



Tormohun

Conservation Area

Character Appraisal



TORMOHUN

CONSERVATION AREA

CHARACTER APPRAISAL

Revised
Hal Bishop BA MA Cert Ecol & Cons
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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 1862
- 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
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1 LOCATION AND ESSENTIAL CHARACTERISTICS

- 1.1 The Tormohun Conservation area is an inner suburb of Torquay, centred around the original Saxon and medieval settlement; it lies no more than ½ km from the town centre at Castle Circus. The conservation area consists in the main of 19th century terraced housing; additionally there are a few examples of the typical Torquay villas of the mid-19th century clustered around Tor Hill. There are two discrete shopping areas: the upper part of (Higher) Union Street; and upper Belgrave Road and Lucius Street. The southern, and especially the southeast part, contains hotels and guest-houses, a characteristic shared with the adjoining Belgravia and Torre conservation areas, to the south and west. Tormohun is part of the interlocking and largely contiguous Torquay group of conservation areas which as well as Belgravia and Torre includes Upton to the east and northeast, and Abbey Road to the southeast.
- 1.2 There are several locations where abrupt changes in level have led to abnormal design and build in response to the topography; between Brunswick Terrace, Union Street and Magdalene Road houses may be found which are split-level, the two lower floors having been built into the slope. Between Tor Hill Road and St. Efride's Road there is a similar steep drop where the impressive vaulted terrace, a double-storeyed arched loggia, of the now vanished Lauriston Hall, forms an unusual feature.

2 HISTORIC ENVIRONMENT, ORIGINS AND DEVELOPMENT

- 2.1 Tormohun is perhaps a confusing name, properly speaking the area should be thought of as Old Torre. The earliest documented settlement, the pre-Conquest manor of Torre was a well established Saxon foundation; confiscated from Alric it was one of the 11 Devonshire manors bestowed upon William the Usher who is recorded as its tenant-in-chief in 1086 – as he was of the neighbouring manor of Ilsham – when it is recorded as *Torra*, the name deriving from the Old English *Torr*, a rocky hill. The historic settlement was located around the parish church St Saviour, the rocky hill being Tor Hill east of the church. Domesday records an adult male population of 32: 16 villeins, 12 bordars and 4 serfs, which would give a total population of perhaps 100-120. Nor was the settlement a mean one, the lord of the manor and the villeins between them farmed 2 hides, about 240 acres of arable land; additionally 24 acres of meadow, 200 acres of pasture and 12 acres of wood supported cattle, pigs and 145 sheep.
- 2.2 Because Torre was a generic name it tended to suffix to itself the surname of its manorial overlord, hence around 1200 it was known as *Torre Brywere* after William de Briwere, who had founded Torre Abbey in 1196. In 1232 Torre passed to the powerful de Mohun family of Dunster, and it is recorded as *Torre Moun* by 1279. The Mohuns sold the manor to the Abbey in 1370 who remained the manorial overlords until the dissolution in 1539, when the manor was split up. Despite less than a century and a half of absent occupation the name *Torremohun* was attached to the village and the estate, which with its variant spellings it remained, until it was officially changed to Torquay in 1850.

- 2.3 As a nucleated village Torre(mohun) appears not to have grown by any large extent during the middle ages; there is no reason not to believe it remained unaffected by the ills of the later 14th century and the downturn of the population. Nor is it known how many dispersed and isolated settlements there were in the manor. The village layout of the early medieval period can be re-constructed. The parish church of St Saviour, may initially have been dedicated to St Petrox which suggests a pre-conquest foundation; although the extant fabric is heavily restored 14th century perpendicular (the tower may be earlier), the church is almost certainly on its Norman site.
- 2.4 In around 1230 William Brewer the Younger confirmed his father's grants to Torre Abbey including ... *all the water which comes from the spring of St Petrox near the kitchen of the Court House of Torre ...* (cited by Russell). A will of 1485 refers to *the church of St Petroc of Torremone*. The rebuilt well-head of 1867 on the east side of St Efride's Road near the lych gate has been identified as this spring, with the assumption that the court, or manor, house was adjacent. Through overzealous Victorian mis-identification the St Petrox spring was thought to be another 'everflowing' (æfride) one; with the building of a road on the east side of the church yard in 1861 the confusion was compounded when it was named St Efride's Road. Another authority (Ellis) agrees the proximity of the early court house of the Lords of the Manor to the church but suggests that it lies west of the church (in the vicinity of 55-63 Belgrave Road and 9 Church Street). If east of the church, the court house site, at the foot of Tor Hill, will have been greatly affected by the building of St Efride's Road and Melville Lodge, now 11 Tor Church Road, whose ground surface is 2-3m above that of St Efride's Road, the well head being set into the retaining wall.
- 2.5 Russell also identified the late medieval church house, which was converted to the parish workhouse and enlarged as late as 1840, with a site to the west of church path (today occupied by the post-war buildings of 45-53a Church Street). He identifies the former pub The Old Church Inn at the junction between Church Lane and Laburnham Street as the historical remnant of the former Church House, although 50m separates the two sites and neither Laburnham Street (formerly Mason's Row), nor Church Lane were built until after 1841. Whatever the correct locations none have been yet located archaeologically. The extent of the medieval settlement was probably bounded by Belgrave Road (Sand Road until c.1860), South Street, East Street, and Tor Hill Road; the southern limit was in the vicinity of Tor Church Road, but this too is a mid-19th century creation. The irregular and organic street pattern north of the church is indicative of settlement long before the 19th century remodelling – all areas within these limits are archaeologically sensitive.
- 2.6 Whatever desuetude post-medieval Torre fell into following the dissolution of Torre Abbey it remained until the late-18th century and the beginning of the French Wars. In the first census of 1801, the whole of the manor of Torre, which included the historic village, the Torre Abbey estates and the harbour settlement of Tor Key amounted to 838 habitants; perhaps a half to a third only settling within the previous 25 years (by contrast Paignton numbered 1,575 and Brixham 3,671).

- 2.7 Until this date the approaches to historic Torre were all long established ones: Old Mill Lane linked the neighbouring manor of Cockington via Chelston and provided the land route onto Paignton; Church Lane, Barton Road and Barton Hill Road led to the easiest crossing of the Teign northwards; the precursors of Belgrave Road and Abbey Roads were tracks linking the village to the harbour and sands before Torre Abbey; and similarly a track somewhat along the line St Marychurch Road linked Torre with that equally ancient parish and manor.
- 2.8 Torquay had become fashionable in the earliest years of the 19th century when it was not possible to travel in a Europe at war; it remained fashionable afterwards creating a demand for access and houses. In 1821 St Marychurch Road was turnpiked, and a new road, Newton Road constructed linking Newton Abbot via Kingskerswell to Torre; another new road Teignmouth Road was turnpiked in the same year. All three entered Torre at newly laid out Brunswick Square (actually a triangle) via toll points. A branch of Newton Road ran south, via another toll point, to the junction of East Street and South Street at Tor Square. From Brunswick Square Union Street was built in 1828 linking Flete Street and the quay with the historic village.
- 2.9 With an entirely reconstructed road system wholesale rebuilding began in Tormohun, what is now the conservation area. With the exception of the medieval parish church the majority of buildings outwardly appear to date from no earlier than the middle third of the 19th century. The earliest phase of the rebuilding c.1830-1865 lies in the main closest to the historic core centred upon St Saviour as well as the new ‘gateways’ on the west around South Street, Tor and Brunswick Squares. The terraces on the northeast side of Vansittart (formerly Lansdowne) Road should be included in this historical phase of development – although they are officially part of the neighbouring designated conservation area of Torre – because they are quite distinct from the typical villas of that conservation area which lie between the west side of Vansittart Road and the railway.
- 2.10 Unlike the Torre conservation area a number of buildings within the Tormohun conservation area of mid-19th century development have been rebuilt, or their sites demonstratively altered and re-developed in the later 20th century

3 CHARACTER AREAS

- 3.1 The Conservation Area includes a number of areas characterised by function: ecclesiastical, commercial or residential. The historic built environment now is largely a product of the 19th century, on either the earlier, mostly, medieval street layout, or the 19th century planned designs. Five distinct, and contrasting character sub-areas may be recognised; these are marked on Appraisal Map One and are:
- 3.2 (1) *Old Torre & the Northern Residential Area*
The church and churchyard form one of the two major green spaces within the conservation area. Elsewhere there are several streets of predominantly close-knit terraced housing mainly dating from the mid-19th century.

- 3.3 (2) *Belgrave Road/Lucius Street*
A later 19th century formal lay out, closely associated in character with the adjoining Belgravia conservation area: a mix of shops, offices, hotels and residential.
- 3.4 (3) *Upton Road/Magdalene Road*
An almost entirely mid-late 19th century residential area close to Upton Park, and late 19th century stone-built ranges of outbuildings, possibly former coach houses, now in light industrial use.
- 3.5 (4) *Tor Hill Road/Morgan Avenue*
An area that contains a scattering of early-mid 19th century villas, some listed, and in Morgan Road both terraced and semi-detached late 19th/early 20th century houses, several now guest houses. The 1970 polygonal concrete Central Church is a dominant landmark facing the junction of Tor Hill Road and Tor Church Road, as is the eponymous rocky limestone outcrop of Tor Hill.
- 3.6 (5) *Brunswick Square/Union Street*
The main commercial axis of shops and offices which also contains the 1897 Memorial Gardens public park, the other major green open space.

4 ARCHITECTURAL AND HISTORIC QUALITIES

4.1 LISTED & OTHER KEY BUILDINGS

- 4.1.1 Within the conservation area are some 24 listed buildings or structures, all but one are grade II listed; they are denoted here in **bold**; there are also many buildings and features not included in the statutory list that have qualities worthy of note.
- 4.1.2 The focal building of Old Torre is the medieval former parish church of St Saviour, now the Greek Orthodox **Church of St. Andrew** listed grade II*. This is the earliest of the Torquay churches; it is built of local sandstone and limestone with some granite window dressings. The tower is probably 13th century and the aisles 15th century, though the restoration of 1849 and its refenestration are overwhelmingly Victorian; an impression reinforced by the chancel enlargement of 1873 when an oak reredos and stained glass were also added. The tower was restored in 2004.
- 4.1.3 There are also a series of Elizabethan and Jacobean monuments to the Cary (then of Cockington) and Ridgway families: a c.1561 brass to Wilmot Cary; a monument to Thomas Cary (d. 1567) which combines both perpendicular and early Renaissance detail; monuments to Thomas Ridgeway who died in 1604 and to Geoge Cary who died in 1758. Later funerary tablets include those of the Van Cortlandt family. There are several headstones and chest tombs in the large churchyard; burials had ceased here by 1860 after the new town cemetery had opened in 1855 on a sixteen-acre site to the north of Barton Road. The churchyard became a public garden in 1947, and is maintained by the Council.

