping treatments can be seen from simple rounded cement capping (not normally very satisfactory) to moulded

coping stones and the traditional 'cock and hen' course of alternating large and small stones. This latter feature can be of squared or random stones but it is important that they are of sufficient size to top the wall with an appropriate flourish.

9.27 Boundary walls almost always finish at a pier of some type, often quite elaborate in design, and usually in dressed stone, although sometimes gate piers are finished in render and detailed to tie in with an adjacent rendered building. In cases where one is demolished, for example to widen a driveway, it is important that it be replaced by a properly matching example. There are a number of situations where new limestone boundary walls are required and where this is so, the points in this and the preceding paragraph should be borne in mind.

9.28 The range and size of stones is also important. In the Torquay context, the majority of stones in a masonry wall are of the size of a pudding basin or larger. There is also, however, an admixture of smaller stones which fill the gaps between the larger ones and give a certain intricacy to the wall surface. In modern walling, there is a regrettable tendency to use only larger stones and fill the gaps with mortar. This is not satisfactory, and particularly where it is done adjacent to an earlier wall, the difference is quite marked. In Brixham, the local quarries produced a flatter slatier stone and this is reflected in the construction of the walls.

9.29 Where plinth walls to forecourts survive, the replacement of iron railings of appropriate design will be encouraged.

Alterations and extensions: the golden rules

9.30 Alterations and extensions should respect the architectural character of the original building. In addition to paragraphs 9.1 to 9.29 the following 'rules of thumb' should be followed:-

i) extensions should be subordinate to the existing building;

ii) extensions should be designed to harmonise architecturally with the existing building;

iii) materials should match those of the existing building. In some instances a satisfactory match may not be possible and it should be remembered that a good contrast is better than a poor match;

iv) the design of existing doors and windows should be followed in any extension. It may be appropriate to line through window heads and cills, string courses and eaves lines, although in some cases, particularly larger Victorian buildings, a lower extension on a slightly smaller scale may be preferable;

v) roofs should be of the same form and materials as existing roofs. Flat roofs are best avoided and they should never be used adjacent to a pitched roof with the same eaves height. Where a flat roof abuts a higher part of an existing building a parapet treatment is almost always preferable to a projecting fascia;

vi) extensions should usually be set back from the face of the existing building to provide articulation between the two and to mask any settlement cracks. An exception would be where it is desirable to continue an identical elevational treatment;

vii) in some cases it may be appropriate to separate the extension from the main building with only for example a visually subordinate glazed link between the two; and

viii) dormer windows where appropriate should be very modest in scale.

9.31 With domestic extensions, it is important to avoid detrimental effects on neighbours by overshadowing or loss of privacy and these factors will be taken into account when applications are determined. Side extensions can have the cumulative effect of closing up the gaps between houses with visually unfortunate effects on the street scene and this will also be taken into account where appropriate.

9.32 On older terraced properties lacking basic amenities, the above criteria will be applied as sympathetically as possible to enable such amenities to be provided.

10. SHOPFRONTS

General principles

10.1 A shopfront traditionally has two main functions. It displays the goods or services which a shop has to offer, and it provides a space on which to advertise the name of the trader. In many instances, this is done effectively; however, all too often, there is no regard for the building of which the shopfront forms part. Shopfronts provide a visual support for the upper parts of the building. They should therefore complement the existing architectural composition of any building of which they form part, and they should fit in with the overall street scene.

10.2 In some cases buildings have been designed to house shops at ground floor level from the outset. Such buildings often provide a very strong architectural framework within which variations in shop window or fascia design can be accommodated without detriment to the building (see **Figure 6 - building b**). This type of architectural framework should always be retained, and in cases where it has been damaged or where original parts have been lost, it is desirable to reinstate them. The Council will use opportunities created by applications for new shopfronts to require making good where appropriate.

10.3 Buildings have often been converted to shop use at ground floor from other uses and the design of the shopfront may relate poorly to the design of the building as a whole (see **Figure 6 - building a**). Examples of visual clashes can include instances where the shop fascia rises above first floor window cills or obscures an important architectural feature such as a cornice. The Council will use its powers to seek to improve such situations where possible.

Figure 6: Good and bad examples of shopfront design

10.4 In recent years retailers have begun blanking out shop windows, especially on upper floors in order to maximise their floorspace. Although this is of benefit to the retailer, this practice has an especially detrimental effect on the surrounding shopping environment. A number of measures are being taken by the Council to enhance and improve the shopping environments of Torbay and this practice can negate potential benefits. Retailers should avoid blanking out windows.

10.5 Where shopfronts form an integral part of the architectural composition of a building, it will normally be appropriate to seek a consistent and co-ordinated approach to any alterations of the shopfront or development of the building. The Council is not, however, seeking regimentation. Many shopping streets contain a variety of buildings of different character. It would be clearly wrong in such cases to seek to impose uniform fascia size or a set height for shopfronts. The important point is that shopfronts are normally only a part of the face of a building and they should be designed to belong to that building.

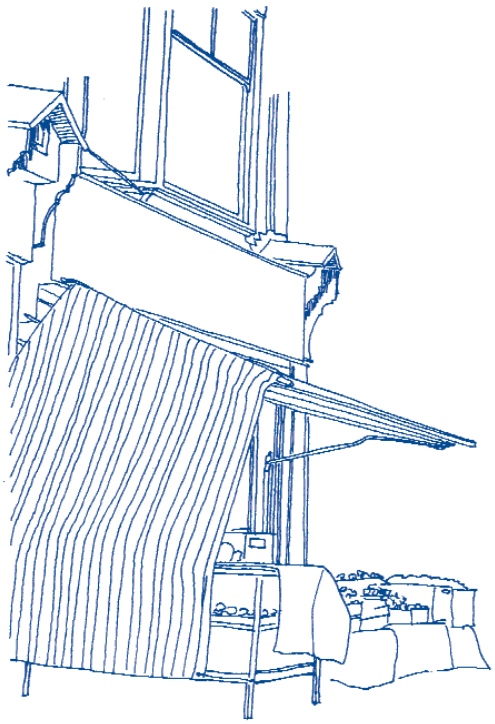
10.6 In Conservation Areas, the Council will normally insist on the retention of existing shopfronts which add to the character of that area.

10.7 More detailed advice on shopfront design is given in the leaflet **'Advertisements and shopfronts'**, published by the Development and Conservation Services Division.

Awnings

10.8 Traditional shop blinds (see **Figure 7**) were normally of the retractable roller type which was pulled out from a blind box below the shop fascia to form a simple awning. These have the advantage of being easily retractable while being readily available to protect goods in the shop window from sun and to protect shoppers from rain and sun alike. Their design is such that they are capable of adding colour to the street scene without becoming over dominant or detracting from the design of buildings.

Figure 7: A traditional awning



10.9 More recently, blinds of the fan type or Dutch blinds have come into widespread use (see **Figure 8**). These are much more dominant in design and they are frequently fixed to the face of shopfronts, or elsewhere on buildings, without any regard for existing architectural features. In many instances they are quite inappropriate visually and in these cases the Council will discourage their use in favour of the more traditional type. In most cases they require planning permission and such consent will not normally be given.

Figure 8: "More recently, blinds of the fan type or Dutch blinds have come into widespread use"

11. ADVERTISEMENTS

11.1 The Council recognises the commercial importance of advertising and believes that good design can make a positive contribution to the surrounding area. There are many cases where commercial undertakings could improve their image to everyone's benefit if they were to re-examine their premises in the light of guidance set out below. These guidelines should also be considered wherever new developments are proposed.

11.2 Policy BE4 Advertisements in the Written Statement sets out the Council's broad criteria for the display of advertisements. These can be expanded as follows:-

i) they should be appropriate to the land use and visual qualities of the area in which they are located;

ii) they should be appropriately positioned in relation to their function and the design of the building concerned;

iii) their scale should be compatible with their surroundings;

iv) their content and design should be appropriate to the surroundings and form satisfactory compositions in themselves;

v) they should be constructed in sympathetic materials and colours;

vi) they should not be displayed in numbers which would give rise to clutter or detract from the character of the building or the street scene;

vii) where signs are lit, the type and level of illumination should be appropriate to the location; and

viii) they must not be so designed or sited as to cause danger to road users.

11.3 Areas which are primarily residential often contain a mixture of uses where advertising is required; these include local shops, petrol filling stations and so on. Even in areas for business or industrial use, there is still a need for identification. Within industrial estates, well-designed advertisements can perform a useful function as a counterpoint to the often rather uniform character of the buildings. Care should always be taken to ensure that advertising does not harm the amenity of adjoining areas.

11.4 Conservation Areas and Areas of Special Control of Advertisements require special protection. The leaflet **'Advertisements and shopfronts'** (see paragraph 10.7 above), details in greater depth these special requirements.

11.5 Advertisements must be designed and located so that they do not detract from the character of their surroundings. Extreme examples are Torquay Harbour and Cockington Village. Torquay Harbour has very special visual qualities as it is a natural focus for the town, and a centre for commercial and recreational activity. Well-designed advertising has an important part to play in the character and vitality of this area. Cockington Village, despite all the tourist pressure, still has the character of a rural Devon village; commercial advertising, except on a very modest level, would completely spoil it. Additional design guidance for Cockington can be found in **Appendix 3 Caring for Cockington**.

11.6 Most advertisements are seen in the context of buildings and it is, therefore, important that they harmonise with the character of the building concerned. Even if the building itself has no strong architectural character, the street scene as a whole is still important.

11.7 The main approach roads to Torbay are particularly important as a first impression to its many visitors. The Council has controlled advertising there very closely in the past and will continue to demand the highest standards in the future.

Siting

11.8 In most situations, it is best to position advertisements at a low level on buildings, preferably below first floor level. This is less likely to conflict with the architectural features of the building and, moreover, the advertisement stands a better chance of being seen. First floor advertising may be required where upper floors are occupied separately; in such cases the greatest care must be taken in its siting. Whether advertisements are sited at high or low level, it is most important to avoid conflict with any architectural features of the building.

11.9 Projecting signs are normally used to catch the eye of someone approaching at an oblique angle, or to advertise first floor premises which are separate from the activities of the ground floor. In the case of the former, the sign is normally best incorporated into the shopfront, but with the latter there may be a case for placing the sign higher up.

11.10 Box type signs at higher levels frequently have the unfortunate appearance of growths sprouting from the face of the building and it is often better to use a sign hanging from a bracket as seen on many existing public houses. The sign is thus effectively separated from the building and this helps to minimise any visual conflict. Such signs may be illuminated externally if appropriate in one of the ways suggested in paragraphs 11.21 to 11.23.

11.11 Care must be taken in placing projecting signs to avoid conflict; they are by no means always necessary and in some situations they are quite inappropriate.

11.12 Advertisements should be so designed or sited as not to cause danger or inconvenience to road users. They should be avoided in locations where they would:-

i) obstruct sightlines at junctions and bends or where they would obstruct the view of road signs;

ii) be likely to be struck by passing traffic (for example signs projecting from the face of a building);

iii) be likely to endanger those reading the advertisements by exposure to passing traffic;

iv) be likely to distract the attention of road users at danger points;

v) be confused with road signs by their design; or

vi) in the case of illuminated advertisements, be likely to dazzle road users.

11.13 Similar considerations will apply in relation to railway lines and harbour areas. The Council will seek the advice of relevant professionals in such situations.

Scale

11.14 Advertisements should be in scale with their surroundings. An identical advertisement may appear dominant and aggressive on one building or small and insignificant on another.

Design

11.15 Considerations of scale and position cannot be divorced from those of design. Generally it is better to try and convey a simple message clearly, and this is usually best done with a single line of lettering. Large letter size is rarely necessary.

11.16 Graphic material should respect the shape of its background; it is often easier to relate lettering satisfactorily to its background if it is based on a type face rather than a script because of the latter's somewhat looser form.

11.17 Pictorial material and symbolism often convey far more than words and can give contrast and interest. The historic trade signs using the cobbler's last, the artist's palette or the tailor's shears are good examples which should be emulated. Imagination is vital to good advertising and even gimmickry has its place.

11.18 Certain nationwide organisations, chains of shops, banks, etc., have their own national image or house style which they require to impose in any situation where a member of the chain will be trading. In many cases this is perfectly acceptable and a number of these national chains have extremely well-designed advertising material. There are, however, situations where the use of this standard material is inappropriate, and in such cases the use of standard signs will be resisted.

Materials

11.19 There is a vast array of materials which can be used in advertising. These include the traditional ones of wood, metal and paint as well as glass and a vast

range of modern synthetics. It should not be assumed that traditional materials are the only ones suitable for older buildings, but glossy plastics can look very much out of place in this context. They have the additional disadvantage of showing up any defects or irregularities in the construction.

11.20 Repetition may be an effective way of catching the eye, but too much advertising material is simply a recipe for clutter. Even when advertisements are well designed and positioned, too many of them can be visually disturbing. Problems can occur, for example, with petrol filling stations where advertisements for petrol, oil and special offers compete for attention. These displays should be co-ordinated and repetition avoided.

Illumination

11.21 Illumination is a legitimate part of modern advertising and can add an attractive dimension to the night-time scene. This is particularly so in harbour areas, with the sparkle of lights in the water. Lighting is not, however, always a bonus and it can harm residential amenity and spoil the character of Conservation Areas. Internally illuminated signs, in particular, can be very obtrusive and they will not generally be allowed on traditional buildings or in Conservation Areas outside the main town centres.

11.22 External illumination is usually better, although care must be taken to ensure that the light sources themselves are not unduly obtrusive. Signs can be lit from behind a pelmet or by carefully placed spotlights. A further alternative is halo lighting where a light source is placed behind individual letters which are then seen in silhouette against an illuminated wall.

11.23 Illuminated advertisements are not generally acceptable in residential areas. The Association of Public Lighting Engineers has published recommendations for the brightness of illuminated advertisements by reference to different zones in which various maximum luminance values are defined. These standards will be applied within the Council and further information is available from the Environment Services Directorate. Flashing signs will not normally be permitted in Torbay.

Kiosks and other street furniture

11.24 In seaside locations there are a number of kiosks for booking boat trips and various other holiday activities. These are very much part of the holiday scene, but the amount of information displayed on these kiosks can very easily degenerate into clutter. The advertising material should, therefore, be confined to purpose-made panels of a reasonable size and shape consistent with the structure on which they are displayed.

11.25 All street furniture that may be used as a forum for the display of posters and other forms of information should not be cluttered, the display should be of appropriate scale and not detract from their main purpose. Safety and security should not be compromised in any way by obscuring views. Creating physical barriers act against the principles of natural surveillance (see **Policy CF2 Crime Prevention** and **Section 6 Design for community safety**).

11.26 The Council seeks a coherent approach to the design of the public realm. The Development and Conservation Services Division has produced a document 'Streetscape Guidelines 2004-2007' which provides guidance on suitable approaches to signage and advertising, in addition to street furniture, paving, lighting and other important elements which can contribute to a high quality streetscape.

12. UNDERGROUND SERVICES

12.1 The laying and maintenance of underground services is carried out under the Roads and Street Works Act 1991 (NRSWA). This sets out codes of practice for Statutory Undertakers. In addition, the National Joint Utilities Group (NJUG) issues codes of practice.

12.2 Underground services do not require planning permission. However, they need the consent of the Highway Authority. Apparatus which is above ground level, such as cabinets, require consultation with the Council. Statutory Undertakers or their contractors are advised to discuss the provision of underground services with the Director of Environment Services at an early stage.

12.3 Certain issues are of particular importance in considering the provision of underground services and these are examined below.

Protection of trees

12.4 Trees within Conservation Areas and those covered by Tree Preservation Orders enjoy statutory protection. The Council owns trees on highway land.

12.5 Most roots are located within the top 600mm of soil and often extend beyond the crown spread of the

tree. Works close to roots can easily damage them, either by direct cutting, compaction of soil, contamination or exposure to frost.

12.6 The following code is taken from the NJUG guidelines and has been endorsed by the Council. A precautionary area of four times the circumference of a tree measured 1.5m above ground level should be established around a tree. Within this area the following measures should be applied:-

i) where possible, trenchless techniques should be used, otherwise digging should be by hand, digging around roots;

ii) roots of more than 25mm diameter should not be cut unless with the prior consent of the Council;

iii) cuts should be clean and leave as small a wound as possible;

iv) the trench should be backfilled with inert granular material and topsoil mix. This should not be over compacted around retained roots;

v) movements by heavy machinery should be avoided. Spoil, bulky materials, chemicals, fuel etc. should not be stored; and

vi) roots should not be exposed to frost and should be covered by sacking if left overnight. Sacking should be removed prior to the infillng of the trench.

12.7 Further advice on tree maintenance and management can be obtained from the Director of Environment Services and in particular the Arboricultural Officer.

Reinstatement of services

12.8 Highway surfaces should be reinstated in as close a matching material as possible. This is particularly the case in Conservation Areas and areas with paving tiles.

Street cabinets and above ground apparatus

12.9 Street cabinets and other apparatus should be sited to avoid clutter in the street scene. This can occur by locating apparatus underground where possible or where the cabinet is located above ground ensuring siting is close to other street furniture, sited prominently close to junctions or near other townscape features. Particular care needs to be taken in Conservation Areas and close to Listed Buildings. Visual impact can be ameliorated by:-

i) painting boxes in a recessive colour;

ii) using traditionally designed boxes appropriate to the surroundings; and

iii) locating and siting boxes in unobtrusive areas.

12.10 Street cabinets do not usually require planning permission. However, consultation with the Council is required, particularly in Conservation Areas.

12.11 Where street cabinets and other apparatus become redundant, they should be removed and the land reinstated as soon as is practicable.

Landscape design principles

12.12 In large scale developments, it is appropriate for details of underground services to be provided as part of landscaping schemes, in order to assess the relationship between trees and underground services (**Circular 11/95 'The Use of Conditions in Planning Permissions'. Appendix A, paragraph 25**).

THE HISTORIC ENVIRONMENT

13. TOWNSCAPE AND CONSERVATION AREAS

13.1 The Local Plan stresses the importance of the urban qualities of the three towns and the smaller settlements which make up Torbay. Paragraphs 14.1 - 14.4 of **Chapter 14 The Built Environment** in the Written Statement in particular draw attention to their significance and the differences between them.

13.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance'.

13.3 The following pages summarise each Conservation Area in Torbay. A brief description is coupled in some cases with a summary of the main problems facing the area. These descriptions cannot be exhaustive or list every feature or characteristic of significance, but they are intended to identify the more important qualities of the areas. Key issues for each area will be identified in subsequent studies, together with an indication of required action and policies. Further detailed information can be obtained from Torbay Council's Conservation Officer.

13.4 Draft Conservation Area Appraisals have been prepared for all of the Conservation Areas in Torbay and will be the subject of public consultation prior to their adoption and publication. It is anticipated that the appraisals will form the basis of Conservation Area Management Plans, to be prepared in consultation with local communities during the next few years.

13.5 The Conservation Areas in Torbay are of enormous historical and architectural significance. New development should not replicate mistakes of the past but should capitalise on positive features.

13.6 It will always be necessary for applicants wishing to develop in a Conservation Area to take into account the sensitive nature of the area and it is advised that applicants consult with the Development and Conservation Services Division prior to the submission of planning applications.

