

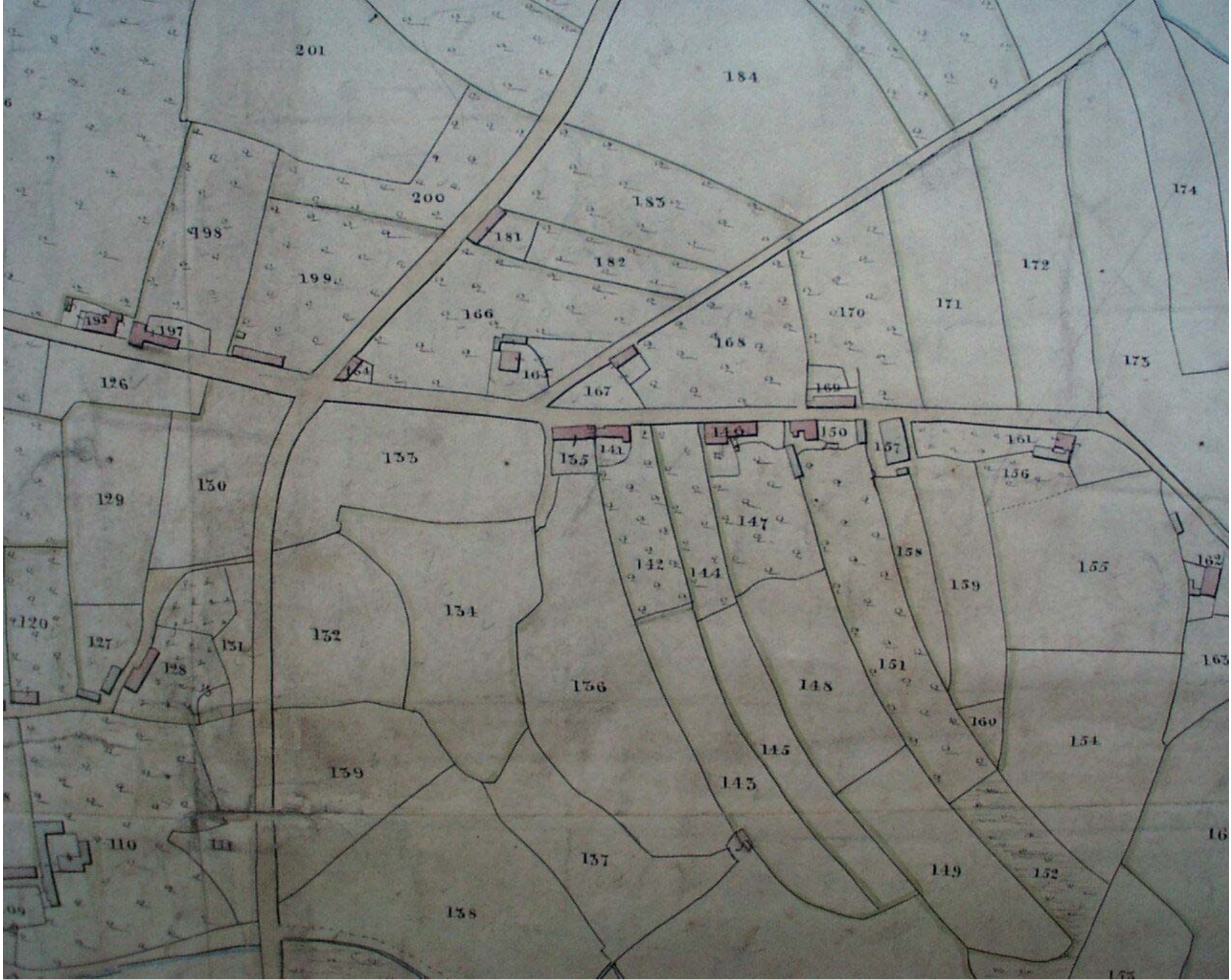


Polsham

Conservation Area

Character Appraisal





POLSHAM

CONSERVATION AREA

CHARACTER APPRAISAL

Revised

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TORBAY COUNCIL

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PHOTOGRAPHS

GEORGE BRIDGMAN'S 1890 POLSHAM PARK SCHEME DRAWING

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

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

APPRAISAL MAPS

- Map One: Historic Buildings
- Map Two: Age of Buildings
- Map Three: Building Materials – Roofs
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1 LOCATION AND ESSENTIAL CHARACTERISTICS

- 1.1 Paignton is one of the main holiday resorts of South Devon (a population of 48,000 was recorded in the census of 2001), and the ‘middle’ town of Torbay with Torquay to the north and Brixham to the south. There are three designated conservation areas within Paignton. Historic settlement from late Saxon times has been identified with Winner Street and Church Street in the Old Paignton conservation area, though a harbour is known to have been in use from medieval times. The Polsham conservation area lies about 300-350m to the north and east of the historic centre and its modern commercial heart; it is the smallest of the three extending over about 9 hectares (22 acres) and was designated in January 2001. The two conservation areas do not quite conjoin being separated by about 200 m, at their closest point near Cecil Road. The third conservation area of Roundham & Paignton Harbour lies ¾km to the south.
- 1.2 The designated area of Polsham lies mainly on the south side of Lower Polsham Road, now bisected by the railway, which runs eastwards from Torquay Road – the busy A379 – and extending to Esplanade Road, a distance of about 600m. Historically the north-south road along the bay until the 19th century was Southfield Road, somewhat further inland. The Polsham roads, both Higher (west of Torquay Road) and Lower, connected the medieval settlement of Polsham with the manorial centre at Paignton and with Preston to the north. The bedrock geology is generally simpler than that of the other Torbay towns: most of modern Paignton including the Polsham conservation area is built on New Red Sandstone (Oddicombe Breccia of the Permo-Triassic), whose exposed layers are clearly visible on the cliff faces of Roundham Head; this red sandstone has been used as a building material from medieval times. All of the conservation area lies on the flat plain, the highest point within the conservation area is c.13m AOD on Torquay Road.
- 1.3 The southern boundary of the conservation area is in the main defined by Victoria Park, formerly this area was mainly unproductive sand and marsh, neither settled, nor cultivated. This land only began to be enclosed and drained in the mid-18th century. The railway, which divides the conservation area into two distinct halves, arrived in Paignton in 1859 being preceded by further large scale draining and embanking. This followed the new coastal road of 1840 and allowed the transport of mass-produced building material, chiefly brick; such improved infra-structure promoted the dramatic rise of Paignton as one of the archetypal, though late, Victorian seaside resorts catering for mass family holidays. The vacant and drained land between the Torquay Road, Lower Polsham Road and the railway was developed as an estate of mixed terrace, semi-detached and detached dwellings around its own parish of Christchurch in the last decade of the 19th century, its pattern complete by 1900; since then the 20th century extensions, replacements and infill have been few. The area remains predominantly residential.

2 HISTORIC ENVIRONMENT, ORIGINS AND DEVELOPMENT

- 2.1 It has until very recently been assumed that Paignton dates from the later Saxon period, as suggested by the place name evidence: *Paega's Tun*, although it may

always have been a renaming of an earlier pre-Saxon site. However, in 2001 residual Late Iron Age pottery (c.200 BC) was uncovered on the site of the present parish hall within the medieval walls of the Bishops' Palace. Prehistoric (Neolithic) and Roman activity is recorded in the Goodrington area to the south. An established, and rich, manor before the Conquest, the estate passed to the See of Exeter in 1050 with which it remained until the reformation. In the Domesday Book (1086), Paignton is recorded as PEINTONE, and 133 men are enumerated which probably indicates a population of around 400-500, with perhaps around half settled in the town and half in small holdings across the manor. Polsham is quite likely one of the areas of smallholding although the name seems not to be definitively documented until 1567 when it appears as *Pawlesham*, and in 1664 as *Polsham*. An origin for the name may be from the Old English *pyll*, *pull* or *pol*; words for a pool in the course of a waterway and *ham* which can refer either to a home or settlement; alternatively it may be from the proper name Paul. Both a *Paulesham* and *Poulesham* appear in Devon in 11th and 13th century documents respectively, though neither can be definitively identified here.

2.2 The Pembroke Survey compiled in 1567 lists the holdings and rents of the Paignton manor, including all those in *Pawlesham*. The survey records 31 separate tenancy agreements covering 20 burgages (indicative of urban tenure), 41 acres of meadow, pasture, arable, and garden. Some of the place names are familiar: Les Stertes survived into the 20th century in Steart House (now Park Lodge), and in Steartfield, a large villa subsumed into the Palace Hotel to the south. *Red Clif* and *Redclyf* are instantly recognisable. While Polsham is not represented on Benjamin Donn's 1765 Map of Devonshire, the OS *Old series 1*" to the Mile of 1809 shows Paignton as built up from Fisher Street in the south to the cottages of 32-34 Old Torquay Road in Preston to the north, a distance of 1½ miles. The settlements on Lower Polsham Road being concentrated on the south side.

2.3 Polsham shares with Paignton the beginnings of a polite, as opposed to a vernacular, building tradition from the 1820s & 30s. This took advantage of the mild climate, the rising fashion for sea bathing and its perceived beneficial effects on the health of invalids: the beginnings of a 'resort'. The earliest villas and cottages (some of the latter styled as the former) belong to this phase. In 1832 Octavian Blewitt's *The Panorama of Torquay* commented that:

The village of Paignton which is situated in one of the most fertile and productive parts of this district ... has much improved within a few years; many new houses have been erected and much attention has been paid to the accommodation for invalids ... it is worthy of remark that the secluded situation of many parts of the village, the rural beauty of its vicinity, and its conveniences with respect to sea-bathing, render it a pleasant summer residence.

2.3 The tithe map of 1840 (Frontispiece) shows Polsham with the pattern of linear development, as indicated by Donn's map, along both Higher and Lower Polsham Road with eight buildings to the south including two villas, and five, rather more dispersed, to the north. Westwards across the newly built Torquay Road on Higher

Polsham Road it portrays three properties on its north side; while to the northeast close to the shore line are two further gentry residences, Parkfield and Torbay Cottage (Middlepark Hotel). The overwhelming impression from the tithe map is just how much of the character of the medieval landscape survives: south from Lower Polsham Road five long but narrow curvilinear fields indicate the remnants of medieval strip fields and their tell-tale aratral curves; south and west the quite irregular field boundaries indicate a pattern resulting from the 18th century drainage works. Mead Lane runs from the north side of Lower Polsham Road north east through a mix of remnant medieval strips and their enclosures, Barton fields and later post-medieval enclosures. The new Torquay Road sweeps up from the south to join Rams Horn Lane (Higher and Lower Polsham Roads) where it forms a crossroads with an earlier road extension, Fernham Street, running south from Preston with the linear settlement of Fernham on its landward side. The north-south roads can be clearly seen cutting through the earlier field boundaries. What is also characteristic is how many of these fields of various types are given over to orchards; nearly 50 years earlier Richard Polwhele's *History of Devonshire* (3 vols 1793-1806) had noted that at Paignton:

The greater part of the houses are built of mud walls [cob] and covered with thatch ... [and that there is] a great quantity of orchard ground.

- 2.4 Of the houses present in 1840, many survive, even if altered and extended: the northern half of 124 Torquay Road; 6-8 Higher Polsham Road; 10 Lower Polsham Road; 9, 11A, 15, 17, 23, 25, and 27 Lower Polsham Road; The western half of Polsham Arms Inn; possibly elements of 47-51 Lower Polsham Road; Hydrina, 59 Lower Polsham Road; Park House; Park Lodge; Parkfield; and Middlepark Hotel. The only losses are three buildings (one a villa) on the north side of Lower Polsham road. In 1850 White's *History, Gazetteer and Directory of Devonshire* describes the town as:

neat and improving ... [It] has risen into notice as a place of resort for invalids during the last 15 years, and is capable of being made a first-rate watering place.

An embryonic resort was in place. In 1855-6 a retired Indian Army Engineer, Col. Robert Smith had Redcliffe Tower, an Anglo-Mughal style building erected at the sea front. Reputedly a replica of a Delhi Palace (if so it would be an important record for almost all such buildings were destroyed in the remodelling of Delhi after the Indian Mutiny in 1858) it is really a form of Lucknow Baroque. Situated immediately to the east of the conservation area and despite many accretions, its massive T-shape still forms a remarkable architectural feature when seen from the bay.

- 2.5 In August 1859 Paignton Station opened following the extension of the railway from Torre; the extension was preceded by land reclamation and changes in topography to the south of Polsham. The line of the railway bisects the conservation area, its track scoring through the narrow medieval strip enclosures either side of Polsham Road. This is clearly seen on the First Edition Ordnance Survey County Series map surveyed at 1:2500 in 1861. The railway on the map is the stamp of the modern era;

its presence allowing the Victorian seaside resort to be planned, developed and all but built up in four decades.