- 4.1.4 In St. Efride's Road, facing the northeast side of the church-yard, is the terrace of Nos 13-23; constructed in the 1870s, it is replete with original detail: projecting gables at either end, round-headed doorways with flanking pilasters, rustication, segmental arched window openings, and boundary walls and gate piers – though a number of windows themselves have been lost to PVCu. Ashurst Lodge Hotel also retains good original detail including its sash windows with their narrow glazing bars. The extraordinary tiered and balustraded structure towering over the rear of Nos 7-11 once supported the terrace of Lauriston Hall which crowned Tor Hill from around 1840-1942 (4.1.15). This double height, semi-circular arched and vaulted structure of limestone has brick dressings and vermiculated keystones in its upper arches below a corbelled-out cornice; balustraded at both levels it has survived its parent building presumably because of its massive nature and retaining function. 11 Tor Church Road, formerly Melville Lodge, had suffered unsympathetic conversion, additions and use as a club. After being empty for two years restoration and a sympathetic return to residential use were planned; however after demolitions in early 2005 only two walls of the original structure remain. It is unclear how the new structure in a compatible idiom will progress. It is a key site overlooking the church yard, below it, where Tor Church Road, Lucius Street and St. Efride's Road converge is the recess for the 1867 restoration of St Petrox's well head. It has a pointed arch of polychromatic limestone and sandstone; the quoins forming a recess in the stone rubble wall, but the water outlet and tap have been lost or removed – its supposed everlasting flow stopped up for fear of vandalism.
- 4.1.5 On the south side of the churchyard 13-33 Tor Church Road, the former Belgrave Cottages, form an interesting stone-built terrace of crazed local limestone with brick dressings. The elevation has recessed flat arches with paired keystones in round-arched openings also with keystone. There are two central segmental arches, one through to the rear with triple-arched window above. Three further segmental arches to the right of the opening appear to have originally contained workshops. Some frontages retain sash windows with horizontal glazing bars. Recent development of the outbuildings behind as 1-10 Belgrave Mews has emphasized the quantity of units rather than enhancing their quality.
- 4.1.6 On the south side of **Church Street** are found an almost continuous terrace of mid-19th century listed two-storey houses; modest in scale they exhibit a pleasing variety of finish: **No. 15**, roughcast rendered; **Nos. 17, 19, & 21**, plastered; **Nos. 37 & 39**, stuccoed; and **No 41**, plain rendered. All have gabled slate roofs, and all, except **41** retain their sash windows, most probably original; **15, 37-39** and **41** have round-headed door openings and fanlights with plain glass and spoke glazing bars. There are also two square-headed former cartways between **15 & 17** and to the east of **41**. All but one have replacement front doors, with only one original six-panel door. Nevertheless this forms an attractive listed group in one of the several compact 19th century streets in this part of Torquay, which appear to have been largely completed by the end of the 1850s. Interestingly they lie between one of the putative sites for the early court house and the site of the church house. Church Street as a whole is pleasing with its understated mid-19th century rendered two-storey frontages, plain openings and semi-circular doorways with over-lights; it has also retained its 19th century street lamps. On the north side No. 6 is of three-bays with its central four-

panel door, and sash windows with margin glazing bars. Nos. 10-12 have retained their six-over-six pane sash windows and have four and six-panel doors respectively; No. 22, also retains its six-over-six pane sash windows.

- 4.1.7 Laburnum Street, adjoining, is less impressive, although Nos. 4-6 preserve their hood moulds on moulded brackets. At its junction with Church Lane, which has a pleasant curving alignment, is a former public house (the site of the Church House Inn?) with a hipped roof, six-over-six pane sash windows and a semi-circular arched doorway and fanlight with radial glazing bars. **29 East Street, The Railway Inn**, is a well-preserved public house of the 1860s occupying a prominent island site, contained by two arms of St Efride's Road and Laburnham Street where they cross to form an X. The pub retains most of its original sash windows with their horizontal glazing bars, and panelled doors. It is stuccoed with a slate roof and rendered stacks and is built in a typical Italianate style of round-headed openings with flanking pilasters, moulded architraves and keyblocks. The Combe Lodge Guest House angled across the junction of St. Efride's Road and East Street, is late-19th century with plain sash windows, one with margin bars, and Venetian shutters. Almost opposite, another corner site at the junction with Laburnum Row is formed by 72-78 East Street, a mid-19th century row with parapets, some corniced, hood moulds over doors and some windows, most of which are timber sashes. On the north side of East Street is an arched doorway set into a remnant of stone wall; this is all that remains of the former National School of pre-1861, which was replaced by the indifferent render and slate-hung flats of Brunswick Court in the 1970s.
- 4.1.8 To the east on the northwest side of Tor Hill in Zion Road, Barnshill is mid-19th century or earlier; it retains a four-panel door with a plain over-light, a corniced hood on ornate brackets and rounded architraves to its openings, the two on the ground floor are blind. The sash windows have horizontal glazing bars. Stiniel, next door shows a plain façade with 6 prominent window openings, one blank, and attached single-storey side entrances. The road also contains a local cast-iron street-lamp by Stark & Co. of Torquay; the tall limestone former Zion chapel with gothic details is in use as a garage and tyre depot, much diminished and disfigured by the addition to its north side. To the south east is the former two-storey Sunday School also in limestone, now the Torquay Bridge Club all the window detail has been replaced in PVCu .
- 4.1.9 At 31 South Street, presently occupied by the Conservative Club, the late-19th century four-storey building is quite out of scale with the adjoining cottages, but it displays much idiosyncratic detail including neo-Gothic openings. Apart from a 1960s ground-floor entrance modification, much of the building is original including its sash windows and two-storey black-painted oriels. Elsewhere in South Street, little original door and window detail of the mid-19th century cottages survives; No. 68 is an exception. Higher up the street, some steps and railings to entrance doors are a street feature, but only one retains its original wrought iron railings.
- 4.1.10 There are some short early-mid 19th century terraces in this part of the conservation area, mainly of stucco with slate roofs. **1-3 Beenland Gardens**, a terrace of 3 originally dating from the 1840-50 fronted the west side of Tor Square. It is now

dwarfed by the massive brick bulk of the post-war Police station, which adjoins it on the south side; recently updated and considerably altered, each house has a symmetrical three-bay front with a cornice beneath the parapet. The six-panel doors are set within pilastered doorcases with cornices; the sash windows with narrow glazing bars, are late 20th century replicas. Tor Square has entirely lost its 19th century elegance and has become simply the busy traffic junction of South and East Streets. The island site which lay between Brunswick and Tor Square, at the divergence of Newton Road and East Street is now truncated and transformed into a massive roundabout feeding the one-way swirl. On the northwest side of the square, the southern apex of this island, the late-19th century former parish rooms, 11 South Street, survives as a dance school; the single storey building under a steep-pitched slate roof is a rare example of exposed random-coursed ashlar limestone in a sea of stucco, the arched pointed windows have brick and limestone details. The rooms replaced the former Railway Hotel which had been built in expectation that the line from Torre would be extended at least to the top end of Union Street. On the northeast side of the island newly built flats mark the 'Torre Gateway'.

4.1.11 In the southern part of the conservation area, closest to the adjacent ones of Belgravia and Torre, 3 & 5 Croft Road form part of a group of c.1870 houses, some listed, which extends into Belgravia. No. 5 retains an original four-panel door, its sash windows with horizontal glazing bars, moulded architraves with keystones, modillion eaves cornices and rusticated quoins. The Seascope Hotel Garage opposite dates from the late-19th century and is rendered with pilasters flanking the wide entrance with a parapet and cornice above. Lucius Street is a nicely proportioned shopping street with closed views at either end. The period detail of the shops includes bracketed eaves, rustication to the round-headed doorways between the shops and mostly original first-floor sash windows. Some 19th century shop-front detail survives and more may be concealed behind later fascias. Charltons, No. 26-30 is a larger 1930s store with crittal windows. Also in Lucius Street on the boundary with the Belgravia conservation area, is a 1935 K6 telephone kiosk, a classic of Sir Giles Gilbert Scott's design.

4.1.12 In Belgrave Road itself may be found several key building groups: Nos. 56-68 are four-storey, late 19th century hotels; their entrances are round-headed with overlights and six-panel doors. Most retain the original sash windows with horizontal glazing bars – some tri-partite and brought forward, others round-headed. The ground floors are somewhat obscured by excessive signage and unsuitable plastic awnings. On the opposite side, Nos. 57-63 date from c.1910 and contain a group of shop-fronts with their original moulded console brackets and rusticated pilasters. This stone-built group with second floor dormers in a mansard roof has detail in an Arts & Crafts style typical of the period. The late-19th century terrace opposite, Nos. 80-102, has undergone more frontage changes but several original fascias still survive largely intact, especially Nos. 86-96. One splendid façaded 'villa' is 76 Belgrave Road, 'Bay News', this has always been a shop with accomodation above. With the exception of the canopies and the plastic fascia on the bay the shopfront is mostly original. The reason for the commercial usage within a villa plan becomes clear when it is viewed from the north side – it is triangular with an area much smaller than the façade suggests. The plan conforms to the topography of Long Avenue, an early 19th century

layout in Torre Abbey Park, which became Lime Avenue on development, and which stops short of Belgrave Road.