WARBERRIES AND LINCOMBES CONSERVATION AREAS (designated 28/01/1975)

13.7 The Warberries and Lincombes result from a planned development of the Warberry and Lincombe Hills in the estate of Sir Laurence Palk which took place between about 1820 and 1880. The two wooded hills, divided by the Torwood Valley (up which runs the Babbacombe Road) are characterised by stucco villas, terraces and crescents. The villas are mainly in a classical idiom, typically painted white with slated roofs, sited in spacious grounds sometimes exceeding 0.4ha (one acre). Some have servants' quarters built up to the edge of the roadway.

13.8 Local grey limestone walls, which are sometimes quite high, are an important enclosing characteristic of the access roads, which generally run parallel to the hillside contours. The roads are linked by a number of steep footpaths often consisting mainly of steps. Although early engravings show villas on open hillsides, the dense tree cover is now the overriding image of the two areas.

13.9 Upkeep of properties in these areas has been difficult for a number of reasons:-

i) there is a problem in finding uses for properties without damaging their historic character, especially as they were designed as grand houses dependent on the help of servants for their upkeep.

ii) in some cases, subdivision into small flats and bed-sitters has resulted in poor maintenance of both houses and grounds. There is continuing pressure for the development of gardens and a demand for parking areas which detract from the quality of open space.

iii) conversion of houses to other uses can lead to damage to important interior features. Some damaging changes may result from fire prevention requirements. Unauthorised removal of important internal features such as fireplaces, doors, staircases and other original features can take place without the knowledge of the relevant authorities. Sometimes this is the result of theft.

iv) poor maintenance and advertising pressure from the replacement window industry has led to the loss of important architectural detail and inappropriate replacements.

v) many of the trees in the area which were planted during the last century are now mature or over-mature and need to be replaced. The majority of Tree Preservation Orders in the area are 'Area Orders' which do not identify individual trees. This makes day-to-day control time consuming and complicated.

vi) street trees make a distinctive contribution to the character of the areas but some of these do not conform to the Council's current planting criteria, making replacement a difficult matter.

13.10 The Council is committed to conserving these important areas in Torbay which, despite their difficulties, retain an elegant Victorian ambience.

ST. MARYCHURCH CONSERVATION AREA (designated 29/04/1980)

13.11 St. Marychurch occupies a rounded plateau of limestone above Babbacombe Bay on the site of one of the most ancient settlements in the Torbay area. Its character is varied. Fore Street, in the heart of the area, consists of tightly packed small-scale shops, workshops and houses directly abutting the street, which is now paved and closed to traffic for much of its length.

13.12 To the west of Fore Street, the two churches form the centres of two quiet enclaves of ecclesiastical character. Park Road, which forms a continuation of Fore Street to the north, is more open and suburban. Large detached villas are interspersed with terraces of smaller houses.

13.13 In Babbacombe Road, to the south, its character changes with the intimate shopping street giving way to a more open layout of detached villas.

13.14 Throughout the southern and western periphery, detached and semi-detached villas stand in moderately large gardens, fronting onto traditional lanes like Trumlands Road or formal estate roads such as St. Margarets Road.

13.15 Grey or white stucco finishes predominate under low pitched slate roofs, with grey stone confined mainly to boundary walls. The large number of trees, shrubs and hedges is an important contributory factor in setting the character of the area.

BABBACOMBE DOWNS CONSERVATION AREA (designated 17/11/1982)

13.16 Babbacombe Downs Conservation Area covers Babbacombe Downs Road and the Downs themselves, together with the cliff slopes below to the north and the steep slopes around Beach Road to the east. Its most important aspect is the Downs, a green cliff top open space which forms a setting for the buildings behind and which affords stunning views over Lyme Bay to the north and east. The space is bounded at the west end by the Cliff Railway and at the east by Babbacombe Theatre, both important features in their own right.

13.17 The development along the sea front at Babbacombe Downs is mainly domestic in scale with simple classical proportions; walls are uniformly finished in smooth render and pitched slate roofs predominate, although there are some flat roofs with parapets. The form of development varies from short terraces to large single dwellings set in their own grounds. There are several low limestone walls around the properties and a good deal of open space around the buildings, particularly at the north western end of Babbacombe Downs Road. These open spaces include some important trees which are covered by Tree Preservation Orders.

13.18 The majority of the buildings have suffered later additions and alterations which are out of character with the original buildings and which rather spoil the effect of this potentially very attractive sea front. These additions take the form of extra storeys spoiling their proportions or extensions to the front and side which consume open space and which bear little or no relation to the original Victorian development.

13.19 Despite these unsympathetic additions, the area has a distinctive townscape quality. Its principal ingredients are the harmonious proportions and consistent use of materials in the original buildings, the open space and mature trees particularly at the north western end of the area, the varied skyline and moderate scale of development, and the dramatic setting.

13.20 The wooded north facing slopes around Babbacombe Beach Road are in marked contrast. In spite of the seaward aspect, they have an intimate enclosed quality and some of the cottages are notably picturesque. Unfortunately, the last hundred years or so have done little to enhance this.

TORQUAY HARBOUR CONSERVATION AREA (designated 11/03/1975)

13.21 Torquay Harbour evokes possibly the most powerful image of Torbay, dominated as it is by tree-clad hills with elegant stuccoed terraces and villas (and, it must be said, some discordant modern flats) forming a backdrop to the attractive inner and outer harbours. Torquay is comparatively rare among sizeable seaside towns in Britain in having a town centre harbour. This contributes in no small measure to its continental 'Riviera' image.

13.22 The three hills that enclose the harbour are Waldon Hill to the west, Braddons Hill to the north and Vane Hill to the east. These are prominent and important features and any development of their slopes would have an important impact on the Conservation Area. The balance between buildings and tree cover/open space is particularly important to the character of the area.

13.23 The character of the harbour area is obviously shaped by the waterfront and the harbour itself. The activity which a harbour generates, combined with the colour and liveliness of the boats and the sea beyond, have an appeal which is universal.

13.24 But the setting of the harbour is no less important, with the backcloth of steeply sloping partly wooded hillsides, and buildings apparently piled one on top of another. The buildings around the harbour are thus almost all very conspicuous, with the result that the area is vulnerable to the impact of new development unless it is of the highest architectural quality and very carefully designed to fit into its surroundings.

13.25 Around the harbour, Beacon Terrace and Vaughan Parade are two of Torquay's most distinguished terraces. Between the two, the harbour frontages are of less distinction but include a number of buildings of high quality. On the western side, the refurbished Pavilion is an exuberant example of a seaside pavilion in the 'Art Nouveau' style and is an important and well-loved landmark. By way of contrast the 1960s Coral Island development was a disappointment, and the recent regeneration of the derelict site has revived the role of the site for tourism use.

13.26 Beyond the Pavilion, Princess Gardens, reclaimed from the sea at the turn of the century, forms a backcloth to the outer harbour together with Rock Walk created from the dramatic southern slope of Waldon Hill, both now on the Register of Historic Parks and Gardens.

13.27 Fleet Street is the longest pedestrian priority area in Torbay and, together with Union Street, forms Torquay's shopping core. The northern end of the street is dominated by a strongly designed terrace on its western side. At the southern (seaward) end of the street a serpentine curve on the western side echoes the form of the old Flete Brook. The new Fleet Walk centre follows this curve and continues the strong sense of enclosure on this side of the street. At its apex in Cary Parade, a rotunda echoes on a larger scale the qualities of some of the Victorian conservatories to be found in the town and provides a fitting transition from harbour to town. The other side of the street is less distinguished but includes a number of individual buildings of high quality, including the main Post Office.

13.28 Torwood Street is the other main street leading to the harbour and is a significant traffic artery. Shops at the harbour end of the street give way to hotels and guest houses further up and Torquay's very fine Museum is situated opposite Torwood Gardens. The building frontages vary in scale, becoming grander closer to the harbour and including a number of buildings of distinction.

CHELSTON CONSERVATION AREA (designated 10/10/1978)

13.29 Chelston Conservation Area consists of substantial houses of mainly classical design set in a mature wooded landscape. Its setting on the comparatively gentle slopes separating Cockington Valley from Torre Valley is intimate in character and it possesses a number of attractive communal open spaces, in particular Two Parks, St. Matthews Field and Ashfield Gardens. Very few of the Victorian buildings are listed. Chelston Cottage, Chelston Manor Hotel and the former stables opposite remain as evidence of earlier times and Seaway Lane, Huxtable Hill, Old Mill Road and Brooklands Lane all retain, at least in part, the hedgebanks so characteristic of old Devon lanes. The houses are smaller and less expensive to maintain than in the Warberries and Lincombes Conservation Areas and there has been less pressure for demolition and redevelopment. The result of this is that the character of Chelston remains substantially intact and modern development has done little to undermine it.

COCKINGTON CONSERVATION AREA (designated 10/12/1970)

13.30 Cockington Conservation Area centres around the compact hamlet of Cockington, and a large portion of the surrounding woodland which forms part of the Cockington Country Park. The manor, dating back to Norman times, is set in extensive parkland.

13.31 Cockington Village comprises significant clusters of Listed properties. It retains a quaint rural appearance with its ancient forge and thatched cottages. Buildings of note include the old forge, Rose Cottage, Weavers Cottage, Cockington Alms Houses, Court Cottages, the Game Keepers Cottage, Home Farm House, Lanscombe Farm Cottages, Higher Lodge

and the Mill. There are also several barns and outbuildings. The properties are mainly constructed from cob and stone rubble, with thatched roofs.

13.32 The 13th Century Church is set within the neat park of Cockington Court. The Drum Inn was created by Sir Edwin Lutyens in 1934 to match the surroundings. The village displays an exceptionally attractive group of Listed Buildings.

13.33 Cockington Valley provides a wedge of high quality countryside which is regarded as an important asset to Torbay. This rural quality is valued for quiet recreation by tourist and residents alike. The wooded appearance of Cockington Valley is provided by the mixed deciduous and coniferous trees and tall hedgerows characteristic of Devon. Despite some intrusion of suburban housing on the ridges to the north and south, the Cockington Valley retains its strong rural character. More detailed guidance on Cockington is given in **Appendix 3 Caring for Cockington**.

MAIDENCOMBE CONSERVATION AREA (designated 27/05/1986)

13.34 Maidencombe Conservation Area is located to the north of Torquay within the Coastal Preservation Area and Area of Great Landscape Value. Situated on the site of an ancient settlement, it comprises a small area south of Teignmouth Road from its junction with Brim Hill, the steep slope down to Rock House Lane and the front part of the field track down to Maidencombe Beach. The area is dominated by dramatic cliffs and fine views of Lyme Bay.

13.35 The traditional rural Devon village, with a cluster of historic buildings, dates from the 18th Century. It centres around a group of important buildings at the junction of Steep Hill and Rock House Lane. The area is surrounded by mature woodland on a steeply sloping site.

13.36 Higher up the slope, and commanding fine views, are a few notable 19th Century villas set back from the narrow lanes. However, these are set against a background of modern bungalows and houses in and around the Conservation Area.

OLD PAIGNTON CONSERVATION AREA (designated 28/05/1976)

13.37 Old Paignton Conservation Area includes the streets of the mediaeval settlement of Paignton which are of more profound historical and architectural significance than is apparent on first sight. Representative buildings of the late Victorian and Edwardian periods are also evident. Part of Totnes Road consists of large Victorian houses in an attractive and mature landscape contrasting effectively with the more urban qualities of the rest of the area. In Curledge Street and Fisher Street there are some good groups of historic buildings.

13.38 While the early settlement around the church is of a high density, consisting mainly of terraced houses along street frontages, boundary walls and gardens play an important role in forming its character. Kirkham Street in particular has the feel of an ancient 'holloway' with its Breccia walls and overhanging trees. The churchyard and the adjacent Bishops Place form important landscape features although, in the latter case, it is the high walls which are the dominant feature.

13.39 The commercial centre has been planned around a central park on Palace Avenue dating from the 1880s and 90s. It has a strong sense of place focusing on the Theatre. There are some distinguished buildings where Palace Avenue narrows to join Torquay Road and the continuous canopies over the northern pavement are an important feature. Winner Street and Church Street also form part of Paignton's traditional shopping area. These streets boast buildings of national importance and shopfonts of special character. From 2000-2003 Winner Street and Church Street were included in a Heritage Economic Regeneration Scheme (HERS), which achieved some notable improvements to the environmental and economic situation of the area.

13.40 The Conservation Area was extended to the east in 1987 to include Victoria Street and Gerston Road. These have three storey terraces in buff brick with shops on the ground floor and are contemporary with Palace Avenue.

13.41 The character to the south changes dramatically to that of a spacious suburb with large stuccoed houses set amongst parkland trees along Totnes Road. The ornamental trees and boundary walls become important in this area, as the houses are set well back from the road. Beyond Curledge Street there is a more conventional street plan where regular plots have been built up by different builders as detached, semi-detached or terraced houses.

CHURSTON CONSERVATION AREA (designated 23/03/1970)

13.42 Churston Ferrers Conservation Area naturally focuses around Churston Court and Churston Court Farm in the north and the surrounding landscape; however, the area stretches across the former railway line to Brixham to include the village of Churston and extends across Brixham Road at Churston Cross and down Alston Lane to Alston Farm in the south. The focus of the Conservation Area surrounds the 13th Century church of St Mary the Virgin and the 16th Century manor house, Churston Court. Churston Court Farm has a small number of cottages around these historic buildings. The cluster of buildings is surrounded by trees and open fields. The Conservation Area excludes the more modern development on the other side of Green Lane.

13.43 There are many Listed Buildings located within the Conservation Area. These are often attractively grouped and their rural landscape setting is important.

ROUNDHAM AND PAIGNTON HARBOUR CONSERVATION AREA (designated 15/10/1985)

13.44 Paignton Harbour is the smallest of the three harbours in Torbay and the most recent. It is situated on the north side of a Breccia outcrop between Paignton and Goodrington Sands. This outcrop, called Roundham, was developed as a spacious suburb with large detached and semi-detached villas on its sloping flanks.

13.45 The harbour has an intimate and enclosed character, surrounded on three sides by substantial buildings. It only has a narrow entrance to the sea which faces Torquay across the bay. The rocks below Roundham Road add to the feeling that this is a sheltered cove.

13.46 The Paignton Club is the most noteworthy building in the area, facing out along Paignton Beach. The development above Roundham Road is of very low density with a large number of mature trees. The Breccia boundary walls and gate piers alongside the curving roads are more prominent and distinctive than the much altered stucco villas which can be glimpsed through the trees.

13.47 Some houses have large extensions and a significant number have been demolished to make way for new blocks of flats, hotels or residential homes. For this reason the retention and enhancement of the existing landscaping is crucial to the maintenance of the area's character.

BRIXHAM TOWN CONSERVATION AREA (designated 25/08/1971)

13.48 Brixham Harbour lies at the mouth of an alluvial valley between limestone hills, which rise steeply on both sides to around 45 metres (150 feet) above sea level, with gradients as steep as one in three. The combination of colourful boats in the harbour and the activity of a busy working port means that people are drawn to the two streets, The Quay and The Strand, surrounding the inner harbour for work or recreation. It is here that the shops catering for visitors are mainly concentrated together with pubs, restaurants and amusement arcades.

13.49 The main shopping street is Fore Street, which extends up the valley to Bolton Cross where the Town Hall, Market and Museum are grouped. This street is characteristically two to three storey in scale and most buildings are in harmony. Alleys extend up the hillside to the south as flights of steps between the terraces of stuccoed houses or link northward across the multi-storey car park to the other shopping street, Middle Street.

13.50 Above the town centre on all sides climb terraces of tall stuccoed houses with slate roofs which front onto narrow lanes following the contours of the hillside. Steep narrow paths and roads climb up among these houses between garden walls which provide shelter from the elements.

13.51 There are not many trees or shrubs, but those that do exist are important in softening the edges of buildings or defining the extent of the old town. An attempt has been made to find sites where trees should be planted to enhance the settlement. Such new planting should be safeguarded so that it can grow to maturity.

13.52 A regeneration scheme that centres on the harbour is proposed to revitalise the fishing industry and the overall economy in Brixham.

13.53 The Brixham Town Conservation Area also incorporates Battery Gardens. The Gardens were added to the Historic Environment Record as a Scheduled Monument in 2002 (see section xi of paragraph 15.2).

HIGHER BRIXHAM CONSERVATION AREA (designated 24/03/1976)

13.54 Higher Brixham is the oldest settlement in the town. It was an agricultural community for centuries before the fishing port rose to importance. The groups of older buildings still retain the character of a village,

particularly around the Parish Church. The original settlement extends along Burton Street and Drew Street up the valley to the church, then continues up Milton Street towards Kingswear. Although the Conservation Area has been surrounded by more recent development since the Second World War, most of it still has a clearly recognisable village character.

13.55 Higher Brixham has a core of development around St. Mary's Churchyard which is almost urban in character. The houses are mostly of two storeys and built on the frontage of the narrow, curving street. The Church is sited above and well set back from the junction of Drew Street with Milton Street behind a picturesque gatehouse. There are glimpses of the surrounding hills along the street, and trees in gardens and churchyard make an important contribution. Along Drew Street and Burton Street there are groups of traditional buildings which maintain the character of the original village, and there are terraces of 19th Century houses which mark the expansion of Lower Brixham to link it to the earlier settlement. These terraces often have stone walled forecourts with excellent trees and shrubs which contribute to the character of the area. There is a notable Monkey Puzzle tree in the front garden of 19 Drew Street which is quite a local landmark.

13.56 The village character is more apparent in Milton Street, where the groups of traditional cottages occupy the valley slopes and either sit high above the lane, as they do at the junction with Southdown Hill, or nestle up to its edge from 63 to 87, where the street frontage is reinforced by stone rubble walls between the cottages. The lane eventually becomes a 'holloway' between high banks covered with wild flowers and overhung by trees.

BARTON CONSERVATION AREA (designated 21/01/1987)

13.57 Barton Conservation Area is in two parts, one covering Fore Street and the other covering Church Street. The area is compact and includes some important Listed Buildings. Significant properties include Lavender Cottage on Church Road and Manor Farm House on Fore Street. There is some modern development which does not wholly detract from the overall quiet rural feel to this part of Barton, which used to be an outlying farmstead.

13.58 Both Fore Street and Church Road are narrow; and the large number of trees, shrubs and hedges are an important contributory factor in establishing the character of the area and giving it an enclosed quality.

CARY PARK CONSERVATION AREA (designated 28/04/1987)

13.59 Cary Park Conservation Area centres on the axis of Cary Avenue and Cary Park, which forms a spine of three linked green open spaces, which is the underlying theme for the character of the area. The distinctive spire of the Victorian Church of All Saints on Cary Avenue, which is a Grade I Listed Building, forms the focus of the axis. Cary Park itself is a slightly less formal area of grass set with trees to one side of Cary Avenue with a bowling green and tennis courts on the other.

13.60 The buildings around this green axis consist mainly of detached and semi-detached houses, modest in scale by Victorian standards but still of substantial size. They are constructed of stone with stuccoed walls and slate roofs. Many of the houses have a natural reddish coloured rough cast finish to the walls with smooth render bands around the windows adding to the strong sense of unity which the area possesses.

13.61 Some of the houses have been converted into hotels, guest houses or residential homes for the elderly. Inappropriate extensions, replacement doors and windows are beginning to have a damaging effect. These pressures are continuing and in particular the characteristic rendered finishes are vulnerable to damaging change. Replacement doors and windows (particularly PVCu) could cumulatively damage the character of an area.

