



Roundham & Paignton Harbour Conservation Area *Character Appraisal*



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Torbay House

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ROUNDHAM & PAIGNTON HARBOUR

CONSERVATION AREA

CHARACTER APPRAISAL

Revised

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TORBAY COUNCIL

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PHOTOGRAPHS

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

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

APPRAISAL MAPS

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

1 LOCATION AND ESSENTIAL CHARACTERISTICS

- 1.1 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 Roundham & Paignton Harbour conservation area, designated in October 1985, lies immediately to the southeast of the Old Paignton area; about 1 km separates the harbour from the medieval walled palace, and extends over 23 hectares, or 67 acres. The two conservation areas do not quite conjoin but are only separated by the width of the railway line – some 25 m – at their closest point. The third conservation area of Polsham lies ¾km to the north.
- 1.2 The harbour, the smallest of Torbay’s three, lies on the north side of the outcrop of Roundham Head between the sands of Paignton Esplanade and those of Goodrington; with man-made quays on the east and north sides it is a totally enclosed haven. To the east the part-sheltered Fairy Cove lies adjacent to the east quay with much surrounding public open space and a coastline of low red cliffs. The bedrock geology is generally simpler than that of the other Torbay towns: most of modern Paignton including the Roundham and Paignton Harbour conservation area is built on New Red Sandstone (Oddicombe Breccia of the Permo-Triassic). The strike and dip of the bedding layers is clearly visible in the exposed cliff faces especially on the south and east sides of Roundham Head. All of the conservation area lies within the slopes of Roundham, although the bulk of it area lies behind the headland, stretching up to ½km inland. The highest point within the conservation area is c.35m AOD between Ambassador House and 10a Roundham Road.
- 1.3 The northern boundary of the conservation area runs along Sands Road, where the slopes of Roundham run into the flat expanse of the Eastern Esplanade and Green. Formerly this area was mainly unproductive sand and marsh, neither settled, (with the exception of Torbay House on the shore – whose footprint is occupied by the multiplex cinema), nor cultivated. This land only began to be enclosed and drained in the mid-18th century. The western boundary is mainly defined by the railway embankment and Dartmouth Road which marches with it on the flat land beyond the slopes of Roundham Hill. The arrival of the new roads in 1840 and the railway extensions of 1859-61 brought with it not only mass-produced building material, chiefly brick, but also a dramatic population increase as Paignton became one of the archetypal late Victorian seaside resorts catering for mass family holidays. The vacant land on the hill slopes was developed as a spacious suburb with mainly detached, or semi-detached villas in good sized grounds. The land between the town and the shore was entirely built up within the next few decades – although cabbages were grown in the area that is now Palace Avenue Gardens as late as the 1880s. Development was not as swift as in Old Paignton with many plots in the central areas still open as late as 1900, however it was all but complete by 1930. Many of the houses in Roundham are now occupied as holiday flats, guest houses or hotels, some having been converted to residential care homes. The parish church of St Andrew occupies the northwest corner of the area, both Hill Park Terrace, and Whitstone

Road (actually outside the designated area) are predominantly residential terraces, or small semi-detached groups. Around the harbour are the usual clutter of small shops, workshops, pubs and clubs associated with the fishing and holiday trades.

2 HISTORIC ENVIRONMENT, ORIGINS AND DEVELOPMENT

2.1 Prehistoric (Neolithic) and Roman activity is recorded in the Goodrington area to the south; late Roman drinking vessels have been found in the sands, where the gentle shelving to the shore presupposes landing and beaching places. 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; but as a permanent settlement Paignton seems to date from the later Saxon period, as suggested by place name evidence *Paega's Tun*, although it may be a resettlement of an earlier pre-Saxon site. 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. Meadows, pastures, woodland and a salthouse are also recorded.

2.2 Thus though Paignton was an important pre-Conquest manorial centre the fisheries which characterise the Roundham harbourside in the mid-sixteenth century may only have developed after the twelfth century. The Pembroke Survey compiled in 1567 lists the holdings and rents of the Paignton manor, including all those in *Rowneham*. The survey records 17 'cellars' and 7 'fish-houses' though it is not always clear from the rentals what the difference was. The fish houses paid the higher fine (licence fee) and were presumably larger; one cellar is described as being 20 foot in length and 16 foot in breadth. The *lapidum molarium* recorded in the 1567 Survey may well be a quay built of stone, or one used for the loading and export of stone. The recorded tenants of *La Key* at that time William Medyet, Henry Bonyfont junior, and John Benfield, allowed the wardens of *Lez Keys* the use of 'a piece of land lying at Rowneham containing half an acre which they have for succour of the fishermen in selling fish before the market place'. In 1621, John Barons was 'Kay Warden' for Paignton; his account book for this year has survived, and the number of entries indicates considerable trade. Other than these Tudor and Jacobean snapshots the history of Roundham is largely silent; it remains a minor harbour, with its hinterland undeveloped until the 19th century.

2.3 The tithe map of 1840 shows Roundham Harbour with both a north quay and an east quay, these being newly built with a substantial hard; a private bill for their construction having been passed as the *Paignton Quay and Harbour Act* in 1837. The harbour buildings shown lie at the northwest of the harbour: a large L-shaped fish house possibly 17th century, now the Harbour Light Restaurant – which may also be the *Great Celler* referred to in the 1567 survey; a small cottage to the west, now Cliff Cottage; and another fish house now demolished whose site is occupied by the handsome Paignton Club. At the southern end of the east quay two smaller fish, or net, houses are shown. Access to the harbour is shown along Sands Road, from the

west where it connects to the new Dartmouth Road constructed in 1839. Further afield a small net or fishhouse is located where 1a Belle Vue Road stands today.

- 2.4 The first vessels after the harbour's opening in 1839 embarked cider, cabbages and disembarked fish, coal, timber and stone. From the southern part of the harbour a road runs due south to cross the Roundham peninsula in a combe between high points on either side, this is now Alta Vista Road. The only other building shown is a house on the sites of 20-22 Alta Vista Road and Roundham Garage. Members of the Paignton Local History and Preservation Society have reported sightings of 'early' pottery here during mid-late 20th century redevelopments.
- 2.4 The field pattern over the Roundham conservation area shows it to be mostly of near rectangular recent enclosures, with a few irregular, or typical medieval strip fields on the landward side. One obvious medieval strip field preserves its shape as the combined curtilages of the east side of Whitestone Road.
- 2.5 In August 1859 Paignton Station opened following the extension of the railway from Torre; the line was then extended south to Churston in March 1861. Both extensions were preceded by large scale reclamation and changes in topography. The conservation area's western boundaries abut the railway cutting west of the west loop of Roundham Road. The First Edition Ordnance Survey County Series map was surveyed at 1:2500 in 1861, it clearly shows the effect of the railway on the landscape to the north of Sands Road. A few buildings appear on the map indicating limited new building in the previous 20 years. At the harbour side the *New Pier Inn* is on the site of its lineal descendant; 8 (42-56 Roundham Road) of the 14 Roundham Cottages have been built; and the three semi-detached pairs of Roundham Place, (now 1a Belle Vue Road, 24 and 28-34 Sands Road) are also present. A cottage in its own grounds, Whitestone, occupies the site of the Tor Sands flats. Elsewhere the villa of Alto Vista (*sic*) sits in splendid isolation on a south-facing slope, where the sprawling mass of 10 Roundham Road is located today, and accessed by a 200m drive from the bottom of Alta Vista Road.
- 2.6 The Fletcher Estate maps of Paignton dated 1883 and signed by Bridgman, 'architect and land agent' show the horseshoe curve of Belle Vue, Cleveland and Keysfield Roads closed by Roundham Hill Road (*sic*) at the south, laid out in plots which survive – even with infilling and sub-division – as land boundaries today. House building followed shortly after, though not at a breakneck pace as the Second Edition OS surveyed in 1904 shows. By this time the influence of the railway was overwhelming and transformative; all the Roundham roads had been laid out and many, though not all, the resulting plots in the conservation area developed. The majority of the plots were designed for smaller detached villas and outbuildings within their own grounds, with a smaller number of more modest semi-detached pairs abutting the much more modest terraces. Within the conservation area boundary the terraces of Hill Park Terrace, the semi-detached pairs of St Andrew's Road with St Andrew's Church and Sunday School at their head, and the detached villas of Roundham Road (its western loop) remain very much as they were built over a hundred years ago, and makes up the largest concentration of key buildings.
- 2.6 The main gaps are those on the east side of St Andrew's Road, and the northern end of Belle Vue/Cleveland Roads. In this central 'triangle area' formed by Roundham,

Belle Vue, and Cleveland Roads, and cut across by Keysfield Road only 9 detached villas and 2 semi-detached pairs are present with 7 large plots still awaiting development. To the east only 2 villas actually occupy the east cliff of Roundham Head, while the southern slopes of the headland south of Cliff Road are devoid of development.

- 2.7 By 1933 (the date of Third Edition OS resurvey) most of the remaining plots had been developed on the peninsula: all that area east of Alta Vista Road defined by Cliff Road, Roundham Avenue, Roundham Crescent and Roundham Gardens, i.e., that area outside the conservation area boundary. Within it 5 villas and a semi-detached pair had been added to the 'triangle' area; 2 semi-detached pairs and two detached villas occupied the eastern plots between Roundham and Alta Vista Roads, while a few terraces completed the west side of Roundham Road where it faced the harbour. Immediately before the war the southern end of the Eastern Esplanade was extended in front of the Paignton Club by land reclamation. A full link was thus formed with the working harbour by cutting an arch through what is now the Harbour Lights restaurant (4.1.3) allowing a promenade into the enclosed harbour itself. Elegant angular stone plinths atop the sea wall carried lighting, possibly fabricated in phosphor-bronze; alas, August 1939 was not a propitious month for it to have been completed and the metalwork must soon have been removed leaving only the stumpy plinths present today.
- 2.8 The later post-war 20th century pattern follows that of many of Torbay's conservation areas: the demolition of the larger villas (especially those on south-facing plots) and the infilling of the sites with blocks of flats; the rear and side extensions on the smaller semi-detached pairs; and the infilling on the larger plots where the main house has not been demolished, though it has often been sub-divided. Thus almost all buildings exhibit alterations and in some case considerable enlargements which are not subservient to the principal structure and are over dominant on the plot – few of these later century changes have been beneficial. Because the street layout has remained unchanged a concomitant is that garden areas have been diminished by being given over to parking.
- 2.9 Though the density at the beginning of the 21st century is greater than that at the beginning of the 20th the street and garden trees that have survived have grown to maturity and do something to mask the deleterious effects of the modern alterations and extensions.

3 PLAN FORM AND CHARACTER AREAS

- 3.1 The conservation area can be divided into two separate character or sub-areas, 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.

3.2 *(1) The Historic Harbour and Headland*

The harbour is shown in its new state on the 1840 tithe map; its commercial importance would however give way within a generation to the newer Victorian

suburb growing up between it and the railway. The picturesque row of fishermen's cottages that were demolished in 1880 to make way for the Classical and purpose-built Paignton Club indicates the relative importance of the harbour to suburban pursuits. Apart from a late 18th-century thatched cottage, now flanked by two early 20th century thatched houses all on a rocky outcrop, the Harbour Lights Restaurant, and the former coastguard station, the character area is defined by the terrace houses, shops, fishing processing and marine facilities, dating from the 1860s to the present day. Inevitably a large car park has been incorporated into the harbour scene. The headland remains largely a green open space where one of the two large Victorian villas survive as a residential hotel, its grounds given over to golf. The other was demolished to be replaced by the block-like flats of Cliff House whose four storeys dominate the view from the harbour and add nothing to the conservation area.

3.3 (2) *The Victorian Suburb*

The larger of the two areas is entirely Victorian in layout (though not in build) with plots of increasing size for terraced, semi-detached and detached villas, the latter up to about ½ acre. Most of the Victorian buildings between Alta Vista Road and Roundham Road have been replaced in the later 20th century, while many of the remainder have additions to the original fabric of varying degrees of quality, mainly to extend the holiday accommodation to which most have been converted. However there are good groups of end-of-century stuccoed villas that have remained largely unaltered, especially on the western arm of Roundham Road, and the south side of Sands Road; and elsewhere 21 Roundham Road and 3 Keysfield Road. After 1900 the Edwardian houses tend to be of brick, or a brick-and-stone-amalgam and semi-detached, though still substantial and often three-storeyed. Many including the largest detached ones are now guest houses or holiday flats; even so a surprising number have retained their distinctive Edwardian or later detail: 2 Alta Vista Road, Denby House and 5 Belle Vue Road in particular. Once considered too elaborate, even fussy, they are now seen as good examples of sturdy artisan craftsmanship; their retention is essential to preserve the integrity of the conservation area. Otherwise few houses in the Belle Vue, Cleveland and Keysfield Road 'triangle' have remained unaltered, as the original large plots have allowed large extensions, infill buildings or in some cases complete demolition and redevelopment. The area as a whole is enhanced by the mature trees and hedges present in streets and gardens which conceal some of the less successful replacement buildings.