- 4.1.13 In the Upton Road/Magdalene Road character area, where the northern periphery is adjacent to the Upton conservation area, there are no outstanding single buildings but a succession of mid-late 19th century detail to the terraces contributes strongly to the vertical and horizontal rhythms, such as moulded architraves, prominent platbands, roundhead entrances with recessed doors and overlights, and flanking pilasters and keyblocks; this is often counterpointed by colourfully contrasting paintwork.
- 4.1.14 In the Tor Hill/Morgan Avenue character area are found the few mid-19th century villas in the conservation area (close by those fronting St Efride's Road). **8 Morgan Avenue**, originally Shrubland House, is a stuccoed example with a hipped slate roof dating from the 1840s. It has a largely symmetrical three-bay front with a central pedimented gable and a Doric-style porch over a panelled entrance door, most 12-pane sash windows survive; a later service wing lies to the north. **56-58 Tor Hill Road** are a semi-detached pair dating from the 1830/40s mainly stuccoed; the former occupies a corner position and, retains a very complete interior including fire surrounds of local marble (?St Marychurch). The Friends' Meeting House, 48 Tor Hill Road is a relatively plain three-storeyed late-19th century building, brick-built in cream and red it has two-storey canted bays and original single light sash windows. At the eastern end of Tor Hill Road lies one of the two largest buildings in the conservation area: the 1970 Central Church designed by local architects Narracotts replaced a semi-detached pair of villas and the former congregational church; it makes a bold statement with its elevated cross a prominent landmark seen from all over Torquay. The Sunday School of the late-19th century church survives; it is an attractive neo-Gothic building of local limestone with ashlar dressings, probably of Bath stone. The style exhibits a range of typical features including pointed arched windows with drip-moulds, buttresses and raised gables on kneelers.
- 4.1.15 Madeira Villa, 46 Tor Hill Road and 1-9 Tor Church Road form a group of six detached and semi-detached south-facing villas built between 1840-50. Madeira has a number of tall very attractive octagonal stucco chimneys grouped in pairs or threes, but has unfortunately lost its timber sash windows to plastic. The three-storey No. 1 Rosegarth (formerly Bay View) has a hipped roof with deep eaves, and is finished in unpainted render with a platband between the first and second floors. The Bay has become an aluminum conservatory running the width of the the ground floor front. **3-5 Tor Church Road** are a semi-detached stuccoed pair of the 1840s exhibiting a symmetrical frontage and deep boxed eaves; the latter retains a timber trellis panel beneath the verandah. Most original timber sash and French windows have again been regrettably replaced with PVCu double-glazing. No. 7 (formerly Richmond House), The Ascot House Hotel is of three bays on three storeys with an ornate first-floor cast-iron balcony; there are ground and first-floor French windows, these latter have canopied pelmets unworthy of the balcony. The windows of the second floor and central dormer bay ones are top hung PVCu. **No. 9** (formerly Penton Villa) now subdivided into flats, is a three-storey three-bay detached villa of c.1850 with a two-bay later 19th century addition on its east side. There is an added, probably early 20th

century, timber verandah across the front with plain timber palings. Two first floor outer windows and a central french window have attractive cornices on consoles. Tor Hill was originally topped by a single villa, Lauriston Hall present by 1842. The hall served variously as the interim Torbay Hospital and as a Girls School but was destroyed by bombing in 1942. The redevelopment within its grounds as 1-7 Lauriston Close does little to enhance the conservation area, only the double-storey terracing surviving is worthy of its site, and the granite gate pillars (4.1.4).

4.1.16 The Brunswick Square/Union Street character area takes in the northwest-southeast axis established by the new roads of the 1820s linking the harbour area with that area east of Torhill and the old centre. In Brunswick Square, the **Eagle Chinese Restaurant** (formerly the **Georgian House**), and **Torre Cottage** form a pair of houses of c.1840, rendered in their entirety. The former is symmetrical and three-bay with a rear service wing; to its great detriment it has had all its original windows replaced with PVCu double glazing. Both properties have gabled and glazed porches with a dentil frieze on carved timber brackets. The latter has a right-of-centre door with a plain over-light. On the ground-floor there are high transomed casement windows with margin panes, with sash windows with narrow glazing bars on the first floor. All the windows have dentilled cornices above. **1-4 Edinburgh Villas, Brunswick Terrace** were originally a semi-detached pair of double-fronted houses built in the 1830s. They now form a seven-bay frontage, with an overall dentil eaves cornice, and in bays two and six, paired doorways, with the former concealed by an octagonal conservatory. The ground floor has high-transomed French windows, and the first floor sash windows narrow glazing bars. Some windows have Venetian shutters, others dentilled cornices. **Nos. 1 & 3 Brunswick Square** probably date from the 1840s, both are plastered with deep eaves, the former having curved brackets. Each is double-fronted with a central panelled door, replacement trellised porches, and 12-pane sash windows with narrow glazing bars throughout. Elsewhere the square deserves better, the flats of Homepalms House on west are undistinguished, while the car park which occupies the site and grounds of the early Victorian villa of Adwell cries out for sensitive town planning. Behind and below the square, the undulating fourteen-front Brunswick Terrace has a strongly rhythmical pull, the horizontally banded elements enhanced by strong contrasts in the paintwork. Not obviously apparent are the two lower floors giving onto Magdalene Road in that character area.

4.1.17 At the east end of the conservation area, on the north side of Union Street is the dominant building complex of **Castle Chambers**. This consists of the former three and four-storey Torquay Hospital and the adjoining single-storey operating theatre. The hospital was originally built 1850-3 as the Infirmary with additions in 1862 and 1874-7; further reconstruction and updating in 1892-3. The operating theatre was built in the grounds of the Elm Villa after 1905. All phases are built in the sneaked local grey limestone with mainly Bath stone dressings in a neo-Tudor mode, but with some backward looking Perpendicular-style arches; the windows are stone-mullioned and transomed with drip moulds. The main porch entrance is embattled, and both buildings have a moulded-arched doorway with carved spandrels. Separately listed are the **railings and walls**, also 1892-3 to the north and east, and a **drinking fountain** of 1888 of marble supplied by the Blackler Works at St. Marychurch and built to the designs of R W Drew of Meadfoot Lodge. The hospital moved to its present site based

at Hengrave Hall in 1928 and the building converted to the offices they have been ever since; the mortuary building fronting Magdalene Road has been removed. The Memorial Gardens opposite opened in 1897 to commemorate the Diamond Jubilee (and Morgan Avenue formed the same year) occupy part of the site of the former Torbay Nursery that stretched from Shrublands to Castle Circus. Originally acquired by the hospital for its patients the grounds were transferred to the Torquay Corporation in 1929. A Gilbert Scott **K6 telephone** box lies on the north (Union Street) side the Memorial Gardens.

4.2 BUILDING FORM & ORNAMENT

4.2.1 The residential terraces, hotels and shopping streets are generally in a consistent style dependant upon when they were put up during the century of rebuilding in the historic centre. Their scale and form gives much of the conservation area its special character; while much historic detail has survived for well over a century, many of the original sash windows and panelled doors have been replaced to the detriment of the buildings they once enhanced. Several villas are mainly recognisable in their mid-19th century form, although in one or two cases, subsequent modifications have caused most authentic detail to be obscured. Shop fronts, in what appear to have been purpose-built developments of the late-19th/early-20th century, retain significant period detail in several locations such as Lucius Street, Union Street adjacent to Brunswick Square, Belgrave Road, Church Street *et al.*

4.2.2 What is of considerable merit, and in the case of unlisted buildings afforded little statutory protection, is the original period detail, especially the timber detailing of doors with their distinctive panels, and those windows with elegantly narrow glazing bars. The mid-19th century buildings almost universally used extensive stucco render detailing to walls and openings; particularly typical is the Classical ornament on villas extending to eaves brackets, chimney, and eaves cornices. The later-19th/early-20th century houses show a more eclectic mix of materials: brick, stone and render (including pebbledash), although the style is consistent with canted bays under projecting gables.

4.3 USE OF MATERIALS

4.3.1 The use of exposed stone is mainly employed on larger public buildings, such as the former hospital, Brunswick Square parish rooms, and the Congregational Sunday School; but it can also be found in more modest buildings such as the former Belgrave Cottages in Tor Church Road and others non-residential buildings. Later turn-of-century examples include the arts and crafts influenced block, 55-63 Belgrave Road, and the Morgan Avenue terraces. Equally worthy of note are the varieties of masonry styles whether regularly coursed and rock-faced; uncoursed or crazed; randomly coursed with ashlar dressings; or snecked – all contribute greatly to the visual appeal of the streetscape.

4.3.2 The predominant frontage building material is white or colour-washed stucco or render. The underlying material used is almost certainly the local Devonian grey limestone; it was being quarried commercially in St Marychurch from before 1800.

With the arrival of the railway at Torre in 1848 and the opening of brickworks in the next decade brick usage increased greatly towards the end of the 19th century.

- 4.3.3 Slate was easily the most dominant 19th century roofing material, replacing thatch in the 18th century. It originates in the main from the North Wales quarries and was transported by sea, although some Cornish slate is in evidence. Again while a proportion of original 19th century slate roofs survives, it increasingly is being replaced by less attractive artificial substitutes.

4.4 CONDITION OF BUILDINGS

- 4.4.1 The majority of buildings in the conservation area appear to be structurally sound and are for the most part well maintained. Few in early 2005 were noted as empty or in a seriously dilapidated condition, indeed there are signs that some, such as Melville Lodge, 11 Tor Church Road, are on the point of restoration; or like the site of the derelict Rat and Parrot in South Street have been demolished re-developed as a residential block. However some off-street sites are less well maintained; the footpath linking Brunswick Terrace with Magdalene Road is one example and here as usual in such cases graffiti is evident. Elsewhere later flat-roof extensions, using poor quality materials, will result in substantial maintenance and repair problems in the medium-to-long term. The use of higher quality materials in keeping with the original design and construction of a building should be a requirement in any major repair, or redevelopment. While part of Union Street within the conservation area still retains some good frontage detail – fine examples may be seen between Laburnham Row and Palm Road – there is also noticeable deterioration in some shop fronts, with decaying timber sills being most obvious. This part of the conservation area should be considered for enhancement rather more urgently than elsewhere.

- 4.4.2 Throughout the conservation area as a whole, the greatest concern must be the steady erosion of authentic historic detail, especially of original doors and windows, as well as some elevational and boundary features. This particularly applies to the considerable number of unlisted buildings that make up so much of the 19th century townscape; there is an urgent need to ensure that the spatial and architectural features that contribute so much to the character of the townscape are conserved. There have been a number of regrettable exercises of insensitive infilling or redevelopment which took place before the designation of the conservation area and the appreciation of its special 19th century residential and commercial design. The Brunswick Court flats which replaced the former national school on East Street; the bowling alley that replaced Elm Villa adjacent to the old hospital; and the DIY complex which occupies a key corner block between Tor Hill Road and Laburnham Row being the most notable.