13.62 Some mature trees in public places are coming to the end of their lives. Consideration should also be given to underplanting of mature avenues and other trees to maintain the landscape character of the area.

BELGRAVIA CONSERVATION AREA (designated 26/07/1988)

13.63 The Belgravia Conservation Area, to the north of Torre Abbey Sands, comprises three distinct areas:-

i) the open area behind the seafront, comprising Abbey Park, Torre Abbey Meadows and the Recreation Ground;

ii) the hotel area on and around Belgrave Road; and

iii) Waldon Hill to the east, comprising hotels, flats, houses and residential homes.

13.64 Abbey Park is relatively formal and includes bowling greens and tennis courts, whereas the

Meadows are laid out in the traditions of English parkland forming an appropriate setting for Torre Abbey, Torquay's most significant historic building, and its immediate grounds. The recreation ground to the west, separated by a road, is a sports ground.

13.65 Torre Abbey itself, although it is set in a considerable open space, has surprisingly little impact on the wider character of the area. The undulating nature of its well-treed parkland setting tends to conceal its undoubted charms. This same setting, however, together with an intervening belt of trees, enables the adjacent uncompromisingly modern Riviera Centre to sit comfortably with its older neighbour.

13.66 Belgrave Road is laid out with formal terraces at its northern end and villas set in their own grounds nearer to the sea. Other roads around have a mixture of the two. Most of the buildings have been converted to hotel use and this remains the dominant use in the area. Although this part retains many of its architectural qualities, it has been subject to heavy commercial pressure which has resulted in some cases in inappropriate extension and the loss of original architectural detail. Hotel advertising is a major feature of the area and the need for individual hotels to project their own image has in some cases damaged the unity of formal terraces.

13.67 Waldon Hill is a mixture of breathtaking views and tree-lined roads, mainly following the contours. Many villas have been converted to hotels and in Warren Road they have been extended to form an almost continuous wall of development between the road and the seaward views over Torre Abbey Sands. The Victorian architecture is often overlaid with unsympathetic alterations and extensions and has lost most of its character. Lack of off-street parking handicaps the hotels economically and gives rise to severe 'on-street' car parking problems.

WATCOMBE PARK CONSERVATION AREA (designated 26/07/1988)

13.68 Watcombe Park Conservation Area includes the Listed Buildings of Brunel Manor, Watcombe Cottage, Watcombe Lodge and Watcombe/Washington House. Unlisted buildings from the same period also contribute to the character of the area. A noticeable feature of the area is that it includes part of Watcombe (Brunel) Park, included on the National Register of Historic Parks and Gardens (see **Policy BE8 Historic Parks and Gardens**). The most important aspect of this Conservation Area is that it consists of historic buildings in their landscaped setting.

13.69 The Conservation Area represents what is left of the estate that was originally laid out by Brunel, but is nevertheless an attractive landscape in its own right. It also provides a setting for a group of 19th Century and some more recent buildings.

13.70 There are three main parts. The largest is the woodland area around Brunel Manor itself, mainly confined to the west side of Teignmouth Road but also including a tongue of woodland on the north-east of Teignmouth Road.

13.71 To the south there is a smaller area of open landscape, including Steps Cross Field and Steps Cross School. This area has been compromised by the intrusion of two small areas of housing. These are not too damaging as they are of limited extent and they are of low density with mature landscaping. These are not to be compared with the extensive areas of housing which has been excluded from the Conservation Area.

13.72 To the east of this, across Teignmouth Road, is an area of mixed landscape, which leads to the Valley of the Rocks which is dominated by the dramatic cliffs to the north.

GALMPTON CONSERVATION AREA (designated 07/03/1989)

13.73 Galmpton Conservation Area lies at the heart of the village, which is situated in a valley at the head of Galmpton Creek in the Dart Estuary. It is some distance to the south-west of the main road between Paignton and Brixham, but separated from it by a low density estate of suburban houses and bungalows.

13.74 The Roundings forms a well integrated group with the Manor Inn and Chapel at the east end of Stoke Gabriel Road, but the street scene is only enclosed in places because modern infill development has been set back from the frontage. The effect of being within a valley with a backdrop of fields and hedgerows is more apparent around Manor Farm and to the west. Most of the modern development has been to either side of the stream in the valley bottom or by conversion of the agricultural buildings of Galmpton or Manor Farms.

13.75 The orchard above Galmpton Farm is an important feature, as are the walls and hedgerows along Old Road and elsewhere in the village. The character of the Estate Village to the south of the School is quite distinctive and should be maintained.

TORRE CONSERVATION AREA (designated 07/03/1989)

13.76 Torre Conservation Area extends from Newton Road to Falkland Road, including Vansittart Road, Cleveland Road and Avenue Road. It is a spacious area of detached and semi-detached Victorian villas with attractive tree lined roads. The villas are used as private residences or as hotels. There are many good examples of unspoilt villas in this area, although few individual properties are Listed. Limestone and boundary walls with gate piers can be found in great abundance in this area, although their height is much lower than that found in the Warberries and Lincombes. It helps to give the area a sense of space and proportion rather than enclosure.

13.77 One particular Listed Building of note, included in the northern end of the area, is Torre Station. This was built in 1848 for Brunel's South Devon Railway.

TORMOHUN CONSERVATION AREA (designated 07/03/1989)

13.78 Tormohun Conservation Area includes Tor Church Road, Lucius Street, Church Street, St. Efride's Road, Upper Union Street, up to East Street and north of Magdalene Road. This area comprised the early settlement of Torre and is primarily urban in character. There are shopping areas on Upper Union Street, Laburnum Street, East Street and Lucius Street giving the area a bustling vitality.

13.79 There are pockets of open space throughout the Tormohun Conservation Area. Examples include the memorial gardens on Union Street, the grounds of St. Andrews Church and Brunswick Square. The shopping frontages along Union Street and the green area around Brunswick Square are important areas of interest.

13.80 Many properties are of 19th Century origin and their scale is two or three storey. Terraces provide an intimate close feeling, quite independent from the shopping streets in the area.

13.81 There are several Listed Buildings of note in the area. Firstly, the church of St. Andrews is set in peaceful grounds on St. Efride's Road. The Tower House is of 13th Century origin, and mature trees surround the site. Beenland Gardens off East Street is an important terrace as are 1 and 3 Brunswick Square, and 1 to 4 Edinburgh Villas. Church Street also provides a cluster of small terraced cottages. The scale of these 19th Century buildings, which has not been dwarfed by larger modern developments, is worthy of preservation.

13.82 Tor Church Road and Tor Hill Road contain large villas set in their own grounds. On Tor Church Road these are often set higher above the road. They contrast in scale with the majority of smaller terraced Victorian housing.

UPTON CONSERVATION AREA (designated 07/03/1989)

13.83 Upton Conservation Area includes Thurlow Road and Ash Hill Road as well as the land overlooking Upton Park. It is dominated at its south end by the town hall and church of St. Mary Magdalene: the church has a fine spire which enlivens views of Union Street. The Town Hall, built in 1906-7, forms an important focus of the upper part of the town at Castle Circus, which has been enhanced by the creation of a pedestrian area with York stone flagstones and appropriate street furniture.

13.84 Furzehill Road and Ash Hill Road are situated high up the wooded slopes of Upton Vale. Mature trees form an important aspect of this area. Upton Park provides an important sense of space and greenery. Mature trees line Lymington Road on both sides, softening the effects of the steeply rising land at Ash Hill Road and Furzehill Road.

13.85 Many of the properties are large Victorian villas set into the rising land, with fine views of Torquay. The place in which these villas are situated is just as important as the properties themselves. Some of the villas are Listed. The south east boundary of the area runs along Castle Road, which includes an important set of Listed Victorian terraces.

13.86 The area comprises contrasting elements from the focal point of Castle Circus to the relative residential quiet isolation on the wooded slopes of Ash Hill Road and Castle Road.

ABBEY ROAD CONSERVATION AREA (designated 07/03/1989)

13.87 Abbey Road Conservation Area extends along both sides of Abbey Road, and includes part of Warren Road. Melville Street is incorporated into this area at the south-east end. At the north-west end the area stops along the Tor Church Road and Tor Hill Road. It is predominantly Victorian in its character.

13.88 Melville Street and Warren Hill are in an area of urban character, consisting of terraced Victorian houses. Many of these are Listed Buildings. The materials used are slate roofs and rendered and

painted walls. There is increasing danger that these Victorian terraces will lose their character by inappropriate replacement windows, doors and dormer windows. The uniformity of scale, materials and design, which gives the terraces their character, needs to be preserved.

13.89 Abbey Road has many Listed Buildings of note. At the south-west end there is the Old Town Hall at the junction with Union Street. It is built of local grey limestone and has a distinctive 'campanile' style tower. The Catholic church and Abbey Hall for the disabled were constructed in the 1850s from local grey limestone. The presbytery adjoining the church, and the school associated with the church form an important group of Listed Buildings along Abbey Road. There are several mature trees surrounding the site which soften the impact of the limestone and provide an effective setting.

13.90 Abbey Road itself changes in character as it climbs up toward Church Road. At the junction with Union Street, many of the properties are smaller in scale, akin to the terraced properties in Warren Hill. However, the number of shops gives Abbey Road a more vibrant character. Further up Abbey Road, the properties become larger in scale and are set further back from the road. They are mainly terraced or semi-detached and are in office or residential use. At the top of Abbey Road there is an important group of listed Buildings. Portland Terrace is a set of 8 houses and then a pair of houses dating from 1840 making up the left end of the terrace. Unfortunately, some of the properties have undergone some inappropriate window replacement and repainting. This detracts from the quality of the terrace and emphasises the importance of consistency for such terraces.

13.91 Although there has been modern office development, out of scale with the area (e.g. the DSS building), the predominant character of the area is Victorian.

SHORTON CONSERVATION AREA (designated 25/07/1989)

13.92 Shorton is a small Conservation Area in the Shorton Valley. It contains a small group of Listed Buildings including Shorton Farm and Shorton Manor, which are the remnants of the original farming settlement.

13.93 The adjoining woodland, paddocks and narrow lanes form an enclave of rural character in marked contrast to the surrounding modern development.

13.94 The area relates to the landscape setting of the Listed Buildings but includes part of Sleepy Lane, Shorton Road and Shorton Woods. The Listed Buildings of note have 16th Century or 17th Century origins and are built with local red breccia rubble and cob.

POLSHAM PARK CONSERVATION AREA (designated 07/01/2001)

13.95 Polsham Park Conservation Area lies close to Paignton town centre and mainly to the east of the A379, with its main axis extending along Lower Polsham Road towards the seafront at Esplanade Road. It comprises three separate areas of contrasting character.

13.96 The first, Polsham Road, includes short sections of Higher Polsham Road and Torquay Road north of Christ Church together with part of Lower Polsham Road. The original buildings mainly date from the late 17th to mid 19th Century with subsequent infilling, and include several late 19th Century shops with flats over on Torquay Road, a number of which have retained original shopfront features. The Paignton to Newton Abbot railway crosses a low bridge and the embankment forms an eastern boundary.

13.97 The second is Polsham Park, a well planned housing estate designed and constructed between 1895 and 1900. This inner suburb, situated between Polsham Road and Victoria Park, includes the parish church of Christ Church built some ten years earlier in a typical late 19th Century style. The church hall to the rear is an interesting example of a late 19th Century corrugated iron structure. The combination of detached, semi-detached and terraced houses are executed in a lavish style typical of the better quality housing of the period. Many display typical Arts & Crafts detail and the use of local red breccia is widespread.

13.98 Parkfield and its immediate surroundings comprise the third area, a somewhat separate entity to the other two areas. This extends mainly east and north from the railway towards the seafront at Esplanade Road. The most notable historic building is Parkfield, an early 19th Century villa with later 19th Century alterations and additions. The villa is situated in extensive grounds and bounded by a stone wall with overhanging trees, the overall effect of which is to

create a prominent landscape feature at the southern end of the Esplanade. There is a scattering of 19th Century buildings adjoining in Lower Polsham Road which display a range of architectural detail, and in Esplanade Road two hotels which date from the mid and late 19th Century respectively.

14. LISTED BUILDINGS

14.1 Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposed on the (then) Secretary of State for National Heritage a duty to compile or improve lists of buildings of special architectural of historic interest.

14.2 Lists of Buildings of Special Architectural or Historic Interest are now drawn up by the Secretary of State for Culture, Media and Sport on the advice of the Government's historic buildings advisor (English Heritage). Torbay has approximately 850 such buildings or groups of buildings. This follows a re-survey in 1991/92, which resulted in about 270 buildings being added to the list, an increase of some 45%.

14.3 Listed Buildings in Torbay range from medieval churches, through the vernacular buildings of many centuries, to the cottages, terraces and villas of the Victoria era. Although the main growth and development of the settlements comprising Torbay occurred during the 19th Century, buildings from earlier times give ample evidence of earlier occupation. These and all such Listed Buildings form an irreplaceable built record of human activity in the area.

14.4 The selection of buildings for listing is based on nationally accepted criteria, which are:-

i) **architectural interest:** all buildings which are nationally important for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and techniques, and significant plan forms;

ii) **historic interest:** this includes buildings which illustrate important aspects of the nation's social, economic, cultural or military history;

iii) **close historical association** with nationally important buildings or events; or

iv) **group value**: especially where buildings comprise an important architectural or historic unity or are a fine example of planning (such as squares, terraces and model villages).

14.5 The older and rarer a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most built between 1700 and 1840. After that date, the criteria become tighter with time, because of the increased number of buildings erected and the much larger numbers which have survived, so that post-1945 buildings have to be exceptionally important to be listed. Buildings less than 30 years old are only rarely listed, if they are of outstanding quality and under threat.

14.6 Listed Buildings are classified in grades indicating their relative importance:-

i) Grade I. These are buildings of exceptional interest; in Torbay only Torre Abbey, the Spanish Barn and a handful of churches fall within this category.

ii) Grade II*. This category identifies particularly important buildings within Grade II but which are not considered to be of Grade I significance.

iii) Grade II. Effectively, this is the standard grade of listing and such buildings are defined as being of special interest which warrant every effort being made to preserve them.

14.7 Once listed, whatever its grade, a building will be listed in its entirety. This includes all internal and external features, boundary walls and all structures within the curtilage built before 1948.

14.8 In Torbay there are now 29 buildings which are listed as Grade II* covering a range of buildings from medieval churches to an early 20th Century cinema.

Listed Building control

14.9 The fact that a building is listed as of special architectural or historic interest does not mean that it must be preserved intact in all circumstances, but it does mean that demolition will not be allowed unless the case for it has been fully examined, and that alterations must preserve the character of the building as far as possible.

14.10 Listed Building consent is required for the total or partial demolition of a Listed Building or for any alteration or extension which would affect its character as a Listed Building. Partial demolition can include the removal of quite small scale architectural detail or, as previously indicated, internal features (see **Policy BE6 Development affecting listed buildings**). In the event of any doubt, contact should be made with

conservation staff in the Development and Conservation Services Division. Similarly the question of whether an alteration would affect the character of a Listed Building is a matter of informed judgement and advice should be sought from the same source.

14.11 Buildings may be listed for a variety of reasons as indicated above; some buildings are listed primarily for group value or for their contribution to the street scene. In such cases it may be argued that aspects of the building which are out of the public eye are less important. In the majority of cases, however, this is not a relevant consideration and it is the intrinsic quality of the building which is significant and not just its public face. The actual plan form of a building and the way it is subdivided can be of great importance. Detailed advice on alterations is given in Annex C of **PPG15 'Planning and the Historic Environment'** (1994).

14.12 Unauthorised alterations to a Listed Building are a criminal offence and enforcement action against such unauthorised alterations is not time constrained. Liability for unauthorised works rests with the current owner of the building even if the current owner has not carried out the work him/herself.

Applications for Listed Building consent

14.13 Applications for Listed Building consent must include adequate information to enable the application to be properly considered and determined. The Council will therefore require accurate, detailed and unambiguous survey information and a separate drawing showing proposed alterations or extensions. This is to ensure that:-

i) existing historic features of importance are retained and where appropriate, incorporated into any conversion proposals;

ii) there can be no doubt as to which features are to be retained unaltered and which are to be amended or replaced; and

iii) there is a historical record of the buildings as they exist prior to any conversion works.

14.14 In considering applications to carry out such works, the Council will have regard to the advice contained in **PPG15** and consent may only be granted for demolition of a listed building where:-

i) retention of a building is structurally impracticable;

ii) proof is offered that every effort has been made to dispose of the building to someone prepared to retain it and restore it;

iii) there is an essential need for the proposed development which cannot satisfactorily be accommodated by a different form of development or in a different location; and

iv) the development will make possible a significant environmental gain.

14.15 It must be remembered that the removal of such apparently minor items as chimney stacks or plaster mouldings constitutes demolition. Moreover, any artifacts within the curtilage of the building are deemed in law to be part of the building and hence they are covered by the same legislation. The Council must accordingly apply the same standards in such cases as they apply to the buildings themselves.

14.16 Consent will not normally be given for the removal of cornices, string course and plaster details, the replacement of doors and windows with different designs or materials, the demolition (partial or total) of important chimneys, the alteration of roof lines or the replacement of original roof finishes with different materials. Internally, the Council is particularly concerned to protect the integrity and detail of principal rooms, halls and staircases and any rooms such as kitchen and bathrooms which may feature original fittings or equipment.

14.17 Where appropriate, the Council will impose conditions requiring archaeological recording to ensure that the historic interest of buildings is preserved by record. More details of this are given in **Policy BE10 Recording of archaeological remains**.

Repair and maintenance

14.18 Powers exist under the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve Listed Buildings. The Council considers that it has a duty wherever possible to assist in and ensure that repair and maintenance of Listed Buildings are carried out to a much higher standard than required elsewhere. In order to identify buildings in urgent need of repair, a Buildings at Risk Survey has recently been carried out by Torbay Council to identify listed properties which may be threatened because of their deteriorating condition or lack of use. The Council's criteria for grant assistance for repair and restoration is set out below. Grants can only be given subject to available resources where circumstances permit and the Council from time to time may not be able to give any grants at all. In some cases grant aid will be available from other sources. In the case of housing, repair and improvement, grants may be available under the Housing Acts, and these are more generous

for Listed Buildings. Particularly important Listed Buildings may merit grant aid from Government sources through English Heritage.

14.19 The setting of a Listed Building is of major significance to its appearance and character. It is therefore important to ensure that where possible a sympathetic context is maintained.

Grants

14.20 Local authorities are empowered to offer grants for the repair and maintenance of historic buildings. The Council provides such discretionary grants subject to the resources available and the priorities it has determined. For further information on grants, applicants are advised to contact the Development and Conservation Services Division of Torbay Council and to request a copy of **'Grants for Historic Buildings: Guidance Notes for Applicants'**.

14.21 Grants are offered on a discretionary basis and the Council reserves the right to take into account any circumstances which it considers to be relevant in a particular case. It may from time to time decide to 'target' resources on a particular location or on specific topics of concern. At the current time, funding has been committed to the Torquay Harbour Townscape Heritage Initiative which aims to repair and improve buildings in the Harbour area.