- 2.6 While the railway is the latest addition to the palimpsest of this landscape, the 1861 OS map still shows a largely similar field pattern to the tithe map of 20 years earlier and a concentration of buildings in places that would have been recognisable to the inhabitant at the time of the Pembroke Survey 300 years earlier. New houses built within that interval are 24 Torquay Road, and Nos 2, 4, 6, and 8 Lower Polsham Road – all listed; and Nos 47, and 49-51 (not then sub-divided). Beyond the eastern edge of the conservation area, the large villas of Oldenburg House and Steartfield had been built and their grounds laid out, as were those of the Redcliffe Tower. These three elegant properties whose grounds amounted to over 20 acres by 1904 must have added a distinct air of grandeur to the north end of Paignton Green, quite superior to the southern end in scale.
- 2.7 As Paignton grew up along the arterial Torquay Road in the latter third of the 19th century Polsham became linked with Fernham to the north (and Oldway the large Singer estate) and central Paignton to the south, both the historic core and the new commercial centre of 1870s & 80s. A new parish was established in 1886 and the new parish church Christ Church built to the design of W G Couldrey, one of the two architects who essentially built late-Victorian Paignton, in 1887-88. At the same time Couldrey and his chief collaborator George Soudon Bridgman, local entrepreneurs both, were parcelling up Paignton into various building estates: the Fletcher Estate in 1883, the Palace Building Estate of 1886 et al. In 1890 Bridgman produced a drawing of the *Polsham Park Estate Paignton*, this showed the newly built Christ Church and a schema of houses and gardens in a bird's-eye-view. The drawing was highly realistic, the precursor of a developer's 3D model today; dated in his hand February 1890 it announced that *Superior Building Plots were To be Sold or Let on Long Leases*. A prominent NOTE declared: *The whole of the Plots are well sheltered from the East Winds*, evidently considered a strong selling point.
- 2.8 There are only a few differences between Bridgman's interpretative drawing and the scheme built a decade later. The transformation south of Lower Polsham Road is clearly seen on the Second Edition OS map surveyed in 1904. Polsham Park (road) stretches to the railway; its east side comprises 2 groups of four terraces, 3 semi-detached pairs, an irregular semi-detached pair and a detached house, exactly as envisioned by Bridgman and the pattern still present. To the west almost all sign of the medieval strip and irregular fields have disappeared, although the east side and lower west side curtilages follow boundaries possibly first set before Domesday. Courtland Road joins Torquay Road with a small park to the south. The junction between Courtland Road and Polsham Park is not as expansive as originally drawn, and the block between these two and Lower Polsham Road is reconfigured, between terrace groups and semi-detached pairs. At the end of the long Courtland Road terrace a Masonic hall has taken the place of the east-facing house. Bridgman's drawing shows the north side of Polsham Road with only Willow Bank (No. 10), and Maitland Villa site present (now Nos. 18-32), did he contemplate buying up Nos. 2-8? A prominent building, absent from the 1890 plan is the Post Office on the prominent corner opposite the church (108-108A Torquay Road). The other most noticeable change is the almost complete disappearance of orchards, none remain

within the designated area, adjacent only a small plot of less than ½ acre remains behind Nos 11-17 Polsham Park. To the east Marine Drive had been driven down between Middlepark and Redcliff Tower, and No. 1 built; both Esplanade Road and the esplanade itself had been created.

- 2.9 The 1933 Third Edition OS map show few changes within the conservation area: a few more houses flanking Torquay Road (Nos 116-120 & 133); and the addition of No. 45 to the villa complex on Lower Polsham Road. On the periphery though many changes had taken place: on the north side of Lower Polsham Road a large wedge between it and Mead Lane was developed as small semis; on the south side a laundry removed the last remnant of orchard. To the east the most significant change had been the development of the Steartfield estate. Here the grandeur of the three estates (2.6) hardly lasted a generation: the Palace Hotel has subsumed Steartfield and extended it, the extensive grounds parcelled up, laid to road and developed as terraced housing either side of Steartfield Road; the grounds of Redcliff Tower having lost most of its trees to Marine Drive began to swallow itself in additions (although it did not reach the bloated shape it is today until the late 20th century).
- 2.10 The later post-war 20th century pattern does not follow that of many of Torbay's other conservation areas: there is no demolition and rebuilding within the designated area, only extensions and alterations. Outside and adjacent the changes are more noticeable: the Maitland Villa site is redeveloped as two short terrace groups; the Oldenburg House site is occupied by nineteen houses of the 1970s enclosed Oldenburg Park estate; and Barum Close is awkwardly developed between the rear of Polsham Park and the railway, its only access, as is Oldenburg Park's, from within the conservation area off Lower Polsham Road. Between Courtland Road and the railway Victoria Park has extended to nearly 10 acres by absorbing the former Victoria nursery site; a library on the south side of Courtland Road links into the park. Thus while the earlier 19th century houses preserved something of their own identity, the Polsham Park estate, a late Victorian garden suburb, created one for itself as Paignton and its former outliers grew together as a seaside resort town.
- 2.11 Only in the 21st century has the integrity of the Polsham Park estate been challenged: Nos 24 and 26 Polsham Park were demolished to local outcry leading to demands for designation of the rest of the estate. These two detached houses were replaced by retirement homes, the bulky Albany Court, now the largest building in the conservation area by footprint, and the largest non-ecclesiastical building in height despite having its original design reduced on appeal.

3 PLAN FORM AND CHARACTER AREAS

3.1 CHARACTER AREAS

- 3.1.1 The conservation area can be divided into three separate character or sub-areas; two are organic in character and the third is the planned garden suburb of the 1890s. although not chronologically diverse, as Victorian building and development dominate both. The character areas are indicated on Map One and can be summarised as follows.

3.1.2 (1) *Early Polsham*

This area flanks Higher and Lower Polsham Roads west of the railway and represents the settlements within the boundaries of the late medieval enclosures shown on the tithe map (frontispiece). The buildings date from the 17th to mid-19th centuries with later 19th century infill. Its eastern extent is the embankment and a low bridge of the Torquay to Paignton line. Here a measure of separate identity has been preserved, indicated by the large proportion of listed buildings.

3.1.2 (2) *Parkfield and the early 19th Century Villas*

This area lies east of the railway's crossing of Lower Polsham Road; it was characterised by a number of large 19th century villas and their grounds, some now demolished and their sites redeveloped. Today it is the Anglo-Mughal confection of the Redcliff Hotel (outside the designation boundary) and the large villa of Parkfield and its extensive grounds which dominate the character area stretching to the north end of Paignton Green. The latter sits within 3.5 acres, bounded by long stone perimeter walls with mature overhanging trees to both the south east and southwest. Other smaller 19th century villas and buildings flank Lower Polsham Road. Beyond, towards the seafront on Esplanade Road are two hotels which date from the mid- and late-19th century respectively. The only entrance to the enclosed 1970s Oldenburg estate lies within the designation boundary although the estate is outside it.

3.1.3 (3) *Polsham Park*

This is the largest, most uniform and close dated character area of the three being the planned conception of 1890 and largely completed in the last 5 years of the century. Polsham Park was one of a number of estates planned and developed by the architects W G Couldrey and G S Bridgman. This by Bridgman, 'Architect, Torquay and Paignton', as his plans proclaimed, incorporated Couldrey's new parish church. It is smaller than most of their ventures with only about 50 houses in 10 acres – leaving aside the original and later extent of Victoria Park; it is nonetheless an important exemplar of a garden suburb with its mix of terraced, semi-detached and detached houses, all with their own front and rear gardens or areas in their own plot – the larger the house the more lavish the ornament.

4 ARCHITECTURAL AND HISTORIC QUALITIES

4.1 LISTED & OTHER KEY BUILDINGS

4.1.1 The Conservation Area contains 16 listed entries covering some 22 buildings (some now sub-divided but originally single dwellings) of special architectural or historic interest; further entries include separately listed boundary walls, entrance gates and piers, a stable block, a garden house and a cast-iron lamp: all are grade II and denoted in this section (4.1) in **bold**. While some of the original character of the conservation area has been compromised by later development, demolition and disproportionately large extensions (especially so between Roundham and Alta Vista Roads), there are many buildings, in both character areas, which are architecturally important and make a significant contribution to the townscape. These Key Buildings are shown on Map One and make up the majority of all buildings within the designated area. There are also buildings on Cliff Road, which though currently

outside the boundary add to the character of the area, especially those at the prominent Roundham, Alta Vista, Cleveland Roads junction.

4.1.2 (1) *Early Polsham*

A somewhat spatially detached corner of the conservation area, away from the bulk of the area to the east, is situated at the northwest edge on the far side of Torquay Road. Here Nos **4, 6, & 8 Higher Polsham Road** form a loose 2-storeyed, slate-roofed, stuccoed group, all are present on the title map of 1840 in some form; their current configuration was established by 1861. **No. 4** (also called Yellands House, though this was really a farm nearly 200m to the south off Cecil Road) is sub-divided as studio apartments, its rear L-shaped extension a later 19th century addition. Higher than the adjacent property (thus probably later) with a tall door and overlight in a recessed and panelled doorcase with the full classical panoply of architrave, console and cornice over, it possesses a symmetrical elegance exemplified by the wide 4-pane sash windows (those on the ground floor have architraves) each sash being divided by a single thin horizontal glazing bar. Rusticated quoins, plat and eaves bands and paired modillion brackets below deep eaves completes what was once a fine town house, now in need of some maintenance. A dwarf wall between original corner piers with a low hedge above separates the garden from the pavement and street. **Nos 6 & 8** form a pair with the latter the larger being of double-room width and thus with a central door; both doors are set back with timber lattice porches. Both have 12-pane sashes at ground level and 16-pane sashes above, characterised by very thin glazing bars and a full length plat band. A low dwarf wall runs the full length of the properties; **6** has no vegetation and while the garden at **8** is so grown up it obscures the property at ground level. All three properties have stacks set perpendicularly to the street frontage (with cornices at **8**) which are topped by tall white terracotta pots. It is doubtless the narrow widths of the gardens at only 7ft which have prevented them being converted to hardstanding.

4.1.3 Set slightly apart by an infill 1930s garage, the slightly later No. 10 is of similar height to No. 4 but otherwise plainer, its only real decorative elements plat and eaves bands. It has been undergoing sympathetic restoration for some years and boasts handsome 12-pane sash windows to both floors, and a deeply recessed door of 4 horizontal fielded panels with a stained glass light over. To the left of the door the façade has been altered to include an internal garage, while an extension on the right to include a narrow strip against the original curtilage boundary has resulted in the curiosity of a gablet and narrow pitched roof running back below the eaves of the main hipped roof. The red sandstone boundary wall, iron fencing and piers were in course of arrangement in autumn 2008.

4.1.4 Across Torquay Road **No 124** is a slate-roofed stuccoed house of 1850 with a later 19th century extension to part of the rear; the 4-bay asymmetrical façade exhibits a round-headed doorway with fanlight and three single-pane sashes at ground level, two blind recesses at first floor level and two 6-over-6 sashes, and two attic dormers above. Pilaster strips at the quoins run into high end walls with flat serpentine copings. [Check/update 1994 photo]

4.1.5 The former post office now sub-divided as 108 and 108A Torquay Road occupies an important and prominent corner site opposite the parish church; of three storeys and

polygonal so that it faces both Lower Polsham and Torquay Roads its façades are in fine cream brick with projecting undersills and horizontal bands, and relieving arches in a fine contrasting red brick. At ground level something of an original shop frontage remains with thin iron columns flanking the replacement doors; at first and second floor levels the windows are grouped as pairs onto Torquay Road, three singles at each of the three planes on the angular corner and triplets onto Lower Polsham Road. Above the triple and paired windows the roof tents out from the main structure in an unexpected but attractive way, in each case producing deep extended eaves. This handsome building is enhanced by the tall surviving chimney stacks with contrasting brick corncicing and terracotta pots – however the slab-like mono-unit PVCu windows on the upper stories sit ill in the reveals. The original terracotta finial with ironwork above also happily survives. Former subsidiary shops at 2A & 2B Lower Polsham Road have been converted to flats; the rear of the property reveals the tenacity of earlier building traditions for the walls are built in random-coursed local red sandstone.

- 4.1.6 All other buildings in this character area flank Lower Polsham Road, and are stuccoed under slate, natural or artificial, roofs, unless otherwise noted. **Nos 2 & 4** were almost certainly built as a pair in the 1850s; they share a common frontage away from the street and the same characteristics: a three-bay front with verandah across the ground storey and a central blind recess above the door entry on the first floor, and 12-pane sash windows. The low-pitch roof of **2** was probably the original form, the higher, steeper pitch of **4** (the eaves height remains the same) a remodelling because of failings, or to incorporate an attic storey as evidenced by the dormer. The roof of **2** was noted as turnerised in 1993 when the last official *List of Buildings of Special Architectural or Historic Interest* was issued. It cannot have received much maintenance, if any, since then. As well as the poor roof the shutters are damaged with missing slats and the verandah, despite the decorative lattice work, looks near to collapse with rotting glazing bars. Some of the four sash windows seem to be replacements, yet the upper floor balconets are an attractive and disguising feature. **No. 4** is in altogether better condition with its blind recess a (remodelled?) round-headed moulded arch and keystone. The bracketed verandah is fully enclosed with stained glass margin panes (probably Edwardian); to the left of the front door the lower sash window has been removed and the room brought forward into the verandah's footprint to create a type of single storey projecting bay. The garden walls and piers are both of rubble-built local red sandstone, those of **2** have large grey limestone toothed-cappings.
- 4.1.7 Adjacent but separated by a service passage **No. 6** is of a similar date but much plainer, although once verandahed, with a plat band and blocking as the only ornamental features. Late single-pane sashes sit in featureless reveals [List says 1-over-2s], the whole obscured by the garden walls incorporating a garage entry, which are around 3m high [not noted in the List] and obscure the house from the road. They are quite out of scale and unattractive. Again of similar date **No. 8**, built as Rockville, is set back far enough from the street to incorporate a drive. As its neighbours it too was furnished at one time with a verandah which extend along both south and east elevations; its ghost may be seen on the party wall with **No. 6**. Its overlapping rear block has been raised to 3-storeys so that its hipped roof is visible from the street above that of the main block, both have been recently re-roofed in

artificial slate and red tile copings. The plain blocked front of five 12-pane sash windows, 3 at first floor level, 2 at ground – the door is on the side – has been altered with the introduction of a French window on the ground floor, though the height of the reveal remains the same, probably after the verandah's removal. The garden is level with the top of the red sandstone front boundary wall. No. 10 is not listed, though earlier than the rest of the group; it appears with its two outbuildings on the tithe map of 1840 within the same curtilage it occupies today, although the rear block is now a separate property as No. 14. It is set back even further sufficiently from the street to incorporate a drive for both properties from the angle with Mead Lane. This tall 3-storeyed square villa of the 1820s or 30s was built as Willow Bank, the double-fronted full height bays with their decorative mouldings between sills and lintels may however be an addition of the later century. The fenestration however is definitely of the late 20th: entirely and quite inappropriately heavy-section top-hung PVCu. The red sandstone wall continues along the frontage from **No. 8** but above the sandstone coping is here top-coped by grey limestone blocks.