4 ARCHITECTURAL AND HISTORIC QUALITIES

4.1 LISTED & OTHER KEY BUILDINGS

- 4.1.1 The Conservation Area contains only four listed buildings of special architectural or historic interest (all are grade II and denoted here in **bold**); the harbour walls are also grade II listed. 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) *The Historic Harbour and Headland*

The early-mid 19th century **harbour** is quite different from those of Torquay and Brixham: small in scale, ‘unimproved’, even organic for the **walls** are built in the local red sandstone found on Roundham itself. The sense of intimacy is much greater than that of the other two Torbay harbours; there are neither World War II additions, or late 20th century marina facilities; the harbour is picturesque, drying out onto mud stranding the many small boats moored within it. A group of disparate but listed and key buildings are located at its northwest corner.

4.1.3 The earliest is the former fish cellar, now the **Harbour Light Restaurant** an L-shaped range which predates the harbour walls; it may be a lineal descendent of the *Great Cellar*, or even one of the smaller fish houses, referred to in the 1567 Pembroke Survey, or incorporate fabric of that building. The material is again the local red breccia sandstone, now colourwashed, the roof natural slate laid in diminished courses, a typology not uncommon in the late medieval period. In 1938/9 an arched entry was cut through the building allowing an uninterrupted promenade from the Esplanade to the north. Immediately to the west is the late 18th century thatched **Cliff Cottage**. These two buildings are the sole ones shown on the 1840 tithe map that survive to the present day. Flanking **Cliff Cottage** are two early 20th century thatched cottages, that to the east perched on a rocky outcrop overlooks the harbour. Completing the group is The highly visible **Paignton Club**, built by Bridgman in 1881 in a flat-roofed Classical style, turns its back on the harbour; its colonnaded façade with Ionic capitals supporting a full length balcony on its upper floor faces north across the Esplanade and its hotels: an architectural statement summing up the importance of late Victorian Paignton. The rear has been obscured by a later addition and though subservient brings the building out onto the road to its disadvantage.

4.1.4 1a Belle Vue Road and 26-36 Sand Road are three semi-detached pairs that would seem to belong to the Victorian suburb, however they turn their back on the ‘Triangle’ and as converted to small hotels, B&Bs and cafes are very much part of the seaside scene, rather than the green suburb. All are now closely linked but only Nos 34-36 have survived relatively unscathed from unflattering conversion and floor additions to remain key buildings; 36 itself an early addition/sub-division to the original pair.

4.1.5 Elsewhere around the harbour the predominant character is of a series of terraces, all late Victorian and of varying sizes (7 to 14) and ranged in east-, west- and south-facing aspects. Nos. 30-42 Cliff Road are larger in size than the other – all 2-storey – groups; all have projecting porch entries, doubled when in pairs; projecting quoins, some rusticated with blocking to some façades – where later re-rendering or painting has not filled it in. Most show replacement glazing, only No. 34 preserves the unusual 2-over-2 pane sashes, each light divided by a horizontal glazing bar rather than the more usual vertical one; 30-32 have decorative and unnecessary shutters; 32-34 have bracketed ground floor window hoods. All preserve their gate piers and boundary walls allowing essential garden space between the building line and the

street, and all are strongly colour variegated. The double-fronted No. 28 with its full-height projecting porch is substantially larger and starker.

- 4.1.6 Nos 39-65 Cliff Road and Nos 30-56 Roundham Road form a block of two groups of 14 whose backs are contingent on a service lane, but while the former faces into the headland and is largely enclosed, the latter faces the main road without the benefit of intervening area or garden. The Cliff Road group are simple and plain-fronted, entries and reveals are similarly plain and recessed, only the projecting kneelers which support the dividing parapets break up the frontage. Boundary walls, gate piers and gardens again confer a spatial breathing space to this east-facing group which is also brightly and individually colour contrasted. However the urge to further the individuality on the plain façades has resulted in a rash of replacement glazing, faux bays, lean-to porch hoods, and non-functioning shutters. The Roundham Road group do not have the same accretions so appear uncluttered, being solely expressed in choice of colour, though Nos 50-52 retain their blocking, as does the gable end of 30; 30-40 have paired entries under a single segmental arched opening; in 42-56 the paired entries are divided by a pier.
- 4.1.7 Facing 30-56 Roundham Road are the smaller but more commodious Nos. 27-39; this group of seven have strong vertical and horizontal lines: each has a ‘verandahed’ lean-to slate roof between the floors which encloses a bay and the door entry each; while the dividing parapet line is extended as a pilaster to subsidiary parapets between the lean-tos and down to ‘wall-pillars’ between the houses at ground level. Each house is individually stepped down the hill towards the harbour until No. 39 which is double width and whose verandah is hipped and supported by serpentine brackets over the door. The attractive horizontals are emphasised by the breccia and brick boundary walls and gate piers, which enclose small garden areas and take the buildings back from the street in complete contrast to Nos 50-56 opposite.
- 4.1.8 Two detached villas survive from the three late-Victorian ones built off Cliff Road. No. 22, Roundham Villa, is a low 2-storey sprawling complex with a long service wing; in the 1990s a ‘mirror villa’ was built on the north end of this in imitation of the main block, exaggerating the linearity. Other than the quoins, a plat band and a sill band at the upper level, all picked out in white against the cream-coloured render, the façade is plain; some 2-over-2 sashes survive in the main block, most noticeable in the bays. The prominent chimneys of the original period building have not been copied into the modern extension. The most remarkable survival in the context of the conservation area as a whole is the survival of the grounds of the villa, the walled former kitchen garden and a further third large area adjacent to Roundham Avenue. In contrast to the pressures on the conservation area everywhere else, where infill, extensions and sub-division have been universal, no development has taken place in these grounds (c.4 acres) which have been designated as public open space and given over to a pitch-and-putt course. To the south a golf course takes in a further 2 acres; the 6 acres at Roundham Head provide an invaluable public space for informal recreation. By contrast to the north the view is closed by the brutalist brick blocks of Cliff House, a 1970s development on the site of a Victorian villa whose high breccia walls and gate piers survive, as does its coach house. At No. 26 The Paignton Sea Anglers’ Association occupies the third of the original villas: a distinctive bright white low 2-storey irregular building with a

'flattened' pitched roof of natural slate with a plain façade whose only embellishment is foot, sill and eaves bands picked out in blue. A curious semi-turreted and pedimented 2-storey stair block stands on the east linking to the 3-storey service block, but a modern flat-roofed entry porch with a balcony above has been inserted in the interstices between then spoiling this interesting feature; almost all windows are inappropriate PVCu top-hung types.

4.1.9 (2) *The Victorian Suburb and its later development*

The most notable building of the suburb is the **Parish Church of St. Andrew** which replaced a temporary 'iron' church (*i.e.*, corrugated) of the 1870s. It is built of the local red sandstone Breccia and yellow sandstone detailings, in an eclectic style combining French Gothic with Arts and Crafts idiom, and was constructed in two phases: the first 1892-97 to the designs of Fulford, Tait and Harvey under a red tile roof; with the west end completed by W D Carøe 1929-30. Separately listed are the churchyard **walls and gate piers** also in red sandstone with yellow brick copings and carved grey limestone gothic piercaps; and the wrought-iron church **gates** at the west and east entries. The walls extend for *c.*150m around the west, north and east sides and march up Hill Park Terrace and St Andrew's Road in stepped lengths.

4.1.10 The Arts and Crafts Sunday School, now St. Andrew's Hall, was built close to the church in 1907, again replacing an earlier structure; the stone building material, tiles and dressings match those of the church. Other features have their own distinctiveness such as the raking buttresses which almost run up to the eaves; the steeply pitched red-tiled roof with hipped elements on all sides; wide windows; and the fanciful bellcote under an ice-cream cone lead turret. The churchyard **walls** extend round the west and east sides of the hall.

4.1.11 To the west Hill Park Terrace retains a unity of design with the plan forms unchanged on their small regular plots. The 32 houses are arranged in four groups; each is characterised by simple recessed doors and windows with blocking of the stucco. The survival of the individual decorative elements is sparse: only 5 hood moulds over the door entries (Nos 5, 14-17) are preserved; a solitary platband at No. 13; and most tellingly only 1 house (No. 15) of the 32 retains its original sash timber windows and glazing bars. One pair Nos 18-19 are in sharp contrast to the predominant stucco form being built in yellow brick with redbrick detailing to reveals, entries and a platband. The uncluttered appearance is important in the narrow street where the high ground to the east is occupied by the gardens of St Andrew's Road but the loss of so many original sash windows is regrettable.

4.1.12 At the western boundary of the conservation area Roundham Road runs parallel to the Paignton-Churston railway line which divides Roundham & Paignton Harbour from the Old Paignton conservation area. The detached stuccoed 2-storeyed villas which line the east side of Roundham Road are set back from the road frontage, aligned with their principal façades to the southwest, and are largely hidden from the street in gardens containing mature shrubs and trees. No. 3 has a completely blank northeast façade on its service wing where it faces Whitestone Terrace, an enclave outside the conservation area boundary. This large villa with its rusticated quoins and plat band between the floors has an attractive canted bay to the southwest rising to the gable, however most glazing is replacement. A substantial brick curtilage wall

and piers surrounds it on three sides. No. 5 has a verandah on the southwest with paired canted bays above rising to eaves level; pinnacles crown the small hipped roofs over the bays; single-pane sash windows sit in plain reveals the decorative element given by plat, sill and eaves bands on the upper floor, and tall corniced stacks. Behind, the service wing has been extended in height and given an unattractive flat roof. No. 7 is very much hidden from the street but has a similar planform with a paired canted-bay façade as No. 5. Both Nos 5 & 7 have curtilage walls to the street of local red random-coursed sandstone with a limestone cock-and-hen coping.

- 4.1.13 Nos 9 and 11 have both been converted to flats and have similar features: a platband and plain reveals except for projecting sills on mini-brackets (hood moulds on No. 11 also). Both have had their stacks removed and have had major extensions at their rear, and lesser ones on the sides. The landscaping of the approaches has been to set out the garden drive of each as marked parking bays with all the subtlety of a supermarket; the use of a PVCu door and separate meter cupboards adjacent at No. 11 are further detractions. No. 11a, The Lawns, is totally obscured from Roundham Road by mature trees and shrubs above the red sandstone boundary wall; it is entered by its side off St Andrew's Road so that the large south-facing garden of the original design remains. A very large canted bay rising to the eaves looks out over the garden; a plat band divides the floors, and single-pane sashes survive on all visible elevations. There are no stacks to the front, although the roof has been newly related with terracotta ridges on the hips; a mid-20th century west extension has dormers on a third, attic, storey.
- 4.1.14 On the west side of Roundham Road a curious and irregular terrace group No. 4 and 49 Youngs Park Road overlook the railway cutting. No. 4, at the north end is actually two houses, further subdivided into flats; it is showing signs of severe dereliction with the decaying canted bay acrow-propped (May 2008); other openings are a mixture of round-headed, segmental or square. No. 49 Youngs Park Road is in better condition with rusticated quoins and a platband; a pedestrian link allows access to Youngs Park Lane. No. 6 Roundham Road, the blue-painted Amber House, is aligned to the southeast on a sloping site. Its entry is on the northwest where the angle between the service wing and the main block is filled by a conservatory porch; well proportioned and with a pentice roof (as opposed to the ubiquitous flat roof types elsewhere) it has unfortunately been constructed in PVCu rather than a more sustainable and appropriate material. Most prominent are the tall stacks on the north and west which dignify the low bulk of the building, with its mid-20th century south and east extensions; their presence demonstrates how deleterious the removal of such stacks can be, while the elegant triangular-headed windows are spoilt by ill-fitting PVCu replacements.
- 4.1.15 The south side of Sands Road defines the northern edge of the conservation area; here the house plots and gardens includes properties whose access is gained from Belle Vue and St Andrew's Roads. Two such are 2 & 4 Belle Vue Road, both originally T-shaped villas with southwest-northeast alignments, full-height canted bays to the northeast and wide full-height side gables and low corniced stacks. No.4, now The Great Western Hotel, has no less than three late-20th century unattractive extensions obscuring the original fabric, aspects and ornament. Other attractive

features at No. 2 include a broad eaves band, depending to the projecting drip mould and a mixture of window reveals, (some with sills on mini brackets): segmental, straight and shouldered heads and oculi; the upper window sashes having 2-over-2 panes, each divided by a delicate horizontal glazing bar.