5 CHARACTER AND RELATIONSHIP OF SPACES

- 5.1 Because of the ancient settlement at Torre, established in the Saxon period, the development of the this part of Torquay was until the first decade of the 19th century entirely organic. When ‘town’ developments began after 1800, stimulated by the new

turnpike roads from the north and west and their linking through to the new harbour, it was constrained by the existing layout between Tor Hill and the line of Belgrave Road. West of Belgrave Road and south of Tor Church Road; and north of East Street and Torhill Road development took place mostly in areas of open fields and was constrained only by pre-existing field boundaries itself subservient to topography. Thus there is a variety of streetscape not obvious elsewhere in Torquay, with unusual vistas and unexpected keyhole views, which does much to make up for the lack of public space. Upton Park, although in an adjoining conservation area, also has a strong visual impact along most of the eastern boundary.

- 5.2 The popularity of Torquay, which grew by 175% from 5,982 to 16,419 between 1841-61, was greatly aided by the opening of Torre Station in 1848 and the extension of the railway to Torquay, adjacent to Torre Abbey sands in 1859. The railway greatly increased the flow of holiday visitors to the Torbay resorts, the Brixham link being completed by 1863, and the concomitant demand for accommodation. Tormohun with the adjoining Belgravia and Torre conservation areas being closest to the railway, and unlike the fashionable and residential Warberries and Lincombes, providing level access to the beach, rapidly became the focal point of hotel development. By the end of the 19th century this part of the resort was catering for large numbers of holiday visitors. The terraces of hotels, such as those in Belgrave and Scarborough Roads, were erected in response to this demand. Here in Tormohun there developed a much more compact pattern of terraces and semi-detached houses than elsewhere.
- 5.3 Since the Second World War while Torbay has, of course, felt the effects of wholesale changes in holiday patterns, there has been a continuation of the holiday trade in this part of the town; this has undoubtedly helped maintain the commercial health of the local shopping streets, which appear to flourish in spite of their close proximity to the larger shops of town centre.

6 GREEN LANDSCAPE AND TREES

- 6.1 Because of the paucity of large areas of public open space, trees contribute an important element of the conservation area in several locations. In Lime Avenue the tree-lined approach to Torre Abbey of Long Avenue survives, in part, as pre-existing historic landscape element of at least 18th century layout. This example led in turn to the layout of other streets, such as Croft Road and Bampfylde Road leading into the conservation area, as straight boulevard-style tree-lined vistas. The larger trees probably date from the time of their original planting, while some have been recently replaced. They are almost entirely deciduous, either horse chestnut (*Aesculus hippocastanum*), common lime (*Tilia platyphyllos x cordata*) or London plane (*Platanus x hispanica*).
- 6.2 In the three areas of open space, there is found a variety of both deciduous and evergreen mature trees. Largest, is the church-yard of St. Saviour. The path through is lined mainly by limes, with oak (*Quercus robur*), and Lombardy Poplar (*Populus nigra* 'ITALICA') elsewhere. Evergreen species represented include, yew (*Taxus baccata*), holm oak (*Quercus ilex*), cedar (*Cedrus libani*), monkey-puzzle (*Araucaria*

araucana) and varieties of cypress. The 1897 Memorial Gardens contain a variety of ornamental trees and shrubs, including Oriental cherries, but are dominated by a Monterey Cypress (*Cupressus Macrocarpa*). There is also a concentration of mature trees around Brunswick Square where, species include, plane, evergreen oak, and again, varieties of cypress. Sycamore and beech may be observed elsewhere in the conservation area, while pine clinging to Tor Hill forms a prominent skyline feature.

7 THE SETTING AND FEATURES OF SPECIAL IMPORTANCE

- 7.1 Although the conservation area is in quite close proximity to the commercial heart of the town, there is still a surprising sense of local identity contributed in part by the varied topography – with the exception of the south end of Tor Hill Road, and Union Street, there are no visual links. Additionally while the medieval former parish church is the only extant building with a link to the historic settlement, the core street pattern has been defined by it.
- 7.2 Elsewhere the southwestern part of the conservation area is associated with the contiguous Belgravia and Abbey Road conservation areas, being that part of the town which grew up to provide hotel accommodation for summer visitors; it continues to do so today in a low density urban setting. The northeastern part of the area is closer to those artisanal residential areas in the Upton conservation area, and those in Ellacombe.
- 7.3 It is possible to summarise the features that give the conservation area its special character as follows:
- ❖ the well-defined building lines offering a sequential rhythm of historic development, such as parts of Belgrave Road, Lucius Street, South Street, Brunswick Terrace, Church Street, St. Efride's Road, Upton Road and Magdalene Street. There are also good late 19th /early 20th century examples in Morgan Avenue and parts of Tor Hill Road;
 - ❖ the several prominent and well-proportioned terraces, some with good corner treatment; and the more secluded terraced houses, some retaining most original detail;
 - ❖ the survival of much period detail elsewhere, especially in Belgrave Road, Lucius Street, parts of Union Street, and several of the shorter adjoining streets: Laburnham Row and Church Street;
 - ❖ the survival of aspects of Italianate detail, even in the plainer terraces, including rendered or stuccoed walls, rustication, cornices, deep eaves (some with decorative bracketing), round-headed openings, and ornamental gate piers.
 - ❖ the visually important mature trees, which act as a foil to the historic buildings, or as important landscape features in their own right;

- ❖ the significant enclosed and outward views, and the distinctive landscape features of Tor Hill with St. Saviour's Church and Churchyard below;
- ❖ the few varied open spaces, including Brunswick and Memorial Gardens, and the linking footpaths. Upton Park, although in an adjoining conservation area, also has a strong visual impact, along much of the eastern boundary.

8 EXTENT OF LOSS DAMAGE AND INTRUSION

8.1 The specific conservation problems that the area is subject to, and those elements that are detrimental to its character or appearance can be summarised as follows:

- ◆ 20th century replacement development, for example in Union Street and at the Tor Hill Road/Laburnum Row junction, that is unsympathetic to historic townscape;
- ◆ extensions or additions to original mid-late 19th century buildings where little regard has been taken to the original architectural style, scale, or proportions of the building – this especially applies to heights, openings and roof profiles;
- ◆ the loss of traditional materials, especially on roofs where the natural slate has been bitumen coated, or where it has been partially, or completely replaced, with artificial substitutes which are poor imitations of the original;
- ◆ the loss of a large proportion of original elevational detail, especially on some larger commercial premises, with the intrusion of large modern fascias; these have a strong horizontal emphasis which undermines the relationship between the fine detailing and the vertical emphasis of the upper floors;
- ◆ the replacement of original sash windows and panelled doors with PVCu units, with no regard for historic precedent;
- ◆ the extent of competing accommodation signage and canopy designs, especially in Belgrave Road; here prescribed design criteria would lessen their adverse impact, enhance the aesthetic appeal of the individual buildings, and the area as a whole, at little cost without diminishing their function;
- ◆ localised areas which are suffering from evident neglect or lack of maintenance.

9 SUMMARY

9.1 The Tormohun conservation area consists of sharply contrasting elements: the small irregular streets reflecting its ancient history; the detailed terrace runs set within them; and the few detached and semi-detached villas reflecting the resort's fashionable status by the mid-19th century.

- 9.2 There is a concentration of holiday accommodation in the southern part which, with the contiguous Torre and Belgravia conservation areas, accounts for one of the greatest concentrations of hotels anywhere in Britain. Elsewhere there is found both mid-late 19th century terraced housing, and later-19th century commercial streets, some purpose-built, (Belgrave Road and Lucius Street), and others adapted from former residential property (Brunswick Square and Union Street). Although relatively plain for the most part there are many subtle period refinements that help to give the area its inherent character. The main commercial streets have undergone the greatest changes and some frontages demolished and re-built, often in an unsympathetic style and using materials that do not relate well to much of the mid-late 19th century fabric. Even so, a surprising amount of the 19th century buildings have survived relatively unscathed..
- 9.2 The popularity of PVCu replacement windows to provide sound insulation, especially where traffic flows are heavy, and to reduce heat loss is understandable if mistaken. Most such alterations have little regard for historic precedent and in most cases have proved detrimental to the character of individual buildings, as well as creating discordant elements to the street scene as a whole.

10. CONSERVATION AREA POLICIES

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

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

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

further it is recognised that:

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

- 10.2 To frame specific policies within the Tormohun conservation area:

- (1) All unlisted buildings identified as key buildings or groups of buildings that contribute to the historic built environment (see Map One) should be included within Article 4(2) Directions to control inappropriate changes to the principal elevations.

- (2) Protect from detrimental loss all the significant features, identified in sections 7 and 9 as contributing to the local character and special importance, which need to be safeguarded or enhanced, and where in future, Conservation Area or Article 4 consent may be required.
- (3) Give due consideration to other key local factors which make up the features of special importance, such as protecting the historic frontages and boundary details, and halt the continuing erosion of historic detail, especially to all remaining original panelled doors and timber sash windows, by removing permitted development rights.

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Initial research by John Fisher BA MA MRTPI IHBC May 2002

PHOTOGRAPHS

The Civic and Ecclesiastical Buildings

- 1 The parish church of the original historic settlement was dedicated to St Petrox, it was rededicated by the Victorians to St Saviour, and since passing to the Greek Orthodox in 1975 the dedication has been to St Andrew. The mid-19th century restoration and refenestration conceals a 13th-century tower and 15th-century aisles; the chancel was extended in 1873 and the west tower restored in 2004. The churchyard is extensive at over 1½ acres, forming the largest public open space within the conservation area

- 2 Castle Chambers, formerly Torquay Hospital seen from the Memorial Gardens across Union Street. First built 1850-3 the hospital was continuously modified and enlarged in 1862, 1874-7 and 1892-3; it has now been converted for residential use. The iron railings date from 1892-3. A commemorative marble drinking fountain of 1888 is built into the listed boundary wall facing Trematon Avenue (51). The Memorial Gardens opened in 1897 are at an acre the second largest area of public open space in the conservation area.



1.



2.

Buildings

- 3-4 13-23 St Efride's Road , a impressive terrace of six constructed in the 1870s, from the churchyard of St Saviours (the churchyard has not passed to the Greek Orthodox). Much original detail remains, though some PVCu replacement windows and doors are in evidence, as are the badly sited satellite aerials. Behind rises the impressive double-tiered loggia and retaining wall supporting the post-war bungalows built on the site of Lauriston Hall (4, 34, 35).