- 4.1.8 Nos 3-7 Lower Polsham Road are a distinct late 19th century group, though earlier dwellings occupied the site. They are built in the same creamy white brick as the former post office with the segmental arches to the window reveals in red brick with a keystone; these contain decorative mouldings or abstract incisions. A plat band of moulded cement render and an upper terracotta band a few courses below the eaves linking all the upper window openings runs the full width of the group. All window openings are shuttered, with additional window openings in the red brick gable end of 3 where the arches are in contrasting cream; less attractive they are all PVCu replacements: 6-over-1 types sash types at 3 & 5, and worse heavy section top-hung types at 7; all doors are late 20th century replacements opening onto the street. Bracketed parapets divide the properties at roof level, while the corniced central stacks of red and cream brick are all intact complete with pots. No. 9 shares the same eaves and roof line but is stuccoed and set forward of the brick group; the moulded plat band which continues the upper floor window sills and the curious shallow pedimental moulds over all window and door reveals the only ornamentation. The three windows are all heavy unattractive top-hung PVCu types. A wide dormer lights an attic storey.
- 4.1.9 A stuccoed terrace of 4 completes the block, of these Nos **11A, 15 & 17** are from the early 19th century and are present as a block on the 1840 tithe map; **11A** is double the width of the other two. **11A & 15** both preserve their 19th century 6-over-6 pane sash windows and 6-panel doors with narrow overlights in deep recesses; **17** (The Little Cottage) has an early 20th century part-glazed door and overlight with replacement casement windows in the original openings. The end of terrace 4 Polsham Road is a late 19th century addition, with its glazed porch entry on Polsham Road into the gable end. The upper part of the gable has 7 exposed vertical timbers from a projecting collar-cum-wallplate; the terrace has deep eaves on plain brackets along its length. An attractive cast-iron road sign with the lettering POLSHAM ROAD in relief is mounted on the gable a little above head height; above it insensitively mounted is a satellite aerial. The windows are a mix of PVCu top-hung and sash types.

4.1.10 On the opposite corner 21 Lower Polsham Road is properly part of the 1890s plan (qv 4.1.18); it is double-fronted facing onto both the historic street frontage and the new layout of Polsham Park. To the east a final terrace group of five contains **Nos 23, 25 & 27**, present as an established block on the tithe map, and Nos 29-31 later 19th century infill. The late 18th /early 19th century **23, 25 & 27** all have plain rendered fronts and 16-pane sash windows at ground level with 4-pane sashes above (with Venetian shutters to all windows on the latter); **25 & 27** have recessed 6-panel part-glazed doors behind open timber porches. Nos 29-31 have the same plan form preserving a continuity of build, though slightly raised roof and eaves lines; the paired doors share an attractive corniced hoodmould carried on three brackets – unfortunately neither the doors nor the heavy-section single-pane PVCu windows have the same delicacy. The 2-storey **Polsham Arms** and its yard occupies the width of one of the medieval strips seen on the tithe map (150); it is the oldest building in the street, although much altered, with its origins as a late-medieval/early post-medieval three-room and cross-passage house, the front lateral chimney typical of the pattern. It appears to have been extended to the east between 1840 and 1860; at some time it has acquired a ‘half-timbered’ look which is entirely non-structural the walls being again a typical roughcast. Better are the variety of sash windows including wide tripartite types on the both floors with a 4-12-4 pane plan, as well as 12 and 16-pane examples. Of the three doorways the most attractive, adjacent to the stack in the position of the cross-passage entry, is (like the windows) late 18th century with a pilaster doorcase and corniced hood mould.

4.1.11 Near the railway bridge with its eastern boundary defined by the embankment lies the villa complex of **45, 47, 49 & 51 Lower Polsham Road**. An irregular grouping surrounded by **courtyard walls** and an **outbuilding** adjacent to the **Polsham Arms** (and once part of its curtilage) and entered through a pedimented gate. Cement rendered to the street and built after 1840 the complex was originally two villas: **47 & 49-51** (now subdivided). The former of 3 storeys with some small-pane sash windows and a glazed verandah to the courtyard; the latter is of 2 storeys and a 3-storey entrance tower with 12-pane sashes. **No. 45** is an early 20th century addition to the complex, though included in the listing, hard up against the railway embankment and beyond the courtyard area.

4.1.12 (2) *Parkfield and the early 19th Century Villas*

The first house east of the railway viaduct is the pretty slate-roofed villa of **Hydrina, 59 Lower Polsham Road**; it is named on the 1861 OS as Polsham Villa and is present on the tithe map of 1840 before the railway line cut through its curtilage. Adjudged 1830s in the listing it is probably earlier than this with its rendered walls; the 6-over-6 panes are typical of the late 18th century and Regency, as is the lattice work porch, and the part-glazed 6-panelled door. After the long run of terraces giving onto the street the small front garden behind an ironwork fence allows some spatial separation from Lower Polsham Road at its narrowest. Unfortunately immediately behind and adjacent a builder’s depot utilises its original slate-roofed outbuildings, extended westwards in the later 19th century.

4.1.13 Almost opposite on the north side of the road lies the original carriage entrance to **Parkfield** (4.1.c), marked by grey Torquay limestone ashlar **gate piers** and cast-iron **gates**; somewhat overgrown and marked with graffiti in the autumn of 2008. From the

gate **boundary walls** in the local red sandstone extend for 250m to Esplanade Road, over 100m facing onto The Green. Two further buildings lie on the south side of the road: Park House, an extended early 19th century outbuilding of Park Lodge (below) has half-hipped roofs, casement and sash windows, it nestles below mature trees from Oldenburg Park and has a high red sandstone wall to the road; Park Lodge is the former Steart Villa which has a rare example of a natural slate mansard roof but has lost some other original detail. The gate piers with their interlace mouldings of the original gated carriage entrance from the esplanade side survive but are not in good repair. Between Park Lodge and Park House lies the new entry road to the 19 houses built in the 1970s on the site of the mid-19th century Oldenburg House and its grounds. The Oldenburg Park estate is thus enclosed entirely within the former curtilage and while not in the conservation area can only be entered through it off Lower Polsham Road; further a large expanse (almost an acre) of the former house's garden has been preserved as open space with a number of mature trees from the original planting. The original entrance to the site lies north of Park Lodge where brick piers topped by urns on capstones and iron gates from the 1930s replaced the 19th century form.

4.1.14 The early 19th century **Parkfield** and its immediate grounds still occupy 4 undeveloped acres; it is the single largest property within any of Paignton's conservation areas. Only the two sisters of eccentricity Oldway and Redcliff tower in the later 19th century exceed it in size; neither are in a conservation area. The stuccoed slate-roofed house (the stable block is corrugated asbestos), which has single-, 2- and 3-storey elements, is remarkably complete with deep eaves, decorative gables, a variety of elegant French-, sash-, and *cottage ornée* style windows and much other ornamentation: deep eaves, platbands, architrave mouldings, hood moulds *et multi alia*. William White's 1850 Directory has the occupant then as Shepherd Scarborough, evidently a wealthy solicitor. The interior is remarkable for its almost intact preservation, though this dates from around 1900, the period of a later occupant, Arthur Hyde Dendy. It has been little altered since; the completeness of the service rooms is unusual, while the survival of early light fittings and the exceptionally early use of asbestos for roofing is very rare. The Dendy family were involved in manufacturing and the early asbestos roof coverings may be attributed to them; Arthur Hyde himself was an entrepreneur responsible for the development of a number of the seafront hotels and the Pier of 1879. To the east lies the separate complex of **stable block, laundry and service yard wall**, listed in its own right; later in date than the main house but completed by 1860 in stone with a stucco wall to the garden; again there is good preservation to the interior. To the north is the 2-storey octagonal red sandstone former **garden house** under a pyramidal slate roof. Between the Esplanade and the original drive a new one was formed in the later 19th century running NW-SE with tall grey limestone **gate piers** fronting onto The Green.

4.1.15 Immediately east of Parkfield lies The Middlepark Hotel, originally another early 19th century villa known as Torbay Cottage; It has doubled in plan to the west almost up to the boundary with Parkfield, it has been raised in height on its east side and has a flat roof on that elevation, yet it still retains some original detail with its pitched roof in Cornish slate. The easternmost building in the conservation area is the Redcliffe Lodge Hotel on the prominent corner of Marine Drive and Esplanade Road set behind white rendered boundary walls and piers. The original conjunction of turreted

tower, tiles and timbering was very pleasing but the large brick addition on the west and the inelegant flat-roofed verandah on the scenic elevations are deleterious. On the opposite corner – and actually outside the conservation area – is the very attractive stuccoed Edwardian Villa Marina with openwork timber balconies, pantiles and a copper cupola set as to complement Redcliffe Lodge's turret, as are the rendered boundary walls. It is remarkably unspoilt. Behind the best surviving façade of Redcliffe Tower can be seen at the water's edge. The group together form an important gateway into Paignton when leaving The Green.

4.1.16 (3) *Polsham Park*

W G Couldrey's new **Parish Church of Christ Church** pre-dates the Bridgman plan for the green suburb; built in 1887-88 it is constructed of local sneaked red sandstone with Bath stone and grey limestone dressings in an Early English style of semi-circular chancel, transepts, nave and aisles – the planned southwest tower was never built, the bellcote exposed above the narthex. The windows are mainly large and traceried, some with quatrefoils, or sextfoils (Bridgman used the same motif in his Masonic Hall 4.1.24), the interior high by English parochial standards with a wagon roof. The **boundary walls and gate piers** are built in the same manner and material with yellow brick copings between the pier. A late 19th century cast-iron decorated **Churchyard lamp** stand outside the south porch at the top of the steps to the contemporary Sunday School and Church Hall (extended in the early 20th century), this last a brightly painted orange corrugated iron building with good gothic barge boards on the entrance gable. The L-shaped former vicarage to the east of the church is similarly built in the local red sandstone with brick dressings; it has now in use as a language school.

4.1.17 The rest of the character area is Bridgman's Polsham Park estate which originally comprised 10 detached, 16 semi-detached and 24 terraced houses, and the Masonic Hall. There has been very little alteration to the ground plan or to the plot layouts since 1900. One detached house on Torquay Road became the Royal British Legion Club, 7 other houses have had added extensions to their original plan form. The most major change has been the most recent, when in 2000 two of the detached houses Nos 24 & 26 were demolished; Polsham Park was not then a conservation area and no control existed to prevent it. The plots were then amalgamated and replaced by a large block of retirement homes – although smaller than the ones first devised for the application was appealed by the local authority and the conservation area designated. Bridgman's 1890 drawing of the estate differs only a little from its actual build; the variety of terrace, semi-detached and detached is almost the same in ground plan and elevation. The changes between then and now have been mostly to the joinery and the glazing; almost overwhelmingly the workmanship is inferior in design and materials: artificial slate and PVCu glazing are almost universal replacements.

4.1.18 A stuccoed terrace of four: 21 Lower Polsham Road & 1-3 Polsham Park begins the run of 19 houses extending the length of the east side of Polsham Park, accommodating its curtilages to the southwest curve of the new road, formed by a medieval boundary which may date back to the 11th century. The first in the terrace No. 21 joins the historic road to the new development and faces onto both roads with a pyramidal-roofed turret at the corner, it is mirrored at 3 Polsham Park, (although an odd glazed extension at the corner here mars the line). All have corniced bays and

hood moulds carried on console brackets. No. 3 retains its single-pane sash windows; areas of 21, 1 & 5 have been given over to car hard-standing with some loss to boundary walls. 7-13 is the second terrace of four but is a variegated mix of red sandstone and projecting brick quoins on the 3-storey gable-end blocks with painted render between over an open verandah. Boundary walls have been removed at 7 & 9 to allow hard-standing. An unattractive timber-panel fence at 13 conceals both the original ground storey and a poor conservatory added to the southwest corner, though the red and white gate piers remain intact.

- 4.1.19 The first semi-detached pair of 15-17 has been converted to one and occupied by the Innisfrere Rest Home; originally built in red brick with cream brick dressings and decorative panels of red sandstone, the linking verandahs have been enclosed in heavy section PVCu and all windows similarly replaced in an unattractive and disparate manner. 19-21 are of a similar pattern (but different from the 1890 drawing) with projecting bracketed gables over the canted bays rather than hipped roofs. At 19 the verandah has been enclosed, though both have formed balconies above by converting the openings to French windows. At 21 part of the original low red sandstone and cream brick coped wall remains where it has not been removed to allow access to the hardstanding; at 19 the cream brick coping has been removed and the wall raised by 5 courses below pierced decorative-concrete block coping. A cast-iron POLSHAM PARK sign is attached to the original wall here. The third semi 23-25 is of the same pattern as 15-17 with hipped roofs over the canted bays, however it is stuccoed all over with no contrasting material; corniced and flat platbands and linked string course and sills at first floor with small applied brackets provide the ornamentation. The space between the canted bays has been filled in – verandahs do not appear to have been part of the original plan – and balconies accessed from French windows formed above. There are late 20th century rear extensions at 15, 21, 23 & 25.
- 4.1.20 Beyond this point the curve of the street is more pronounced and the houses are screened, on both sides, by trees. No. 27 is the first of the detached houses, stuccoed but relatively plain with only a small single-storey canted bay on its façade it preserves its front garden behind hedge and boundary wall, yet the boundary wall with 25 has been removed to facilitate access to both drives. This breaks down the spatial separation between the two properties allowing cars to overspill from one to the other, almost as an extension of the street. While the glazing and the modern door are disappointing the patterned barge boards are attractive. 29 combines a 3-storey gable block at one end with a 2-storey turreted polygonal corner bay at the other topped by an iron finial; all glazing is large pane PVCu but in brown rather than white; the front garden is crazy-paved all over, and the front boundary wall removed completely.
- 4.1.21 Designed as a detached house but now sub-divided as 31a & 31b, this stuccoed house is one of the handsomest in the street and unique in pattern: two canted bays with no interstice between rise two storeys to a double gable over on very deep but plain eaves. The gables are tile hung with a single colour contrasting diamond formation at the centre of each. The only other decoration is a plat band over the ground floor windows springing to form a rounded-headed arch over the central bay opening, rather an Arts-and-Crafts interpretation of a serliana. The red sandstone

wall and piers with pyramidal caps survives with a garden behind. It is perhaps the most unspoilt and well maintained house in the road, the sole detraction being the PVCu glazing. 33-35 form a large and irregular semi-detached unit, though each half is the size of one of Bridgman's detached houses in its own right. Both are 3-storeys with 33 full width to the street, the upper storey jettied out beneath projecting staggered eaves between tiles which hang either side within the gable – very Arts and Crafts – unfortunately the boundary walls have been removed and a very plain flat-roofed extension added to the left. 35 is double fronted with its entrance to the former garden on the southeast façade. Each façade has projecting staggered eaves carried on sprocket brackets with canted bays rising full height beneath. Red sandstone boundary walls survive to the street as do the gate piers to the entry. Both houses have mainly PVCu sash type windows; the original 6-over-1 timber sashes survive on the ground floor of 35 in proportions of 1:2 in their upper and lower units. Both houses have long rear additions beyond the conservation area boundary, that at 35 has been developed as a terrace of 'mews-style' houses; the once large southeast garden at 35 is now a car park.