4.1.16 22 Sands Road, Bayside Villas, has been converted to holiday apartments with an basement understorey and the garden given over to hardstanding. The remaining ornamental elements are the wide window openings below prominent hood mouldings, but not enhanced by the heavy PVCu replacement glazing, and the gable-eaves boards attached to the projecting purlins and supported by 'flying' brackets. Nos 18-20 are a near mirror pair well hidden by trees from the street, with gables to the front; that on 18 has had a square bay inserted. Both gables carry very attractive barge-boards in the upper half of the apex with a cusped trefoil and pierced roundels. No. 16, Coniston Lodge, is double-fronted, dated from the supported escutcheons on its 'Dutch-ish' gables 1902; it is set well back from the street with a garden of almost $\frac{3}{4}$ acre. It is approached through tall limestone-and-brick gate piers, below ornamental ironwork and along a stair-entry passage which rises to a wide open elaborately ornamented porch; it is unique in the conservation area being constructed of narrow-coursed sneaked limestone with wider rusticated quoins. The detailing is a yellow freestone (?Ham or Bath) with windows most prominent, especially the circular bays which rise full-height to engender the gables which pierce and rise above the roof line; the reveals themselves are plain except for the depressed ogive arch heads, the windows single-plane sashes – the whole effect curious and atypical. The former coach house is now 16a, Alpine House, the drive to both is accessed from St Andrew's Road. No. 14, Amaryllis sits at the road junction and is constructed of a not unattractive red sandstone with white brick detailing, the stacks a red/white brick mix; a single storey extension wraps round both west and south sides; in May 2008 the whole building was being re-roofed while PVCu appeared to be the dominant window type.

4.1.17 Much of St Andrew's Road is given over to holiday accommodation, with the larger semi-detached and detached houses converted for the seasonal trade, with a number having late 20th century additions, to the predominantly late Victorian (west) and Edwardian (east) build. On the west side of the road five semi-detached pairs run south of, and uphill from the Church Hall and 'the Old Rectory': Nos 4-22; all exhibit certain features in common: rendered above the ground brick-storey; pantiled roofs and tile-hung gables; single square and canted 2-storey bays; prominent central roof stacks carrying as many as 12 flues with terracotta pots; and timber sash windows, usually 4 panes over one types. Low panelled brick walls define the curtilage from the pavement. Inevitably some changes and deterioration have taken place. No. 4 has concreted over its garden and extended an otherwise harmonious dormer into a flat roof whose eaves line is not subservient to the gable; similarly No. 6 has given over its garden to hardstanding. Nos 8-10 are separated by an attractive crow-stepped parapet to mark the disparity in heights on the slope, otherwise each has a full height 3-storey square bay unit rising to a gable dormer, with canted 2-storey corner bays, each with timber sash units; both have gardens given over to hard standing.

- 4.1.18 Nos 12-14 and 16-18 are plainer with the exception of pronounced door entries (12-14), side entries (16-18) and a projecting brick course between ground and first floor; No. 14 has had some replacement PVCu installed. Nos 20-22 are a much more disparate pair, 22 being irregular in plan form and depth as it occupies an awkward triangular plot closest to Hill Park Terrace. No. 20 is the most depressing house in the road, with every window entry re fenestrated in thick-section PVCu and a flat-roof single storey porch entry extension, which lacks any aesthetic qualities. No. 22 despite having its side stack lowered is by contrast most attractive with its subtle 2-storey canted bay below an extended roof with a dormer above. The pilastered and arched door entry contains a fine Edwardian part-glazed door of varying lights, behind the brick walls the garden is intact.
- 4.1.19 Beyond the pedestrian link to the upper end of Hill Park Terrace Nos 24-26 are the last semis on this side, built of unrendered breccia stone with brick detailing under pantiled roofs they are also probably earlier than the brick-and-render types. The main range runs at right angles to the street with paired gables rising three stories and originally recessed at the sides. Late 20th century extensions have infilled both sides: flat roofed at the front, with 2-storey brick behind at No. 26, and more bizarrely a shallow three-storey block with outsize crenellations to the parapet at No. 24. Fortunately most, but not all, timber sashes with 6-over-1 panes survive. No. 28 is a very handsome 2-storey brick and cement-rendered detached house; it is set behind low red sandstone, brick-coped walls with a full hedge above, which preserves its privacy to a greater degree than any other on the street. Behind canted bays rise full-height below red-painted timbered gables and deep eaves to the south and east. The glazed conservatory entry is particularly fine with its red door and unusual glazing pattern. No. 30 is as the name implies the former coach house of 11A Roundham Road (4.1.14).
- 4.1.20 On the east side of the road the house types show greater variety, and at the south end they are larger in larger plots. Opposite the church are 14 Sands Road and the drive to Coniston House, 16 Sands Road (4.1.17). The prominent gate piers to Nos 14 & 16 provide entry to these houses which face Sands Road; constructed of yellow brick and grey limestone they stand over 2m high. A high limestone wall divides the curtilages of Coniston House and the Arts-and-Crafts inspired 1 St Andrew's Road, a post-First World War infill. The yellow render and red tiled roof of the three-storey house are distinctive; the small casement windows set off by the 2-storey rounded corner bay with tile hanging and tall brick-topped rendered stacks. Nos 3-5, both holiday accommodation, are not dissimilar to those on the west side with their pantiled roofs, wide central stack gathering all the flues, and full height dormers. No. 3 has mainly PVCu glazing while No. 5 preserves most of its timber sashes; both have removed their gardens and reduced the boundary walls to a minimum to facilitate parking.
- 4.1.21 No. 7 is another post-first war infill, and again Arts and Crafts influenced; occupying a double plot the building's cement-rendered and raking angle buttresses frontage is set laterally and back from the building line of the rest of the street. Small leaded casements, various of 2-, 3- or 4-units are set on brick sills in otherwise plain shallow reveals; the wide three storey gable below a narrow hipped roof contains a round single storey bay at ground level, and a porch below its own steep roof. The

entry is characterised by projecting jamb-stones of alternating wide and narrow types (?Hamstone), carried up into the lintel and the voussoirs of the overarch with three keystones. The set back allows its fine features to be appreciated, even the loss of the garden, behind low boundary walls, is ameliorated by the gravel of the hard-standing and the depth between house and street. No. 9, Broadside Holiday flats, is a not unattractive detached house, situated behind stepped and panelled brick curtilage walls. Though the removal of its stacks gives its 2 storeys a low squat appearance; a full height corner bay across the angle is high-lighted by the use of brick at first-floor level, while the window architraves and a thick sill band are picked out in black; timber sashes are of 1-over-1, or 2-over-2 types. Both No. 7 and No. 9 have substantial rear extensions. Summersfield Court sits behind high walls of the local red breccia sandstone which contains a blocked up pedestrian entry.

- 4.1.22 No. 23 faces the attractive No. 22 and the pedestrian link to Hill Park Terrace, 2 storeys with a 3-storeyed side gable the building has lost its stacks but preserves its 1-over-1 timber sashes; the upper window reveals have a projecting architrave of wide and narrow ‘dentil pattern’, something of a local idiom, above a plat band. The garden survives behind a red sandstone wall with parking to the north side rear; on the south side a single-storey flat roof extension of ‘caravan’ type adds nothing to the house or street scene. Nos 25-27, 29-31, and 33-35 are a series of similar pantiled 2-storey Edwardian semis, all given over to holiday accommodation with variously tiled gables (29-35); dentilled plat bands (29-35); and attractive square angle bays set across the corners (31, 35). Unfortunately there are a number of poor 20th century additions: poor flat-roof porch extensions (27, 31, 35) and PVCu replacement glazing substituted for the original 1-over-1 timber sashes (27, 29, 33). All three preserve their front rendered and painted boundary walls, although Nos 29-31 have widened their entries and given over the front garden to hard standing.
- 4.1.23 The corner plot is occupied by Cherra, 15 Roundham Road, a late Victorian detached house which faces west across St Andrew’s Road from an elevated position, its boundary wall (red sandstone to St Andrew’s, grey limestone to Roundham Road) more terrace than curtilage, with car and pedestrian entry from Roundham Road. Here the square bay set across the angle only rises 1-storey from the brick ground floor, all is rendered from first floor to eaves. The most attractive feature is the wide entry with its half-glazed and panelled door, flanked by glazed panels beneath a handsome timbered, gabled canopy. Unfortunately the glazing is all replacement PVCu at the upper level and on the undistinguished 2-storey front extension, though it does have a pitched tiled roof rather than a flat-roof type. The red pavers which form the elevated hardstanding, replacing the garden between the street boundaries and the frontages, are unrelenting, offering no contrast with the brick ground storey. Adjacent is No. 17, originally a similar villa type but now extended on both sides and to the rear such that only a short length of the original south-facing façade remains to view. Thus despite the surviving 6- or 4-over-1 sashes and the weathered pantile roof it has been so subsumed by later work as to no longer be a key building, the garden inevitably given over to tarmac car parking.
- 4.1.24 On the west side of Braeside/Roundham Road junction is located 1 Braeside Road, now a nursery, of 3-storeyed red brick with white brick detailing to the quoins, reveals, and stacks in a alternate wide and narrow patterning. There are very

attractive terracotta crestings and ridge tiles, while a section to the southeast below the eaves is tile hung in rows of straight and circular types. A very prominent horse chestnut occupies the corner. Braeside Road slopes steeply to the south with the Summerhill Hotel at its bottom, built in the same red-and-white brick configuration, with red sandstone elements to the basement storey. A heavy southwest balconied extension and a rear extension, both later 20th century additions, doubles the size but limits the appeal, inevitably some garden has also been lost to hardstanding. Again a very large horse chestnut sits between the original block and the street frontage. Opposite are 1-2 Braeside Mews, one half of a now sub-divided semi-detached pair set on a high bank above high red sandstone walls; west- and south-facing wings and bays are decorated with tile-hung gables; unfortunate modern additions: 3 Braeside Mews and garages to the rear, and the apartment block of 12 Alta Vista Road detract considerably. The walling that runs up the west side of Braeside Road is impressive: white brick piers upon low red sandstone walls rise in regular steps, atop the sandstone are white brick copings from which rise red brickwork forming 2 intermediate steps between the piers – a simple but effective decorative scheme for ascending the steep hill. Opposite Braeside Nursery is 8 Roundham Road, a small detached house on an awkward triangular block, which reproduces in miniature a main block with service wing behind. Generally plain ornamental flourishes are confined to decorative trellis-work on the gables which connects the projecting purlins with eaves boards and the combined round-headed/segmental door entry and triangular headed windows on the northeastern gable. Replacement PVCu glazing is ubiquitous.

- 4.1.25 To the east lies Belle Vue Road lined with mature trees on both sides; it slopes steeply to the south allowing uninterrupted views for over 300m. No. 22, Roundham House, now subdivided into many apartments with brick extensions added to its red sandstone core, and much replacement glazing. But with a 3-storey belvedere tower on its north side, the roof carried on closely-spaced eaves brackets, and a first-floor balcony over a verandah running between 2 full height rectangular bays it provides a contrast to the majority stuccoed villa types. Inevitably some of the large garden front and back is given over to hardstanding parking but the curtilage walls – nearly 100m – red sandstone with mature shrubs above are intact with many mature trees behind. As Belle Vue Road slopes steeply to the north the sites of three adjacent late Victorian villas have all been redeveloped following demolition. The resulting three are indifferent architectural examples of seaside apartments having no connection in style, character or material with the prevailing grain of the conservation area. Nos 10, 12 & 14 share similar characteristics, some unfortunate. No. 14 is another subdivided detached villa with the front garden given over to carparking, yet it preserves many attractive features: canted full height bays, plat and eaves bands, rusticated quoins engendering eaves brackets as if they were capitals, and tall paired corniced and pierced chimney stacks. The recent rear extension is well hidden. Nos 12 & 10 were detached 2-storey villas but by contrast with 14 both have been paired with 3-storey modern blocks on their south uphill sides, such that the façades are aligned. 12 is plain, almost unadorned with a narrow rectangular bay to the front with tall rendered stacks and tall terracotta funnel pots. 10 has rusticated quoins terminating in eaves brackets; of interest are the pronounced hood moulds and the elaborate architraves to the single-storey square front bay, but much is vitiated by the very ugly timber-and-plastic replacement verandah, DIY front door, and

tarmacked front garden. No. 8 The Belle Vue Nursing Home is another detached villa almost totally subsumed by its extensions, a long south wing and a rear quad. The short length of original façade contains an elaborate decorative scheme of plat and sill bands connected by the keystone of the ground floor hood mould which expands to embrace the underside of the upper floor sill; it is a form of ornamentation not paralleled on any other surviving villa, but such is the disparity in the volumes of original to additional work the building cannot be considered 'key'.

4.1.26 The east side of Belle Vue Road forms a triangle with Keysfield and Cleveland Roads; here could be found the largest single plots of the conservation area, inevitably all have suffered total redevelopment, infill or alteration and extension. Nos 3 & 5, Denby House & Astoria Court, are large 3-storey late-Edwardian or 1920s brick-and-Breccia buildings with the upper storey stuccoed below tiled (5) or pantiled (3) roofs. Both have a number of bays, canted and square, exhibiting decorative timberwork (painted at No. 5) and tile-hanging, with windows prominently mullioned and split into varying numbers and sizes of lights. No. 5 has a full height turret and good gable-end conservatory below an exposed stack and decorative tile-hanging. No. 3 has a large side extension in stucco, though it is fortunately subservient to the main block. Both are of a large house type more typical of prosperous north London than Paignton, very English in contrast to the more typical Italianate villas.