Spot listing of historic buildings

14.22 The Statutory Lists of Buildings of Special Architectural and Historic Interest for Torquay, Paignton and Brixham were completely revised and updated in 1993 and 1994. However it is recognised that no such list can be regarded as definitive and complete. It is still possible that buildings of interest may remain undiscovered or that new historical evidence may come to light. Listing criteria can also change and buildings previously considered to be below standard may now be deemed worthy of protection.

14.23 In non-urgent cases the normal procedure is to ask for a building to be spot listed, which can take up to 6 months. In more urgent cases, for example when a building of architectural or historic importance is likely to be affected by development, the Council is empowered to issue a building preservation notice which can take immediate effect and is subject to confirmation by the Secretary of State within 6 months. This will be subject to the physical state and condition of the building.

Churches

14.24 Some of Torbay's most important historic buildings are churches. However, as long as they are in use for public worship most, but not all, are exempt from Local Authority control as Listed Buildings, as a result of ecclesiastical exemption, although Torbay Council is consulted on proposals for repairs and alterations to listed churches. This is because the Government has accepted that the Church's internal control procedures are an adequate safeguard against inappropriate alteration or demolition. Work which requires planning consent, however, is still controlled by the Council.

15. ARCHAEOLOGY

15.1 Archaeological remains are irreplaceable. As well as their intrinsic value and contribution to our understanding of our past, archaeological remains are an important part of the heritage attraction of Torbay.

15.2 Chapter 14 The Built Environment in the Local Plan contains polices for the assessment and protection of archaeological sites (**BE9 Archaeological assessment of development proposals** on sites identified by the Historic Environment Record and **BE10 Recording of archaeological remains**). The Proposals Map identifies the most important known sites in Torbay, which are the statutorily protected Scheduled Monuments. These are a vital part of our historic environment. Torbay contains nationally important Prehistoric, Medieval, Napoleonic and 20th century Scheduled Monuments. These are as follows:-

Torquay

i) **Walls Hill**
National Monument no. 33027,
Grid ref SX 934 650

A prehistoric field system of Late Bronze Age to Early Iron Age which comprises a number of linear field banks and clearance cairns. The banks have been spread by later cultivation and are now around 3m wide and only 0.1m high but a number of discrete fields are distinctively visible; the scheduled area extends to over 5ha.

ii) **Kent's Cavern**
National Monument no. 10717,
Grid ref SX 934 641

A very large solution cavern on the west side of Lincombe Hill. The caves have been excavated at

various times since the 1820s and important animal and human remains discovered within a sequence of stalagmite floors, which provided dating evidence. In particular human remains and artefacts have been dated to 31,000 years ago making them the earliest anatomically modern humans in northern Europe. There are significant finds from the earlier Palaeolithic periods, including stone tools estimated at up to 250,000 years old, which are among the oldest discovered in Britain. Animal remains in the caves have also provided important evidence about climatic changes from the Middle Pleistocene period (125,000-780,000 years ago) onwards. There have also been finds from later periods. Kent's Cavern holds what are by far the most important known extant Palaeolithic cave deposits in Britain, as well as preserving in situ deposits extending from the Palaeolithic to the Iron Age. Discoveries in the cave provided the first scientifically accepted proof that humans and various extinct animals lived at the same time. The caves are a major tourist attraction.

iii) **St Michael's Chapel, Chapel Hill**
National Monument no. 33095,
Grid ref SX 903 651

A disused chapel of local grey limestone, spectacularly sited on Chapel Hill; its date and history are uncertain but probably 13th or 14th Century. May be linked to Torre Abbey.

iv) **Torre Abbey**
National Monument no. 24840,
Grid ref SX 908 636

The buried and standing remains of a Premonstratensian abbey, which occupied the site from 1196 until its dissolution in 1539. It was the wealthiest Premonstratensian abbey in the country at the dissolution; under Henry VIII the abbey and its lands were sold off and part of the claustral buildings converted into a dwelling. The Cary family who owned the property from 1662-1930 converted the buildings into the present mansion in the 18th Century. Archaeological investigations began in 1825 and continue to the present; during the 1980s most of the church was excavated and consolidated for display. The abbey ruins are the most complete surviving example of a medieval monastery in Devon and Cornwall; the medieval west and lower south claustral ranges are particularly fine, as is the recently conserved Abbot's tower, Mohun gatehouse and adjacent 'Spanish' Barn. The house and grounds are open to the public.

Paignton

v) **Bishop's Palace**
National Monument no. 33048,
Grid ref SX 886 607

The Bishops of Exeter held the manor of Paignton from 1050-1545 developing the town and the surviving palace site. The red sandstone walls and tower which surround the site on three sides, date in the main from the late 14th century, with their regularly spaced crenellations, putlog and looping holes; they also incorporate earlier work as well as late 19th century rebuilding. The interior was part-excavated in the 1890s but all records have been lost, only the listed Vicarage and post-war Church Hall remain inside the walls today. The recently excavated medieval lodgings and garde-robe block in Palace Place were once within the defensive circuit but are now separated from it by the alley of Church Path and a length of 20th century walling.

vi) **Broadsands Chambered Tomb**
National Monument no. 33025,
Grid ref SX 945 566

A Neolithic chambered passage tomb, originally larger, the circular cairn has been reduced by cultivation from 12m in diameter to around 7m north-south by 9m east-west. Excavation in 1958 revealed evidence of primary inhumations and later secondary burials and pottery. The site was probably disturbed during the medieval period when it was incorporated into the boundary between the parishes of Paignton and Brixham; it remains an administrative boundary today.

vii) **Two bowl barrows, near the Beacon, Beacon Hill (part in South Hams)**
National Monument no. 33798,
Grid ref SX 857 620

Two Late Neolithic to Early Bronze Age bowl barrows: the western one is 40m in diameter but now only 1m high, the quarry ditch c.5m wide in a concentric circle beyond the barrow survives as a buried feature; the eastern one is 30m in diameter and 1.5m high, it retains part of its 5m wide ditch and a 2m wide upcast bank beyond that. Excavation of the eastern barrow in 1882 revealed an Early Bronze Age funerary urn containing the burnt bones of a child.

viii) **Two prehistoric hilltop enclosures, ditch system and four bowl barrows, near Barton Pines Inn (part in South Hams)**
National Monument no. 33796,
Grid ref SX 848 615

This complex includes four Late Neolithic to Early Bronze Age bowl barrows overlaid by a group of later prehistoric settlement and stock enclosures surrounding two Late Bronze Age to Early Iron Age hilltop enclosures. Most of the remains are only visible as cropmarks; some slight earthworks are preserved in later hedgebanks. The pair of large ovoid enclosures whose broad banks and surrounding ditches lie on the hilltop are the most prominent features.

Brixham

ix) **Ashhole Cavern**
National monument no. 33026,
Grid ref SX 938 567

A limestone cave shelter approximately 40m by 22m. Cave earth deposits of the Pleistocene era lie below archaeological deposits of cave earth of the Neolithic, Bronze Age, Iron Age and Romano-British. Remains from all these periods have been revealed by excavation, but Bronze Age Trevisker type pottery (1750-1000BC) was particular rich.

x) **Windmill Hill Cave**
National Monument no. 10874,
Grid ref SX 924 559

A system of caves extending about 40m into the limestone outcrop of Windmill Hill; the cave galleries are about 4.5m high and up to 30m wide. The cave was discovered in 1858 and revealed rich animal remains and flint implements from the Middle Palaeolithic (about 40,000-90,000 years ago) and later periods. The site was formerly a show cave, but is unused at present.

xi) **Battery Gardens**
National Monument no. 33036,
Grid ref SX 920 569

A World War II Emergency Coastal Defence Battery, with the remains of a Victorian practice battery, was established in 1940; one of 116 such emergency coastal batteries it is now only one of seven which have survived intact. The site was originally fortified in 1780 as a five-gun battery and re-used in the Napoleonic wars; this battery was dismantled in 1817 and only vestiges remain. A Victorian practice battery was present from 1852 - a 64lb muzzle loader traversed on iron rails known as racers.

The World War II complex includes a Battery Observation Post; Generator buildings; magazines; two blast-proof and shielded gun floors, which mounted two 4.7" dismounted naval guns; a cookhouse; two coastal artillery search light facilities. Other defensive positions include anti-aircraft positions, pillboxes and small arms positions. The ATS (Artillery Training Service) building is part of the complex but lies outside the scheduled area; it houses a small but comprehensive interpretation centre.

xii) **Berry Head Fort No. 1 (The Old Redoubt)**
National Monument no. 29695,
Grid ref SX 941 560

A garrisoned redoubt, also known as the Southern Fort, was begun before the end of the 18th century and completed in 1804 in order to defend Berry Head Fort - Fort No. 3 - from landward attack. The redoubt comprises a substantial dry moat on two sides, with raised embrasures (gun emplacements) on walls above it; the steep sea cliffs provide protection on the other two sides. Inside there are the remains of various buildings including an impressive magazine. The walls of the Old Redoubt are exceptionally well preserved and particularly well documented with plans and accounts of their construction, which enhances the research value.

xiii and xiv) **Berry Head Fort No. 3 and Hardy's Head Battery**
National Monument nos. 29694 01 and 02,
Grid refs SX 945 565 and SX 941 567

These fortifications were constructed to protect the fleet anchorage in Tor Bay and the western coastal approaches to the English Channel during the French Revolutionary and Napoleonic Wars (1793-1815) and form two separate areas. Hardy's Head Battery and two batteries at Berry Head: a Howitzer Battery and the Berry Head Battery were first raised in 1780, dismantled in 1783 and re-activated in the 1790s. In 1795 Fort No. 3 was begun (work ceased in 1809) to contain and protect the coastal batteries. Heavily garrisoned the large fort complex includes barrack blocks, guard house, magazine, sentry box, artillery store, field train store and other ancillary buildings, much of which remains in whole or in part. Most impressive is the massive landward moated wall and gate, with 18, 24lb or 32lb gun embrasures. Traces of the earlier coastal crescent battery and later World War II gun emplacements also remain. A lighthouse was

constructed within the fort in 1906, and later 20th century ROC monitoring posts were located in the former store building. Hardy's Head Battery is sited 230m to the north west of the main fort.

Despite the loss of elements of the fort on its north side because of quarrying, the Fort is exceptionally well preserved and provides a valuable insight into Torbay's strategic importance during the Napoleonic period. The site is well documented, which adds to its research value.

15.3 It should be noted that the boundaries of these Scheduled Monuments are shown for indicative purposes only and represent Torbay Council's interpretation of the official Scheduled Monuments boundary. The data is the copyright of English Heritage and copies of the official Scheduling map may be obtained from English Heritage.

15.4 It must be emphasised that the above fourteen scheduled sites represent the only archaeological remains which are statutorily protected for their national importance. Torbay Council's Historic Environment Record provides a much fuller picture of archaeological sites and monuments, but even this is not comprehensive for there are certainly more sites not yet identified. Many sites and their artefacts, which have been identified, have not been investigated and are therefore at present imperfectly understood.

15.5 Applications for planning consent will be properly assessed for their potential archaeological impact; archaeology is a material consideration in the development control process. The Council's Archaeology Officer scrutinises all planning applications and may recommend that sites of archaeological interest or potential are assessed or evaluated in the field, prior to determination of the application. This is the responsibility of the applicant. Alternatively, appropriate planning conditions may be imposed on any grant of consent (**Policies BE9 and BE10**). There is also the possibility that an application affecting a very significant archaeological site could be refused in order to protect the historic remains. Applicants for major developments are strongly recommended to contact the Council's Archaeology Officer before drawing up proposals to establish whether there is any potential archaeological impact affecting the site.

THE NATURAL ENVIRONMENT

16. GEOLOGY

16.1 Torbay is a relatively shallow bay of sandy beaches and rock promontories. The seabed consists of sand and gravel marine deposits with isolated and fringing bedrock reefs. The bay is protected by the two spectacular limestone headlands, Hopes Nose and Berry Head.

16.2 From Sharkham Point to Broadsands in the south and from Torquay harbour to Babbacombe in the north, the coastal geology is dominated by limestone. These limestones formed in a shallow sea as large reef-like knolls. They contain a nationally important fauna of fossil corals. These and other fossils indicate that the limestones are of Middle Devonian age (about 370-360 million years ago).

16.3 A mountain building episode folded and elevated the Devonian limestones and the associated Devonian sandstones and slates above sea level. In the semi-desert climate of the Permian period (286-248 million years ago) muds, together with rocks composed of fragments of limestone and sandstone eroded from the older Devonian rocks, were laid down on an irregular land surface. These red-coloured rocks form much of the centre of the bay around Paignton and Torquay.

16.4 Marine and terrestrial erosion has etched out the present form of Torbay, with the more resistant limestone forming the main headlands and the softer red Permian rocks the centre of the bay.

16.5 Some coastal erosion, particularly of the softer Permian rocks and Devonian slates, is an ongoing feature which needs to be taken into account in development proposals in the Coastal Protection Zone (see **Policy EP12**).

16.6 Solution cavities occur in the limestones. Some may have poorly consolidated fill. These cavities are a potential problem which need to be addressed when planning for development in areas with limestone bedrock.

16.7 Much of the geological interest of the Torbay area is found in the cliffs and quarries of the Coastal Protection Zone where parts are of sufficient national importance to be scheduled as Sites of Special Scientific Interest (SSSI). However, a number of inland sites have been located which show interesting geological features and have been designated as County Geological Sites (also known as Regionally Important Geological Sites - RIGS). These sites do not have statutory protection but have the same status as County Wildlife Sites. The sites are:-

i) Chapel Hill, Torre, Torquay;

ii) Quarry Woods Quarry, Cockington, Torquay;

iii) Barcombe Mews Quarry, Shorton, Paignton;

iv) Goodrington Quarry and Road Cutting, Goodrington, Paignton;

v) Brokenbury Quarry, Churston Ferrers; and

vi) Breakwater Quarry, Brixham.

16.8 Several of the County Geological Sites are parts of old quarries and cuttings and there is potential for the location of other sites of County Geological Site standard in other old quarries in the area which have become inaccessible because of development. Should any of these sites be redeveloped in the future, it is important that they should be examined for their geological value and consultation take place to ensure that where possible any features of interest remain accessible for educational and scientific study.

16.9 Civil engineering or building work in the area that involves the construction of rock cuttings is also of potential value from a geological point of view. If such cuttings reveal features of geological interest and can be made permanent and accessible, they could also be important as County Geological Sites.

16.10 Consultation at pre-application stage is necessary to enable the assessment of the geological potential of any developments. Devon RIGS Group, the county branch of UKRIGS Geoconservation Association, is available for this purpose.

17. LANDSCAPE DESIGN PRINCIPLES

17.1 Landscape should be an integral part of a development; unfortunately landscape design is often an afterthought, primarily to fill in spaces left over around buildings.

17.2 Landscape should be used to make a positive contribution to a development and its context by screening, shading, framing vistas and defining space, as well as softening buildings and engineering elements of the scheme. Wildlife habitat creation and enhancement should also be considered. Specific landscape design principles for different types of development are outlined in earlier sections of this document.

17.3 A site survey will be necessary to realise the opportunities and constraints of any site, showing ground levels, the location, spread and condition of existing trees and shrubs, existing walls, fences and paths, and views into and out of the site. This information should be submitted with the planning application.

17.4 From an analysis of this data, together with an appraisal of the landscape character of the surrounding area, a landscape framework within which a development takes place will emerge. This part of the design process will ensure that optimum use is made of a site.

Detailed proposals

17.5 Where development proposals will affect the landscape setting, the Council will require submission of fully detailed landscaping proposals prior to determination of the application. In the case of outline applications, the Council will, where appropriate, condition parts of the site to be retained for amenity landscaping. For larger developments, it is recommended that a Chartered Landscape Architect be consulted.

17.6 Landscaping proposals should provide sufficient detail to enable the scheme to be assessed. The key landscape components of the development should be fully detailed including:-

i) landscape related to and visible from the public realm;

ii) all structural planting;

iii) details of the protection of retained vegetation;

iv) landscape treatments for areas of public open space; and

v) boundary treatments.

17.7 Details submitted should include the location, size and planting density of individual species. Details of earth modelling should be available in order to assess the full implications of the development. Advice on planting design is given in **Section 18 Planting Guidance**.

Advanced planting

17.8 When major development proposals are dependent on their landscape infrastructure to be acceptable, e.g. to minimise visual impact on the wider landscape or to act as a buffer between development and open countryside, the Council will seek agreement for the implementation of these planting proposals prior to the commencement of adjacent development.

Trees

17.9 Torbay's landscape and topography are unique and it is vitally important that the essential qualities of the landscape are retained. Tree cover is a vital part of this landscape, and the Council is committed to the preservation of trees. Development proposals should demonstrate that significant trees can be retained during the construction process, and that these trees will not cause nuisance to future occupiers of properties and thereby pressure to fell.

17.10 The Council has produced Supplementary Planning Guidance on the subject of trees, entitled **'Trees and Development'** (paragraph 11.53 of the Written Statement refers).

17.11 The Council will have regard to the advice contained in this Supplementary Planning Guidance when considering applications for development which would affect trees, and to assess applications for work to trees which are not protected by Tree Preservation Order, Conservation Area or Planning Conditions. The Council will also have regard to the advice given in **Circular 36/78 'Trees and Forestry'** in association with the ODPM's 'Blue Book' '**Tree Preservation Orders: A Guide to the Law and Good Practice'** (see paragraph 11.58 of the Written Statement).

17.12 Guidance relating to the protection and removal of hedgerows on agricultural and common land is available in the appropriate Central Government Regulations.

18. PLANTING GUIDANCE

18.1 The selection of appropriate species for a particular proposal and site requires both horticultural/landscape design skills and local knowledge. The Environmental Guide cannot therefore cover all aspects of planting design, but seeks to provide guidance on aspects particularly relevant in Torbay.

Planting philosophy

18.2 Structural planting should consider the range of plant species normally found in the immediate area as well as the natural ecology of the area. To assist in developing an appropriate plant list, plants occurring in

the surrounding area should be noted when carrying out the site appraisal.

18.3 It should be noted that there is a need to control the growth of non-native invasive plant species such as the Himalayan Balson and Japanese Knotweed. These species form dense thickets which shade other plants and in severe cases can clog small waterways and increase bank erosion. The planting of these species is discouraged and the removal of existing growth is welcomed. This is particularly relevant when considering proposals within sites identified in the Torbay Wildlife Survey.

18.4 Where proposals are being implemented in advance of development, young plant stock may be most appropriate as this will establish more rapidly given adequate maintenance. The use of smaller plant material will save money and in the case of new woodland planting, may attract grant aid through the Forestry Authority or Countryside Agency.

18.5 Plant choice must reflect the microclimate of the area. Exposure, shade, aspect and air pollution are relevant considerations as well as proximity to buildings.