4.1.22 On the west side of Polsham Park, opposite Nos 29, 31, & 33-35 and part screened by a large lime tree, lie the two large blocks of Albany Court, retirement homes built after the demolition of Nos 24-26 and limited in size after appeal. They are double the ground plan of the buildings they replaced, their façades emulate the adjacent building of the original plan: well matched bricks, and red sandstone (4.2.6). However the 4-storeyed rears facing Victoria Park (and part screened from it) are very undistinguished. The 3-storey 22 provided the idiom for the Albany Court: red sandstone and cream brick dressings at quoins, reveals etc., with the same materials for the boundary walls and gate piers. Red sandstone and cream brick is a feature of all the houses on the west side of Polsham Park. There are decorative timbers and tiles to the gable; the windows in the gable end are quadripartite groups of sashes in a 4-over-1 pane pattern. No. 20, Alpenrose, is similar but larger and L-shaped, it incorporates a very attractive corner 2-storey entrance bay with double doors and a stained glass crenellated 'gallery' above. It is yet another example of Arts and Crafts influences. The eponymous Courtland, 6 Courtland Road is located on the corner, again from Polsham Park it has many resemblances to 20 & 22 but differing in detail: a quadripartite window contains casements, not sashes, with a second floor jettied bay beneath the gable. The entrance lies on the north side behind well preserved boundary walls and inscribed piers within a 2-storey projecting bay. A large Bathstone round arch contains a single door with stained glass panels either side. A second floor tile-hung dormer addition has been cut into the pitch of the roof and is reached by four flights of external stair in cream and red brick. It is both curiously clumsy yet part camouflaged by its choice of materials.

4.1.23 Longbrooke, No. 25 on the north side of Courtland Road faces Courtland and uses the same red sandstone and cream brick in its 2-storeys; the entry is another 2-storey projecting bay, though the door – 4-panelled with the upper two fine stained glass – is entered under a wide segmental cream brick arch. There is a mature garden with a high hedge atop the original boundary wall obscuring the ground floor, above at first floor level the windows are all top-hung heavy PVCu units. Despite appearances 25 is part of a semi-detached pair with 18 Polsham Park. The latter only shows its rear to Polsham Park and this is part obscured by an original outbuilding with an entry on

its north side; the clumsy arrangement was not part of Bridgman's original plan - the 1890 drawing shows a double-fronted detached house at this corner. A short east-west terraced group of six links Polsham Park with the earlier curtilages on 9-15 Lower Polsham Road to the north and Glen Road to the west. The six, 6-16 Polsham Park, have their own entrance lane on the south, which is verdant and seemingly rural in its seclusion, especially from Glen Road. Like all the houses on the west side of Polsham Road the build is red sandstone with cream brick dressings; the two terrace ends (6 & 16) are 3-storey with high gabled wings facing south, which project forward of the building line, to accommodate the extra floor and entries on the end wall; the interior four (8-14) are 2-storey with a linking verandahs running the full length between the projecting wings. Much of the glazing is PVCu, some in sash-type units. The central chimney stacks in cream corniced brick above red brick preserve most of their original pots - that between 6 & 8 contains 12. No 6 is also double fronted with a full-height canted bay beneath its own small sprocket bracketed gable to Polsham Park. Because of its larger size it is now sub-divided with a rear first floor external entry to 6A. No. 16 its opposite end has a larger garden with much tree cover so that its façade is almost invisible from Glen Road. Behind it in the former rear curtilages of 3 & 5 Lower Polsham Road, a late Edwardian 2-storey stuccoed cottage with a full height canted bay and a very attractive stained glass porch carried on open columns is a neat, and only, example of pre-war infill. The chimney stack picking up the red and cream brick pattern of the 3 & 5. The garage to the south hard up against the blank gable end is much more poorly integrated.

4.1.24 Bridgman's major terrace group along the north side of Courtland Road is a grand statement; there are good vistas uphill to the east with the 1891 Masonic Hall beginning the terrace; and west down to Torquay Road from Polsham Park; The upper floors look out across Victoria Park. Originally built as two groups: hall and Nos 5-15, and 17-23. The Masonic Hall is particularly attractive, built in the local red sandstone with cream brick dressings, here the brick quoins and reveals, and the small casement windows are complemented by Bathstone for the large curvilinear intersecting traceried window to the hall, which is set in its own gable facing the street. The Bathstone sextfoil window to the west-facing end gable picks up Couldrey's similar usage on Christ Church (4.1.16). Both are well seen together across the rear boundary walls of 1 Courtland Road, which affords the only full, and very fine, view of the church's south chancel, transept, and nave clerestory. Both terrace groups are 3-storied and built in red brick with cream brick dressings. The first group Nos 5-15 have canted bays below a full length bracketed verandah, the window glazing 12-over-1 pane to the front and 6-over-1 panes to the side. Above 5 and 15 have full height gables facing the street with two wide 2-over-2 pane windows at first floor and a jetted tripartite casement window unit above. The interior four 7-13 have three smaller single-pane sashes at first floor and timbered gable dormers above bracketed eaves, originally with a single 2-over-2 pane sashes. All have terracotta crestings and a finial to dormer or gable, the whole effect a harmonious rhythm.

4.1.25 The second group Nos 17-23 are separated by only a narrow gap from 15; the poor quality infill and the treatment to the end gable of 15 making the break obvious. The treatment of the external and internal pairs is again different: at ground level 17 & 23, the outer pair have square bays with three windows to the front - thus five units

with originally 4-over-1 sashes to each – and 19 & 21 the inner pair canted bays with 6-over-1 sashes to the front and 4-over-1 to the side. At first floor level all four had originally two groups of paired 4-over-1 pane sash units; at second floor 17 & 23 have jettied bays below a gable, 19 & 21 a dormer above eaves level; however the dormer are very much bigger than those of the first group, equalling the size of the jettied bays. No. 23 also has a canted bay and gabled dormer facing Glen Road. The sash configurations described are the original and highly thought out detailing Bridgman conceived for this group; unfortunately much has been replaced by inferior and inelegant PVCu. Good original sashes survive at 13, 15, 17 (ground floor) and 21; original timber panelled doors survive at 9, 11, 13,15, 19, 21, and 23. No. 21 appears to have preserved more of its original detail than its peers. Both groups preserve their low red sandstone walls with cream brick copings, and capped gate piers with small well planted gardens behind. Fortunately none of the gardens had been given over to hardstanding before Article 4(2) directions were imposed (10.2).

4.1.26 Opposite the Masonic Hall well set back from the Road is 4 Courtland Road; it is very similar to No. 6 in materials and plan form, with the same type of decorative wide entry bay with Bathstone arch and panelled door units. The left hand side with its segmental-headed windows below a single storey gable and openwork barge boards allows one to reconstruct the façade of Courtland before the addition of the external stair unit (4.1.22). It has modern extensions including a conservatory added to the original verandah on the east-facing façade, and excavated to accommodate a lower ground level; and a utilitarian red-brick rear block against Victoria Park. On the corner, the former Royal British Legion Club, 2 Courtland Road, is somewhat sheltered from the busy Torquay Road by its high sandstone walls. Once handsome with its prominent northwest corner turret it has suffered from the removal or reduction of its stacks, poor replacement glazing, and worse a large stuccoed rear addition; the high wall has been removed along the Courtland Road frontage allowing cars to spill out into the road for there is no intervening pedestrian pavement. It is a very disappointing entry point into the conservation area.

4.1.27 To the south, at the southwest corner of the conservation area, the semi-detached block of 98-100 Torquay Road is similar in design to 15-17 & 19-21 Polsham Park, differing in details. The red sandstone (red brick on the north) has the usual cream brick dressings to quoins, canted bays, window reveals, wall copings etc., though here it is perhaps even better rhythmically balanced, not least because it is employed also to the stacks which survive in their entirety, topped by creamy terracotta coroneted pots. Front verandahs survive, only that at 98 being enclosed; but much is concealed behind the high hedges above the low original boundary walls. Unfortunately there is a great deal of PVCu replacement glazing. The aspect from Victoria Park could not be more different both south and east-facing façades are entirely stuccoed, as are the tree tall slender chimneys of 98 against the park. Two semi-detached pairs lie between the south side of Christ Church's grounds and Courtland Road. 1 Courtland Road & 102 Torquay Road, and 104-106 Torquay Road. The former is another red sandstone and cream brick 3-storey building with generous window openings, terracotta crests and finials; the Courtland Road side has additional projecting bays and a glazed entry, though no longer the original southwest conservatory. On the Torquay Road side all glazing is PVCu but disparate between the two halves – that at 102 is the inferior, here the verandah has been

enclosed following the inarticulate horizontal line of the window forms. 104-106 is occupied by Burnside Court, the block is smaller in scale than its neighbour only 106 against the church side is 3-storeys. Ugly timber extensions, which replace the original verandah and conservatory, PVCu glazing and a prominent rear fire escape mar the façade. Fortunately both pairs preserve their sandstone and brick coped boundary walls to Torquay Road.

4.1.28 Victoria Park lies to the south of the Polsham Park estate, it is not included within the designated boundary, with the exception of the library grounds, but it is an integral part of the conservation area's open space with direct pedestrian links from both Courtland Road and Polsham Park. The area east of the tennis courts (then marsh) was compulsorily purchased in 1894 and the pond completed the following year, so that access to Hyde Road and to the park beyond the railway line and into Garfield Road via a tunnel was available from Polsham Park. The Victoria Nurseries next to Torquay Road and the marshy area in between were acquired between 1927 and 1937 to extend the park. The remaining marshy area next to Courtland Road was drained and the library built on the site in 1961. It is scheduled to move after 2010; any replacement buildings on the south side of Courtland Road will need to be of the highest calibre as they will face Bridgman's fine terrace.

4.2 BUILDING FORM, MATERIALS & ORNAMENT

4.2.1 The conservation area differs considerably between the buildings of Higher and Lower Polsham Roads before the late 19th century and the planned Polsham Park estate. The late-medieval form of the Polsham Arms would not be out of place in deep rural Devon, while the small scale 2-storey villas and terrace houses are typical of the late 18th/early 19th century village or small town. Some almost certainly are on plots with tenure going back to the medieval period as suggested by the Pembroke Survey. The few larger Italianate villas near the sea front were a response to new fashions, built before the railway opened up large-scale development.

4.2.2 The houses of the late 19th century planned estate with their modest gardens, whether detached, semi-detached or terraced are conspicuously urban in form; the few detached types with much larger gardens are perhaps closer to the types found in the inner suburbs of larger towns. Both represent a type of residence aimed at the new middle classes, here supported by a new parish and its church, and the nearby town centre of Paignton with its full complement of public buildings erected by the same developers and architects.

4.2.3 The earliest vernacular buildings will have been of cob and local sandstones, some may survive at the Polsham Arms and in elements of some of the earlier buildings. The local building stone, a red sandstone breccia conglomerate common all over Paignton from medieval times and exposed on Roundham Head was used extensively. Many of the stuccoed villas were surely built of this rather than imported brick or limestone. Stucco and white or colour-washed render being the predominant finish up to the mid-19th century. The coarser sandstone bands with many inclusions have been used especially in boundary walls. The parish church used better types but the masonry is snecked and rusticated not ashlar in finish. The characteristics of the stone are a feature of the variegated materials employed by Bridgman on the park

estate, where it is used exposed combined with brick in contrasting colours and styles.

- 4.2.4 There is some imported stone within the conservation area, chiefly grey Torquay limestone, which is used in the extensive walls and gate piers of Parkfield; and elsewhere in some sections of kerbstones and gullies. Bathstone is used by Couldrey and Bridgman in the church, the Masonic hall and the larger detached houses of Polsham Park and Courtland Road.
- 4.2.5 Slate was the predominant roofing material throughout the 19th century, replacing thatch, which is not represented in the conservation area; most of the original slate appears to be the typical dark grey of Welsh origin; much has been replaced by artificial types since. From the late 19th century Bridgwater clay double-Roman tiles became a relatively popular roofing material and there are a number of examples on the Polsham Park estate.
- 4.2.6 The earlier houses pre-dating the late 19th century development are typically stuccoed with projecting porches, panelled doors and fanlights over; some of the doorcases are elaborate with good classical detailing: 4 Higher Polsham Road, 27 Lower Polsham Road and the Polsham Arms. Windows are casements or sashes, some with thin glazing bars – horizontal and vertical – and narrow margin panes. The estate houses show a rich variety of ornamental detail in stonework, joinery and glazing; all enormously varied and confidently carried out. The detached houses on the west side of Polsham Park near the south side of Courtland Road in particular are rich in decorative elements, much in an Arts and Crafts influenced idiom: stained glass, tile-hung gables, elaborate entry bays, jettied upper storeys and ornate-headed sash windows. Even on the lesser houses there is a good deal of surviving period detail: ridge tiles, crestings and finials; doors and windows with distinctive panelling and glazing rhythms – it is these original windows which are particularly vulnerable to change; timber trelliswork and bracket, barge boards, decorative brick work in reveals and entries, and to quoins. Such design details were clearly intended to be part of the building as an integral unit, and to be mirrored in the semi-detached examples. The whole establishing the character of a fine late 19th century planned estate. The red sandstone, (Capton stone) used on the façades of the Albany Court flats was imported from Williton, Somerset where it is still quarried.