4.1.27 Regents Court on the southern corner of Belle Vue and Keysfield Road is new build of 2003; with its square bays and pilaster quoins, hood moulds with keystones, natural slates and terracotta ridges it echoes the predominant Italianate idiom of the villa types and is located on the footprint of its 1890s original, although double its groundplan and incorporating an extra storey; its red sandstone curtilage wall has been re-pointed and raised in courses – a good example of how such features can be treated. On the north corner the stuccoed villa No. 9 has been converted to a Church of the Latter Day Saints, well maintained behind red sandstone walls, the garden incorporating a magnificent chestnut, a columned portico sits below a projecting entrance bay which rises to form a gablet over the eaves line, now unbalanced by the removal of the projecting stacks either side. The hood moulds over the windows are of the Belle View type with 'lapels' below the sills; the windows themselves are mainly 1-over-1 sashes. Ambassador House on the corner of Belle Vue and Roundham Roads is another early 21st century redevelopment, its L-shaped plan form mainly in red brick with balconies on all south-facing floors including the attic storey where they open out from the gables is a conscious break from traditional form while the natural slate roof and the turreted corner are acknowledgements of it.

4.1.28 Only two villas from the original development survive on Keysfield Road, though they survive in quite different forms. No. 3, Windermere is of the typical stucco and slate type, the façade having rusticated quoins at ground level changing to panelled ones above; there are two prominent cornice lines: one separates the two storeys and the other at eaves level, both wrap round the shallow central entrance bay. The C-shaped natural slate roof is pitched on three sides with hips and a central valley open to the west, the ridges crowned with red terracotta crestings and end-finials; tall cement-rendered stacks with tall white terracotta pots survive in different groupings. With the shorter flat-roofed service wing at the rear, its parapet balustraded on the

east side it is a rare example of a detached villa in its original form, with no major losses, indifferent alterations or unsympathetic extensions of inappropriate materials. That the gate piers and original ironwork fence atop a dwarf front wall also survive is an extra bonus – that its immediate garden is a garage, or a graveyard, of camper vans is a small detraction and easily reversible by a sympathetic owner.

4.1.29 By contrast the larger double-fronted 2-storey villa on the corner of Keysfield and Cleveland Roads, 11 Cleveland Road, has fared ill: flat-roofed and pentice extensions to the southwest and northeast sides respectively have disfigured the fine fabric of the original, which includes canted bays; rusticated quoins; and rendered and corniced stacks with tall terracotta pots, but these are as nothing to the addition of the 3-storeyed Kilonan Court to the south gable and aligned with the east façade. This crass extension is prominent not only on the east but also from the south and west, and surely must rank as one of the least appropriate pieces of town planning anywhere in Paignton let alone in a conservation area – in complete contrast to its spirit and character. That the original curtilage wall: red sandstone breccia with limestone cock-and-hen coping on the Cleveland Road side, and white brick coping, with rusticated limestone gate piers on the Cleveland Road side largely survives is a small miracle. 5 Keysfield Road was once the detached stable block/coach house of the villa, though now in a separate curtilage, it is not out of site of Kilronan Court.

4.1.30 Two key buildings, both detached, remain in the ‘triangle’ area, Nos 13 and 15a,b,c Cleveland Road. Barrington Court, the former now subdivided into flats is well set back from the road behind a well maintained stretch of wall, a continuation of the breccia with limestone copings from No. 11. However the east façade is highly visible with two prominent bays with rusticated quoins on the ground storey; one is rounded, the other canted, the latter rising to its own roof beneath a barge-boarded gable; the hood moulds with keystones and lapels are of the Belle Vue pattern, a now recognisable local typology. On such an open site the lack of stacks is especially noticeable when compared to its neighbours. The original plot, one of the largest in the conservation area at c.0.9acres, has been part infilled with the barrack-like Pinewood Court; there is no separate curtilage yet there is only around 6 metres between the buildings at their closest point. No. 15a,b,c, was once detached but has been subdivided in a semi-detached mode with 15c as one half and the other, southern half as two flats 15a & 15b. No. 15c shows well the original form: cement-rendered below natural slate with terracotta crestings and finials; a modest narrow single-storey bay below a depressed pediment incorporates segmental-headed windows with keystones to the hood moulds; a narrow sill band extends around all sides at first floor level. The original 3-sided conservatory with a crested and full-pitched roof is a happy and unusual survival. The 2-storey canted bay survives at 15a & b where the same decorative scheme preserves a unity of appearance. As a structure the detached house is one of the best in the conservation area, unusually complete despite the later sub-division which does so much to dilute the original character. An infill building now in a separate curtilage occupies the rear of the plot, the original stable block also survives.

4.1.31 21 Roundham Road is a large detached stuccoed villa of irregular plan, it is separated into The Firs on the left, the three-storey former service wing, and The Hollies on the right a double-width block fronted by an attractive large conservatory

entrance with its own glazed gabled bay – only two or three such survive. The windows show unusual architraves, the patterns including under sill curves and triangular-heads, the quoins rusticated on the ground storey have parti-coloured indentations above. Tall rendered chimney stacks are visible on the front, the attractive tent-roofed angle bay and hipped roof canted bay only from the rear.

- 4.1.32 A varied concentration of key buildings are clustered together at the east end of Roundham Road, facing the multi-junction with Cleveland, Alta Vista and Cliff Roads; almost all are given to the holiday trade. Three semi-detached pairs Nos 23 & 25, 14 & 16 Roundham Road, and 18 Roundham Road & 2 Alta Vista Road are all 1920s & 30s; Nos 1-7, and 2-10 Roundham Road late Victorian and Edwardian. Nos 23 & 25 are a 1920s semi-detached 2-storey red-tiled pair, separated by a crow-stepped parapet; they must be amongst the last houses to use random coursed exposed breccia as a principal building matrix, albeit only to the ground floor with brick detailing, the upper storey being rendered. The entries are shielded by open bracketed verandahs which stretch between the paired canted bays which have rusticated quoins at the lower level. The original sash windows show an unusual configuration of vertical glazing bars and panes in the upper sash, either 3 or 4 over a single lower pane (23); all windows at No. 25 are PVCu replacements with a French window formed in the broken through bay. A late-20th century 3-storey partner has been linked as No.27. Nos 14 & 16 on the south side are in the same vein with a similar mix of exposed stone, brick detailing and upper storey render. However the scale is greater and more ambitious: large 2-storey square bays face the street on the gable end, the top of the bay forms an airy balcony below the roof which has been artfully extended, the attractive balustrade of the balcony and the open truss formed by the barge boards interlinked. The upper sash windows are multi-paned over single lower panes; No. 14 has an unattractive west side addition and some PVCu.
- 4.1.33 18 Roundham Road & 2 Alta Vista Road are again in a similar mix of materials but instead of height they take advantage of the width of the large oblique plot on the junction, facing out into Cliff Road and originally had a superb joint frontage. The difference between them today is perhaps the clearest visual object lesson on how the fine character of the conservation area can be destroyed. The interesting and intricate detailing, that is an integral part of the whole design, survives well at 2 Alta Vista Road; here a verandah supported by a thin gothic arched colonnade, forms the base of a full-width balcony with a most elegant timber trellis-work balustrade. The verandah extending to a square angle bay which rises to a decorated gable and subsidiary roof. The timber sash windows again show a multi-pane pattern in the upper sash, but also in some a elliptical glazing bar on the horizontal; such detail demands considerable skill. All this should be mirrored on its pair, but 18 Roundham Road exhibits some of the poorest replacement design elements and materials possible, thoughtlessly executed and aesthetically revolting – only a photograph (plates 37, 50) can reveal the contrast between the two and full horror of the damage inflicted on a fine building.
- 4.1.34 Nos 1-3 and 5-7 Cleveland Road form two distinctive semi-detached slate-roofed pairs, both highly visible, especially the former on the multi-junction. The 3-storeyed buildings take an unusual form of two floors and semi-basement, and in an unusual

configuration: the basement wall is of roughly coursed breccia with above red brick and white brick detailing to the quoins, bays and window reveals; similarly the corniced stacks are of red and white brick. The bays have two large single panes sashes to each floor; French windows, with attractive pane patterns, open from the lower verandahs (with good iron work balustrades, corner brackets and dependent trellis work) and from the balconies formed above. No. 1 preserves its side entry conservatory and its garden on all sides; all have some of their breccia and brick front boundary walls though Nos 3 & 7 have removed stretches to facilitate car hardstanding on a bare concrete which replaces the garden; No. 5 utilises tarmac rather than concrete and preserves good gate piers and part of the front garden, though an unfortunate single-storey caravan-style side extension adds nothing to the unity of design.

4.1.35 Nos 2-4, 6-8 & 10 complete the group of key buildings on, or near, the multi-junction; all are Edwardian with mainly plain façades devoid of ornament. All have added dull flat-roof extensions, overlarge at Nos 2 & 6. No. 8 has an intriguing incipient belvedere whose bracketed eaves rise just above the eaves of the adjacent gable roofs, but it is (un)finished in a flat roof which does not extend beyond the general roof height. Nos 6 & 8 also have a blind keystone oculus in each gable. The group are of borderline value, Nos 8 & 10 being the least affected by later alterations.

4.1.36 Of greater value to the conservation area are a group of key buildings at this junction from the 1920s and 30s which lie outside the current boundary: the semi-detached pairs 1-3 Alta Vista Road, 2-4 Cliff Road (a handsome Arts-and-Crafts inspired pair); and the detached red-tiled 1 & 3 Cliff Road in a variegated breccia, brick and render. A number of other buildings in Cliff Road from this period would merit inclusion within the conservation area.

4.2 BUILDING FORM, MATERIALS & ORNAMENT

4.2.1 The conservation area shows considerable variation between the detached late Victorian and Edwardian villas and semis, in their good-sized plots, and the close-packed terrace groups, with tiny rear yards and often no areas, at the western and eastern edges. The harbour with its early-19th century form and appearance is more that of a small fishing community than that of a major resort town. It has a detached unmodernised charm that it is lacking in either Brixham or Torquay, not least because the original form has remained unaltered and the original materials have not been overlain by harsher modern ones.

4.2.2 Many of the later, i.e., Edwardian detached villas are built on a large scale with their volume, some of 4 storeys, further exaggerated as they are set on plots already raised above street level. The effect is imposing, yet less now than originally when the planting was young; now that the trees have grown to maturity and the hedges extend upwards from the high boundary walls even the taller buildings seem secluded. The extensive green cover on Roundham has done much to conceal the architectural horrors of the late 20th century. There are unfortunately no buildings of distinctive new build, yet the two examples of 21st century design, Ambassador House and Regents Court, are not unpleasant: the former in a mix of render, brick and stone but

in a unique footprint; the latter in stucco on the footprint of its predecessor (though doubled in size) both roofed in slate. Inevitably they both are designed for greater densities, with attic storeys as standard.

- 4.2.3 The materials of the Victorian villas, terraces and boundary walls, are as typical here as for all Paignton, and indeed Torbay as a whole: render or stucco over local red sandstone, or Breccia in its conglomerate form, and brick – this is the predominant character. Breccia is not very durable and where exposed often shows signs of severe deterioration, weathering badly leaving the inclusions proud. Much more durable though less widely used is Torquay limestone, which though predominantly grey, may have red or green veins. This was used in the kerbs and gullies of the original road layout. The Edwardian builders used a more variegated palette: a mixture of brick, exposed stone, and often on upper storeys, render below red tiled and pantiled roofs and gables, sometimes with elaborate crestings; thus establishing a mix that continued into the 1930s. Boundary and front curtilage walls were equally well thought out, often employing a similar mix of brick and stone, contrasting copings with body work, red bricks with cream ones – utilising the ball clay of Newton Abbot; gatepiers are found in the same mix, or may even be rendered. The long stepped run of walling up the west side of Braeside Road utilising two colours of brick, and red sandstone with regularly placed piers and a continuously rhythmical rise between the piers is an example of the high degree of design invested in the building plots.
- 4.2.4 The Victorian stucco and slate roofed villas are typical of many such at coastal locations, with semicircular or segmental arched windows and doorways, tri-partite and bay sash windows, decorative barge-boards to gables, string courses to walls and chimneys, moulded cornices and architraves. Some of the interlocking ornamentation is highly elaborate: schemes with plat and sill bands connected by the keystone of the ground floor hood mould which expands to embrace the underside of the upper floor sill; another particular type of ornamental design, the Belle View type, is the addition of small, almost undersize brackets, decorative lapels beneath hood mould or sills. Of the many conservatories only two with full pitched glazed roofs have survived: the formal front entry to 21 Roundham Road, and 15c Cleveland Road. By contrast the smaller rendered terraced cottages are almost devoid of ornament only the raised parapets with stepped kneelers and the paired door entries confer any distinction.
- 4.2.5 In the Edwardian villas it is in the treatment of the bays and the mixture of materials, (in the absence of elaborate surface ornamentation) that the decorative elements of the building are expressed. Square, canted and corner bays are found in varying designs in St Andrew's Road in particular. In the larger, 'North London' types off Belle Vue Road the bays are almost polygonal wings with conical tiled roofs and large often overarching gables.
- 4.2.6 After the First World War brick and stone with tiled roofs and similar boundary walling with detailed gatepiers predominates. Timber-work can also be richly ornate: panelled doors, balustraded balconies, and patterned glazing bars. Such design details were clearly intended to relate to the building as a whole, and to be mirrored in the semi-detached examples. Where the double-hung sash windows survive, an observable local characteristic is two lights in a each sash separated by a single

horizontal glazing bar. There are also some excellent examples of Edwardian windows with a wide variety of elaborate glazing bars to top vents – it is these original windows which are particularly vulnerable to change.