- 5 29 & 27 St Efride's Road seen from Church Street; the roofs of the former Zion Chapel and the former Sunday School sit on the western flank of Tor Hill, they with the holm oaks at the very top dominate this part of Torquay.

- 6 The former Belgrave Cottages, 13-33 Tor Church Road are an eccentric group built of crazed local limestone with brick dressings. At ground level the openings are recessed flat arches with paired keystones in round-arched openings also with a keystone. Some frontages, as here, retain sash windows with horizontal glazing bars.



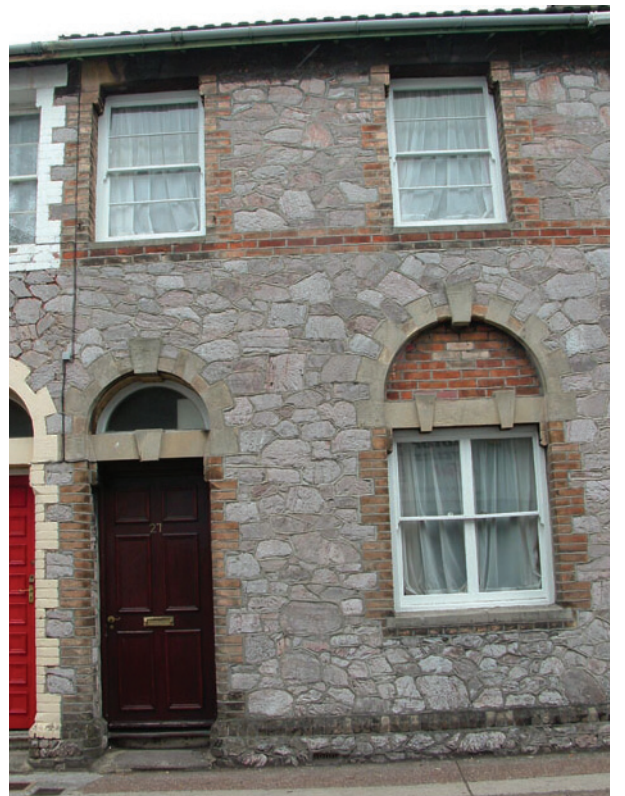
3.



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- 7-9 Church Street is a pleasing ensemble (5) with its understated mid-19th century rendered two-storey frontages, plain openings and semi-circular doorways with overlights; it has also retained its 19th century street lamps. A variety of finishes and detail are evident: No. 17 (7); No. 39 (8); and Nos 28-34 on the corner with St Efride's Road (9).
- 10 Laburnham Street has much simpler ornamentation than Church Street, and much has been lost, hood moulds on moulded brackets survive in a few locations (47). Here at an important corner with St Efride's Road, 1 Laburnham Street, a former shop, retains a few brackets from a lost hood; the top-hung PVCu window on the first floor is all too common a type in this street.



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- 11 At the top of Laburnham Street on a triangular island formed with St Efride's Road, is the Railway Inn; this, a well preserved 1860s public house at 29 East Street, retains its original sash windows and panelled doors.
- 12-13 Stiniel, with its plain façade and attached side entrances lies next to the former Zion Chapel (12). The true awfulness of the extension to the chapel's north side is well seen from Tor Hill Road, as is its location right into the cliff edge of Tor Hill and the holm oaks above (13).
- 14 31 South Street, a late-19th century four-storey building, towers above the surrounding two-storey terraces which step down the hill below it. The pointed arches and gothicised detailing, such as the two-storey oriels are unique to the conservation area, and indeed to Torquay as a whole.



11.



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14.

- 15-17 The massive brick bulk of the Police Station sits at a key location on the west side of the South Street-East Street intersection. Its cornice and roofline echo that of 31 South Street adjacent. Some what incongruously it is attached on its north side to the 1840s terrace 1-3 Beenland Gardens (16). No 2 is well preserved but masks itself behind an inappropriately positioned Torbay palm (17).
- 18 The former Parish Hall of Torre survives as a dance school; it is a rare example of exposed random-coursed ashlar limestone in an area of stucco; the window and other openings have brick-and-limestone details.



15.



16.



17.

- 19-20 Lucius Street is a nicely proportioned shopping street with closed views at either end. The period detail of the shops includes bracketed eaves, rustication to the round-headed doorways between the shops and mostly original first-floor sash windows. Some 19th century shop-front detail survives and more may be concealed behind later fascias. Charltons, No. 26-30 is a larger 1930s store with Crittal windows (20).
- 21-22 Belgrave Road contains a number of building-groups of larger 3- and 4-storey terraces; these are mostly late 19th century hotels with both round-headed and flat openings, many with their original sash windows and horizontal glazing bars. The ground floors are somewhat obscured by excessive signage and unsuitable plastic awnings (21). Similarly some of the side elevations show aesthetically unpleasing flat-roof extensions and replacement PVCu windows (22).



19.



20.



21.



22.

- 23-24 One splendid façaded 'villa' is 76 Belgrave 'Bay News' (23); this has always been a shop with accommodation above. With the exception of the canopies and the plastic fascia on the bay the shopfront is mostly original. The reason for the commercial usage within a villa plan becomes clear when it is viewed from the north side (24) - it is triangular, built to respect the topography of Long Avenue, the early 19th century layout of Torre Abbey Park by the Carys, which became Lime Avenue on development, and which stops short of Belgrave Road.
- 25 Opposite the terraces of 45-53 Belgrave Road are typical of the smaller 2- and an attic-storey type; the attic lit by dormers or through a fenestrated gable. Nos 47-51 here preserve their boundary walls, gate piers (mostly) and show cast-iron balconies between the gables.



23.



24.



25.

26-27 To the north 57-63 Belgrave Road are group of Edwardian stone-built shops with owners' accomodation above. The shop-fronts preserve their original moulded console brackets and rusticated pilasters; the second floor dormer in a mansard roof is a typical late Arts & Crafts style detail (26). The corner block with Church Street shows an attractive entry to the accomodation over (27). This group lies over one of the sites identified as that of the early medieval manor house of Torre.

28-29 The terraces of Upton Road (28) and Brunswick Terrace (29) typify the simpler late Victorian styles built for artisans. The former have recessed doors and short areas between the door and the boundary walls - the cornice detail to the windows is often vulnerable to refenestration. The latter show a form with low relief detail to all openings, and a discontinuous platband which drops as the houses drop down the slope towards Magdalene Road.



26.



27.



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- 30 Madeira Villa, 46 Tor Hill Road and 1-9 Tor Church Road form a group of six mid-Victorian detached and semi-detached south-facing villas. No. 9, formerly Penton Villa, now subdivided into flats, is a three-storey three-bay detached villa of c.1850 with a two-bay later-19th century addition on its east side. There is a timber verandah running across the front with plain timber palings, probably added in the early 20th century. Two first floor outer windows and a central french window have attractive cornices on consoles.
- 31 The 1970 Central Church (Methodist/United/Reformed) is situated at the eastern end of Tor Hill; designed by local architects Narracotts it replaced a semi-detached pair of villas and the former congregational church; it makes a bold statement with its elevated cross a prominent landmark seen from all over Torquay.
- 32 The Friends' Meeting House, 48 Tor Hill Road, is a relatively plain three-storeyed late-19th century building, brick-built in cream (ball clay) and red it has two-storey canted bays and original single-light sash windows.
- 33 The listed, somewhat disparate, semi-detached pair of 56-58 Tor Hill Road date from the 1830s and are some of the earliest surviving residential buildings within Tormohun. They are closer to buildings found in an isolated rural environment, than an urban one; which is, of course, what the environs were when they were built.



30.



31.



32.



33.

34-35 Tor Hill was originally topped by the 1830s villa Lauriston Hall, which was destroyed by bombing in 1942. The replacement post-war bungalows put up in the grounds as 1-7 Lauriston Close do little to enhance the conservation area. As part of the plan to extend the curtilage of the original villa an extraordinary tiered and balustraded structure was erected on the west side against the cliff edge of Tor Hill. This double height, semi-circular arched and vaulted structure of limestone has brick dressings and vermiculated keystones in its upper arches below a corbelled-out cornice; balustraded at both levels it has survived its parent building presumably because of its massive nature and retaining function. It is here seen from between 7 and 9 St Efride's Road with 5 Lauriston Close in the rear (34) and from the garden of 4 Lauriston Close looking down to the rear of 11 St Efride's Road (35).

36-37 The turn-of-the-century semis and terraces built either side of Morgan Avenue occupy the fertile soil of the former Torbay Nurseries. The lower storeys are built in exposed stone, the upper rendered. The gables include mock timber-framing above the full height bay windows, carried on fine carved brackets. On the south side (36) most still retain their original plain sash windows, and their boundary walls with brick-and-stone piers - the elaborate cross of the Central Church is visible on the left. On the north side many windows have been replaced and the walls removed to facilitate off-street parking (37).



34.



35.



36.



37.

- 38-39 Union Street is the commercial centre of Tormohun, many 19th century purpose-built shops are still in use, though some have changed to offices. The sports shop at 272 Union Street, at the junction with Laburnham Row is good example of sensitive corner treatment (38). The Brides shop at 264 Union Street with its mansarded storey is a type more commonly found in a market town (39).
- 40 The 1840s pair at 1-3 Brunswick Terrace, although both listed, have quite distinct identities. No.1 by sacrificing its garden and boundary walls has opened itself to the street from which it was designed to be set back by a cottage garden. It has lost all sense of separateness, the cars in their hardstanding merge with the adjacent street.
- 41 At the north end of the conservation area the 1830s Edinburgh Villas lie at the bottom of the hill between the steeply rising Teignmouth and Barton Roads. Originally a semi-detached pair they now form a seven-bay frontage. An overlarge octagonal conservatory conceals the southern door.



38.



39.



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41.

New Build

- 42 The Torre gateway is a triangular island, at the intersection of East Street and Newton Road; containing a mix of residential, public and commercial premises, and a garage. In early 2005 the garage units were removed and replaced by three-storey flats, here seen from the southwest adjacent to the 1850s semi-detached pair of 5-6 East Street. The stepped roofline and render finish echo existing finishes, while the plan form and window types are entirely contemporary. It is obliquely opposite the Police station and Beenland Cottages (16); the conjunction brings interest to an area which can be overwhelmed by traffic.
- 43 Contained within its own courtyard, behind the rear of 45-49 Belgrave Road (25), Heritage Crafts is unseen from the front or side; it has been built from contemporary materials and in a modern plan form. Only its rear wall, which is also the limestone churchyard wall of St Saviour's, is of traditional material at its lower level, the upper levels are well shielded by the mature trees within the churchyard.