4.3 CONDITION OF BUILDINGS

- 4.3.1 Many buildings are well cared for but their maintenance has not always been with the traditional material of their construction. A number of buildings still retain original timber detail, whether porches, verandahs, panelled doors, sash or casement windows but much has been lost to PVCu replacements also. These are very unsatisfactory in appearance, bearing little relation to the original profile – even the sash types cannot emulate glazing bars well; they are not only unsuited to period dwellings, but their long term durability is unproven, and in any case they are much less environmentally sustainable than timber. The contrasting treatment of original timber joinery and replacement PVCu units is especially noticeable in the Courtland Road terrace (4.1.24-25). Further the trend towards individual replacements on terraces and semi-detached houses has unbalanced the unified concept of the original frontages to the

detriment of the appearance of the townscape as a whole. Of the surviving original features most appear to still be in good condition, and it is regrettable then that so large a proportion has been replaced by inferior substitutes. There should be no conflict between the retention of historic detail, and modern levels of comfort and convenience, which is often the decisive factor in its removal, thereby causing a historic building to lose its authentic character. Sound advice is available in English Heritage's Notes on the application of Building Regulations Part L *Balancing the needs for energy conservation with those of building conservation*.

- 4.3.2 With the stark exception of Albany Court there has been no wholesale demolition of Bridgman's buildings in Polsham in contrast to Paignton's other conservation areas. The significant threat is therefore the replacement of historic detail, as noted above, and the removal of frontage and boundary features – a number of boundary walls, especially on the east side of Polsham Park, have given way to allow the entry of cars into the former garden area; 2 Courtland Road is also a very bad example.

5 CHARACTER & RELATIONSHIP OF SPACES

- 5.1 The contrasts are considerable between the organic linear development along Lower Polsham Road with its early origins and the late formality of the Victorian planned suburb which was adapted to fit the medieval topography. Polsham Park – with its strong street presence and enclosed views – is itself part of a much larger Victorian patterned layout of streets and houses to the north and across Torquay Road to the west. The immediate proximity of Victoria Park with its mix of recreation and large areas of open space to the south is outside the conservation area, though an integral part of the conservation area's townscape. Different again are the surviving villas and later buildings, such as Redcliffe Lodge, and Villa Marina beyond, which are separated from the western part of the conservation area by the railway and its embankment and surrounded on all sides by 20th century development. These look towards the Esplanade and the seafront with its extensive outward views rather than to the town centre. Parkfield alone within its large mature grounds retains something of the period in which it was built. At the west end Christ Church's red sandstone mass is contrasted by the earlier stuccoed buildings to the north.
- 5.2 The linearity of the conservation area is underlined by Lower Polsham Road which runs through it like a spine; this provides the only access to a number of housing developments outside the designated area north and south which cannot be accessed except through the conservation area: Logan and Wilbarn roads to the north, and Barum Close and Oldenburg Park to the south.

6 GREEN LANDSCAPE & TREES

- 6.1 The topography of Polsham and a number of significant landscape features present today have evolved from medieval field patterns; these still underlie the late Victorian suburb. The former predominance of cider orchards in Paignton has been noted above (2.3); the last remnant of orchard in Polsham being the land behind 7-17 Polsham Park, now occupied by 8-20 Barum Close. The curve of Polsham Park and

its east side curtilages follow exactly the aratral curve of early plough teams; the few standard trees being later definitions of the field boundaries. The large irregular gardens of the detached houses of south west Polsham Park follow a similar medieval land division, However other than the trees along the boundary with Victoria Park, the ornamental trees and shrubs of those gardens, and the street trees of mainly lime, plane and evergreen oak, may be attributed to the period of suburban development. These were augmented when the new blocks of Albany Court were constructed through a planning agreement (Section 106). Christ Church and its former Vicarage also occupies a distinct early land block (itself truncated in 1840 by the new turnpike of Torquay Road); the yews and deciduous species trees along its southern boundary incorporate lineal descendents of those present at least in 1861. The limes which flank Lower Polsham Road at the church's northern boundary doubtless date from shortly after its completion.

- 6.2 Further east the 1859 railway line is the major landscape feature and a significant green corridor. The grounds of Parkfield include a rich mix of mainly deciduous trees but also evergreens such as Mediterranean pines and holm oaks. The parkland is now much more thickly wooded than its original planting along the southern boundaries; it is a prominent green space at the north end of the Esplanade where The Green finishes. Victoria Park developed between 1894 and 1937 is the most significant green space on the edge of the conservation area and spilling out onto Courtland Road. The southern boundary of the designated area is somewhat unsatisfactory here as the park is an integral part of Polsham. The mix of ornamental and native trees, including palms, particularly within the gardens of the park estate provide an attractive foil to the late-19th century buildings; the loss of gardens to hardstanding is one of the least attractive modern developments. The green lane that runs in front of the Glen terraces is a charming example of *rus in urbe*.

7 THE SETTING AND FEATURES OF SPECIAL IMPORTANCE

- 7.1 Section 4 THE ARCHITECTURAL AND HISTORIC QUALITIES describes in some detail the main communal and individual elements that make up the distinctive sub-areas, and what gives the conservation area its special character as a whole; these may be summarised as follows:

- ❖ the presence of a number of late 18th and early 19th century stucco buildings mostly listed, along Lower Polsham Road typical of rural rather than urban post-medieval development, enhanced by the survival of the earliest building, now the Polsham Arms;
- ❖ the survival intact of the early 19th century villa and grounds of Parkfield, unique in Torbay;
- ❖ the almost complete survival of the street plan, ground plan and buildings, all considered 'key', as conceived by George Soudon Bridgman for his late-19th century Polsham Park Estate, incorporating Couldrey's new parish church, adapted to a medieval field pattern;

- ❖ the survival of much distinctive timber detail from the earlier phase, such as the variety of sash-window types with delicate glazing bars; the detailing to porches, doors and doorcases; trellis work; and verandahs;
- ❖ the variety of building materials – red sandstone, Bathstone, red and creamy white brick – with slates and tiles for roofing; and its imaginative variations in use in the different house types is characteristic of the best late 19th century planned developments;
- ❖ the individual elements of the variegated ornamentation, especially the decorative surface treatment of window and door reveals, cornice works, horizontal banding, quoins, chimney stacks, verandahs etc;
- ❖ the survival of intricate timber detail on the buildings of the park estate such as doors, sash windows with great variation in glazing details, carved eaves brackets, jettied bays and gable-end barge boards – even alongside inappropriate replacements many principal elevations remain intact;
- ❖ the survival of boundary walls and integrated gate piers;
- ❖ and the number of visually important mature trees, in addition to those at Parkfield, those surrounding Christ Church and its vicarage, in Victoria Park and the street trees of Polsham park and Courtland Road.

8 THE EXTENT OF LOSS, DAMAGE AND INTRUSION

- 8.1 Polsham Park retains a great deal of its distinctive Victorian Character and layout, however over time alterations and some extensions have appeared that have paid little or no attention to the design or integrity of the building, so that a number of frontages have lost much of their original detail. The most damaging changes have invariably been the thoughtless replacement of original features with poor quality ones in inappropriate materials. Invariably doors and windows have suffered especially in this regard. The imposition of Article 4(2) directions was intended to prevent further loss, and combat the poor aesthetic sensibilities that have led to such loss of detail.
- 8.2 The loss of period detail from unlisted buildings has largely been detailed in Section 4 THE ARCHITECTURAL AND HISTORIC QUALITIES so the following list is only indicative of the potential damaging intrusions and existing negative influences:
- ◆ Extensions and antipathetic additions to the original fabric and ground plan of the late 19th century houses, or infill development adjoining them in substantial curtilages, which overwhelm the original identity and uniform character with no balance in quality, such as Albany Court;
 - ◆ the loss of traditional materials, especially on roofs where the bitumen-coating of original Welsh slates has occurred, or where these have been partially or completely replaced with poor artificial substitutes;

- ◆ the loss of many of the traditional sash windows and their replacement by PVCu types totally out of harmony with the fine detailing of the original patterns;
- ◆ changes in use and subdivision, or the combination, of properties leading to loss of detail and the erosion of the original boundary features, especially garden walls;
- ◆ the access to residential streets and developments outside the designation boundary that can only be gained via Lower Polsham Road brings a greater density of traffic into the conservation area; the high density of occupation at Albany Court increases vehicle movement considerably in this part of Polsham Park, a cul-de-sac;
- ◆ the removal of the library will create a gap site and doubtless pressure for high density redevelopment, which create great pressure on the townscape and the estate's relationship with Victoria Park.

9 SUMMARY

- 9.1 Polsham Park is one of several prominent urban and suburban developments that make up late 19th century Paignton; itself one of the best examples of informed Victorian planning anywhere in the west country. Polsham is well defined on all sides: Torquay Road; the historic Lower Polsham Road; the railway and Victoria Park. Because of this it has fewer 'ragged' edges than either of the other two conservation areas. The threat that emerged with the demolition of two large houses next to Victoria Park led directly to its designation as a conservation area, and the additional controls on development exercised through Article 4 (2) directions.
- 9.2 In contrast to the more densely populated area of Old Paignton to the south, where the historic centre has had a settled population for a millennium, Polsham Park is a quiet late Victorian garden suburb. That original quality has largely been retained, despite the demolitions and the replacement block of flats, especially as so many of the original plan boundaries remain.
- 9.3 Close to the seafront and beyond the railway the conservation area exhibits quite a different character. The dense specimen trees of Parkfield have a memorable presence; the more so as they then give way to the wide flat expanse of the green, forming a distinct landscape feature from a wide surrounding area. Compared with the main esplanade to the south, this part of the town is quieter; the barred entry to Lower Polsham Road preventing holiday traffic flowing back through the conservation area. Against the houses on the north side of Lower Polsham Road can only be accessed from it; to reach the Oldenburg Park estate the whole length must be traversed.
- 9.4 The distinct loss of period detail before the withdrawal of permitted development rights is regrettable but has been halted. The extra controls allow best conservation practices to be applied effectively and raise awareness of the collective value of the

buildings to the townscape None of the late-19th century buildings are listed, though all are considered ‘key’ buildings (Map One).

- 9.5 It has been noted above that good quality buildings and settings exist on the periphery but outside the current designation boundary: Villa Marina and Victoria Park. The extension of the existing conservation area to include these has much to recommend it.

10 CONSERVATION AREA POLICIES

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

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

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

further it is recognised that:

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

10.2 ARTICLE 4(2) DIRECTIONS

- 10.2.1 On 11 April 2002 Torbay Council made a direction under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO) restricting certain permitted development rights on specified dwelling houses within the conservation area. The order was confirmed on 8 October 2002.

- 10.2.2 The developments for which planning permission is required, (and was formally permitted), insofar as such development would front onto a highway, waterway or open space, are:

1. The enlargement, improvement or other alteration of a dwelling house (Class A of Part 1 of Schedule 2 of the GPDO);
2. The alteration to a roof slope ((Class C of Part 1 of Schedule 2 of the GPDO);

3. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where it involves development within the curtilage of a dwelling house (Class A of Part 2 of Schedule 2 of the GPDO);
4. The demolition of the whole or any part of any gate, fence, wall or other means of enclosure which is within the curtilage of the dwelling house (Class B of Part 31 of Schedule 2 of the GPDO).

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Initial research prior to designation by John Fisher BA MA MRTPI IHBC

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

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1. The enlargement, improvement or other alteration of a dwelling house (Class A of Part 1 of Schedule 2 of the GPDO);
2. The alteration to a roof slope ((Class C of Part 1 of Schedule 2 of the GPDO);
3. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where it involves development within the curtilage of a dwelling house (Class A of Part 2 of Schedule 2 of the GPDO);

4. The demolition of the whole or any part of any gate, fence, wall or other means of enclosure which is within the curtilage of the dwelling house (Class B of Part 31 of Schedule 2 of the GPDO).

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PHOTOGRAPHS

Inlooks and Outlooks

1. Lower Polsham Road looking west from near the railway viaduct which bisects the conservation area; the historic settlement lies on the south side of the road. The high gables of Christ Church and the mature trees in its grounds close the view. The Polsham Arms with its prominent front chimney stack contains the oldest fabric of any building within the designated area.
2. Medieval Mead Lane runs north from Lower Polsham Road.
3. The extensive grounds of Parkfield with many mature species represented, the majority here are sycamore of mid-19th century plantation.

1.



2.



3.

4. Victoria Park which has good pedestrian access from Polsham Park and Courtland Road.

5. The enclosed green of Oldenburg Park, the former grounds of the mid-Victorian Oldenburg House. Although it lies outside the designated area the enclosed estate can only be reached through it via Lower Polsham Road.

Old Polsham

6. Nos 4 & 6-8 Higher Polsham Road, the latter simpler pair may be the earlier, with their 16-pane sash windows and lattice work porches; the 1850s No. 4 has an external doorcase displaying the full classical panoply of architrave, console and cornice over. The symmetrical elegance is further exemplified by the wide 4-pane sash windows, each sash being divided by a single thin horizontal glazing bar.



4.



5.



6.

- 7-8 Nos 2 & 4 Lower Polsham Road were almost certainly built as a pair for they share similar characteristics: disposition of bays, including a blind recess, and front verandahs. No. 2 (7) is in sore need of maintenance; No. 4 (8) appears to have had its roof raised, for it incorporates a dormer, and has had its recess remodelled. The simple latticework verandah has been replaced by an attractive late Victorian/Edwardian type with a dentill frieze and stained glass.
9. Rockville, 8 Lower Polsham Road, another mid-Victorian villa, here set back from the street; formerly an L-shaped verandah extended across the its front and side – its ghost can be seen in the recess in the wall of No.6 to the right of the tree.