4.3 CONDITION OF BUILDINGS

4.3.1 Many buildings are well cared for and maintained but not always with the traditional material of their construction. A considerable threat hangs over plot boundaries, where stonework, when replaced, is most often an inferior and artificial substitute. The rear boundary wall of 12 St Andrew's Road giving onto Hill Park Terrace is an obvious example of poor replacement. Many buildings still retain original timber or ironwork to doors, windows, and in some cases balconies, but much is being lost to PVCu replacements. These are very unsatisfactory in appearance, and are not only unsuited to period dwellings, but their long term durability has yet to be proven. The contrasting treatment of original timber and glazing elements between 2 Alta Vista Road and the dreadful replacements at 18 Roundham Road have already been noted (4.1.34).

4.3.2 The most significant threat, across the conservation area as a whole, remains not outright demolition, but the removal and replacement of historic detail, especially joinery such as doors and sash windows; frontage and boundary features. 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*.

5 CHARACTER & RELATIONSHIP OF SPACES

5.1 The eastern part of the conservation area is overwhelmingly open with harbour, quayside, beach and cliff – including several rocky coves – and large areas of open space. Walkways, promenades and steps, connect the harbour area with the formal and informal gardens and the pitch-and-putt golf course on Roundham Head. The steep terraces of Roundham and Cliff Gardens give onto a south-facing promenade constructed in 1931. Although outside the conservation area, these are an integral part of the landscape.

5.2 From many parts of the conservation area there are extensive outward views, mainly north across the bay towards Torquay, south towards Brixham, but even across Lyme Bay towards Portland. These vistas when seen from the same point, such as Roundham Head can be especially striking. Villas, where informally laid out, well recessed and now concealed behind walls and high mature trees, can be a less prominent visual feature in the street scene than these extensive coastal views. By contrast, much of the terraced housing is tightly knit with a strong street presence; this is further enhanced when stepped down the sloping ground. St. Andrew's Church, of red sandstone and plain tiles, and Coniston Lodge, 16 Sands Road of limestone and slate, are both impressive edifices, which emphasize the strong contrast in use of materials.

6 GREEN LANDSCAPE & TREES

- 6.1 Many of the significant landscape features today have evolved as part of the development of the Victorian suburb and its designed planting. However a few field boundaries can still be traced from the period before development as represented on the 1840 tithe map and the First Edition Ordnance Survey of 1861. The Hill Park Terraces are defined by a remnant strip field, doubtless of medieval origin, the rear boundaries between St. Andrew's Road and Belle Vue Road follow boundaries of rectilinear fields (possibly of 18th century enclosures). The terraces of Roundham and Cliff Roads are defined by a field whose boundary is of the same rectilinear plan but modified by the new harbour of the 1830s. However there were few standard, if any, trees along these boundaries and almost all trees present today may be attributed to the period of suburban development.
- 6.2 There are a wide variety of tree species; many planted during the period of development over a hundred years ago have attained their maturity. It is these mature trees that have done much to ameliorate the presence of overlarge extensions or detached additions within the original plots. Over 15 species are represented both native and imported, while lime and Scots pine are predominant overall there are distinct areas of local majority. At the south end of St Andrew's Road it is ash; at either end of Braeside Road are two stunning horse chestnuts with others close by to the east on Roundham Road. There is an impressive line of evergreen oak (*Quercus ilex*) on the south side of the Roundham Road east of Belle Vue Road; on the north side this is matched by horse chestnut, birch, pine, lime, beech and London plane giving the impression of a green avenue above the red sandstone boundary walls. The western loop of Roundham Road, Belle View Road and Keysfield Road are all well lined with trees, as is the Belle View 'triangle' as a whole. What is further significant is that the vast majority of trees are almost entirely within established gardens; in most instances they are located to the front, occasionally to the side, of the villas so that the street scene is a symbiosis of the natural and the built environment. As typifies Torbay, some semi-tropical shrubs, and many palms are also in evidence, including the Torbay 'trademark' palm tree (*cordyline australis*).

7 THE SETTING AND FEATURES OF SPECIAL IMPORTANCE

- 7.1 Roundham Head is one of several prominent seaward landmarks of Torbay – the middle 'nose' of the bay – equidistant from Hope's Nose to the north and Berry Head to the south. Its rocky red layered sandstone cliffs, topped by individual or grouped specimen trees, principally pines and sycamores, make a memorable impact, especially those close to the Head itself; these form a distant landscape feature from a wide surrounding area. The paths, drives and gardens, both public and private, allow extensive opportunities to look out to sea, or across the bay in relatively tranquil surroundings. The headland and harbour with rising ground behind breaks the long, level expanse of Paignton seafront to the north and the lesser expanse of Goodrington Sands to the south.
- 7.2 Compared with the main esplanade, this part of the town is relatively quiet and unhurried for much of the year, even though the number of visitors during the season

probably exceeds permanent residents. The high ground coupled with sensitive laying of the road network fully exploited the unique aspects of the location. Not only those roads allowing southern aspects, but also the long run of Belle View Road with its northern one.

7.3 Section 4 The Architectural and Historic Qualities describes in some detail the main communal and individual elements that give the conservation area its special character, these may be summarised as follows:

- ❖ The well designed suburb which takes full advantage of its natural aspects, setting down a mixed plan form of house plots;
- ❖ the mix of richly ornamented villas, semi-detached and terraced houses, most key buildings, combined with other features of interest within the conservation area and outside;
- ❖ the wide variety of materials, including both local limestone and sandstone, different brick types and colours, slates and tiles for roofing, all characteristic of the late 19th/early 20th century development;
- ❖ the survival of much period detail in many buildings, even alongside inappropriate extensions and additions many principal elevations remain intact;
- ❖ the individual elements of that ornamentation especially the decorative surface treatment of window and door reveals, architraves, cornices and horizontal banding, chimney stacks, verandahs etc;
- ❖ the many sash-window types with delicate detailing to glazing bars; the timber detailing to doors and trellis work; the original glazed conservatories.

8 THE EXTENT OF LOSS, DAMAGE AND INTRUSION

- 8.1 The character of the conservation area is a combination of its urban nature as a late 19th/early 20th century suburb of Paignton, subsuming the early 19th century harbour, its unrivalled position with outward sea views across three cardinal points, and the maturity of the green landscape established in the 1890s. The post second world war changes to many villas, with their conversion to holiday accommodation, has led to intense pressure for subsequent additional development, such as extensions or new detached buildings in the larger plots. Inevitably this pressure resulted in extensions and new build with universal rather than local materials, particularly in the 1960s-80s with a diminution to the visual aspects of both the built and natural environment. Although the conservation area was designated in October 1985 it took some years before greater consideration was given to those key buildings whose special architectural importance makes a significant contribution to the townscape. The poor quality of some of the extensions has been masked to a degree by the tall red sandstone boundary walls and the number and quality of the mature trees.
- 8.2 Within the original buildings some of the most damaging changes have been the thoughtless replacement of original features with poor quality ones in inappropriate materials. Such poor aesthetic sensibilities can produce catastrophic effects especially on semi-detached buildings where the downgrading of a part is the downgrading of the whole.
- 8.3 There are other factors working to the detriment of the character or appearance of the conservation area. The considerable loss of period detail from unlisted buildings has already been referred to so the following list is not exhaustive but it is highly indicative of the damaging intrusions:
- ◆ demolitions, over-large extensions, or antipathetic additions to original late-19th century buildings; or infill development adjoining them, which overwhelm the original identity and uniform character with no balance in quality – especially in Alta Vista, Belle View (W) and Keysfield Roads;
 - ◆ the loss of traditional materials, especially on roofs where the bitumen-coating of original Welsh or Cornish slates has occurred, or where these have been partially or completely replaced with artificial substitutes mostly poor imitations of the original;
 - ◆ 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 bays and façades;
 - ◆ the careless loss of original glazed conservatories, timber detailing to balconies, verandahs and trellises;
 - ◆ the profusion of commercial signs is locally intrusive as is the predominantly utilitarian street lighting with no concession to ornament. This is particularly the case in sensitive locations such as the immediate surroundings of the harbour.

9 SUMMARY

- 9.1 In contrast to the densely populated area of Old Paignton where the historic centre has had a settled population for a millennium, the conservation area designation of Roundham reflects its essential characteristic as a late Victorian and Edwardian garden suburb. Despite some degradation, infill and demolition (all late-20th century) the original quality has largely been retained; substantially because so many of the original boundary walls, even those on the redeveloped properties, and so many of the now mature trees remain.
- 9.2 The 20th century depredations, whether replacing original dwellings, or infill additions within their curtilage, or the addition of out-of-scale or unsympathetic extensions, have come close to destroying the *raison d'être* of the conservation area. However more recent, 21st century, developments such as Ambassador House on the corner of Belle View and Roundham Roads, and Regents Court on Keysfield Road are indicative that new building can respect existing character; further at the boundaries both have enhanced the townscape by paying attention to the curtilage walls with appropriate repair and maintenance.
- 9.3 Elsewhere there has been a distinct loss of period detail: the loss of original window types, proportions and door detail through PVCu replacements is regrettable and increasing. Very few of the late-19th century buildings are actually listed, though almost all are key buildings. In such circumstances the imposition of Article 4 (2) Directions, as envisaged by the local plan (below) are important to protect the remaining elevational, frontage and boundary detail which is currently so vulnerable.
- 9.4 The holiday-related buildings whether original or later development have produced a secondary visual impact on the conservation area: prominent signage, overbearing colour schemes, discordant frontage treatment and boundary features, few of which share the aesthetic of the garden suburb. These too need to be subject to additional planning control through an Article 4(2) Direction.
- 9.5 It has been noted above that good quality buildings and settings exist on the periphery (4.1.37), but outside the current designation boundary. The extension of the existing conservation area to include the houses on the eastern side of the Roundham/Alta Vista/ Cliff Road multi-junction and perhaps others on Cliff Road 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 recognized that:

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

10.2 To frame specific policies within the Roundham & Paignton Harbour conservation area:

- (1) All unlisted buildings identified as key buildings or groups of buildings that contribute to the historic built environment should be included within Article 4(2) Directions to control inappropriate changes to the principal elevations.
- (2) Protect from detrimental loss all those key local features of special importance, which need to be safeguarded or enhanced, when determining development proposals within the conservation area; and where in future, Conservation Area, or Article 4 consent may be required.
- (3) In tandem with Local Plan Policies and other guidance issued by national agencies or Torbay Council to give due consideration to the key local factors which make up the features of special importance, as set out in sections 4-9 above when determining development proposals within the conservation area.

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Acknowledgements

Initial research by John Fisher BA MA MRTPI IHBC May 2001

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PHOTOGRAPHS

Roundham & Paignton Harbour: The Green Suburb from the Air

1-4. Roundham & Paignton Harbour: The Green Suburb from the Air

1. An aerial view of the conservation area: a garden suburb. The crowns of the mature standards are most evident at the St Andrew's/Roundham/Belle View Road junction; on Keysfield Road; and on Roundham Head.

1.



ROUNDHAM & PAIGNTON HARBOUR

Inlooks and Outlooks

2. Keysfield Road looking west.
3. The massive chestnuts of Braeside Road; and the superb syncopated rhythm of the boundary walls in parti-coloured brick and local red sandstone, employing staggered copings and square piers in the march uphill.
4. The west loop of Roundham Road: the high green 'wall' above the red sandstone boundary walls obscures some of the substantial detached villas from certain angles.

2.



3.



4.

5. Belle View Road looking North.
6. The harbour at low tide looking east across Lime Bay.
7. North across Roundham Gardens on the headland with the large villa of 22 Cliff Road on the left, and the block-like Cliff House flats centre, and very prominent.