Details

- 44 The Gallery, 90 Belgrave Road, belongs to a later Victorian terrace group of eleven; the varied window forms, shopfront and reticulated glazed door are all of interest. The widening of the shop to include the entry and corridor to the upper floors has been well achieved; as has the early-20th century jettied oriel, carried on four brackets. The low sills of the first floor windows would make any such addition difficult, but having extended the floor into the oriel, the high canopy balances the three-lights inserted on the front. The shop faces the quite different 63 Belgrave Road, the corner block with Church Street of the arts-and-crafts influenced stone group of five (27); the differences in types is one of the delights of this part of Tormohum.



42.



43.



44.

- 45-46 278 Higher Union Street: a door and shopfront of c.1900 inserted into a mid-to-late Victorian group. The south side of Union Street here, either side of Laburnham Row still contains a number of varied but good shopfronts (38, 39). As is so often the minor details: aluminium letterplate, keyguard and entryphone introduce a jarring note into a very fine five-panelled door and its wide decorative entry (46) - happily all are reversible.
- 47 The simple terraces of Laburnham Street contain few ornamental details, all originally were embellished with large hoodmoulds to the door entries, whose quoins were chamfered and 'stopped' as if they were timber.



45.



46.



47.

- 48 The end-of-terrace pair, 33-35 Tor Hill Road, have suffered some late-20th century indignities - those on No. 35 are obvious - but the panelled and coped gate piers, and the low walls with their cast-iron railings are splendid, if fortuitous, survivals. In the absence of Article 4(2) controls their removal is an ever-present possibility.
- 49 One of the pair of surviving monumental granite gate piers, well over 8 feet high, which formed the entry for Lauriston Hall. It now marks the entry to Lauriston Close, an indifferent development of post-war bungalows in one of Torquay's most impressive locations. The capstone has been knocked by a lorry at some stage and not re-set; the supporting high coursed-limestone wall is an important feature of this side of Tor Hill Road.
- 50 One of the many single-letter ceramic street names in Tormohun - not all are in such good condition; here it sits in happy conjunction with the low randomly-coursed limestone wall and brick-detailed pier.
- 51 The listed Fordyce memorial fountain of 1888 attached to the south boundary wall of Castle Chambers (2) on Trematon Avenue. The delicate arabesque tendrils have not weathered well, nor does the fountain sit well with the over-dominant, and unsympathetic, late 20th century street furniture.



48.



50.



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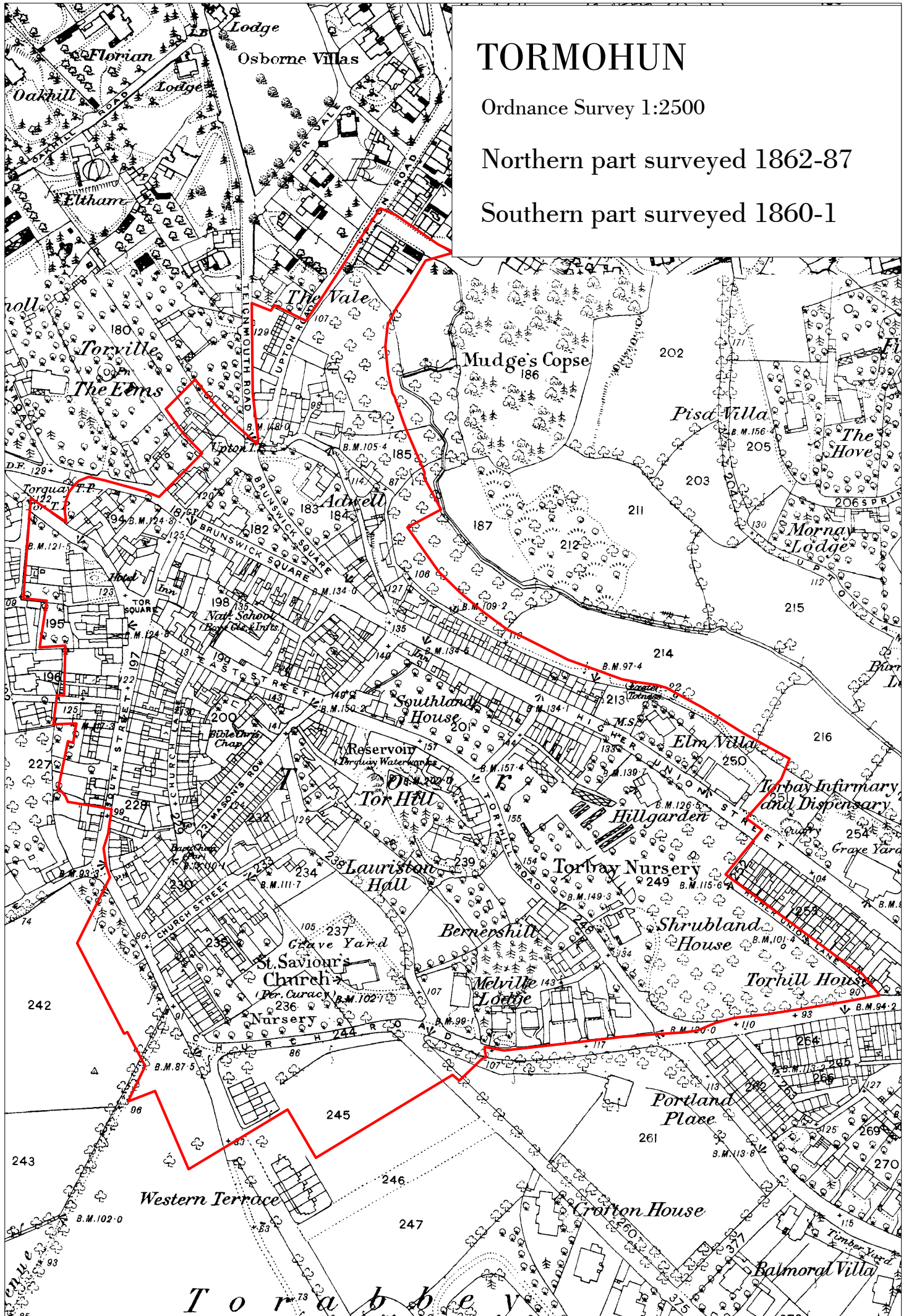
51.