7.



8.



9.

10-12. 3-17 Lower Polsham Road, a mixed group of incorporating a pre-1840s core with late Victorian additions at each end (10). Nos. 3-7 the handsome addition in white brick with attractive cornice and arch reveal detailing (11). The early-19th century core of 11A, 15 & 17 (12).



10.



11.



12.

13. 23-31 Lower Polsham Road another mixed terraced group: Nos 23-27 of the late 18th/early 19th century, with characteristic mass stubby chimneys; Nos 29-31 (foreground) late 19th century.

14. The Polsham Arms, a late-medieval/post-medieval 3-room and cross passage house in origin; the applied timbering is decorative, not structural, distorting the true build. The handsome corniced doorcase with reeded pilasters is a late 18th century addition to the fabric. See also (1).

15. The cement-rendered and stuccoed 1850s courtyard villa complex of 47 & 49-51 Lower Polsham Road with its pedimented gate entry; the latter a sub-division has a rear belvedere/ tower entry. A third 'villa' No. 45 was added in the early 20th century.



13.



14.



15.

16. Hydrina, formerly Polsham Villa, at 59 Lower Polsham Road is a simple cottage villa of the early 19th century with a very attractive lattice work porch; its ancillary outbuildings are in use as a builder's depot

17. The early 19th century Parkfield is the largest house in the conservation area which uniquely sits within its original undeveloped grounds (3). The low left-hand wing is an early 20th century addition.

18. Redcliffe Lodge at the seaward edge of the conservation area boundary. A fine late Victorian/ Edwardian building in origin; however in the late 20th century it was doubled in plan with an addition to the west (out of view) and the verandah extended and enclosed. This is a typical and generally unhappy feature of such 19th century houses converted to hotel use.

16.



17.



18.

19. The Edwardian Villa Marina (Opposite Redcliffe Lodge) and Redcliffe Tower behind, whose southwest face preserves the original intention best. Both are outside the conservation area boundary but have a bearing upon it. Villa Marina has managed to preserve its integrity better than Redcliffe Lodge; but together they form an impressive entry into north Paignton after the long expanse of The Green.

Polsham Park

20. W G Couldrey's Christ Church of 1887-88 built in advance of Bridgman's developed scheme for Polsham Park; the red sandstone is the local vernacular building material; detailing is in grey Torquay limestone or Bath stone. Here the south aisle and transept rise loftily over the church hall. The sextfoil window is echoed in Bridgman's design for the Masonic Hall in Courtland Road (33).
21. The bright corrugated church hall is the original and was even extended in the same material in the 1920s; the Gothic barge boards transform the utilitarian into the unusual.



19.

20.



21.

22. The former 3-storey post office, 108-110 Torquay Road, designed to sit on the Lower Polsham Road junction opposite the church; the subsidiary ground floor shop fronts have been infilled while the fascia qualities are poor.

23-24 The first of Bridgman's new blocks, a terrace group of 4 with 1-5 Polsham Park. It is stuccoed rather than the more common red sandstone and brick mix. The double-fronted and turreted 21 Lower Polsham Road (23) is set back from Lower Polsham Road but acknowledges its frontage on it. Nos 1-5 show their elegant proportions (24). However as in the majority of the 1890s buildings the near universal use of PVCu replacement windows, the frequent removal of boundary walls, and the change of garden to hardstanding has impacted badly on the original aesthetic of Bridgman's conception of the garden suburb.

22.



23.



24.

25. 15-17 Polsham Park, with its verandah replaced and enclosed in heavy section PVCu like the window units, is antipathetic to the original sense of proportion.
26. The detached 29 Polsham Park (now subdivided) undergoing restoration; the double glazed units are brown PVCu.
27. 31 Polsham Park, another detached house now subdivided but well maintained and well preserved with the exception of the replacement windows.

25.



26.



27.

28. 33-35 Polsham Park is an irregular but attractive semi-detached design bordering on Victoria Park with a diversity of features: bays, gables, a jettied storey, projecting bracketed eaves inter alia. Both have large late 20th century rear wings, that of 35 accomodates a small terrace of 'mews-style' cottages – the rest of the garden between the railway and Victoria Park being given over to parking.

29. In 2002 Nos 24 & 26 of the original 1890s scheme were demolished and the large retirement-home blocks of Albany Court put up; No. 22 beyond provided the idiom, if not the ground plan, for the re-development.



28.



29.

30-32 A number of detached houses cluster near the junction with Courtland Road:
Alpenrose, 20 Polsham Park (30); Courtland, 6 Courtland Road (31, 41); and
Longbrooke, 25 Courtland Road (32). All have good individual features, although the
best façades tend to be those to the garden and thus unseen from the road.

30.



31.



32.



33-34 The long 3-storey terrace of Courtland Road; originally split into two groups but now linked. The Masonic Hall forms the west end and uses the same Bathstone for detailing as Christ Church. The east end group of 4 on the corner with Glen Road have a mix of jettied gables and dormers (34).

33.



34.



35-36 Set somewhat apart from the green suburb three semi-detached pairs and a larger detached house front Torquay Road, with another detached house opposite the Masonic Hall. 1 Courtland Road/102 Torquay Road is typical of the semi-detached type in red sandstone with white brick detailing (35); 4 Courtland Road has a wide double-height projecting entry with a classical Bathstone round-headed arch surround and keystone (36, compare with 41).

35.



36

37-38 Glen Road links Lower Polsham and Courtland Roads (37); running between it and Polsham Park is a narrow enclosed lane giving access to a small enclosed terrace of six (38).

37.



38

Details

Within the conservation area despite the deleterious removals, extensions and additions some architectural ornamentation has been preserved; this includes:

39-41 The Verandah at Parkfield (39); the bell-cote at Christ Church (40); the door and entry at 6 Courtland Road (41, compare with 36); continued overleaf

39.



40

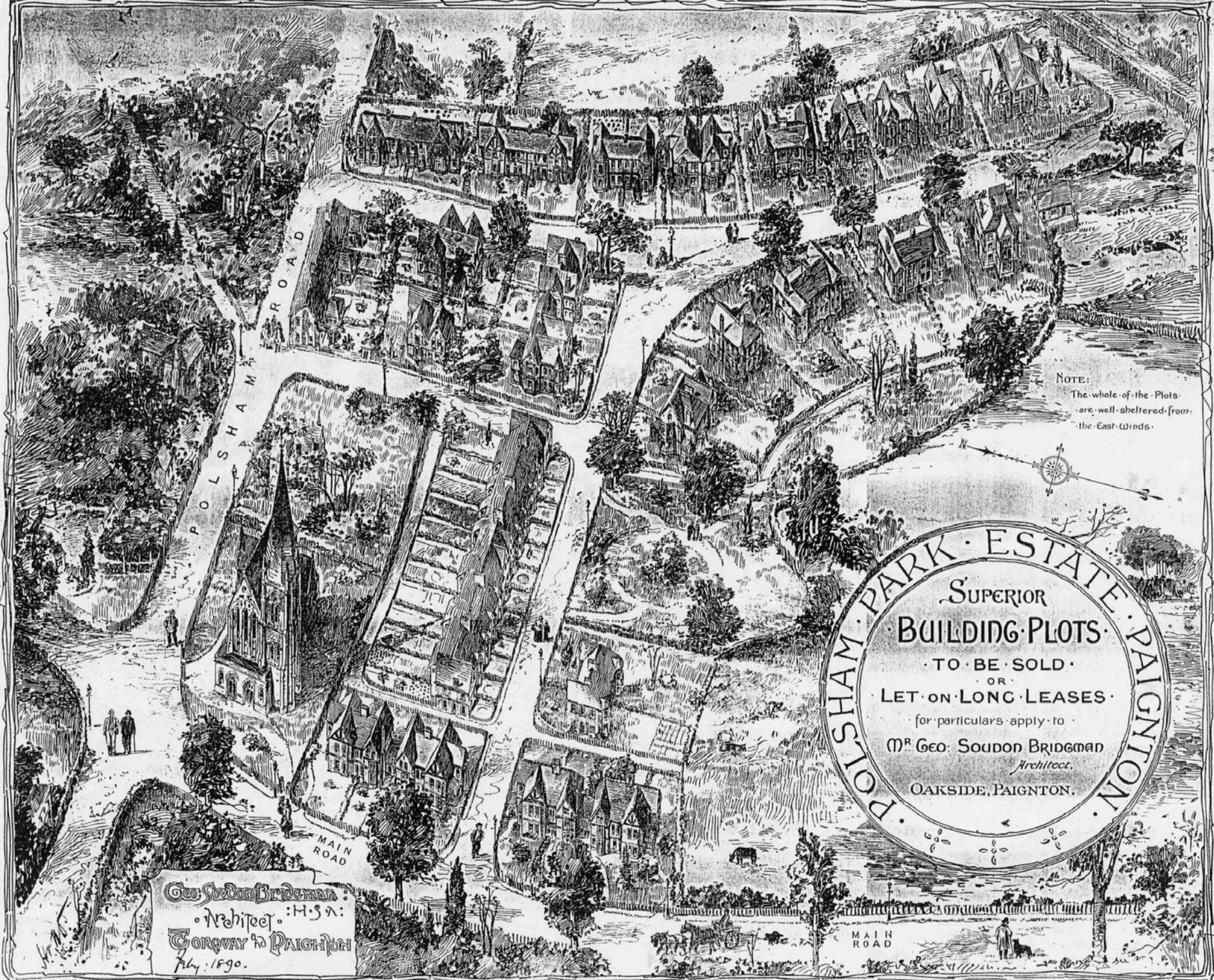


41.



TO SANDS

TO RAILWAY STATION



NOTE:
The whole of the Plots
are well sheltered from
the East Winds.