18.6 Trees play an especially important role in the Torbay landscape, especially in the Conservation Areas. There are very characteristic styles of planting, which should be retained and perpetuated. Specimen trees and tree groups should be included in developments wherever sufficient space will allow their establishment. When mature, these will have a beneficial effect on the wider landscape. Appropriate trees for such planting include:-

CONIFERS

Abies spp	Fir
Cedrus atlantica	Atlas cedar
Cedrus libani	Cedar of Lebanon
Cryptomeria japonica	Japanese cedar
Cupressus macrocarpa	Monterey Cypress
Pinus nigra ssps *maritima* and *nigra*	Black and Corsican Pine
Pinus radiata	Monterey Pine
Sequiadendron giganteum	Wellingtonia

BROADLEAVES

Aesculus hippocastaneum (eg *'Baumanni'*)	Horse chestnut
Ailanthus altissima	Tree of Heaven
Castanea sativa	Sweet chestnut
Fraxinus excelsior	Ash
Juglans nigra and *Juglans regia*	Walnut
Liriodendron tulipifera	Tulip tree
Platanus x *acerofolia*	London Plane
Pterocarya spp and hybrids	Wingnuts and Hybrid Wingnuts
Quercus robur	English Oak
Quercus petraea	Sessile Oak
Quercus cerris	Turkey Oak
Quercus ilex	Holm Oak, Evergreen Oak
Quercus borealis/coccinea/ palustris	Scarlet Oak, Pin Oak
Robinia pseudacacia	Black Locust
Tilia spp, eg *cordata* sp and cvs, *T. euchlora, T. petiolaris*	Lime
Zelkova carpinifolia	Caucasian Elm

PALMS

Trachycarpus fortunei	Chusan Palm
Jubaea chilensis	Chilean Wine Palm
Butia capitata	Jelly Palm
Chamarops humilis	European Fan Palm
Phonenix canariensis	Canary Date Palm
Phonenix dactylifera	Date Palm

18.7 The establishment of new trees will need work over several years and it is appropriate for landscape management plans to be drawn up to give details of management and maintenance to be required as an integral part of landscaping schemes.

18.8 Torbay is well known as 'The English Riviera'. This description originated in part because of the range of exotic plants which could be cultivated in areas close to the seafront. The Council will seek to continue this tradition.

19. WILDLIFE

19.1 Torbay supports a broad range of habitats and species including a number of national importance. There are many opportunities for enhancing these features.

19.2 The Torbay Local Plan identifies areas of both local, national and international significance and includes policies for the protection of these habitats. The Guide aims to identify these sites in further detail and give advice to potential developers on the protection and conservation of these areas. The advice produced here is minimal and potential developers are advised to consult the **UK Biodiversity Action Plan**, the **Biodiversity Strategy for England**, the **South West Biodiversity Action Plan** and the **Torbay Local Biodiversity Action Plan**. These documents together provide a comprehensive list and descriptions of the various habitats and species of importance in Torbay, together with their conservation requirements.

19.3 Before considering any planning application within a wildlife area the Council will require sufficient information to enable the wildlife impact of the proposals to be evaluated. The nature of the wildlife interest including details of the extent and significance of the site will be required. The degree to which the proposed development will affect the wildlife will need to be identified and the applicant should demonstrate what steps have been taken in mitigation against any damage to the wildlife resource. **Chapter 12 Nature Conservation** of the Written Statement identifies reasonable mitigation measures and general nature conservation protection.

19.4 The Council may also secure legal agreements to ensure the appropriate management of habitats.

Key habitats of Torbay

19.5 This section identifies, describes and outlines the conservation requirements for key habitats of importance in Torbay as identified in the English Nature publication **'South Devon Natural Area'** (1998). These descriptions cannot be exhaustive or list every feature or characteristic of significance; rather the intention is for these to set a basis for further analysis during an environmental impact assessment. By the same token, this section only deals with habitats of national significance - locally significant sites are addressed in the Torbay Wildlife Survey.

19.6 It is important to remember that **Policies NCS - NC5** in **Chapter 12 Nature Conservation** are relevant to this entire section and should be consulted by potential applicants.

Woodland and scrub

19.7 The majority of woodland in Torbay is of recent origin, although small areas of ancient woodland occur in Clennon Valley, Occombe Woods, Lupton Park, the Grove, Brixham and the rural fringe of Paignton.

19.8 The woodland communities in Torbay are of broadly similar type. They are typically characterised by Oak, Ash and often a varied shrub layer and a varied ground flora. This general pattern has in places been altered by extensive planting of broad leaves and conifers and extensive invasion by the Sycamore in many woodland areas.

19.9 The protection of trees and appropriate landscape design guidance is detailed in **Section 17** of this document.

Calcareous grassland

19.10 Calcareous grassland is typically associated with chalk and limestone where shallow soils occur. It is a very localised grassland type. Torbay supports the most extensive areas of calcareous grassland in Devon.

19.11 Calcareous grassland in Torbay is associated with outcrops of Devonian limestone, largely along the coastal strip, where the habitat is scattered from Sharkham point, north to Watcombe. There has been a loss of grassland and the development of scrub since the 1940s.

19.12 Calcareous grassland supports a large number of species and significantly for Torbay includes communities that are unknown elsewhere, and a large number of nationally rare plant species.

19.13 Calcareous grassland should be maintained and restored, and inappropriate changes in land use and management will not be acceptable. A number of significant sites have been acquired by voluntary conservation organisations and are managed primarily for their biodiversity. Many sites are now specially protected by a variety of designations (e.g. Sites of Special Scientific Interest) and conservationists are working with land owners in these places to ensure appropriate management of the grasslands. Alongside these specially protected sites, payments to land owners to manage their land with wildlife in mind are available. Defra's agri-environment schemes are providing incentives for appropriate grazing, habitat restoration and scrub control.

Maritime grassland

19.14 Maritime grassland is confined to the maritime fringe of Torbay and supports many species restricted to the coast. In Torbay, the combination of a generally

mild climate and calcareous soils makes these maritime communities floristically rich and notable for the presence of a number of rare species.

19.15 Maritime grassland needs to be maintained and enhanced. Developers should consider habitat management in their projects.

Sea cliffs and slopes

19.16 Torbay has some 33 km (22 miles) of coastline extending from Labrador Bay to Sharkham Point. This coastal habitat is diverse with a series of vegetated and unvegetated both hard and soft cliffs, and steep slopes and ledges. The vast majority of the coastline is undeveloped - 77 per cent of the coastline still supports semi-natural habitats.

19.17 Sea cliffs are the zones of hard or soft rocks running from just above high water mark to and including the more established vegetation found at cliff tops. This includes coastal grasslands, heathland, scrub and woodland developed on acid, neutral and calcareous substrates. These zones have been under threat as a result of development in recent years.

19.18 Sea cliffs and slopes support some of the richest plant and animal communities in Torbay. Maintaining, managing and restoring these areas in a natural state is essential. Any development in this area should respect the integrity of the sea cliffs and slopes.

Inter- tidal zone

19.19 The inter-tidal zone comprises sheltered shores and reefs which provide shaded habitats for diversity of wildlife. In addition, the wall of Princess Pier is one of the largest sheltered faces in Torbay.

19.20 All of Torbay is designated as a Sensitive Marine Area (SMA). A number of other statutory designations can be found in Torbay's Coastal Zone. These are considered in more detail in the Written Statement (**Chapter 12 Nature Conservation**) and include:-

Sites of Special Scientific Interest (SSSIs)	(various)
National Nature Reserves	Berry Head to Sharkham Point
Local Nature Reserves	Berry Head Saltern Cove
Areas of Special Protection (ASP)	Berry Head

19.21 The coastal strip largely supports woodland, scrub and grassland communities. These habitats have specific conservation objectives. Developers are advised to make themselves aware of information set out in **'South Devon Natural Area'**. This gives greater detail on the nature and conservation of all the habitats mentioned above.

19.22 In addition to the above publication '**The Torbay Marine Wildlife Survey: A Report on the Marine Wildlife Resources of Torbay'** provides information on the possible impact of development upon the marine environment.

19.23 This section identifies, describes and outlines the conservation requirements for key species of importance in Torbay as identified in the publication **'South Devon Natural Area'**. These descriptions are not exhaustive and do not list every feature or characteristic of significance; rather the intention is for these to set a basis for further analysis during an environmental impact assessment.

Cirl Bunting

19.24 The Cirl Bunting is a rare species of South West England that has suffered a major decline in the last forty years. It is now more or less confined to South Devon.

19.25 The Cirl Bunting is listed on Part 1, Schedule of the Wildlife and Countryside Acts 1981 and 1985, and is protected by special penalties at all times. It is against the law to intentionally disturb birds during the nesting season.

19.26 Thirteen per cent of the national population of Cirl Buntings was recorded in Torbay in 1991. Torbay Council has a considerable responsibility to ensure that this population survives and flourishes.

19.27 The protection of sites and sympathetic management is necessary, consequently proposed development within such habitats is inappropriate. Additional information can be obtained from the South West branch of the RSPB.

Bats

19.28 Torbay supports nationally important populations of some bat species. The two most significant species are Greater and Lesser Horseshoe bats. Both these nationally rare species are known to occur within the caves around the Candidate SAC at Berry Head.

19.29 Bat conservation should be a high priority in Torbay. English Nature's Research Report No.344 **Dispersal and foraging behaviour of Greater Horseshoe bats, Brixham Devon** identifies the flight corridors and feeding habitats of this local colony. The publication emphasises that for the survival of the species, these routes and foraging habitats should be given total protection through the planning system and that no development should be permitted which impedes or alters the flight of bats or affect the foraging resource for bats. The cattle grazed pastures, meadows and woodland edges inland to the south-west of Berry Head appear to be critical.

19.30 Policy NC1 in the Written Statement sets out protection of internationally important sites and **Policy NC5** deals with protected species. Potentially any proposals that occur in or close to these areas could require an appropriate assessment to establish whether any development will have a significant effect on the bats. Applications relating to new development or those requiring the removal of hedge lines and associated linear features will be sent to English Nature for comment.

Local, national and international wildlife sites

19.31 In 1991 a Wildlife Survey was published by the Devon Wildlife Trust, as a joint project together with English Nature and Torbay Council. This survey was updated by the Torbay Wildlife Sites Review in November 1998. The survey identifies areas of wildlife significance within Torbay which are listed in **Chapter 12 Nature Conservation** of the Written Statement and identified on the Proposals Map. Sites of Special Scientific Interest (SSSI), County Wildlife Sites (CWS) and Local Wildlife Sites (LWS) are identified, but potential developers should bear in mind that this list of sites should not be taken as exhaustive as other sites exist and may be discovered during the period of the Adopted Torbay Local Plan.

19.32 This revised survey has also been incorporated into the Torbay Local Biodiversity Action Plan.

Wildlife corridors

19.33 The Council has carried out further survey work in order to identify wildlife corridors which link these wildlife sites together and these are identified in the Local Plan. Wildlife corridors act as conduits, allowing the movement of wildlife from one site to another. They are important for a number of reasons.

19.34 In order to maintain the rich variety of species that Torbay possesses it is important that the patches of wildlife communities are not isolated by man-made development. Torbay's urban landscape consists of a patchwork of largely residential development interspersed with patches of semi-natural habitats (gardens, woodlands, hedges, parks and various recreation areas). Hedges, river banks or railway cuttings, roadside verges, tunnels, underpasses and avenues of trees along with other linear features can connect fragmented wildlife communities. For those species that do move along such linear features, it is important that hard landscape features do not act as barriers to movement and allow dispersal.

19.35 These natural linear features go beyond habitats and corridors for the movement of wildlife adding to local amenity and landscape and can act as buffers from the effects of dust and noise some can help to diminish pollutants in the atmosphere. These features therefore have three main areas of benefit:-

i) biological: as habitats for migration and dispersal of wildlife;

ii) environmental: beneficial effects on climate and reducing pollutants in the atmosphere; and

iii) amenity, educational and recreational: used for enjoyment, recreation and education.

19.36 Research into these features has been carried out by the London Ecology Unit and further research into planning and management is in progress.

Sources of advice

19.37 Advice on the survey and management of wildlife areas and protected species can be obtained from the Director of Environment Services at Torbay Council, the Devon Wildlife Trust, Exeter, and English Nature.

Consideration of planning applications

19.38 Wildlife matters are a material consideration when considering applications. The Council will have regard to advice contained within PPG9 'Nature Conservation' (1994) and RPG10 'Regional Planning Guidance for the South West' (2001).

19.39 The Council will, where appropriate, give consideration to habitat creation proposals made by developers to compensate for habitats lost by development, and would expect developers to enter into appropriate legal agreements to secure the provision of future management and public access to these areas.

19.40 Specific planning conditions may be applied in order to prevent works affecting wildlife being carried out during the breeding season, and to ensure protection of sensitive parts of sites during the development process.

APPENDIX 1

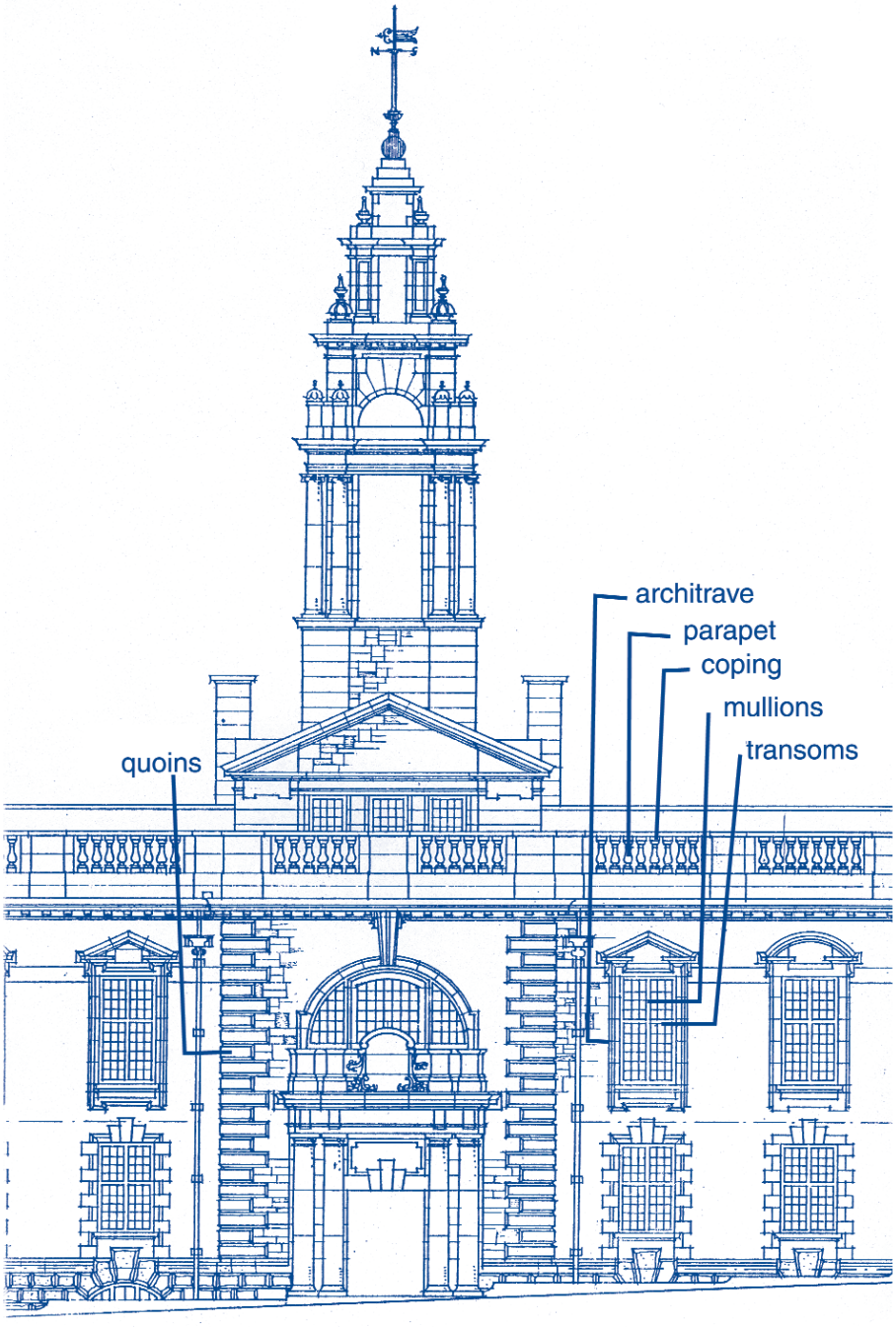
Glossary

Word / phrase	Definition
Acre	Measurement of land area of 4840 square yards; approximately 0.4 of a hectare.
Adopted Local Plan	The plan published following a Local Plan Inquiry. The adopted plan carries legal weight in determining planning applications (see also **Local Plan**). *Note - the Torbay Local Plan (1995-2011) is the current adopted plan.*
Amenity open space	Public open space for informal recreation and wildlife.
Architrave	A molded frame around a door or window (see **Figure 9**).
Area of Great Landscape Value (AGLV)	Areas of high land or parts of valley systems which have discernible local character, as defined in Local Plans.
Area of Outstanding Natural Beauty (AONB)	Areas designated by the Countryside Agency and confirmed by the Secretary of State for the Environment to conserve the natural beauty of the area.
Area of Special Control of Advertisements	Areas in Conservation Areas and rural locations where more restrictive control of advertisements applies.
Art Nouveau	Late 19th Century / Early 20th Century style of art and architecture.
Breccia (walls)	Walls etc. built of fragments of rock.
Brownfield site	Previously developed land (as defined in Annex C of PG3 'Housing' (2000)).
Business Park	High quality, well landscaped, prestige employment site of a sufficient size to attract high-tech and similar employment users.
Business Travel Plan	See **Travel Plan**.
Campanile style tower	Bell tower, especially a tall tower detached from a church.
(Candidate) Special Area of Conservation (SAC)	Areas of international wildlife importance protected under EU Habitats Regulations. Candidate SACs should be afforded the same level of protection as ratified SACs.
CCTV	Closed circuit television.
Cill (Sill)	The bottom part of the framework around a window or door (see **Figure 10**).
Circular	Central Government publication containing detailed interpretation of Government legislation (see also **Planning Policy Guidance Note**).
Classical idiom	In the style of ancient Greece and Rome.