5.



6.



7.

The Historic Harbour and Headland

8. The Harbour Light Restaurant, probably 17th century in this form with later extensions, but on the site of fish cellars recorded in 1567 whose origin will date back to medieval times.
9. A group of three thatched cottages west of the harbour, the middle one, Cliff Cottage, is 18th century; those either side are early 20th century, replicating the pre-railway vernacular.
10. The Classical Paignton Club of 1881 with its colonnaded Ionic façade replaced a series of thatched fishermen's huts; the hard landscaping of the tarmacked car park does nothing to display its proportions or enhance its setting.
11. Terraces, boundary walls and gate piers: the terraced group of 28-40 Cliff Road maintain a largely intact plan form. Unfortunately only No. 34 preserves its original timber sash windows with its unusual horizontal glazing bars in a 2-over-2 pane configuration; all others have inferior replacement glazing in a variety of disparate types.

8.



9.



10.



11.

- 12-13. Two parallel terrace groups of 14 separated by a service road but very different in character: 39-65 Cliff Road face into enclosed space, each with gardens and boundary walls separating them from the narrow road (12); 30-56 Roundham Road do not enjoy the benefit of a such a separation or seclusion, opening out into the main throughfare between the north and south sides of the headland (13) – individuality here is expressed through colour.
14. Part-facing (13) are 27-39 Roundham Road, a larger terrace group with an unusual verandah-cum-bay combination at ground level, and small but welcome front areas within boundary walls allowing a spatial separation from the street.
15. The large detached villa 22 Roundham Road on Roundham Head with its garden now set out as a public open space of 6 acres; the right-hand (northern), bay-fronted but chimneyless wing is a 1990s addition to the original.

12.



13.



14.



15.

The Victorian Suburb

16. St Andrew's Church, south side; an Anglicised French-Gothic using (local) red and yellow sandstones.
17. The Arts and Crafts Sunday School, now the Church Hall; the same materials as the church but in a contemporary rather than revivalist style. The replacement glazing is poor.
18. Looking south and inland down Hill Park Terrace from the pedestrian link with St Andrew's Road. The terrace occupies a distinct parcel of land whose boundaries were determined by the former medieval strip field, hence the plan form is a densely packed unity of design; few original details survive.
19. 3 Roundham Road, a late-Victorian detached villa at the western edge of the conservation area; its architectural quality is immeasurably enhanced by the survival of its brick curtilage walls and gate piers, and the mature specimen trees; here lime, pine and yew are visible.

16.



17.



18.



19.

20. Coniston Lodge, 16 Sands Road, atypical of the conservation area in snecked limestone with yellow freestone detailing is again much enhanced by the intact boundary walls, gate-piers, ornamental iron-overwork with a series of 6 closely spaced yews to the front.
- 21-22 Late Victorian/Edwardian semi-detached houses, 4-10 St Andrew's Road (21) showing the tendency when converted for holiday accommodation to turn the front garden – removing the green 'soft' landscaping – into hardstanding. The walls, hedges and mature trees of the surviving gardens at No. 28, are a far more attractive feature of the townscape (22).
23. The post-World War One Arts and Crafts influenced 7 St Andrew's Road. The spatial disposition of this plot is deliberately set back further from the road than its neighbours to allow a front garden as part of the integrated plan form.

20.



21.



22.



23.

24. 33-35 St Andrew's Road, the presence of gardens does much to ameliorate the smaller of the late-20th century extensions.
25. 1 Braeside Road, a study in polychromatic brick, tile and slate with thoughtful attention paid to all architectural detailing, reveals, quoins and chimneys. The wall is the top end of (3).
26. The stone belvedere of Roundham House, 22 Belle Vue Road; again the extensive garden wall with hedges above and mature trees in the garden screen the less attractive 3-storey south side extension.

24.



25.



26.

27-28. Two Belle Vue Road villas, both now extended and converted; one in a traditional late Italianate Victorian stucco (27), the other in a late Edwardian 'North London' style of brick, stone and render with exposed decorative beams, and a multiplicity of window types and glazing bars (28). The right-hand wing is a later 20th century extension.

29-30. Twenty-first century redevelopments in the conservation area: Regents Court's Keysfield Road façade (29), and Ambassador House's rear façade (30). Both are larger than the plan forms of their Victorian predecessors, but both have attempted to confine their greater massing by exploiting the steep fall north to south along Belle Vue Road to increase storeys on the downhill side.



27.



28.



29.



30.

31. The late Victorian villa of 11 Cleveland Road has much to recommend it, well preserved ornamentation, original sash windows, chimneys, ironwork, boundary walls with gatepiers and garden; however the building of an 'extension', the 3-storey Kilronan on the prominent Keysfield/Cleveland Road junction vitiates much of the aesthetic and architectural appeal, and in no way enhances the character of the conservation area.
32. Barrington Court, adjacent to 11 Cleveland Road has lost its chimneys but is otherwise unextended and unspolied; situated in a near-acre plot the infill block of Pinewood Court, overlarge as it is, is still 50m back from the road, again the presence of the prominent boundary wall and mature trees do something to ameliorate its bulk.
33. 15c Cleveland Road, part of a now sub-divided late Victorian villa, seen through two sets of boundary walls and a mature stand of Scots Pines. The original rear conservatory is now the entry porch for this half of the original house.
34. 21 Roundham Road is a very handsome large detached stuccoed villa, divided into the The Firs on the left and The Hollies to the right. Irregular in plan but finely detailed and well preserved, The Firs includes the 3-storey service wing, the leftmost block, while the excellent fully glazed pitched roof conservatory is the original entry. The ensemble is enhanced by the high walls and stuccoed gate piers. The positioning and materials of the street light leave much to be desired.

31.



32.



33.



34.

35. The interwar semi-detached pair 23-25 Roundham Road displays a wide palette of materials integrating construction and ornamentation. The low boundary wall of No. 23 shows an unusual use of coursed squared red sandstone (perhaps a 1950s replacement?), the random rubble courses topped with Cock-and-Hen coping is the more typical.
36. The tall gable-end façades of 14-16 Roundham Road add an unusual but attractive 1920s type to the conservation area, probably built for the holiday trade, the two-storey bays on the gables both support an upper balcony with handsome trellis-balustrading beneath an extended roof; similarly the glazing bar pattern of multi-pane over single pane is distinctive. The original design seen on the left of the pair is much finer than the inferior alterations and extensions on the right hand one.
37. The large corner pair at 2 Alta Vista Road (left) and 18 Roundham Road probably just predate the First World War, both are prominent on the multi-junction here and both have later 20th century rear extensions. The wrap-around façades with full-height gabled angle-bays must have been striking with the intricate detailing of glazing bars, slender traceried columns to the full width-verandah, and trellis work balconies above. The thoughtless removal of that detailing on the Roundham Road side has reduced the once-fine façade to a low banality – q.v. (50) for the full horror.

35.



36.



37.

- 38-39 Two semi-detached pairs on Cleveland Road which again probably predate the First World War. No. 1 is double fronted with a façade and conservatory entry porch on Roundham Road (38); both pairs are predominantly in red brick with white brick detailing. Verandahs and balconies run between the projecting bays, the angularity of the cast iron of the balustrading on both storeys contrasting with the strong horizontal and vertical timber trelliswork of the verandahs (39, 45). The strength of the material design points up the poor quality single-storey extension of No. 5.
40. The c.1900 group of 6-8 & 10 Cleveland Road; the stucco looks back to the Victorian design, the lack of ornamentation with minimal detailing (single-pane glazing) to an Edwardian ethos. The addition of extensions either side of the gable-end façades detracts from the simplicity of the plan form; the curious truncated belvedere at No. 8 suggests a variant design which was never fully realised, the flat-roof finishes below the apex of the main roof.

38.



39.



40.

Beyond The Boundary

There are a number of buildings, which currently lie outside the conservation area boundary but are adjacent to it, that make a positive contribution to its setting.

Radical change to them therefore would definitively have a negative effect on the conservation area. This is most obvious at the prominent Alta Vista/ Roundham/ Cleveland/Cliff Road multi-junction where the east side of the junction lies outside the boundary.

41. 1 & 3 Cliff Road sit on the Cliff/Roundham Road corner, the red sandstone, brick and render with tile roofs are very much in the early 20th century idiom of similar types within the conservation area.
42. 2-4 Cliff Road an interwar Arts and Craft influenced pair with projecting gables and jettied out floors and connecting 'cat slide' roofing. The complete PVCu refenestration would have been resisted using conservation management plan policies and Article 4(2) directions.

Details

Within the conservation area a wealth of architectural ornamentation has been preserved; there have also been some truly deleterious removals, extensions and additions.

43. 28 St Andrew's Road, a fine conjunction of wall, gate piers, garden and glazed conservatory entry; also (22).
44. Decorative barge boards with gothic trefoils protecting projecting purlins in Sands Road.

41.



42.



43.



44.

45. 1-3 Cleveland Road, a good combination of curvilinear cast iron work, and rectilinear timber trellis work to the lower verandah balcony; the replacement on the upper balcony is utilitarian by comparison. The corniced polychromatic chimneys with their terracotta pots continue the rhythm of the quoins and pilaster; the glazing bars to the French windows are of a delightful variety, especially the downward-curving parabolic pairs on the upper storey.
46. A close-up of (34) showing not only the fine entry conservatory but the variety of cornicework and architraving on this unusual but very attractive villa.
47. An attractive conjunction of decorative tile-hanging, exposed stone chimney and timbers, and intricate glazing of the conservatory porch.

45.



46.



47.

48. A stretch of raised and maintained boundary wall in the vernacular style in Belle Vue Road.
49. On St Andrew's Road this house, as well as having the hard landscaping of the street brought into the garden, has been completely refenestrated with heavy and inappropriate mullions and transoms prominent (cf. the elegant and narrow glazing bars of the next door sashes), altogether knocking out much of its character. The single-storey flat roof extension does nothing to enhance the remaining aesthetic; all such changes are, fortunately, reversible.
50. A close up of (37) reveals the full extent of the loss of architectural and ornamental detail: at the lower level the bay has been completely removed and the verandah enclosed as if there were no unifying aesthetic reference; while at the upper the simple repainting of render and quoins has extinguished the contrasting play of colour and materials, which were part of the integrated design.