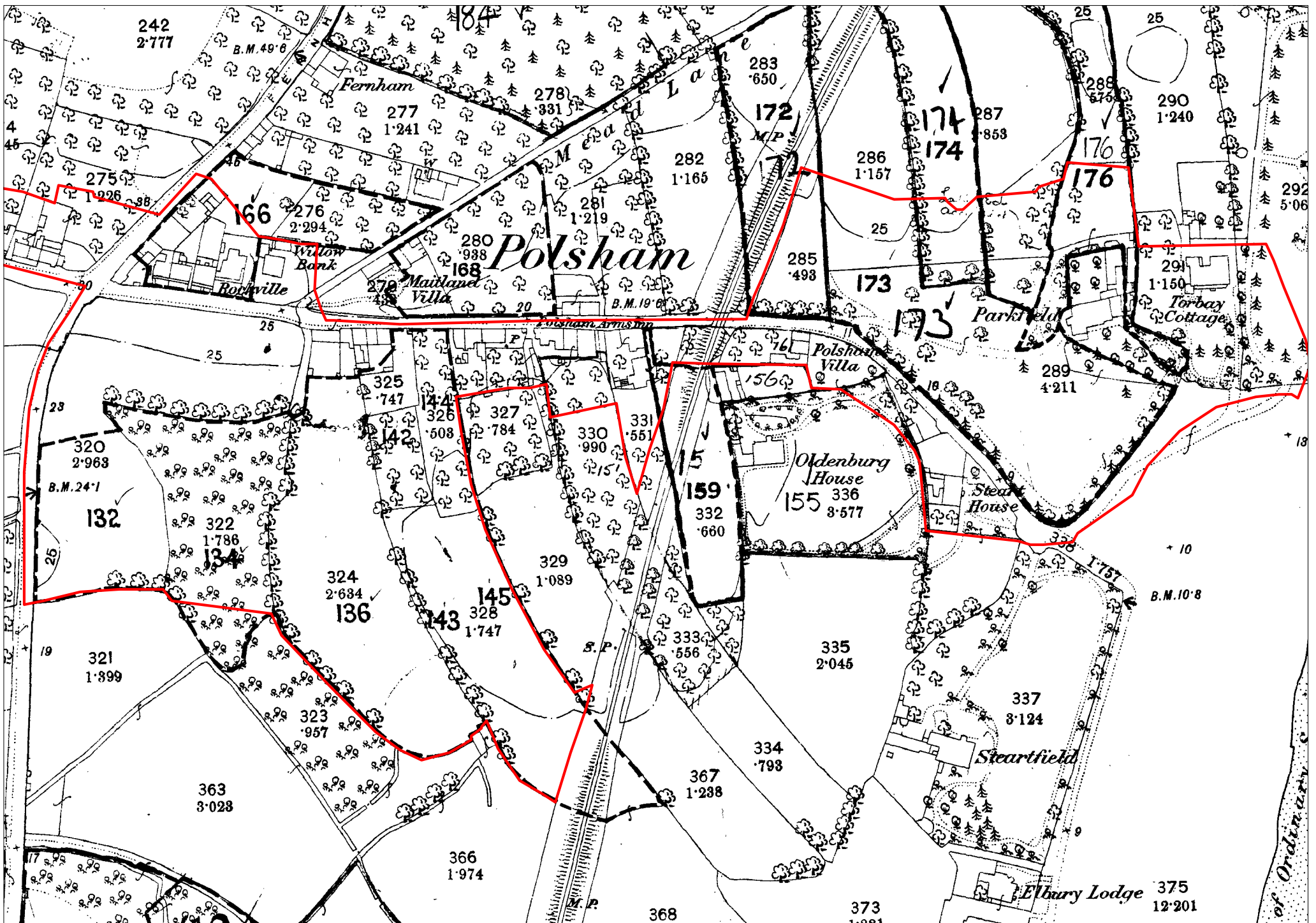


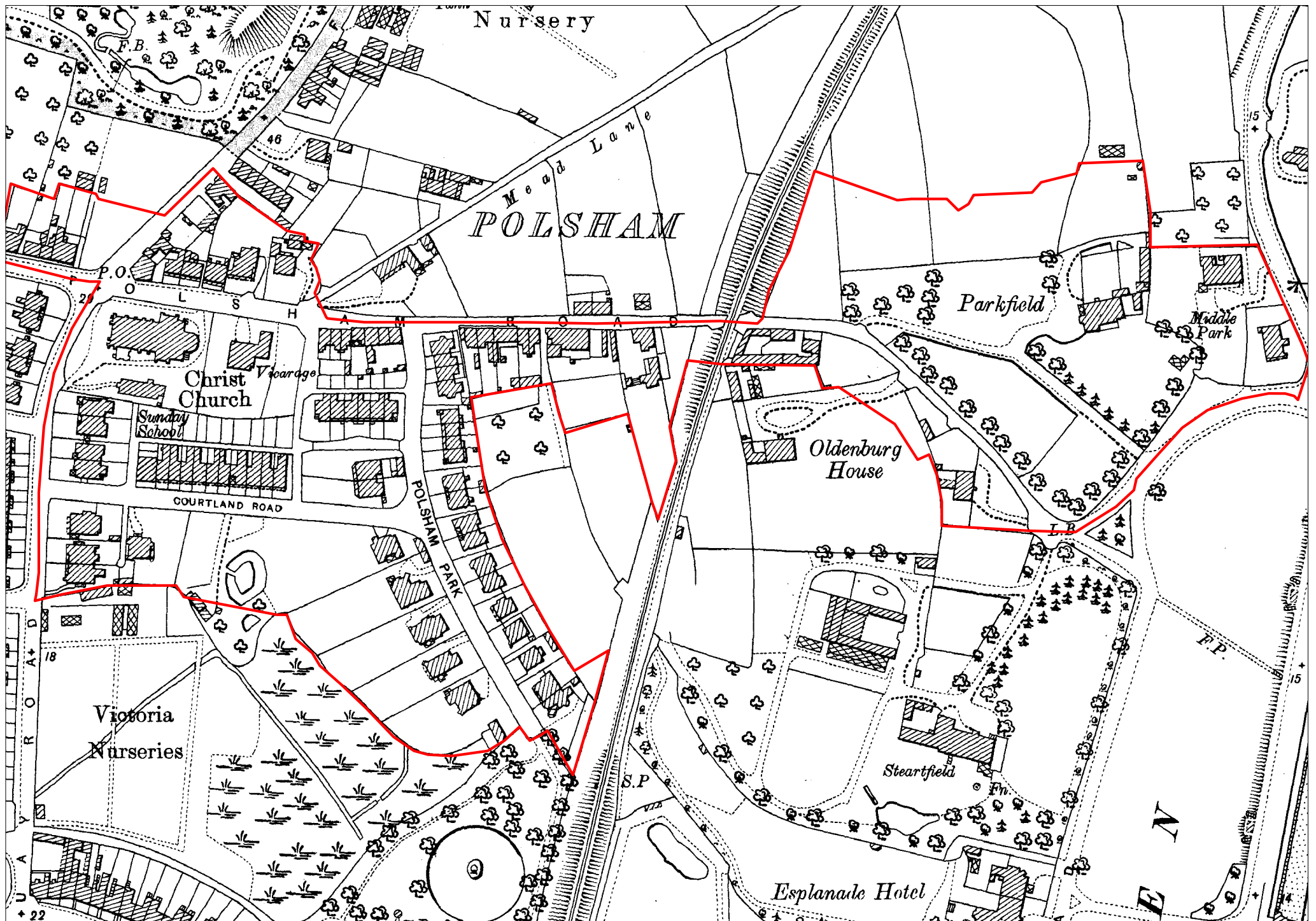
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SUPERIOR
BUILDING PLOTS.
TO BE SOLD
OR
LET ON LONG LEASES.
for particulars apply to
MR. GEO. SOUDON BRIDGMAN
Architect.
OAKSIDE, PAIGNTON.

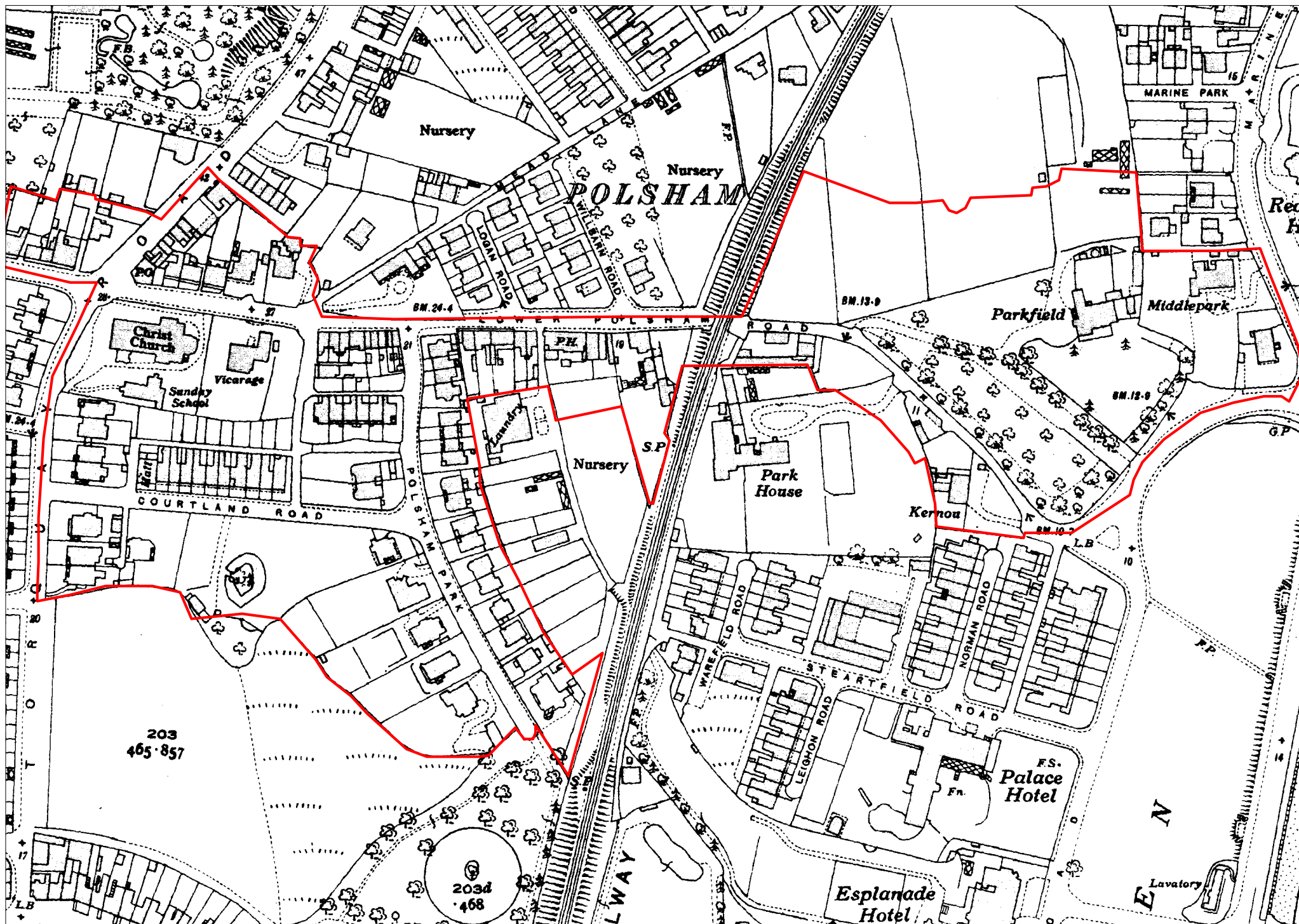
Geo. Soudon Bridgman
Architect. H.S.A.
TORQUAY to PAIGNTON
July 1890.

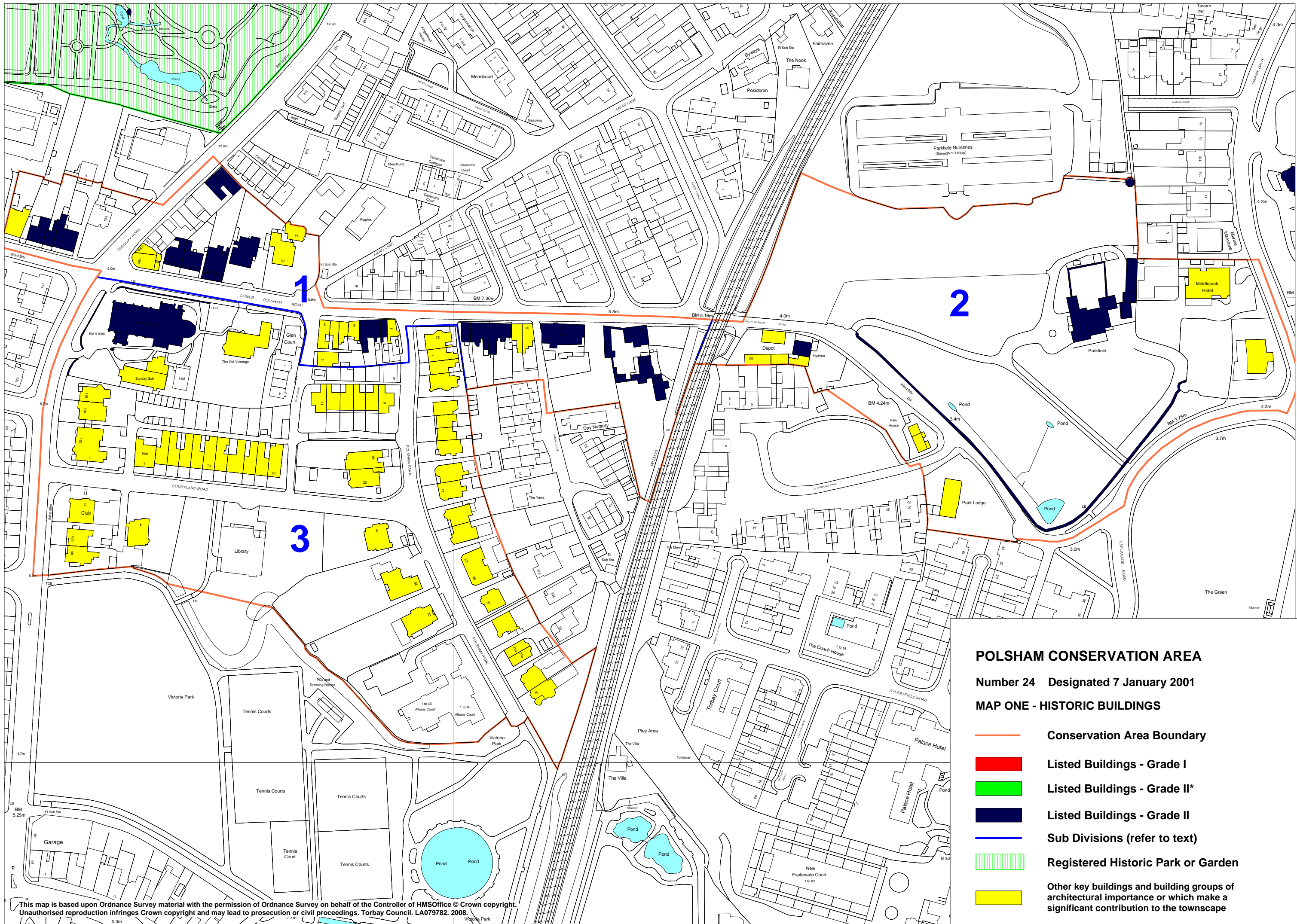
MAIN ROAD

TO DARTMOUTH





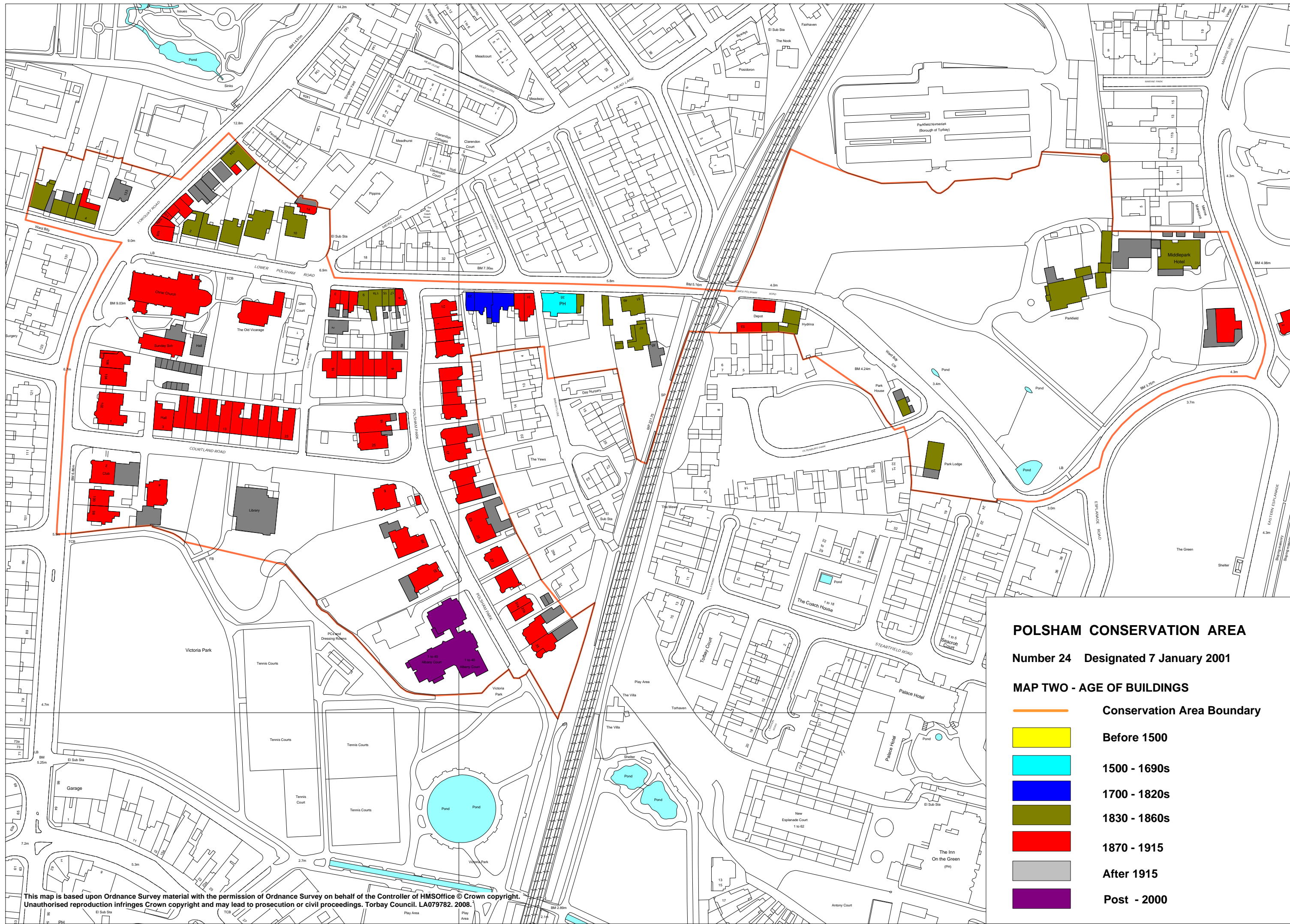




POLSHAM CONSERVATION AREA
 Number 24 Designated 7 January 2001
MAP ONE - HISTORIC BUILDINGS