TORMOHUN

Ordnance Survey 1:2500

Northern part surveyed 1862-87

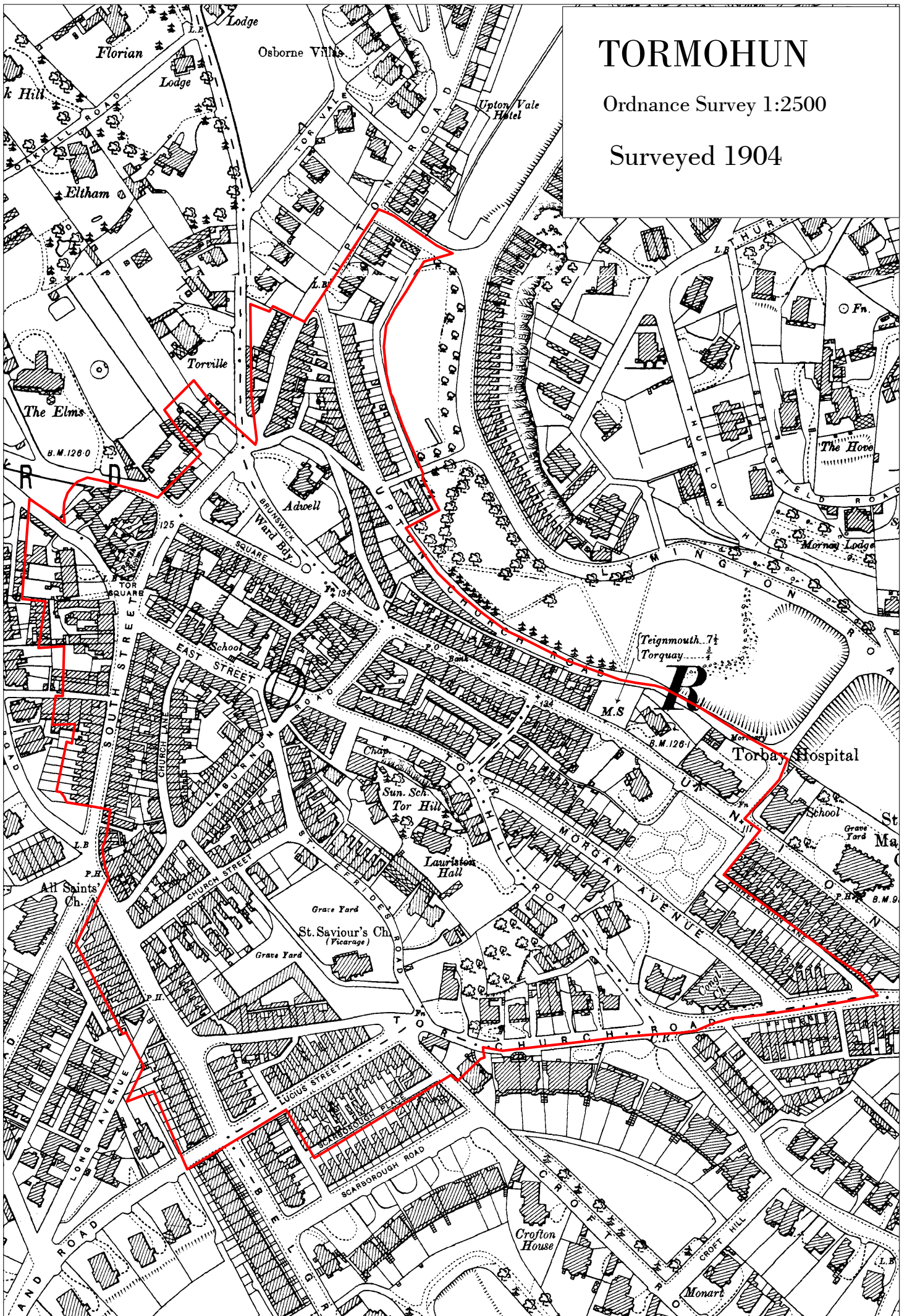
Southern part surveyed 1860-1



TORMOHUN

Ordnance Survey 1:2500

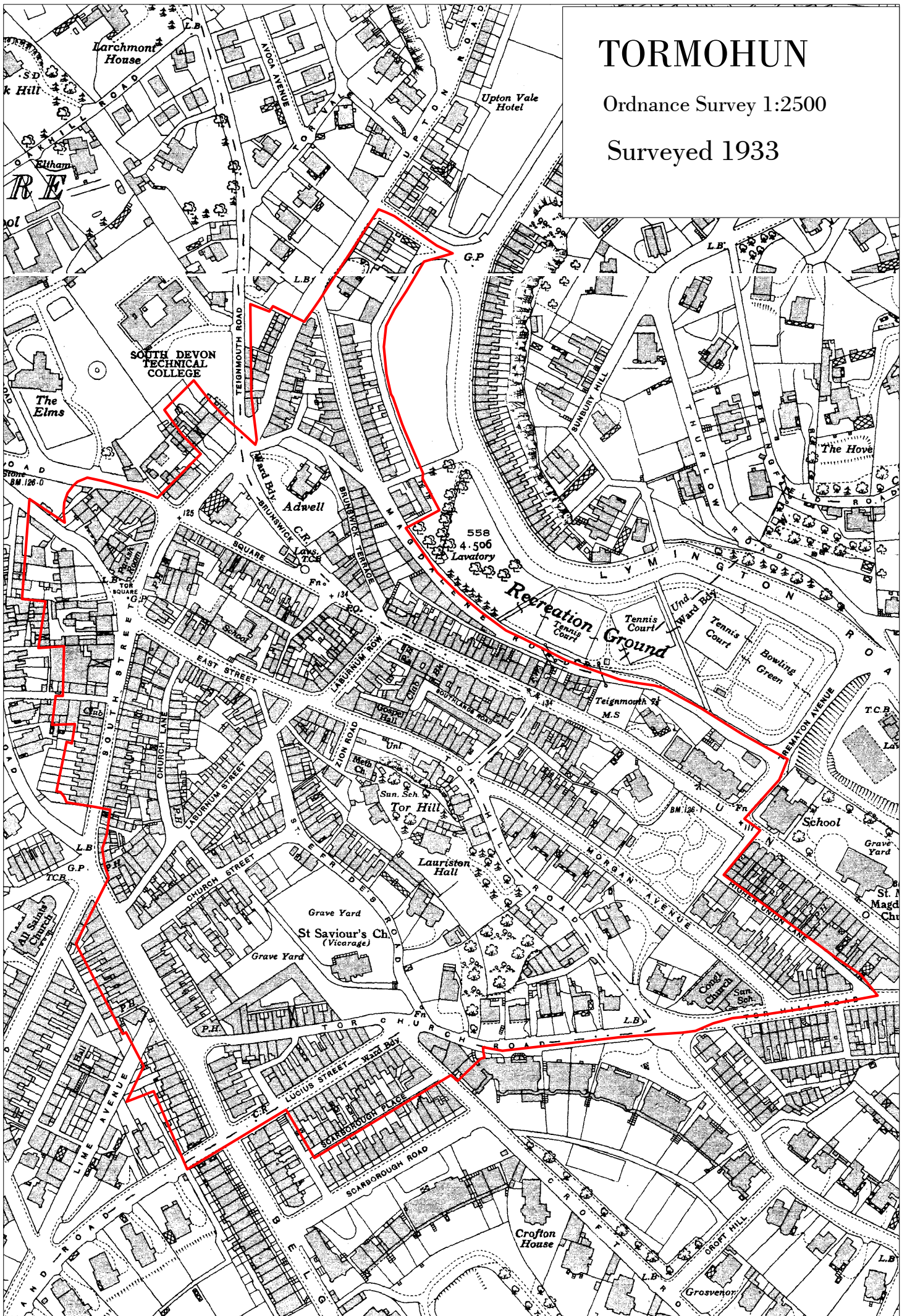
Surveyed 1904



TORMOHUN

Ordnance Survey 1:2500

Surveyed 1933



TORMUHUN CONSERVATION AREA

Number 20 Designated: 7 March 1989

MAP ONE HISTORIC BUILDINGS

— Conservation Area Boundary

▨ Adjoining Conservation Areas

— Sub Divisions (refer to text)

▨ Scheduled Ancient Monument

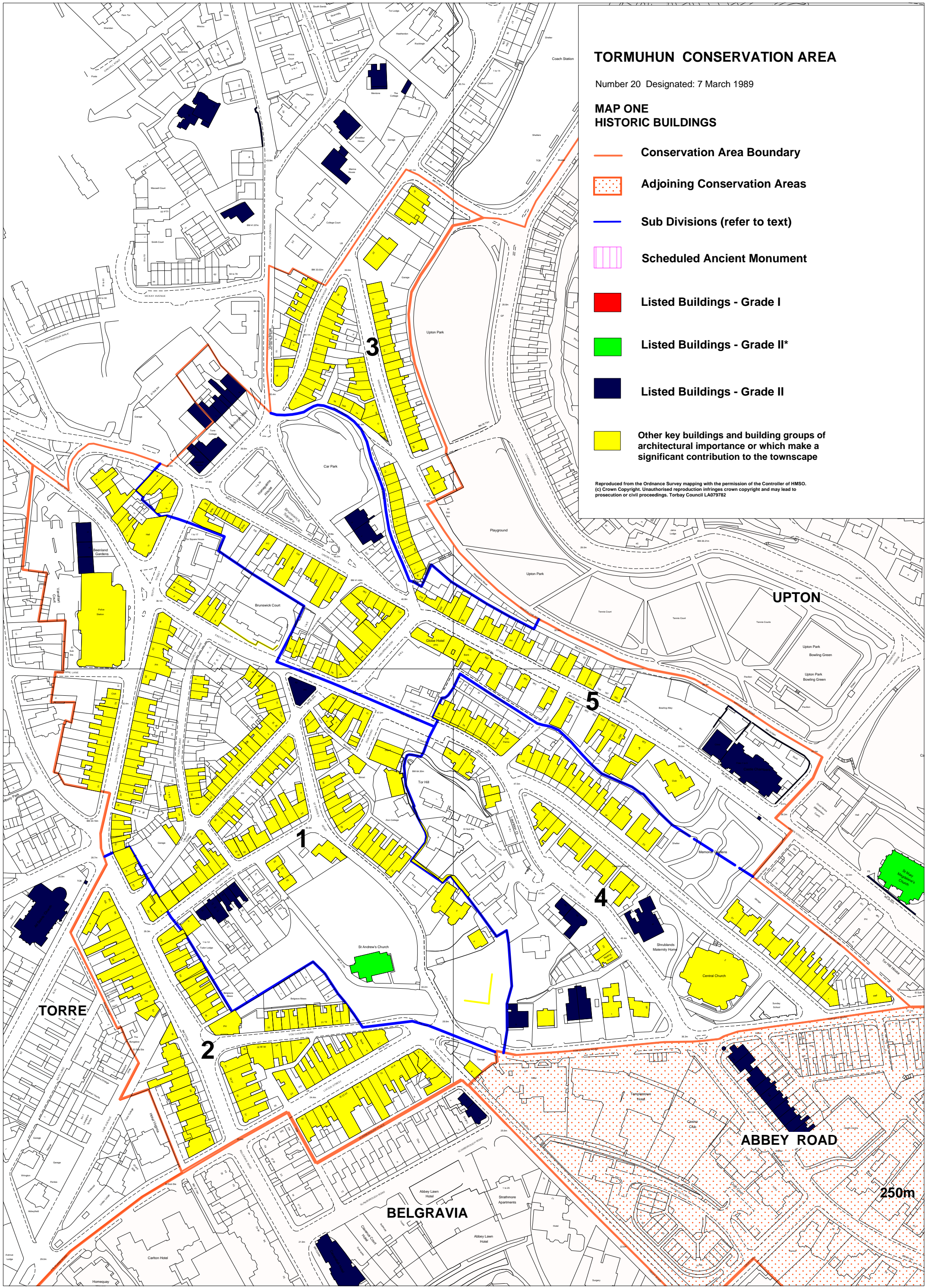
■ Listed Buildings - Grade I

■ Listed Buildings - Grade II*

■ Listed Buildings - Grade II

■ Other key buildings and building groups of architectural importance or which make a significant contribution to the townscape