Coastal Protection Zone (CPZ)	Zone of land in coastal area designated to ensure management / geological protection. It is not primarily a landscape designation.
Cob	Mixture of clay and straw used as a building material.
Company Travel Plan	See **Travel Plan**.
Conservation Areas	Areas of special architectural or historic interest, designated by virtue of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Conversions	Changing the use of a building or sub-dividing properties into flats and works associated with this process.
Coping treatments	A capping along the top row of stones in a wall, designed to protect it from the weather (see **Figure 9**).
County Geological Site	Sites designated as being of geological importance as part of the Regionally Important Geological / Geomorphological Sites (RIGS) network.
County Wildlife Site	Sites designated in the Torbay Wildlife Survey (1991, 1998) as being of county-wide importance.
Countryside Agency	Executive Agency of Central Government working to conserve and enhance the countryside, and to promote social equity and economic opportunity. Responsible for designating AONBs.
Design Brief	Document containing detailed guidance on design, materials, etc. on a specific development site.
Development Brief	Guide giving advice on design, phasing, constraints, type of development, etc. on particular development sites (also called **Planning Brief**).
Development	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. (A fuller description of the meaning of development is set out in Section 55 of the Town and Country Planning Act 1990).
Devonian Period	Period of geological time estimated by many geologists to date from approximately 409-363 million years ago. Many of the sedimentary limestone rocks in Torbay were formed during this period.
Eaves	The part of a roof that projects beyond the wall (see **Figure 10**).
English Heritage	National body with responsibility for protecting the historic environment. It provides advice to Central and Local Government on historic building conservation, archaeology, etc.
Environment Agency	Executive Agency of Central Government overseeing environmental matters such as water resources, waste, pollution and nature conservation.
Environmental Appraisal	Process which seeks to ensure that the environmental implications of local and structure plans are made explicit, and that environmental considerations are

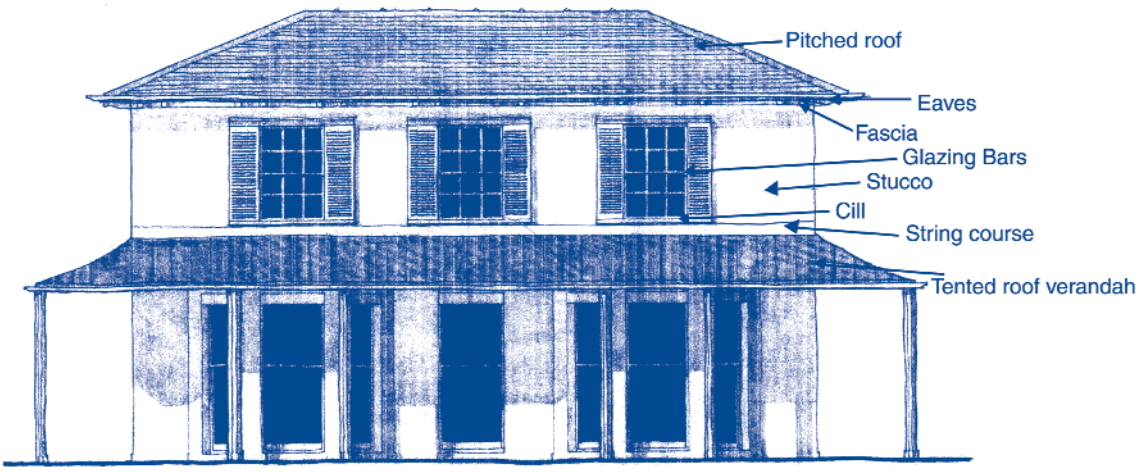
	fully taken into account of in the Plan. (The Environmental Appraisal of the Deposit Version was published as a supporting document to the Torbay Local Plan).
Environmentally benign	Development etc. which is not harmful to the environment.

Figure 9: Architectural features on a classical style building



Environmental capacity	Ability of the environment to absorb the outputs of production and consumption, without being harmed.
Environmental Capital	See **Quality of Life Capital Approach**.
Environmental Guide	Detailed advice on design in the built environment, conservation and the green environment, policies in the Written Statement (referred to as Supplementary Planning Guidance and published with the Local Plan).
Façade	Frontage of building, particularly shopfronts and period buildings.
Fascia	A long flat band or surface - usually supporting the rain water guttering (see **Figure 10**).
Fenestration	The arrangement of windows and other openings in a building.
Forestry Commission	The Forestry Commission is the Government Executive Agency of Central Government responsible for advising on forestry policy and implementation.
Gateway sites	Sites prominently located on a main transport route approaching a town.
Gate piers	Pillars of stone or other material on each side of a gate.
Glazing bar	Thin strips of wood which support the panes of a glazed window.
Green Transport Plan	See **Travel Plan**.
Greenfield site	Previously undeveloped land.
Greenhouse effect	The warming of the Earth's surface and lower atmosphere, due to gases such as carbon dioxide and methane (greenhouse gases) forming a barrier to infra red radiation escaping from the earth.
Greenhouse gases	Gases that contribute to the greenhouse effect. The main greenhouse gasses are carbon dioxide, methane, nitrous oxide, hydro-flurocarbons, perfluoromethane and sulphur hexafluoride.
Hectare	Metric measurement of land of 10,000 square metres (2.471 acres).
Highway authority	Body with responsibility for maintenance and management of roads and other parts of the public highway. As a Unitary Authority, Torbay Council is the Highway Authority for Torbay.
Historic Environment Record	Record of known sites of archaeological importance held by the Council. Formerly the Sites and Monuments Record (SMR).
Holistic approach	Looking at things in a comprehensive and integrated way; 'joined-up' thinking.
Home zone	Area within residential areas which has communal use and common responsibility.
Housing density	Ratio of numbers of houses to land area.

Figure 10: Italianate style villa illustrating various architectural features



Infilling (infill site)	Development within the existing built-up urban form or between existing buildings.
Infrastructure	'Physical infrastructure' refers to roads, water supply and sewers, etc. 'Social infrastructure' refers to health and education facilities.
Integrated Transport System	System that combines various modes of transport (bus, train, cycle etc.).
Land use	The use of land, including activities within buildings (see **Use Classes**).
Large housing sites	Sites of over 1 acre (0.4 ha) proposed for housing in the Local Plan (H1 sites).
Lifetime sustainable homes	A home that may be adapted to meet changing needs of occupiers over a period of time.
Listed Buildings	List of buildings of special architectural or historic interest compiled by Central Government under the Planning (Listed Buildings and Conservation) Act 1990.
Local Plan	Document which includes a Written Statement setting out detailed policies and specific proposals for the development and use of land, together with a Proposals Map which illustrates policies and proposals on an Ordnance Survey base map (see **Proposals Map** and **Written Statement**).
Local Transport Plan (LTP)	Five year programme for the improvement of local transport systems, reviewed annually. This replaces the TPP (see below) and contains detailed traffic management and transport schemes.
Local Wildlife Sites	Sites identified by Devon County or Torbay Council as being of wildlife importance.
Massing	Bulk and scale of buildings.

Medieval	Relating to the Middle Ages (approximately mid 11th to late 15th Centuries)
Mitigation measures	Measures that alleviate potentially harmful impacts of development, e.g. planting or sustainable drainage measures.
Mixed use development	Development comprising more than one type of use, for example residential and commercial, particularly in town centres.
Modal split	The types of method of transport used (walking, bus, car etc).
Mullion	A vertical bar or post separating the panes or casements of a window (see **Figure 9**).
Napoleonic	Period covering the French Revolution and Napoleonic Wars between 1793-1815.
Nationally important habitats	Habitats that are an important feature within a Site of Special Scientific Interest (SSSI) or that include significant populations of nationally rare species.
Natural surveillance	Layout of housing estates etc. that minimises insecure areas which are hidden from public view and builds security into a development.
Non-renewable resource	Any naturally occurring substance that is economically valuable, but which forms over such a long period of time that for all practical purposes it cannot be replaced.
Planning Policy Guidance Note (PPG)	Central Government publication outlining good practice and national policy guidance on a particular planning topic. (See also **Circular**).
Parapet	Low wall along the edge of a roof or balcony (see **Figure 9**).
Pedestrian priority	Area where some vehicles (e.g. buses and service vehicles) are allowed but other vehicles are excluded. A wide range of pedestrian priority schemes exist but in each case, pedestrians have priority over vehicles.
Pedestrianisation	Area closed to all vehicles to allow fuller use by those on foot. Occasionally, servicing, etc. is allowed outside shopping hours.
Pitched roof	Sloping roof usually comprising two sloping surfaces meeting in a central ridge (see **Figure 10**).
Planning Brief	Guide giving advice on design, phasing, constraints, type of development, etc. on specific development sites. (Also called **Development Brief**).
Planning Obligations/Contributions	Means by which developers contribute to the environmental or social cost of development, such as education needs, infrastructure costs etc. This often entails contributions toward the costs generated but can also entail legal agreements about occupancy and other matters. Such agreements are termed Section 106 Agreements. Circular 1/97 regulates the correct use of Planning Obligations.

Prehistoric	Period of time before the emergence of written history, approximately 10,000 years ago.
Previously developed land	Land previously occupied by a permanent structure e.g. hotel, large house, or use such as mineral extraction or waste disposal, where not restored. This definition excludes parkland and land where previous development has blended in the landscape by the process of time. Defined in PPG3 'Housing' (2000). (See also **Brownfield site**).
Proposals Map	Plan forming part of a Local Plan document which sets out, on an Ordnance Survey base, detailed policies and specific proposals for the development and use of land.
Quality of Life Capital Approach	Approach developed by the Countryside Agency, English Heritage, English Nature and the Environment Agency to provide a consistent and integrated way of planning and managing places for quality of life. Formerly **Environmental Capital**.
Quoins	The external angle of a wall or cornerstone (see **Figure 9**).
Recycle	To break down and reconstitute material, such as paper, glass etc. Sometimes also loosely taken to mean re-use of materials.
Redevelopment	Development of previously developed land or buildings.
Render	Covering of plaster or cement over breeze-blocks, etc.
Roofscape	Pattern of roofs within a built-up area.
Scheduled Monument	A monument of national importance, which is scheduled for legal protection under the Ancient Monuments and Archaeological Areas Act 1979. Any works to scheduled monuments require Scheduled Monument Consent from the Department of Culture, Media and Sport (DCMS) which must consult English Heritage (EH). The use of metal detectors is also prohibited without consent. Unauthorised works to a scheduled monument are a criminal offence.
School Travel Plan	See **Travel Plan**.
Sites of Special Scientific Interest (SSSI)	Nationally important areas of land, designated under Section 28 of the Wildlife and Countryside Act 1981 by English Nature as being of a special interest by reasons of their flora, fauna, geological or physio graphical features.
Solar energy	Energy from the sun.
Statutory undertakers	Organisation authorised to carry out works to transportation, power generation, health and other infrastructure. Statutory undertakers often have permitted development rights to carry out works without the need to apply for planning permission.

Strap pointing or raised pointing	Raised bands of mortar filling the gaps between the stones or bricks of a wall.
Streetscene	The appearance and architectural characteristics of a street.
Street furniture	Items such as bins, seats, planting boxes, bollards and public art in the street or other public area.
Structure Plan	Plan setting out the strategic planning framework for the development and use of land within a County. Torbay Council has been a partner in preparing the Devon Structure Plan First Review 1995-2011 (adopted February 1999) and Devon Structure Plan 2001-2016 (expected to be adopted in Summer/ Autumn 2004).
String course	Horizontal decorative band of brick or stone that runs along the wall of a building and which can sometimes indicate a floor level (see **Figure 10**).
Stucco	A type of plaster or cement used for coating outside walls (see **Figure 10**).
Sustainability	In its widest sense, a concept which aims to ensure that the decisions reached now do not prejudice the ability of future generations to enjoy an acceptable quality of life; it covers environmental, social, economic and resource considerations.
Sustainable development	Defined by PPG1 (following the 1987 Brundtland Commission) as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs". It relates to social progress that recognises the needs of everyone, the protection of the environment, prudent use of natural resources, and the maintenance of high and stable levels of growth and employment.
Torbay Wildlife Survey	Report of wildlife survey carried out in partnership between Devon Wildlife Trust, English Nature and Torbay Council in 1991 (reviewed 1998).
Townscape	The visual and architectural impression created by a town arising from the relationship between buildings, spaces and landscape.
Traffic management	Measures to control and alleviate traffic problems.
Traffic Management Zone	Measures to reduce the impact of traffic in residential areas. Includes traffic management, traffic calming and speed restraint measures.
Transom	A horizontal bar of wood or stone that divides a window (see **Figure 9**).
Travel Plan	Plan that should be drawn up by developers and operators of premises to seek to encourage staff and customers to use alternative means of transport to the private car. Sometimes called Green Transport Plans, Company Travel Plans, Business Travel Plans or School Travel Plans, they are an important part of ensuring that development proposals are sustainable.

Tree Preservation Order	Order issued by the Council (under Section 198 of the Town and Country Planning Act 1990) requiring the preservation of a tree, group of trees or woodland.
Urban design	The design and inter-relationship of buildings in the context of built-up areas.
Use Classes	Classification of uses of land, including buildings, and changes of use to which land may be put. Currently defined by the Town and Country Planning (Use Classes) Order 1987(as amended).
Vernacular style	Style of architecture reflecting local designs and materials.
Wildlife Corridor	Areas of land which enable movement of fauna and flora between habitats. The corridors are often, but not always, undeveloped.
Windfall sites	Housing sites which are not allocated on the Proposals Map, either because they were not identified as realistic proposals when the Local Plan was prepared, or because they are too small to be shown on the Proposals Map (i.e., usually less than 0.4 ha). They include infills, re-developments and conversions and are a source of new housing which supplements Local Plan allocations.
Written Statement	The text of a Local Plan document containing policies, proposals and their explanations. Accompanies a **Proposals Map**.

APPENDIX 2

FURTHER READING AND USEFUL CONTACTS

1. Further reading

ADT Fire and Security (1998) **Building Security: by management and design**, ADT Fire and Security plc: Middlesex.

Association of Chief Police Officers in England and Wales (1992) **The Secured Car Park Award Scheme**, Home Office: UK.

CAG Consultants (1999) **Environmental Capital: Reports on the experience of Pilot Projects**, CAG Consultants: London.

Countryside Agency, English Heritage, English Nature and the Environment Agency's Guidance on the **Quality of Life Capital Approach** is available at www.countryside.gov.uk/LivingLandscapes/qualityoflife.

Department of the Environment (1994) **Circular 5/94: Planning Out Crime**, HMSO: London.

Department of the Environment (1995) **Circular 11/95: The Use of Conditions in Planning Permissions**, HMSO: London.

Department of the Environment & Department of Transport (1992) **Residential Roads and Footpaths: Design Bulletin 32**, HMSO: London.

Department of the Environment's Energy Efficiency Best Practice Programme (1997) **General Information Report 27: Passive solar estate layout**, The Stationery Office: UK.

Department of the Environment's Energy Efficiency Best Practice Programme (1998) **General Information Report 53: Building a sustainable future**, The Stationery Office: UK.

Department of the Environment, Transport and the Regions (1998) **Places, Streets and Movement: A companion guide to Design Bulletin 32**, Residential roads and footpaths, HMSO: London.

Department of the Environment, Transport and the Regions (2000) **Tree Preservation Orders: A Guide to the Law and Good Practice**, HMSO: London.

Department of the Environment, Transport and the Regions (2000) **By Design**, HMSO: London.

Department of the Environment, Transport and the Regions' Energy Efficiency Best Practice Programme (2000) **Planning for Passive Solar Design**, Terence O'Rourke plc: Dorset.

Department for Environment, Food and Rural Affairs (2002) **Working with the grain of nature: a biodiversity strategy for England**, Defra Publications: London.

Department of Trade and Industry (2003) **Our energy future - creating a low carbon economy (The Energy White Paper)**, HMSO: London.

Devon County Council (1996) **Highways in Residential and Commercial Estates: Design Guide**, Devon County Council: Exeter.

Devon Historic Buildings Trust (1988) **Looking After the Inside of your Old House**, Technical Panel of Devon Historic Buildings Trust: Devon.

Devon Historic Buildings Trust (1988) **Looking After the Outside of your Old House**, Technical Panel of Devon Historic Buildings Trust: Devon.

Devon Historic Buildings Trust (1993) **The Cob Buildings of Devon 1: history, building methods and conservation**, Devon Historic Buildings Trust: Devon.

Devon Historic Buildings Trust (1993) **The Cob Buildings of Devon 2: repair and maintenance**, Devon Historic Buildings Trust: Devon.

Devon RIGS Group (unknown) **County Geological Sites: explained ...**, Devon County Council, Environment Department and Devon RIGS Group: Devon.

Devon Wildlife Trust (1991) **Torbay Wildlife Survey**, Devon Wildlife Trust: Devon.

Devon Wildlife Trust (1999) **Torbay Wildlife Sites Review**, Devon Wildlife Trust: Devon.

English Partnerships (2000) **Urban Design Compendium**, English Partnerships: UK.

English Nature (1998) **South Devon Natural Area: A Nature Conservation Profile**, English Nature: UK.

English Nature (2000) Research Report No. 344: **Dispersal and foraging behaviour of Greater Horseshoe bats, Brixham, Devon**, English Nature: Peterborough.

Office of the Deputy Prime Minister (2004) **Safer Places: The Planning System and Crime Prevention**, HMSO: London.

Royal Institute of British Architects (RIBA) (unknown) **Caring for Old Buildings**, RIBA: Devon.

South-West Biodiversity Partnership (1997) **Action for biodiversity in the South-West**, South-West Biodiversity Partnership: UK.

Torbay Council **Replacement Windows**, Torbay Council (Environment Services Directorate): Torquay.

Torbay Council **Advertisements and Shopfronts**, Torbay Council (Environment Services Directorate): Torquay.

Torbay Council **The Protection of Trees**, Torbay Council (Environment Services Directorate): Torquay.

Torbay Council **The Management of Trees**, Torbay Council (Environment Services Directorate): Torquay.

Torbay Council **Trees and Development (Supplementary Planning Guidance)**, Torbay Council (Environment Services Directorate): Torquay.

Torbay Council **Replacement of Windows in Flats, Article 4 Areas and Commercial Premises**, Torbay Council (Environment Services Directorate): Torquay.

Torbay Council (2000) **Shop Front Design Guide: Winner Street & Church Street Heritage Economic Regeneration Scheme**, Torbay Council (Environment Services Directorate): Torquay.

Torbay Council (2004) **Guide to Business Travel Plans**, Torbay Council (Environment Services Directorate): Torquay.

Torbay Council (2004) **Guide to Transportation Assessments**, Torbay Council (Environment Services Directorate): Torquay.

Torbay Council (2004) **Streetscape Guidelines 2004-2007**, Torbay Council (Environment Services Directorate): Torquay.

TransportEnergy Best Practice Programme (2002) **A Travel Plan Resource Pack for Employers**, TransportEnergy: UK.

UK Biodiversity Group (1999) **UK Biodiversity Action Plan**, English Nature Information and marketing Team: UK.