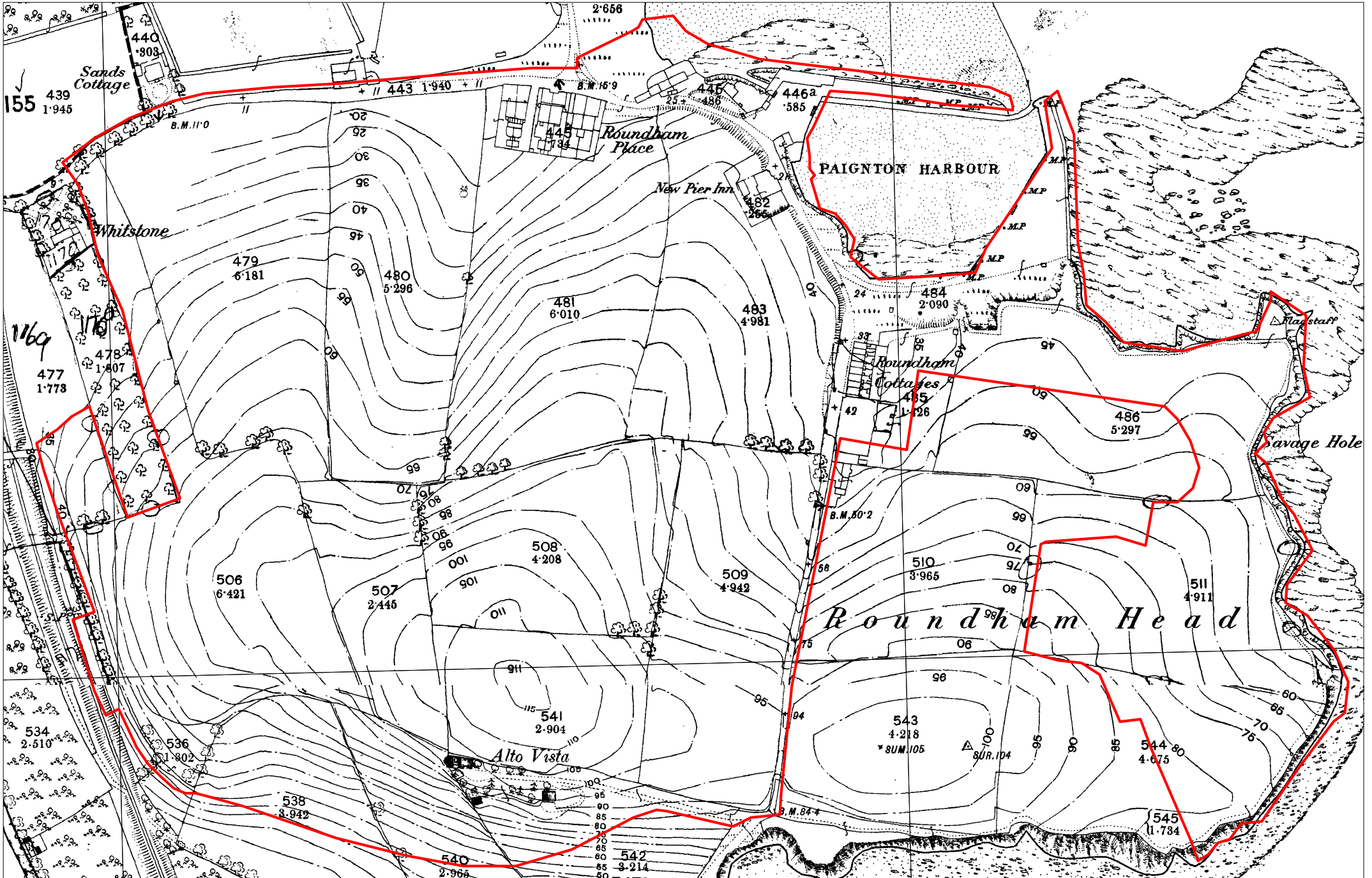
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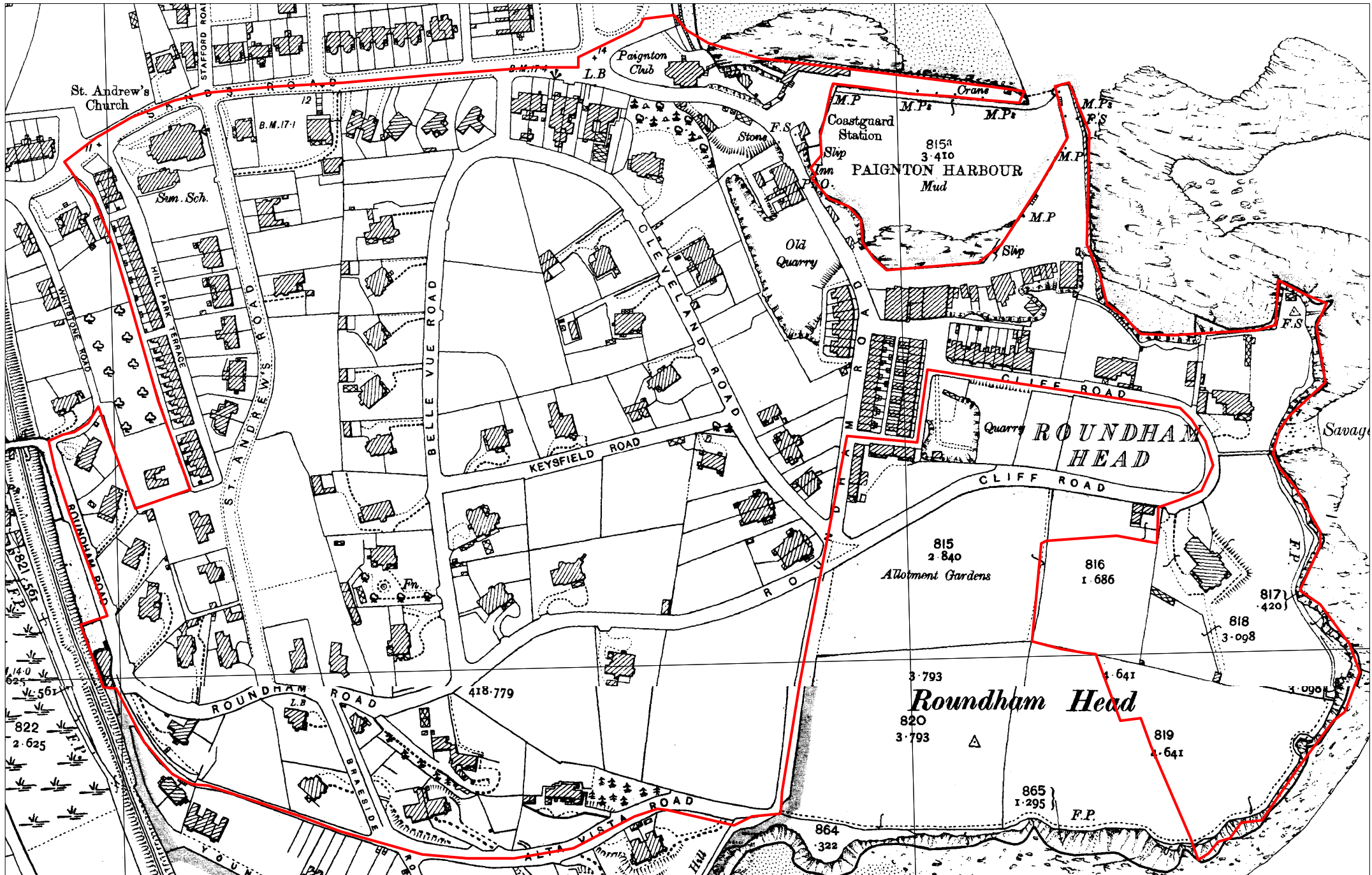


50.



ROUNDHAM & PAIGNTON HARBOUR

Ordnance Survey County Series 1:25000 First Edition surveyed 1861



ROUNDHAM & PAIGNTON HARBOUR

Ordnance Survey County Series 1:2500





Second Edition surveyed 1904

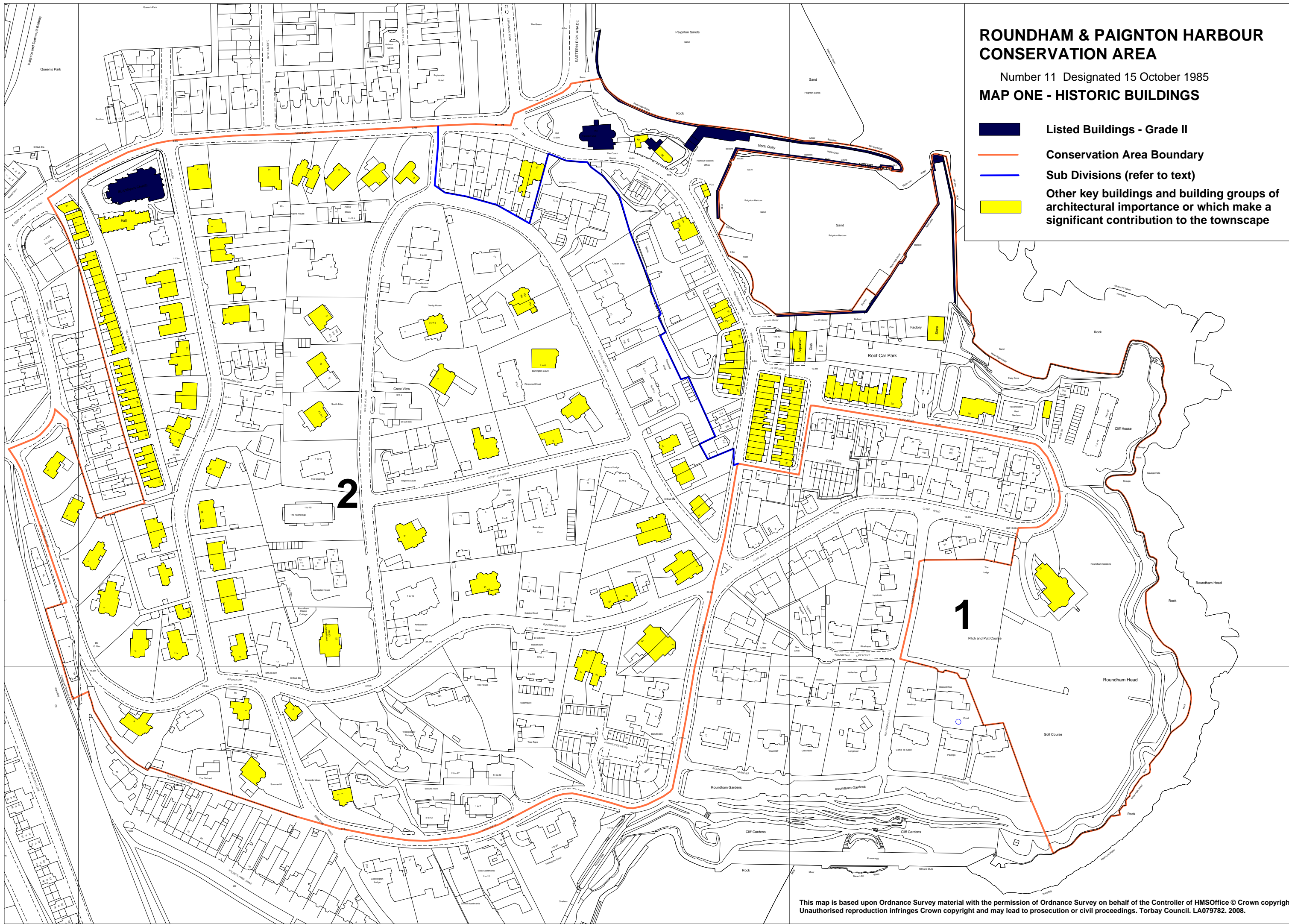


ROUNDHAM & PAIGNTON HARBOUR CONSERVATION AREA

Number 11 Designated 15 October 1985

MAP ONE - HISTORIC BUILDINGS

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



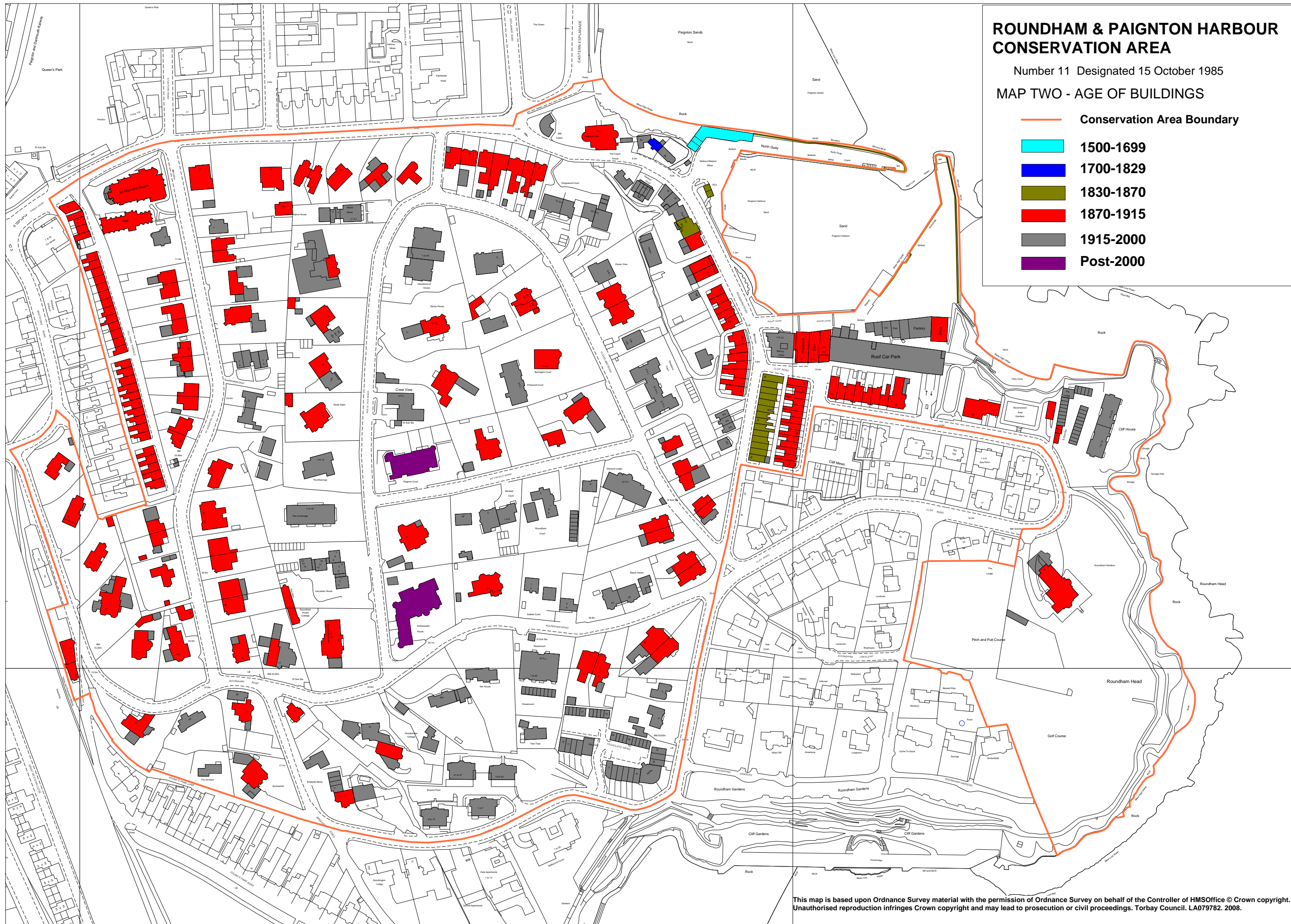
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MAP TWO - AGE OF BUILDINGS