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

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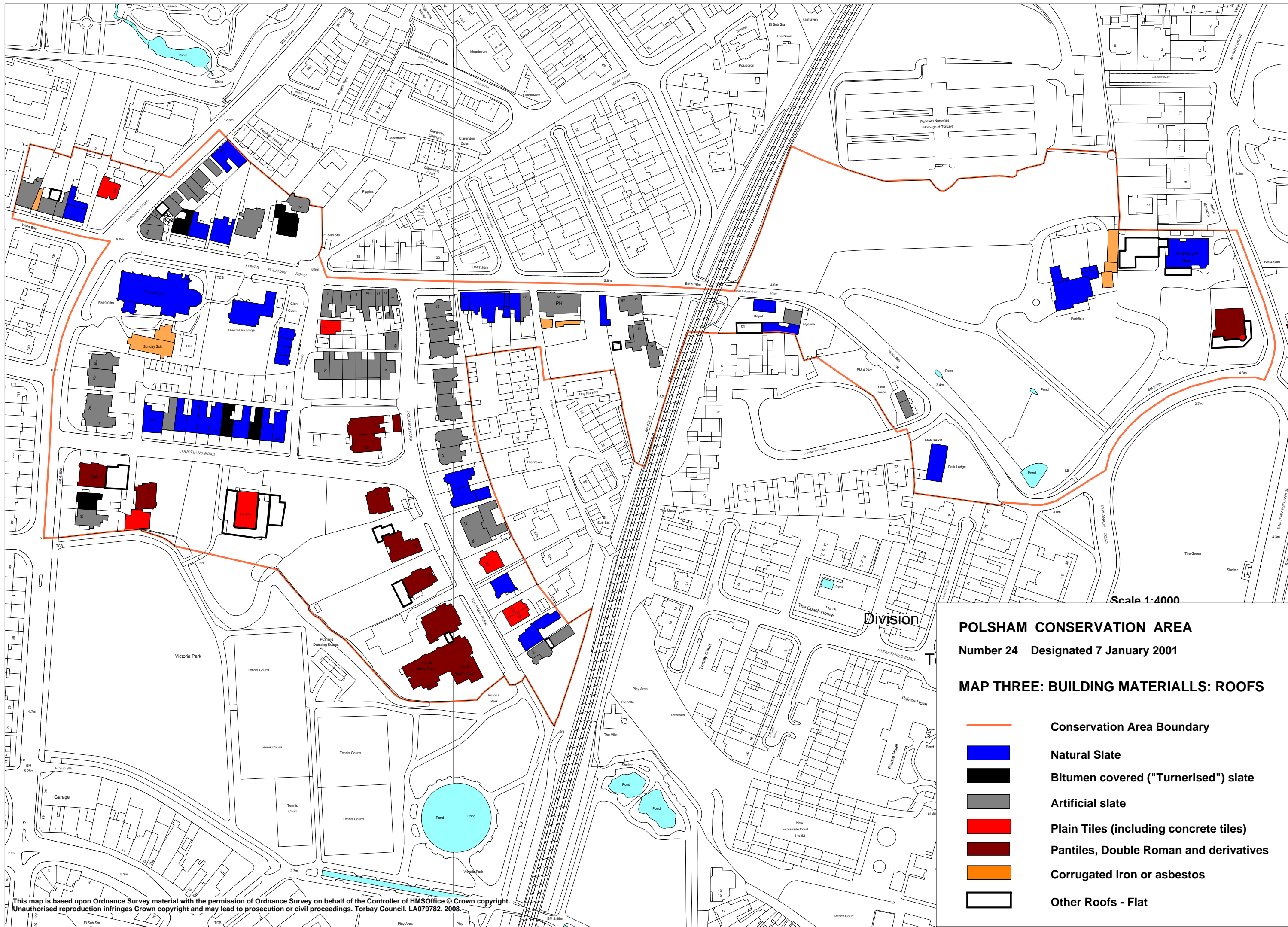
POLSHAM CONSERVATION AREA

Number 24 Designated 7 January 2001

MAP TWO - AGE OF BUILDINGS

- Conservation Area Boundary
- Before 1500
- 1500 - 1690s
- 1700 - 1820s
- 1830 - 1860s
- 1870 - 1915
- After 1915
- Post - 2000

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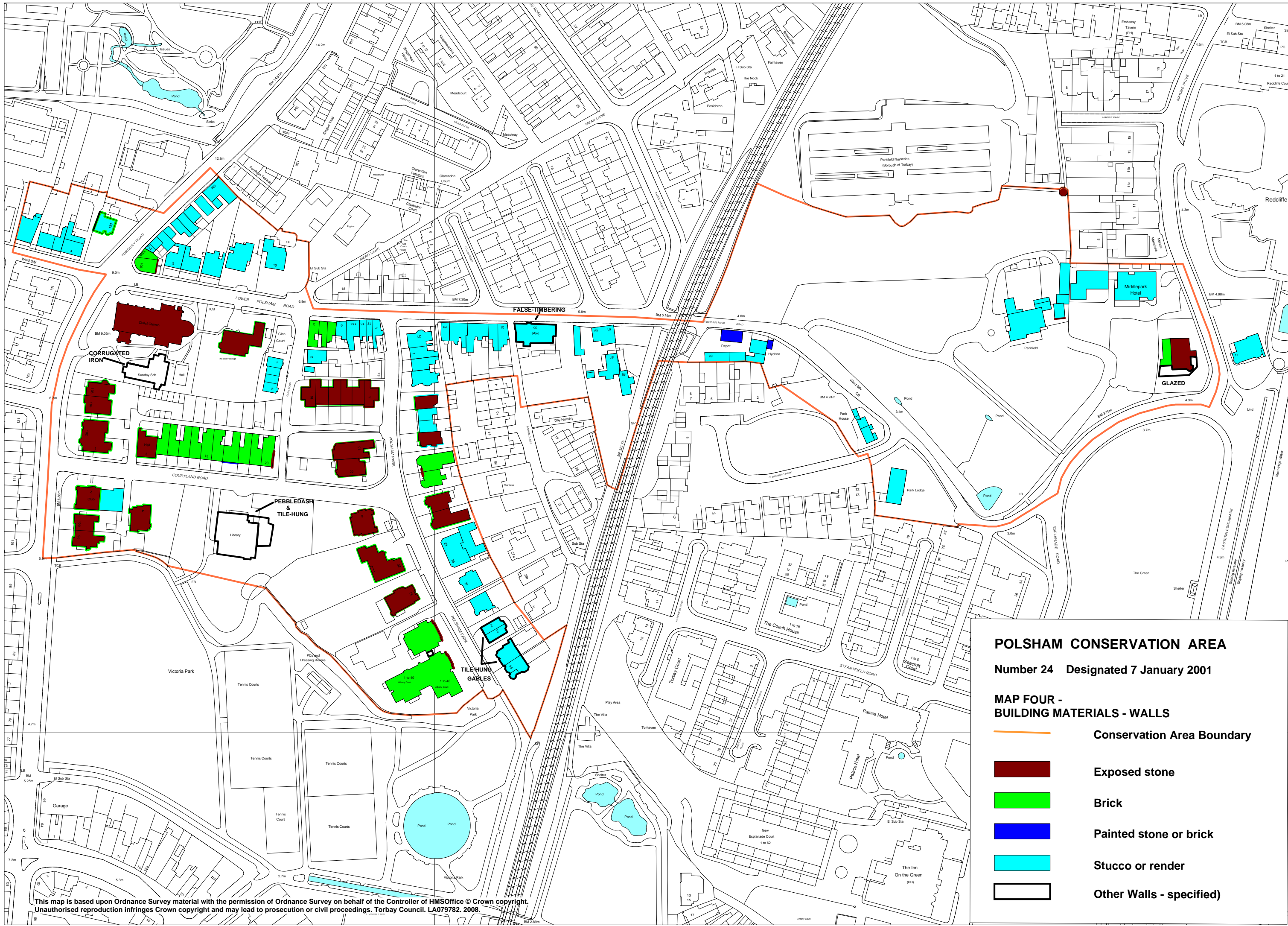


POLSHAM CONSERVATION AREA
 Number 24 Designated 7 January 2001

MAP THREE: BUILDING MATERIALS: ROOFS

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







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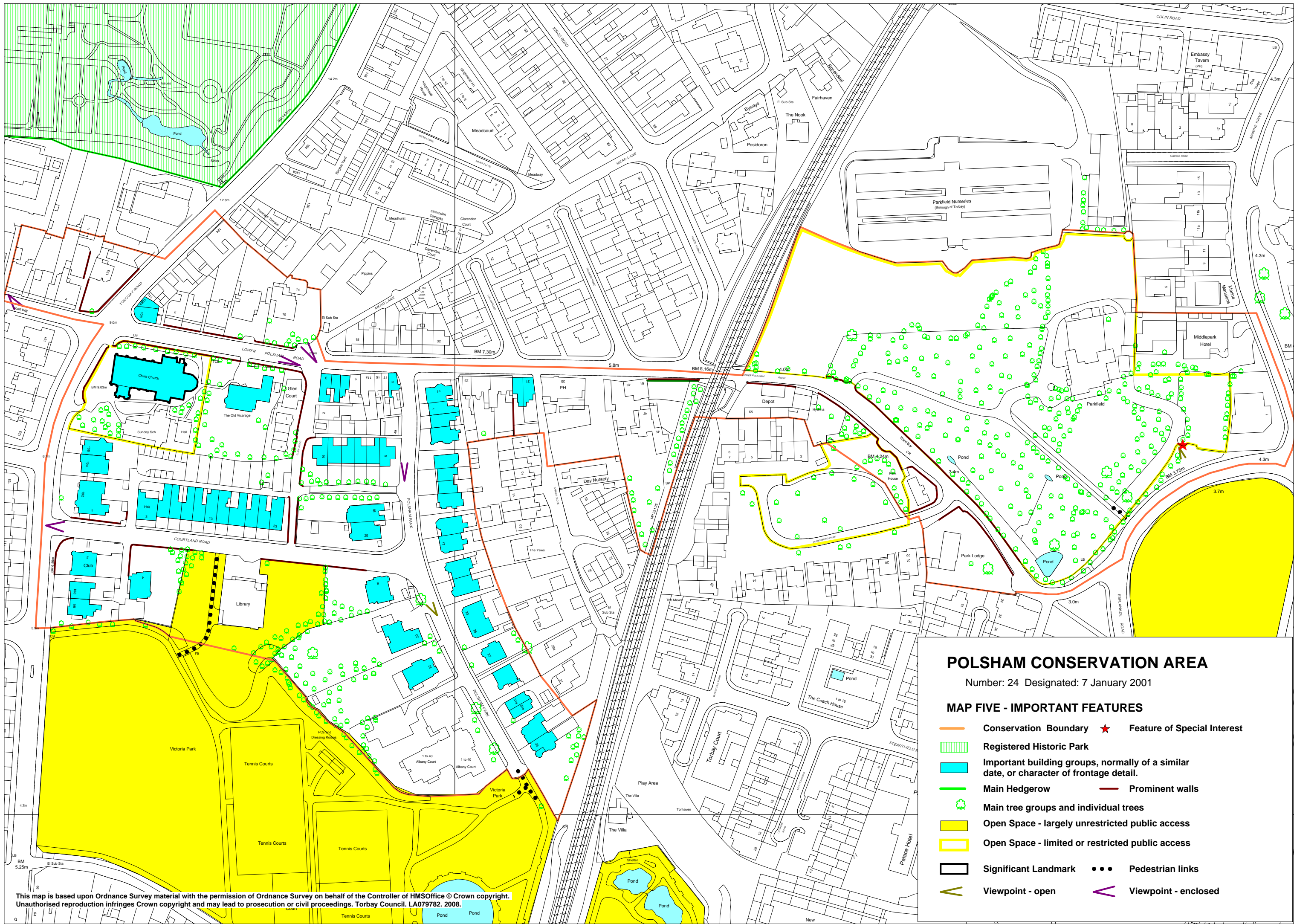
POLSHAM CONSERVATION AREA

Number 24 Designated 7 January 2001

MAP FOUR - BUILDING MATERIALS - WALLS

-  Conservation Area Boundary
-  Exposed stone
-  Brick
-  Painted stone or brick
-  Stucco or render
-  Other Walls - specified

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POLSHAM CONSERVATION AREA

Number: 24 Designated: 7 January 2001

MAP FIVE - IMPORTANT FEATURES

- Conservation Boundary
- ▨ Registered Historic Park
- Important building groups, normally of a similar date, or character of frontage detail.
- Main Hedgerow
- Open Space - largely unrestricted public access
- Significant Landmark
- Pedestrian links
- ↘ Viewpoint - open
- ★ Feature of Special Interest
- Prominent walls
- ▨ Open Space - limited or restricted public access
- ↘ Viewpoint - enclosed

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