2. Useful contacts

The Association of Chief Police Officers Crime Prevention Initiatives Limited (ACPO CPI)
25 Victoria Street
London
SW1 0EX
Tel: 020 7227 3423
www.securedbydesign.com

The Carbon Trust
Tel: 0800 58 57 94 (Action Energy Helpline)
www.actionenergy.org.uk

Commission for Architecture and the Built Environment (CABE)
The Tower Building
11 York Road
London
SE1 7NX
Tel: 020 7960 2400
www.cabe.org.uk

The Countryside Agency
Exeter Office
2nd Floor
11-15 Dix`s Field
Exeter
EX1 1QA
Tel: 01392 477150
www.countryside.gov.uk

Department for Culture, Media and Sport (DCMS)
2-4 Cockspur Street
London
SW1Y 5DH
Tel: 020 7211 6200 (General Enquiries)
www.culture.gov.uk

Department for Environment, Food and Rural Affairs (Defra)
Information Resource Centre
Lower Ground Floor
Ergon House
c/o Nobel House
17 Smith Square
London
SW1P 3JR
Tel: 08459 33 55 77 (Helpline)
www.defra.gov.uk

Department of Trade and Industry (DTI)
DTI Enquiry Unit
1 Victoria Street
London
SW1H OET
Tel: 020 7215 5000 (General Enquiries)
www.dti.gov.uk

Devon County Council
County Hall
Topsham Road
Exeter
EX2 4QD
Tel: 01392 383444 (General Enquiries)
www.devon.gov.uk

Devon RIGS Group
49 Clyst Valley Road
Clyst St Mary
Devon
EX5 1DD
Tel: 01392 874264
www.ukrigs.org.uk

Devon Wildlife Trust
Shirehampton House
35-37 St. David's Hill
Exeter
EX4 4DA
Tel: 01392 279244
www.devonwildlifetrust.org

Energy Saving Trust
Tel: 0845 727 7200 (Energy Efficiency Helpline)
www.saveenergy.co.uk

English Heritage
South West Region
29 Queen Square
Bristol
BS1 4ND
Tel: 0117 975 0700
http://www.english-heritage.org.uk

English Nature
Devon Team
Level 2
Renslade House
Bonhay Road
Exeter
EX4 3AW
Tel: 01392 889770
www.english-nature.org.uk

The Environment Agency
South West Region
Exminster House
Exminster
Devon
EX6 8AS
Tel: 01392 444000
www.environment-agency.gov.uk

Future Foundations
c/o Sustainability South West
4th Floor
100 Temple Street
Bristol
BS1 6AE
Tel: 07973 479382
www.futurefoundations.co.uk

National Joint Utilities Group (NJUG)
59-60 Russell Square
London
WC1B 4HP
Tel: 0870 801 8007
www.njug.org.uk

Office of the Deputy Prime Minister (ODPM)
Publications Centre
PO Box 236
Wetherby
West Yorkshire
LS23 7NB
Tel: 0870 122 6236 (Publications Centre)
Tel: 020 7944 4400 (General Enquiries)
www.odpm.gov.uk
(Note the Office is charged with the planning responsibilities formerly held by the Department of the Environment, Transport and the Regions - DETR)

Royal Institute of British Architects (RIBA)
South West Region
The Hoe Centre
161 Notte Street
Plymouth
PL1 2AR
Tel: 01752 265921
www.riba.org

The Royal Society for the Protection of Birds (RSPB)
South West Regional Office
Keble House
Southernhay Gardens
Exeter
EX1 1NT
Tel: 01392 432691
www.rspb.org.uk

The Royal Town Planning Institute (RTPI)
41 Botolph Lane
London
EC3R 8DL
Tel: 02079 299494
www.rtpi.org.uk

RTPI South West Branch
46 Springfield Road
Wellington
Somerset
TA21 8LG
Tel: 01823 665532

Torbay Coast and Countryside Trust
Cockington Court
Cockington
Torquay
Devon
TQ2 6XA
Tel: 01803 606035
www.countryside-trust.org.uk

Torbay Council
Environment Services Directorate
Roebuck House
Abbey Road
Torquay
TQ2 5TF
Tel: 01803 207789

TransportEnergy
Tel: 0845 602 1425 (Hotline)
www.transportenergy.org.uk

APPENDIX 3

CARING FOR COCKINGTON*

*(*Reproduced from the original document which was published by the Cockington Management Advisory Board).*

The Conservation and Environmental Guide

FOREWORD

The Cockington Management Advisory Board was established in 1991 to co-ordinate and advise on the management of Cockington. Since then, as a result of a great many hours of hard work and dedication by the residents, the local businesses, the Prudential and Torbay Council, Cockington has gone a long way towards its much needed revitalisation. In the process there have been many changes, some more welcome than others, and the Board has repeatedly found itself asked to consider and advise on the way these changes should be implemented.

In response, the Board has decided to publish a Conservation and Environment Guide aimed at identifying the essential character of Cockington and spelling out the various techniques and materials which should be used in the village and surrounding estate. Many hours of research and debate have gone into the guide. We very much hope that it will both be of interest to all who love Cockington and a ready and important reference for those who live and work in Cockington with which to maintain its special qualities.

Tim Key
Chairman, Cockington Management Advisory Board.

INTRODUCTION

This Guide has been produced for and distributed to every property owner, resident and business in Cockington. It sets out clearly the various statutory and legal designations that cover the area. It also contains information that will help you in the care and maintenance of both your own property and the village as a whole. The Conservation and Environment Guide supports the Torbay Local Plan and adds detail to it, but nothing in this guide takes precedence over the Local Plan.

The Guide is in two parts; the first describes the village and its surroundings, providing notes on some of the most important buildings and aspects of the landscape. The second part is an alphabetical checklist of conservation advice.

COCKINGTON'S HISTORY

History can be told in many ways, in books, songs and paintings are but three well known examples. For a village like Cockington however, the evolution of the landscape is as important as the names and dates of the people who lived here. In 1946, Waycotts the Auctioneers summarised the history of the estate as follows:

'The village, according to its historical record, dates back as far as Domesday Book, and thence into a haze of unrecorded history. The Cockington Estate was owned by Sir Richard de Cockington and his descendants from the year 1130 to the year 1350. Sir Robert Cary acquired the Manor in 1374, and his family occupied it until they were succeeded by the Mallocks, who held it from 1654, until the time when the Estate was formed into the Cockington Trust.'

This straightforward approach to history that many of us learned at school, gives little insight into the many reasons why Cockington is so unique in this part of the country. Luckily the eminent landscape historian and author of The Making of the English Landscape, W.G. Hoskins, knew this area well and understood the forces that came to bear on the village. He describes it thus:

'The little village of Cockington still stands unspoilt, beyond the suburbs of Torquay, and is even famous among Devon villagers for its beauty. Cockington Court is a house of 16th- and 17th- cent. date, delightfully placed in a small park. It was the home of the Carys from the time of Richard II until they were forced to sell out to the Mallocks in 1654. It continued with the Mallocks down to 1927. W.H. Mallock's Memoirs of Life and Literature has some good pages on life here in the early days. The mansion and park were acquired by Torbay Corporation in 1935 for the sum of £50,000.

The church (St George and St Mary) is a charming building, mainly of 14th- and 15th- century date; the tower is chiefly 13th- century. The pulpit came from Tor Mohun church, where it was rescued from destruction in 1825. Other features of the church are the fine restored rood screen, the 15th- century font with its enriched Jacobean cover, the carved bench-ends under the tower and two 15th- century stalls with miseres in the chancel, and a certain amount of medieval glass in two windows.'

Cockington was very much a typical country estate, complete with manor house, family chapel, parkland, deer park, farmland, woodland and water meadow. Until this century the estate remained relatively unchanged by the passage of years. As late as 1937, there were four working farms in the village served by the Forge and Mill. During this century the encroachment of housing onto the farmland has whittled down the farms and, as a direct result, the population declined. From old maps and records we can see this reflected in the number of houses in the village:

1659 37 dwellings
1831 46 dwellings
1992 25 inhabited dwellings

Prior to 1850 Cockington's evolution followed national trends in terms of population and agricultural practices but subsequently it followed its own course. In describing the evolution of Torquay and its surroundings, Hoskins tries to explain why Cockington is so different from its neighbours.

Between 1841 and 1871 the population of Torquay rose by over 5,000 each decade. The three land-owning families of this period were the Palks, the Carys and the Mallocks here at Cockington. While the Palks and Carys allowed their land to be developed with the elegant villas that we see today, the Mallocks resisted change. They did not want a town on their rural property, and they threw away a fortune rather than have it. Not until 1865 did one of them consent to grant a building lease, and then only to a family connection. Similarly with the coming of the Railways, the Mallocks strongly resisted encroachment on their estate. Local historian John Pike's account of these negotiations also indicates that there was much ill feeling between the Carys living at Torre Abbey and the Mallocks. Interestingly he also points out that the two families were religiously opposed. The Carys were Catholics and as such, had only been free to worship since the 1820s. The Mallocks however, were staunch members of the established church. The animosity between the two families was clearly illustrated in a letter from C. H. Mallock that he is 'not on visiting terms with the occupants of Torre Abbey.'

The village was acquired by The Cockington Trust in 1932 and it commissioned the internationally renowned architect Sir Edwin Lutyens to redesign the village on a comprehensive scale. The Drum Inn and its gardens were the only significant outcome. In 1946 the Trust sold the village, after much discussion with residents and the council, to Prudential, to ensure that its historic core remained in a single ownership.

There is much that we can learn from Cockington's history today. The Mallocks resisted change and by doing so, handed on to us a village rich in memories and beauty from the past. From them we can learn to think not of short-term profit today, but to look to the needs of future generations.

CHANGE & CONSERVATION IN COCKINGTON

There have undoubtedly been upheavals and far-reaching changes in Cockington in the nine centuries since the Domesday Book. The rebuilding of the Almshouses in the early 1800s and the design and construction of the Drum Inn and grounds in 1935 are good examples. Both buildings are now valued parts of the village.

The last few years have seen a period of rapid evolution. Farm buildings have been converted and new businesses have become established. As a result the population has grown once more and there has been a great deal of building and landscaping in Cockington. Much of this has been carried out sensitively. However, when modern materials that look out of place have been used, the change has threatened the special character of Cockington.

Cockington Country Park was established in 1991 to help maintain this character and to ensure the integrated management of Cockington. Its development has been guided by the Cockington Management Advisory Board.

This Guide reflects the beliefs of the Cockington Management Advisory Board that:-

The community must ensure that the challenges Cockington faces are carefully managed and do not alter its essential character.

Not all change is bad and Cockington must be allowed a place in the future as well as the past.

These aims can be achieved only with the co-operation of those who live and work in the village.

WHAT'S SPECIAL ABOUT COCKINGTON?

A survey of residents and businesses has revealed that there is a strong sense of Cockington's identity. Replies frequently mentioned key words such as peace, tranquility, unspoiled, traditional, as well as trees, hedges and gardens, footpaths, fields, The Lakes and equestrian activity.

For many it is the contrast between Cockington and the surrounding urban areas which gives the place its special character. The rural tranquility of the valley is given additional value because it exists in such close proximity to built up areas. The landform, with a series of interconnected valleys running up from the sea, helps create this feeling of vulnerability, as the houses of the surrounding estates look down over the separate world of Cockington.

As travellers approach Cockington from the seafront, the lane is enclosed by tunnels of trees and high banks. Glimpses through gateways reveal views of fields and woodland and, closer to the village, the first buildings appear. The lane continues up towards the village centre where a new world of walls, cottages and gardens opens up. Then, as the lane reaches the meeting of roads, there is a sense of arrival: this is the famous scene of Cockington village and the travellers have reached their destination.

The buildings of Cockington are of warm, harmonious colours; they seem to emerge from their backcloth of greenery and fit comfortably into the landscape. As the village unfolds, the theme continues. There is naturalness to the layout of buildings, gardens and lanes that has evolved over centuries. Much has been weathered by time; it is neither tidy nor perfect, but there is a simplicity in the design, from the old stone trough, to the mounting step, to the bulging cob walls and thatch.

The building techniques reflect Devon traditions which used readily available local materials: cottages of plastered stone rubble and cob with red sandstone chimneys; thatched roofs of Devon combed wheat reed; casement windows; front gardens with white painted picket fences and gates; groups of farm buildings with stone boundary walls and timber field gates; lamp posts of a distinctive design; each has a place in Cockington. All of these contribute to a soft and pleasing balance of irregular forms, colours and textures, as they have gently mellowed over the years.

Many routes lead from the village centre and the next destination for travellers is often the parkland and Cockington Court. At the entrance to the park there is a fresh sense of arrival as the view of the park, the Court and countryside behind opens up. Large specimen trees dominate the scene and the expanses of close-mown grass and feature plantings provide a refreshing contrast to the more intimate and small-scale atmosphere of the village. Climbing up out of the valley, the wider countryside is reached with its dramatic views back over the village, the encroaching suburbs and out to sea. Here, the character of the land changes again: rough hedgerows and a patchwork of fields, copses, wild corners overgrown with bramble and bracken, great landscape trees and old dry-stone walls.

PLANNING, STATUTE AND OTHER LEGISLATION

The Conservation Area

A large part of the valley and all the buildings of the estate lie within the Cockington Conservation Area, designated on 10 December 1970. The designation recognises that the area has special architectural and historic character. It regulates the alterations or additions that people can undertake. Changes will not be allowed if they damage the architectural or historic character of the village. In the Cockington Conservation Area demolition, new construction and alterations are all subject to planning control.

Listed Buildings

There are 34 buildings and structures listed for their historic or architectural importance in Cockington. They range from the medieval parish church to the steps in the gardens of the Drum Inn. Every effort must be made to protect them. For any work that will affect the character of a Listed Building, an application must be made for Listed Building Consent. The need for this consent is not, as is often thought, limited to the external appearance, but includes the interior features. It also extends to the curtilage, which may contain outbuildings and garden walls or railings.

The current legislation on Conservation Areas and Listed Buildings is contained in the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Government advice can be found in Planning Policy Guidance Note (PPG) 15.

If in doubt about what will need planning consent and what is acceptable, contact the Conservation Officer of Torbay Council. Telephone: 01803 207787.

Leases

The majority of residential and business properties in Cockington, including most of the village centre, are let on 999-year leases. Lessees must serve notice for consent on the freeholder whenever they plan changes. This must be done at the same time as planning applications are submitted if the applications are to be valid. The leases also contain a number of clauses controlling the use and development of the properties.

COCKINGTON'S BUILDINGS

The setting of buildings in the village landscape gives Cockington its special character and a strong sense of place. Each building has its own character and history and is part of a particular tradition.

The Parish Church of St George and St Mary

The church is Cockington's most important building, both historically and architecturally. Originally built in the 13th century, it has been enlarged and altered to suit the needs of different generations. There were major restorations in 1882-83 and (by Charles Nicholson and Herbert Read) in 1916-20. The design of the church has been evolving for many centuries; any future changes need to be in harmony with the beauty and design of the building.

Cockington Court

The Court was the mansion house of the Mallock family, and remains the focal point of the estate. Originally built in the 16th century, it has few architectural features remaining from then, but was altered and extended several times, particularly in 1673 by Rawlyn Mallock and about 1820 by the Rev'd Roger Mallock. He had the top floor removed and the interior remodelled. Its historical significance merits great care in maintaining its existing fabric and in ensuring new elements are sympathetically designed.

Older Buildings

The earliest surviving domestic buildings of Cockington are known to have been here for at least 300 years. Home Farmhouse is the most substantial, and the only one without a thatched roof. It used to be called Manor Farmhouse and was the most important house in Cockington after Cockington Court. Lanscombe Farmhouse, Lanscombe Farm Cottages and Higher Cottage are all 17th-century dwellings. Rose Cottage, Hill Cottage and Weaver's Cottage are all smaller buildings from the 18th century. So too is Court Cottage, which was used as the village school in the 19th century and more recently the Estate Office before it became a shop.

Farmsteads

There are five groups of former agricultural buildings that once made up the farmsteads within the village. All but two have been converted for residential use. Their characters differ according to their original agricultural function, but all have an open yard facing the lane. They are generally simple buildings with few doors and windows, but with at least one large door for farm machinery and animals. The type of opening indicates whether the building was originally a barn, stable, shippon, granary, linhay, byre or pound house.

Home Farm (now three homes) has an 18th-century cob-walled barn with a clay pantile roof. The thatched stable was built as a linhay in the 19th century. The shippon is late 19th-century and is of stone rubble with brick dressings.

Across the road is *Lanscombe Farm* (now homes) with a large early 19th-century threshing barn with cob walls and a pantile roof. The thatched barn beyond the courtyard is of the same date. The stone-rubble shippon was probably added in the mid-19th century, while the distinctive open-fronted linhay (the Red Barn) has late 19th-century walls of red breccia with brick dressings and limestone caps to its brick piers.

Cary's Farm (now three homes), behind the Almshouses, dates from the late 19th century. It included a linhay backing on to the lane, with a range at right angles housing stables and hay-lofts.

The two unconverted building groups are *Meadow Farm*, which consists of two agricultural buildings of stone rubble masonry (now used as riding stables) and Warren Barn, a planned field barn complex known as an out-farm, which was built in the mid 19th century. It consists of a large stone-walled threshing barn with the remains of a shippon attached and a linhay at right-angles.

Estate Cottages

Some of the village cottages were consciously designed to enhance the picturesque qualities of Cockington Park. The local historian John Pike suggests that Mallock's father consulted the landscape designer Humphrey Repton; if so, these features have added significance. We need more research into who was

responsible for the design and building of these cottages.

Higher Lodge is an early 19th-century picturesque cottage orneé of plastered stone rubble or cob, with a thatched roof of Devon combed wheat reed and a rustic verandah over an oversailing upper floor. It is beside the gates into the park from the Old Totnes Road. The archway of Lower Lodge was built in about 1840 when the carriage drive into the park from Cockington Lane was diverted to improve the parkland in front of the Court. The old lane to Paignton passes over the sunken drive immediately beyond the archway. The lodge, of red sandstone rubble in the Tudor style, is in private ownership.

The early 19th-century *Gamekeeper's Cottage* is a picturesque building of plastered stone rubble and cob with a thatched roof and brick chimney stacks. In the Hellinghay Plantation at the head of three lakes, it formerly housed the gamekeeper and his equipment. It used to have a Devon wheat reed thatched roof and exposed cob walls, but it was extensively rebuilt after a serious fire. It is now an educational facility, housing a small museum and teaching room.

Industrial Buildings

Cockington has had its own industrial revolution and some notable examples still exist.

The Forge is a cob-walled smithy with a hipped thatched roof which extends out on round timber posts over a cobble forecourt. It dates from the 16th or 17th century and is located on an older site. It is still in use, but much of the farrier's work is carried out in an extension at the rear of the building. The continued use of this building as a forge is of paramount importance to the village.

The Mill is a stone-walled building behind Weaver's Cottage. It has a wheel served by a leat from the mill pond, but no machinery. It used to produce Devon wheat reed for thatching and powered a sawmill. It has been much altered after a fire and now houses a café.

The Drum Inn

The internationally renowned Sir Edwin Lutyens, architect of Castle Drogo, designed the Drum Inn for the Cockington Trust in 1934. It is an architectural tour de force, a design of great merit and distinction that fits a relatively large hotel into the established village. Despite its brick construction, with sash windows and thatched slopes to a flat roof, it manages to be in harmony with the vernacular of rural Devon. It was intended to be part of a larger redevelopment scheme that included an extensive garden and a village square surrounded by new buildings. Only part of Lutyens' design was completed. The 1930's were significant for the village and more research into Lutyens' design is needed so that any future proposals can be integrated successfully.

Other buildings

The Almshouses were built in 1840 with stone rubble walls and Delabole slate roofs to replace the original Almshouses that stood within the park between the Court and Higher Lodge. There are seven small houses in the terrace, each with a front garden surrounded by stone rubble walls. Their style is reminiscent of an industrial setting.

Lanscombe House was built in the 1880's, probably designed by a local architect to replace an earlier house destroyed by fire. It has rendered walls, tall sash windows and overhanging slate roofs. It is typically Victorian, similar to other contemporary villas in Torquay. Its greenhouse, which backs on to Cockington Lane, has been reconstructed and decorated in Victorian colours; a Victorian colour scheme would also enhance the house itself. The adjacent former farm buildings were planned as a group with the house.

Rosery Grange is also 19th-century, with stone rubble walls and brick dressings under a slate roof and may also have been designed by a local architect. In age and character it resembles the houses of Chelston in the next valley.

Meadow Cottages are a pair of symmetrical estate cottages of the same date and materials as Rosery Grange. There is a range of wash-houses and sheds along the boundary wall to Meadow Farm.

Ridgefield, on a sensitive site overlooking the village centre, was built in the late 1930's for the Agent to the Estate. It is in the Arts and Crafts style, with rough-cast walls and steel windows with square leaded lights. It is no longer part of the Cockington Estate and, as a private house, has the benefit of permitted development rights. Recent alterations to this house demonstrate why control over Cockington's visual qualities is necessary.

The careful siting and design of the Public Toilets in the car park, with their thatched roof and timber construction, show sensitivity to the village. They have weathered well and blend successfully into the village scene.