- Conservation Area Boundary
- 1500-1699
- 1700-1829
- 1830-1870
- 1870-1915
- 1915-2000
- Post-2000












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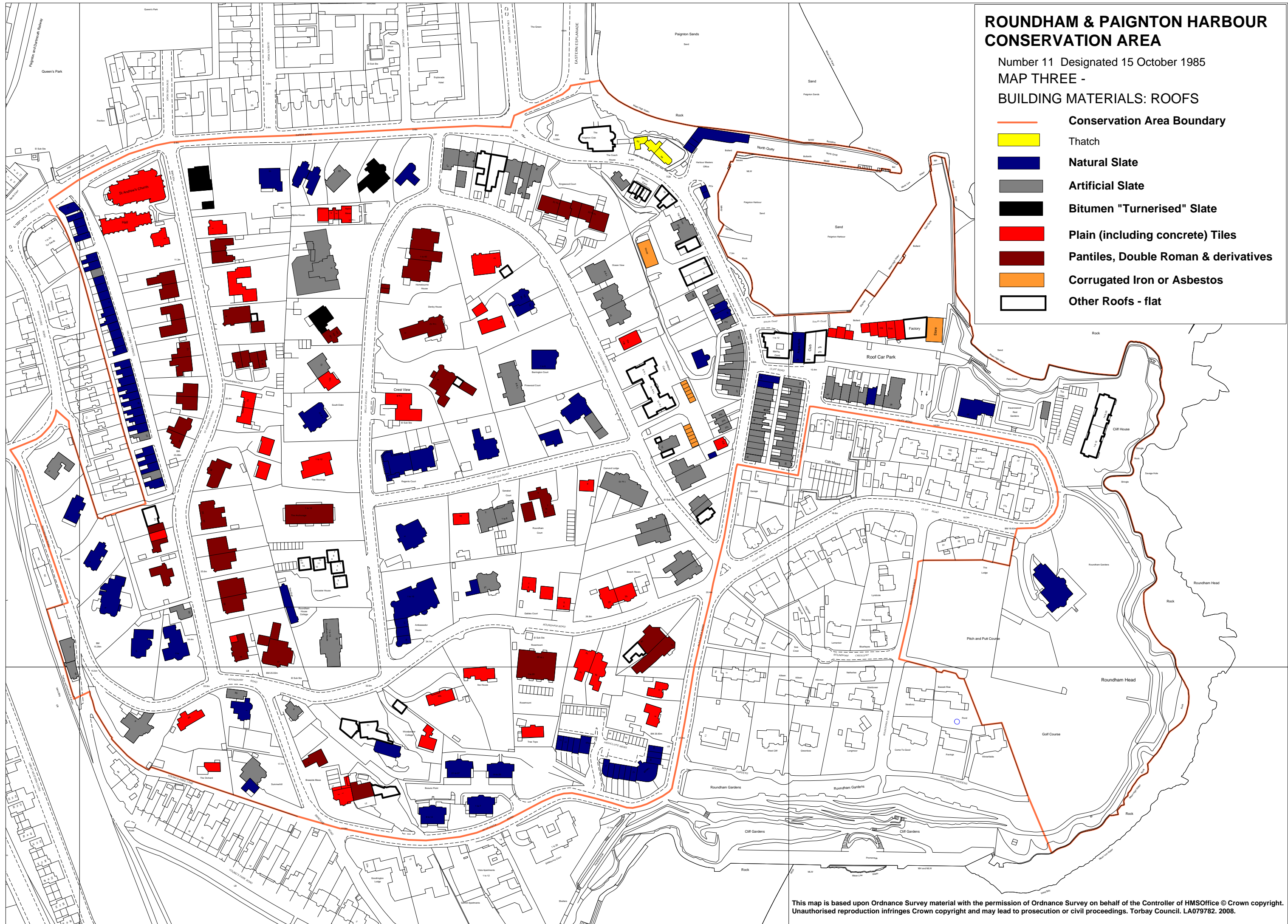
ROUNDHAM & PAIGNTON HARBOUR CONSERVATION AREA

Number 11 Designated 15 October 1985

MAP THREE -

BUILDING MATERIALS: ROOFS





-  Conservation Area Boundary
-  Thatch
-  Natural Slate
-  Artificial Slate
-  Bitumen "Turnerised" Slate
-  Plain (including concrete) Tiles
-  Pantiles, Double Roman & derivatives
-  Corrugated Iron or Asbestos
-  Other Roofs - flat

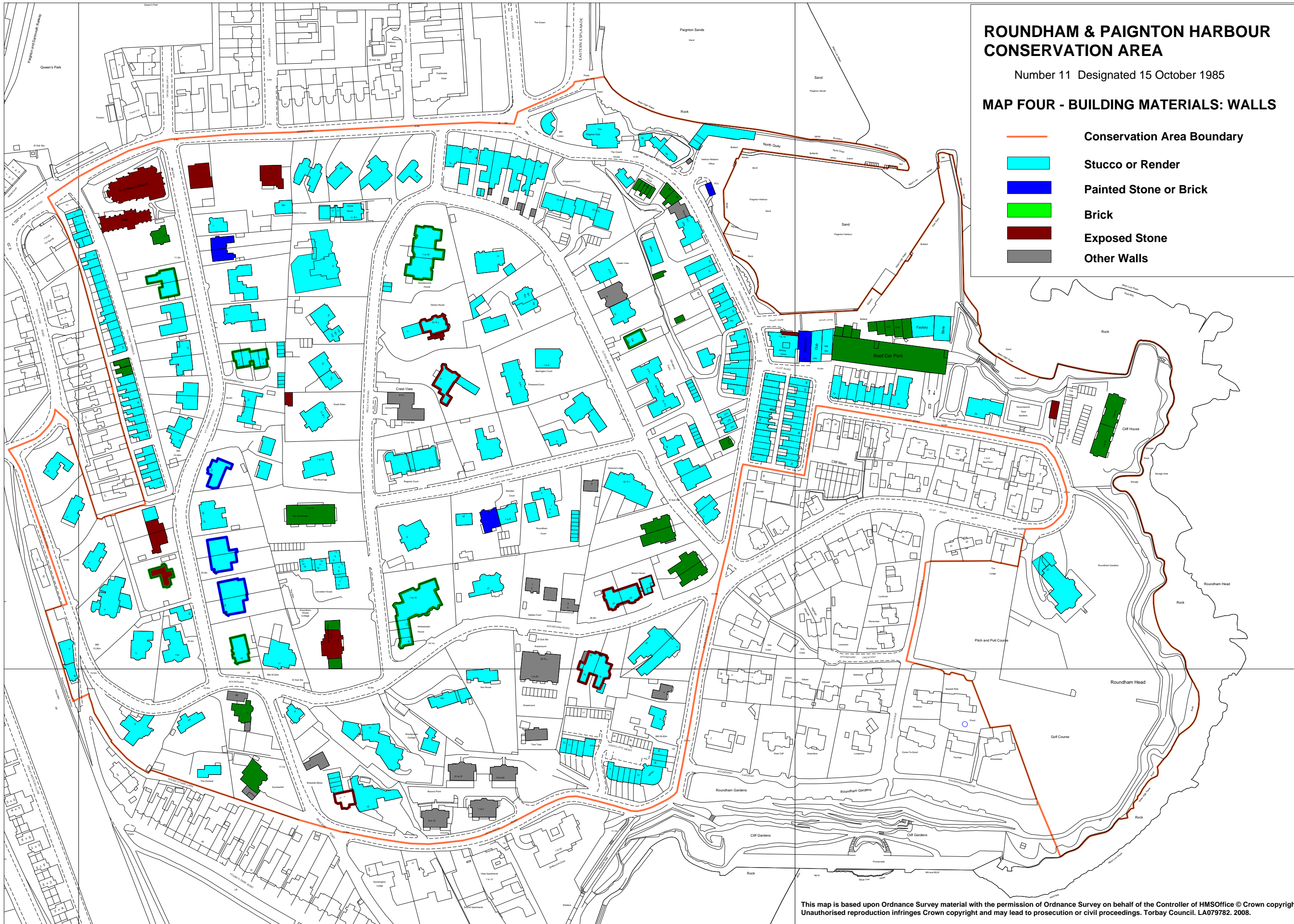


ROUNDHAM & PAIGNTON HARBOUR CONSERVATION AREA

Number 11 Designated 15 October 1985

MAP FOUR - BUILDING MATERIALS: WALLS

-  Conservation Area Boundary
-  Stucco or Render
-  Painted Stone or Brick
-  Brick
-  Exposed Stone
-  Other Walls

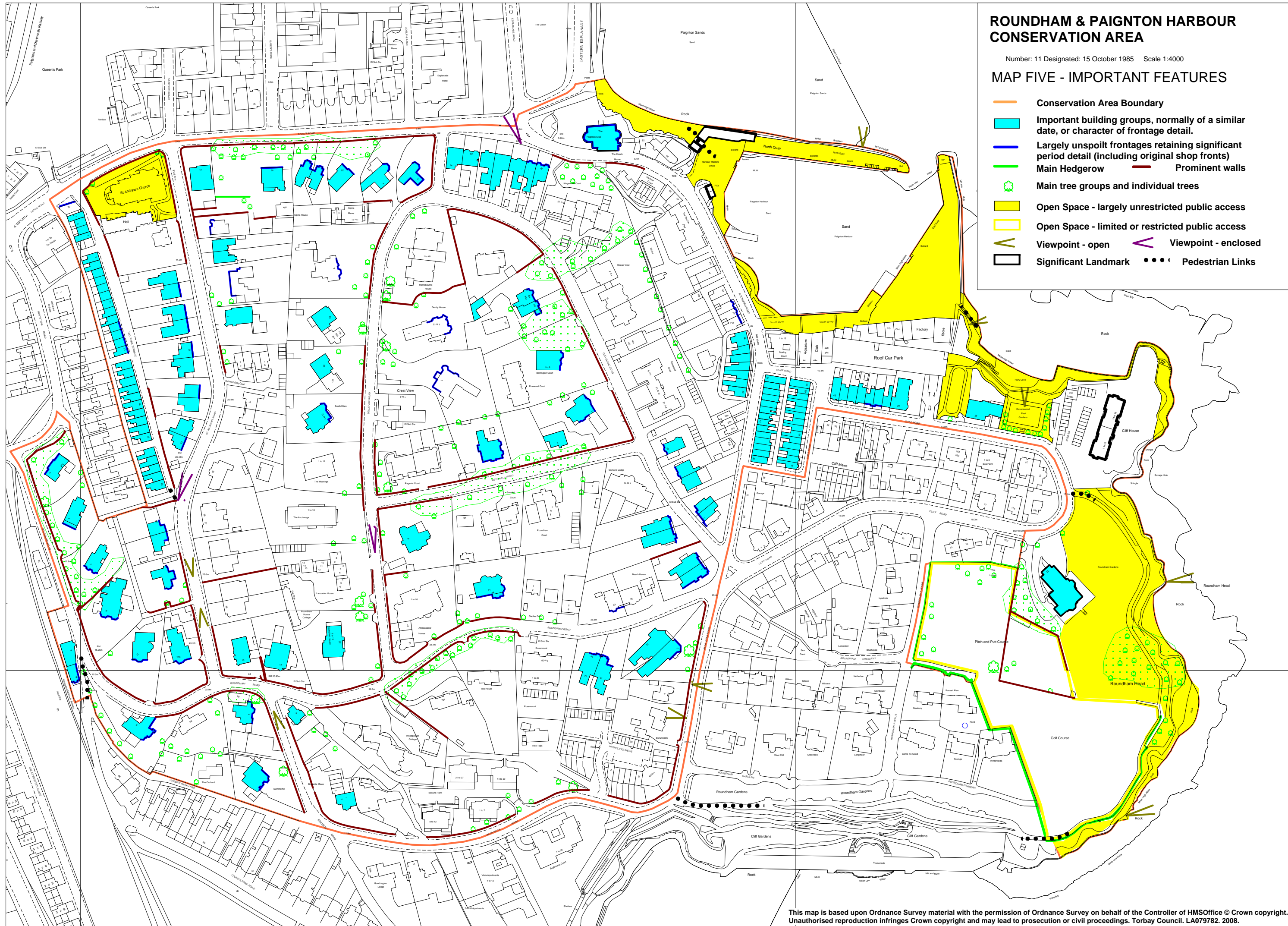


ROUNDHAM & PAIGNTON HARBOUR CONSERVATION AREA

Number: 11 Designated: 15 October 1985 Scale 1:4000

MAP FIVE - IMPORTANT FEATURES

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



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