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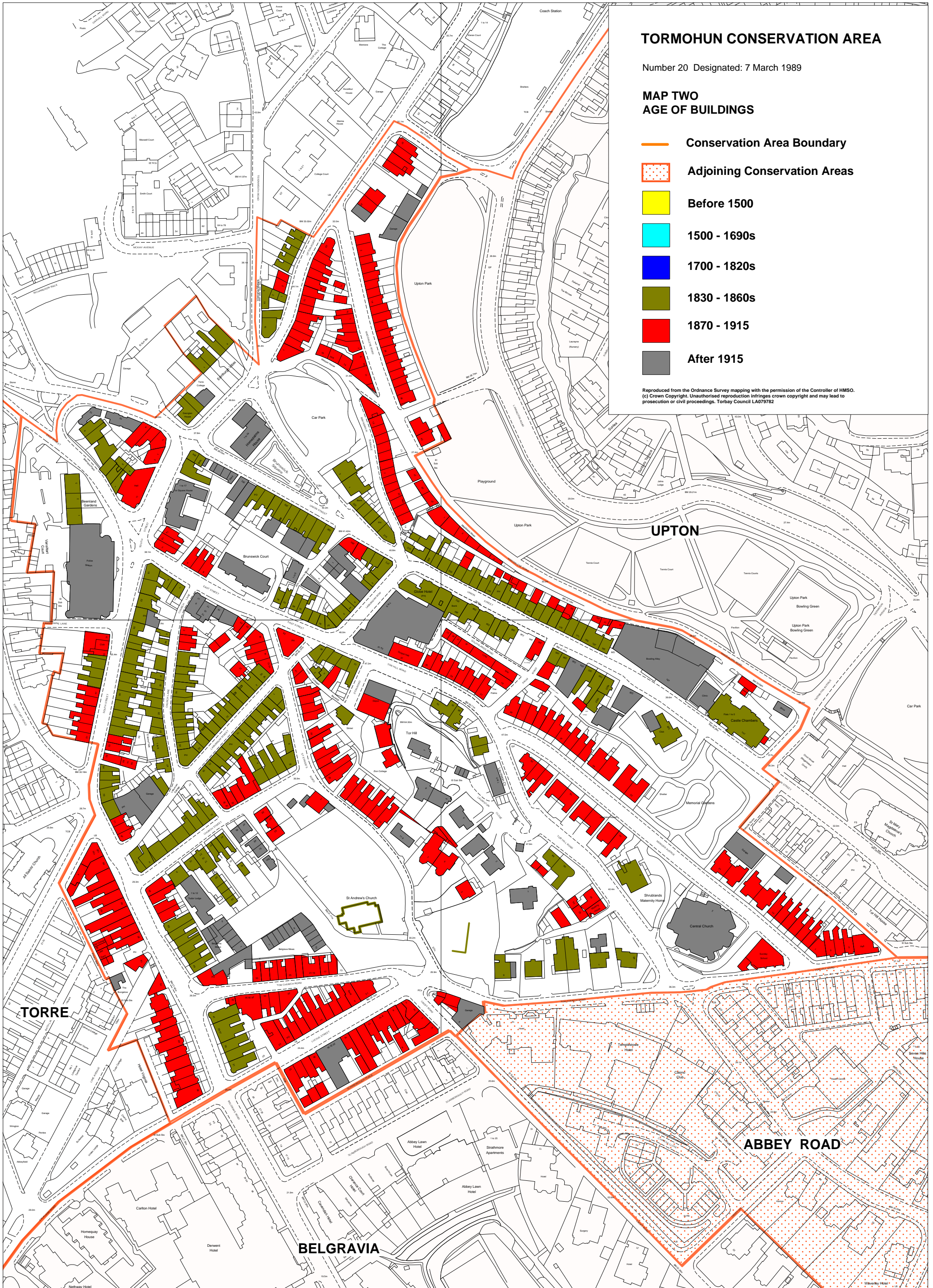
TORMOHUN CONSERVATION AREA

Number 20 Designated: 7 March 1989

MAP TWO AGE OF BUILDINGS

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










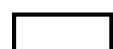
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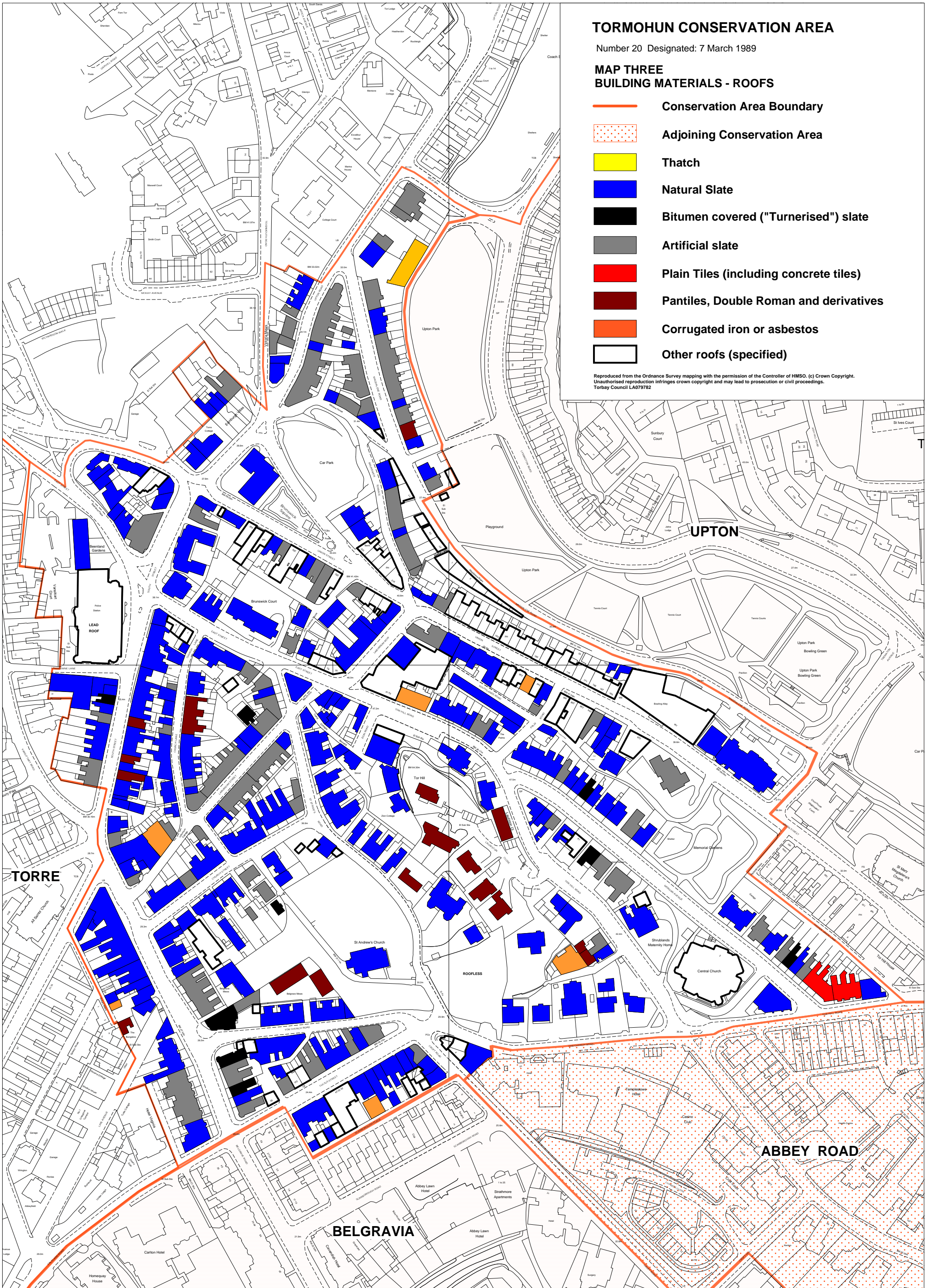
TORMOHUN CONSERVATION AREA

Number 20 Designated: 7 March 1989

MAP THREE BUILDING MATERIALS - ROOFS

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




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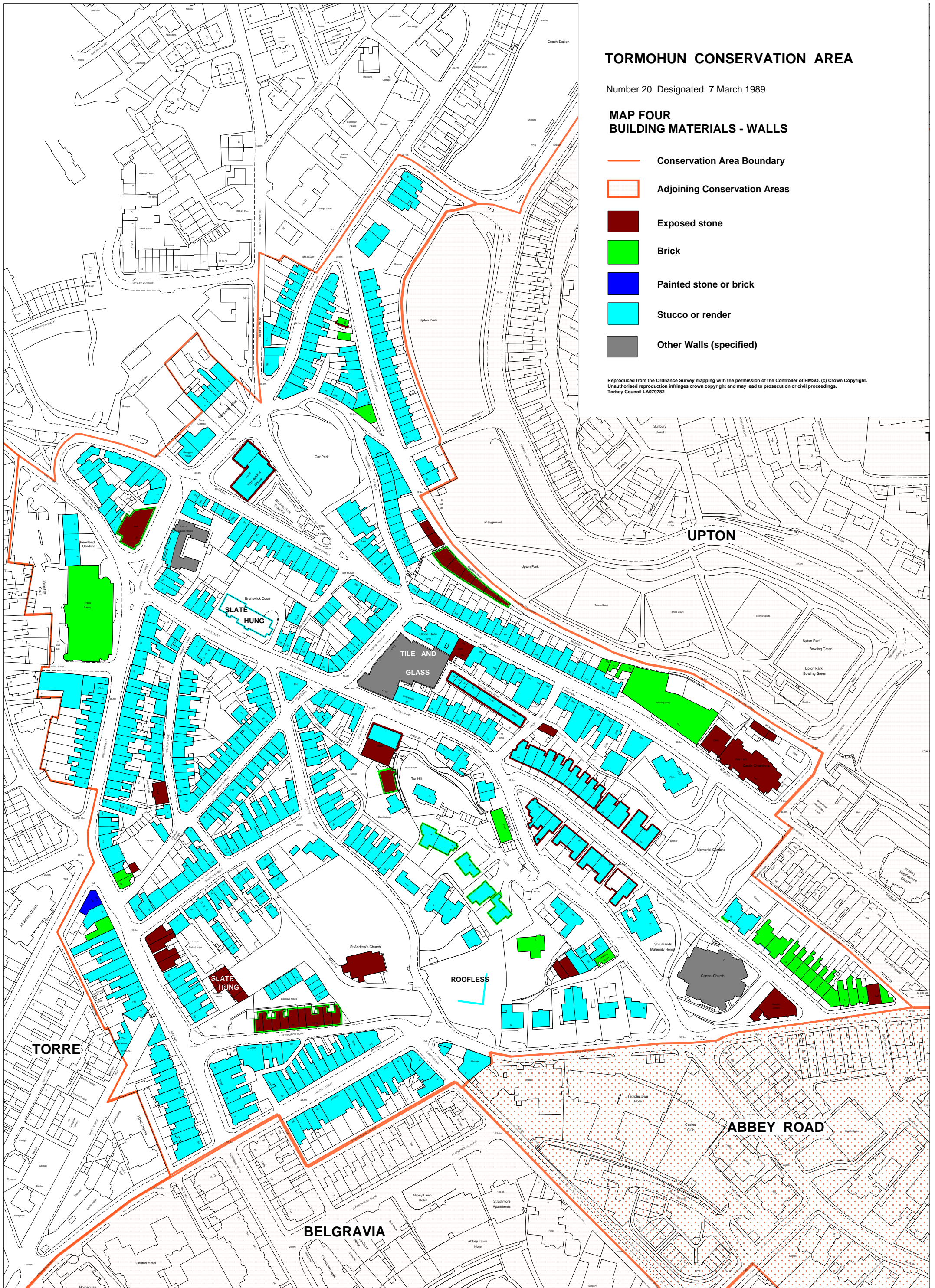
TORMOHUN CONSERVATION AREA

Number 20 Designated: 7 March 1989

MAP FOUR BUILDING MATERIALS - WALLS

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

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TORMOHUN CONSERVATION AREA

Number 20 Designated: 7 March 1989

MAP FIVE IMPORTANT FEATURES

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

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