COCKINGTON'S LANDSCAPE

Cockington Valley is green, cool and shady, with ferns and other plants covering its walls and banks. The south-easterly aspect of the valley, the trees on the valley floor, the presence of water and the shelter from the prevailing south-westerly winds, all combine to create a unique micro-climate.

The green, leafy setting provided by the fringing woodland, thick hedgerows, fine parkland trees and exotic species is crucial to Cockington's character. Over the last 30 years hundreds of mature elms in the hedgerows have fallen to Dutch Elm Disease, altering the landscape. The storms of 1990 also battered Cockington. Every effort is needed to conserve the stock of trees and to ensure that young trees are planted to maintain the village's treescape.

The Public Gardens

Each of the formal public gardens of Cockington has its own strong character. The grounds of the Drum Inn were laid out by Lutyens, but were never fully implemented. In keeping with its stature, Cockington Court has its own walled gardens. In the 1930s, the Rose Garden was used as a private menagerie, which even included a bear! The nearby Kitchen Garden is now established as an organic demonstration garden and a community resource.

Parkland

The formal area of Cockington Park lies in the valley in front of Cockington Court; the Arboretum lies between the Court and the Old Totnes Road. The close-mown grass and single specimen trees give a sense of space. The shoulders of the valleys are planted with groups of trees that accentuate the landforms and funnel the view towards the Court. A few formal beds have been planted in the Arboretum and their seasonal colour contrasts with the more subdued landscape around them. Spring bulbs are planted on several banks on the approach to the Court, giving both colour and texture. The cricket ground and its pavilion provide a focal point. Nearer the Court and the Church there are more formal areas with high public use. The croquet lawn, rose beds and herbaceous borders provide an introduction to the walled gardens behind the Court.

The Lakes area laid out in the 1700s, together with the woodlands of the Hellinghay and Manscombe Plantations, are informal features of the parkland. There are many fine specimen trees as well as flowering shrubs that are a popular sight in spring. Intensive management is avoided to provide a gentle transition between the formal parkland and the surrounding countryside.

Local Wildlife Site

Cockington Country Park was designated as a Local Wildlife Site in the 1990 Torbay Wildlife Survey; it is important for nature conservation in Torbay. Policies in the Local Plan give protection to wildlife in Cockington.

Cockington does provide a home for two species that are nationally important. The Cirl Bunting is a bird found in the UK primarily along the coast of South Devon. The Barn Owl needs rough pastures where it can hunt. Torbay Council is working to protect these rare species in Cockington by providing the habitats they need.

Paths and lanes

There is a network of old lanes and newer footpaths and riding routes across the estate. Signposts are kept to a minimum. Timber stiles are usually of the step-through variety that is easier for older people. Often they have a dog-sized hole, too. Paths are generally unsurfaced, but if disabled people need access or there are drainage problems they may be dressed with crushed limestone or road planings. Many of the routes for horse-riders are surfaced.

Walls and hedges

Many of the boundary walls in Cockington are hundreds of years old. Some of them are also listed structures because of their historical or architectural importance. There are many old fence-lines and gates that add to Cockington's character. The Devon hedgerow is a special type of field boundary that is unique to this part of the country. It consists of a bank of earth typically around three feet (one metre) high, sometimes faced both sides with stone and planted with a hedge on top. This design placed the hedge out of the reach of stock, particularly sheep that might nibble it. There are many variations on the style and several can be seen around the village. More modern hedgerows have usually been planted directly in the ground without a bank.

The age of a hedgerow can be roughly estimated by counting the number of different woody species (like hawthorn, blackthorn, hazel and ash) in a one hundred yard stretch. The number of species is approximately equal to the number of centuries that have passed since the hedge was planted.

CONSERVING COCKINGTON: A CHECKLIST OF METHODS

Advertising Signs

See Signs.

Archaeology

When working in an environment as old as Cockington's, you may well discover archaeological evidence that will help us to understand the village's past. Torbay Council's Archaeological Officer will be happy to visit you to record your find and offer advice on its preservation.

To report archaeological finds contact Torbay Council Archeological Officer (Telephone: 01803 207788).

Bird and Bat Boxes

See Wildlife Gardening.

Boarding, Horizontal

Horizontal boarding is mostly found on farm buildings. Where it is necessary on building conversions it should be lapped and of rough-sawn seasoned native hardwood, in wide, wany-edged planks. See also Extensions, Outbuildings

Boundary Walls

New walls should be built of Cockington stone and lime mortar. If you are repairing a wall, you should recycle the original material. If further stone is required, it should be carefully selected to match the original structure. Limestone can look especially out of place, as can the coarse red sandstone conglomerate that is used in most Chelston buildings. The construction and repair of traditional walls is a skilled craft. You are strongly urged to use a suitably skilled craftsman for such works. Alternatively courses in rural skills are available locally if you wish to undertake work yourself. There are many dry stone walls in Cockington, but the majority are mortared. If you are repairing a dry stone wall, use the original technique, which, done well, will be as strong as a mortared wall. If there is a danger of stock or people damaging a dry stone wall, you can mortar the top stones in place. Elsewhere it is attractive if you ram a layer of soil into the top course to allow plants to colonise the wall. Existing mortared walls should be pointed with lime mortar; make sure that your mortar matches the existing one as closely as possible. Original Cockington mortars were made from any rough material to hand, so new mortar should include a coarse aggregate. A mix of three parts aggregate to one part hydrated lime or lime putty with a dash of cement will give the wall a traditional look and be flexible enough to withstand frosts. See also Cockington Stone, Outbuildings

Devon Rural Skills Trust run courses in dry stone walling, and can give guidance on good walling techniques. Telephone: 01803 615634.

A good aggregate for mortars is limestone fines available from Stoneycombe Quarry. Telephone: 01803 872193.

Cars/Vehicles

See Commercial Activity, Courtyards, Garages.

Chimneys: Domestic Premises

Chimneys are an important feature. Original chimneys are rectangular, of stone rubble and usually have several offsets. They normally have a stone weathering-course above the line of the thatched roof. Several in the village are roughcast. See also Cockington Stone

Chimneys: Converted Farm Buildings

There should be no chimney stacks on converted agricultural buildings. If a flue is needed, a simple black tubular metal flue, with a conical cap, may be acceptable. See also Cockington Stone

Cob

Traditional village buildings are constructed in cob, a mixture of local clay, well mixed with straw and applied in layers about one foot (30cm) high and allowed to air-dry. The natural colour of local cob is rust red. It must be left exposed on former farm buildings. The cob should be left unpainted on any farm or other buildings converted to residential.

Where a cob building has been rendered, a porous lime-based render should be used, because it allows a wall to breathe. Hard cement renders or masonary paints must not be used. This is because they trap moisture within the cob, which eventually turns to mud with disastrous consequences!

Cobbles

See Courtyards.

Cockington Environmental Fund, The

See Grants and other aid.

Cockington Stone

The fine, hard, even-grained dark purple sandstone that has been used to build most of Cockington's buildings and walls was quarried in the valley and is called Staddon Grit. It is ideal for walling, but the quarries have closed and it is now in short supply. To help maintain supplies, Torbay Council has set up a Stone Store at Cockington Court. If you have a surplus of Cockington Stone when you are carrying out work, the Council will buy it from you. They can also sell you stone if you need it. See also Boundary Walls.

Commercial Activity

Cockington is a thriving tourist attraction. Approximately thirty permanent, full-time staff and fifty seasonal staff are employed within the boundary of the Country Park. The great majority of these jobs rely upon tourism. It is the aim of the business community in Cockington to develop tourism as a year-round activity that provides sustainable permanent employment.

Protecting the character of Cockington is vital to its economic viability. People come to Cockington because it is unspoilt. They also visit because it is well served with tea rooms, gift shops, walks and other recreational activities. Integrating the needs of the visitor and the local environment is a real challenge for Cockington's business community.

As a general guide:

- The impact of commercial activity on the structure of buildings and their appearance must be minimised.
- Proposed new ventures will be examined very closely and their impact upon the character of Cockington will be assessed.
- Retail activity should be kept within buildings and should not clutter the exterior view.
- Market stalls and temporary displays must be restricted.
- Motor vehicles associated with a business should be kept out of view.
- New business ventures in Cockington must be appropriate to the character of the village.
- New businesses should, where possible, be sustainable all year-round.

See also Covenants, Leases.

Compost Heaps

See Wildlife Gardening.

Courtyards

Because the areas formed by groups of barns and farm buildings can be large, they may often be given different treatments, especially along the boundary line of properties. Courtyards should always be treated as a whole, with simple designs and materials. If a traditional cobble surface remains, it must be retained; otherwise a simple gravel surface is best. Boundaries and car parking bays must be left undefined. Other features must be kept to a minimum. A granite millstone, an original horse trough or a piece of traditional farm machinery may be appropriate. See also Boundary Walls, Garages, Gardens.

Covenants

The majority of properties in the village are let on 999-year leases. These leases contain a number of cross-covenants that protect the character of the village. These must be complied with when any changes are proposed. Lessees are required to obtain prior written consent from the freeholder before undertaking any changes to any building or structure. This includes alterations or additions to the exterior and for erecting satellite dishes, television aerials or other masts, etc. See also Leases, Planning Permission.

Doors: Domestic Premises

Traditional doors were made from two or three wide oak planks nailed to horizontal battens; the nail-heads often formed a distinctive pattern on the outside. These simple doors are appropriate for the farmhouses and cottages of Cockington; all new doors must follow this pattern and timber treatment must be neutral. See also Windows, Extensions.

Doors: Converted Farm Buildings

Doors on converted farm buildings should be made of wide planks (no more than five to a door), with ledged and braced construction. If this is thought too flimsy a cross-battened door may be used. See also Windows, Extensions.

Extensions

Extensions can have a significant detrimental effect on the character of buildings. Any application will be closely scrutinised. Where an extension can be

justified, its design must be sympathetic with the existing structure of the building. See also Cob, Cockington Stone, Doors, Outbuildings, Planning Permission, Porches, Roofs, Windows.

Garages

Cockington was not built with cars in mind, but village buildings designed for animals or machinery can be adapted for garaging providing this does not involve major changes. New garages will not normally be permitted unless they use an existing structure and access point. Garage doors must be made of timber, side-hung and use a neutral timber treatment. See also Courtyards, Outbuildings.

Gardens

Many of Cockington's cottages have colourful and interesting traditional cottage gardens that include herbaceous borders, vegetable beds and other areas, with a simple layout of grass, flowerbeds, paths and gates. Their image should be kept informal. See also Courtyards, Local Wildlife Site, Trees and Shrubs, Wildlife Gardening.

Gates and Fences

Gates and picket fences should be made of wood and painted white or left untreated. Field fences in the area use standard agricultural stock fencing or post and rail. Standard stock timber diamond-braced field gates are mounted on round or square hanging posts. The posts have a curved heel in prominent locations. If you are putting up new field fences and gates follow these traditions. See also Boundary Walls, Cockington Stone, Hedges.

Grants and other aid

There are a number of potential sources of grant assistance for occupiers of historic buildings. Eligibility and availability of these funds change frequently. Conservation Officers from Torbay Council will be glad to advise you on this subject.

The Cockington Environment Fund has been set up to help Cockington residents and businesses undertake projects that benefit the environment. For more information on grants and application forms contact Torbay Council Conservation Officer (Telephone: 01803 207787) or the Country Park Rangers (Telephone: 01803 607592).

Greenhouses

See Outbuildings.

Hedges

Hedges need to be maintained regularly to keep them low, bushy and stockproof. They should be laid ('steeped' is the Devon term) regularly by cutting nearly all the way through the stems at ground level and laying the growth along the top of the hedge bank. The strip of wood and bark that still connect the tree to its roots will grow new thick shoots that thicken the hedge. Hedges next to fields should be steeped, depending on the species, every seven to nine years. In other years the sides should be trimmed. Hedges by the roadside or between properties can be trimmed more formally. New hedgerows are welcome in gardens, especially if they can replace a fence. If you are replanting a hedge or establishing a new one, use the species that are found in Cockington's old hedgerows. These are Oak, Hazel, Ash, Hawthorn, Blackthorn, Field Maple and Holly. Beech hedges are also a feature of Cockington's gardens. See also Boundary Walls, Gates and Fences, Trees and Shrubs

The Country Park Rangers will advise you on steeping hedges, and can recommend contractors.

The Devon Rural Skills Trust run courses in hedge-steeping. You may also be eligible for a grant from the Environment Fund. Contacts: Country Park Rangers (Telephone: 01803 607230) and Devon Rural Skills Trust (Telephone: 01803 615634).

Leases

Long lease tenants must serve notice on and apply for consent from the freeholder whenever they plan changes. This must be done at the same time as the planning application is made if the planning application is to be valid. See also Covenants.

Outbuildings

New outbuildings will not normally be allowed unless they are well-related to existing structures. A lean-to shed, placed against a boundary wall and made of locally-sourced hardwood, may be acceptable. Aluminium greenhouses have an adverse impact and permission for them will be refused. See also Extensions, Porches.

Planning Permission

If in doubt about what will need planning consent and what is acceptable, contact the Conservation and Planning Officers of Torbay Council (Telephone: 01803 207787).

Ponds

See Wildlife Gardening.

Porches: Converted Farm Buildings

Traditional agricultural buildings often have a lean-to outshut (a single-storey extension). It may be possible to locate a porch in an existing outshut. New gabled or lean-to porches will add clutter to simple buildings, and are not acceptable. See also Extensions, Outbuildings.

Porches: Domestic Premises

Several of the village's original farmhouses have been divided to form two cottages and lean-to porches have been added above the entrance doors. Their simple forms are characteristic of Cockington. They need to be maintained to this design, and new porches must match them. Be careful, however, not to add any unnecessary visual clutter to simple traditional buildings. Unless there are exceptional circumstances, there should only be one porch on any elevation. See also Extensions, Outbuildings.

Rooflights

Rooflights are not usually put in thatch because the thickness of the thatching makes them of little practical use. Conservation rooflights can be placed in sloping slate or pantile roofs, but as far as possible they should be flush with the roof's outer surface. Roof windows with reversible wooden frames look out of place in a group of former barns. Traditional metal top-hung frames are more appropriate. One or more vertical glazing bars should be used to give rooflights vertical proportions.

Roofs

Many of Cockington's buildings were originally roofed with Devon combed wheat reed thatch with a simple swept ridge. Thatched roofs are usually hipped or partially hipped, with 'eyebrow' dormers to the first floor windows. Alternatively some buildings would have had scantled Delabole slates. Extensions have often been roofed with clay double Roman pantiles or slate. Slate and pantile roofs have gabled dormers. When re-roofing use original materials.

Sheds

See Outbuildings.

Signs

Signs are designed to be noticed and therefore have a strong impact on the character of Cockington. Their number has increased dramatically over the last decade. There is no 'standard issue' Cockington sign, and each must be judged on its merits.

- The size of advertising signs promoting businesses should be kept to a minimum. The colours should harmanise with the surroundings. They should be made of timber or be timber-framed. Typically, a single building should have no more than one hanging sign and one entrance sign.
- Highway signs have their dimensions, location and colours set out by law, allowing little flexibility. Efforts are being made in Cockington to reduce the size and numbers to a minimum, while maintaining public safety. Timber poles are more appropriate than metal poles.
- Other signs, for example footpath signs and interpretation boards - should be of oak or larch, or have a timber frame. Fingerposts should be mounted on simple mortised posts. If detailed text is needed on signs it can be printed on an aluminium sheet let in to timber. Location maps and other interpretative boards are made of GRP with fade-resistant inks, using brown, orange and green inks on a cream background.

Stone

See Cob, Cockington Stone.

Thatch

See Roofs.

Trees and shrubs

Many of Cockington's trees are protected by law, either because they are within a Conservation Area or they are the subject of a Tree Preservation Order. If you want to carry out work on any trees, you must contact Torbay Council first, so that an officer can tell you if you need special permission and if you need to do any replanting.

Fine specimen trees and remnants of orchards are often to be seen in Cockington's gardens. They must be protected. If possible, plant replacements of similar species nearby so that when a mature tree dies or becomes dangerous, another is already established. The Cockington landscape contains many native broad-leaved trees. If planting new trees, use trees from this list:

Tree	Location
Oak	Singly, or in a hedge
Ash	Singly, or in a hedge
Broad-leaved Lime	Singly
Hazel	In a hedge
Field Maple	In a hedge
Blackthorn	In a hedge
Hawthorn	In a hedge
Holly	Singly, or in a hedge
Crab apple	Singly, or in a hedge
Cider apple (South-West varieties)	In an orchard

If you wish to plant specimen trees, use varieties that are already present in Cockington that include:

Scots Pine	Corsican Pine
Rhododendron	Magnolia
Camellia	Azalea

For advice on trees and to avoid possible penalties contact Torbay Council Arboricultural Officer Telephone: (01803) 207804.

Walls

See Boundary Walls, Cob, Cockington Stone.

Wildlife Gardening

To help wildlife in gardens:

- Leave an area of long grass. By delaying cutting until late in the year, ideally in September and raking off the cuttings a habitat is provided for small mammals, insects and birds. Managing grass in this way will also allow wildflowers to flourish. Long grass by streams, hedgerows and woodland is particularly valuable as it provides a transition zone between gardens and wild areas.
- Clear out streams once a year, preferably in winter. Leave any cut vegetation by the stream for a few days to allow any sheltering creatures to crawl back into the water.
- Make a pond in a sunny corner of the garden. They are easy to maintain and provide a home for wildlife.
- Leave piles of grass cuttings, leaves and dead wood in corners of the garden to rot slowly.
- Plant beds of nectar-rich flowers in sunny corners to provide food for insects.
- Put up bird and bat boxes, and keep your bird table well stocked.
- Make a compost heap. It provides a home for many species and a larder for others.

Windows: Converted Farm Buildings

When farm buildings are converted to residential use they will need new windows. Locations should be found that minimise their impact. The joinery of new windows will inevitably look different from the worn and weathered hardwood frames of the original openings. Use well-seasoned native hardwood for new frames, not stained or painted softwood. Avoid glazing bars. See also Doors, Rooflights.

Windows: Domestic Premises

Traditional windows are simple, vertically proportioned casements in pairs or threes. They would originally have had heavy oak frames fitted with timber shutters, but were later replaced by leaded lights wired to saddle bars or fixed into opening iron casement frames. Any such windows that survive must be carefully maintained. Normally the frames will have been replaced in (usually white-painted) softwood with larger opening lights divided by thin glazing bars in to six or eight panes. See also Doors, Rooflights.

THE FUTURE FOR COCKINGTON

The success of the Caring for Cockington Guide will be judged by its results over the years. Has the character of Cockington been conserved? Has necessary change been accommodated without destroying the things that make the village special?

To see how Cockington changes over the years a fixed point photographic survey is being carried out in the village, beginning in 1998. It will provide a

comprehensive record of the village, and help us to see how successful the Guide has been.

FURTHER READING

'Old Cockington' Joan F. Lang 1971
Printed by Western Litho Company (Plymouth) Ltd.
Out of print - available in Torquay Library Reference

'How to make a Wildlife Garden' Chris Baines 1985
Elm Tree Books / Hamish Hamilton Ltd.

Torbay Local Plan - Torbay Council 1991

'The Making of the English Landscape'
W. G. Hoskins 1955
(1992, Hodder and Stoughton)

Environment Services Directorate

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