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# Upton

## Conservation Area

### *Character Appraisal*

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**UPTON**

**CONSERVATION AREA**

**CHARACTER APPRAISAL**

**Revised**  
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**TORBAY COUNCIL**  
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## CONTENTS

	PAGE
1	Location and Essential Characteristics 2
2	Historic Environment, Origins and Development 2
3	Character Areas 3
3.3	(1) <i>Town Hall &amp; environs</i>
3.4	(2) <i>St. Marychurch, Thurlow and Ashill Roads</i>
3.5	(3) <i>Castle Road</i>
3.6	(4) <i>Lymington Road/Upton Park</i>
4	Architectural and Historic Qualities 4
4.1	Listed & Other Key Buildings 4
4.2	Building Form & Ornament 11
4.3	Use of Materials 12
4.4	Condition of Buildings 13
5	Character and Relationship of Spaces 14
6	Green Landscape and Trees 14
7	The Setting and Features of Special Importance 15
8	Extent of Loss, Damage and Intrusion 16
9	Summary 17
10	Conservation Area Policies 17
	Bibliography 19

## PHOTOGRAPHS

### EARLY EDITION ORDNANCE SURVEY:

1: 2500 scale 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
- Map Three: Building Materials – Roofs
- Map Four: Building Materials – Walls
- Map Five: Important Features

## 1 LOCATION AND ESSENTIAL CHARACTERISTICS

- 1.1 The Upton Conservation Area lies at the heart of Torquay; it contains the civic complex of the Edwardian Town Hall and former library, the 1930s Library on the north side, and Electric House on its south side; additionally it contains the mid-19<sup>th</sup> century parish Church of St. Mary Magdalene, and the Upton Vale Baptist Church of 1862-3. To the north lie a mixture of mid-late 19<sup>th</sup> century villa sites, some semi-detached, and at the west, north, and east peripheries late 19<sup>th</sup> century terraces. Upton is part of the interlocking and largely contiguous Torquay group of ten conservation areas; Tormohun is adjacent to the west side and Abbey Road to the southwest.
- 1.2 There are pronounced changes in the topography within the conservation area: the land rises steeply to the north from the narrow river valley floor at around 25m (83') OD to the plateau of Furze Hill on the north side at around 63m (210') OD where typical Torquay villas started to be built from about 1820. The former Flete River flowed south from the Combe Valley between what are now Parkfield and Lymington Roads to enter the conservation area at the north end of Upton Park. This area had been meadow land since medieval times; the Flete was so sluggish here that the meadow was known throughout the 19<sup>th</sup> century – and probably from much earlier – as ‘Mudledge’ and extended westwards beyond what is now Magdalene Road. The Flete, by then the ‘Fleet’, was culverted at the end of the century, Magdalene and Lymington Roads formed, and Upton Park laid out to form a linear open space leading towards the town centre. Several avenues of trees were planted creating footpath links between the two roads, along which rows of terraces were then constructed. While those terraces on Lymington Road face the park at the valley bottom, those on Magdalene Road, because of the steep change in level on the west side, have in the main their rear face to it (and lie within the Tormohun conservation area).

## 2 HISTORIC ENVIRONMENT, ORIGINS AND DEVELOPMENT

- 2.1 The name Upton will be of Saxon derivation, though there appears to be no pre-19<sup>th</sup> century usage. Upton Cottages and Upton Farm are certainly present by the 18<sup>th</sup> century but lie north of the present conservation area; the former was located where 40 Wright's Lane and Nos 2-6 Chatto Road now stand; the latter on the south side of Upton Hill, where 1 St James Road is situated today, about 100m to the north of the conservation area boundary. The location of Upton Cottage, at the boundary with the neighbouring manor and parish of St Marychurch probably gives a clue to its origins as an isolated settlement of Torre, beyond the river and on the height above. On the earliest Ordnance Survey Old Series 1mile to 1 inch plan (1:63,360) surveyed in 1809 the settlement is shown as Upham. Ellacombe House is also shown, but its site, now below the footprint of Nos 57-61 Princes Street, lies just east of the conservation boundary. Otherwise within the conservation area itself there appears to be no pre-19<sup>th</sup> century settlement.
- 2.2 The earliest buildings seem to have been clustered around St Marychurch Road, the historic link between Torre and St Marychurch; the road was turnpiked in 1821

which provided a spur to subsequent development. As was the usual case in Torquay, away from the harbour, the first buildings were detached villas within large gardens. Ford Cottage (later Ivy Bank) and Endsleigh Cottage (later Mayfield) on the eastern side of St Marychurch Road, and now renamed 1 and 15-17 St Marychurch Road, may have cottage ornée origins but are post-Regency. The Castle is a pre-1840 gothic sham quite not really a villa at all. Most villas were built before mid-century; some have been lost entirely: Mount Pleasant and Lynsted opposite the Town Hall were replaced in the 1920s by the ABC cinema, itself replaced in 1989 by Regal House. Others have been greatly altered: Leamington which has been taken over and linked to the later Upton Vale Baptist Church; Holne (later The Holne, and later still Tettenhall) which has been subsumed into the much larger 21 St Marychurch Road being examples. Villa building continued in a random fashion in the central part of the area until the 1860s, bounded by Upton Lane on the west – greatly expanded and replaced by Lymington and Thurlow Roads between 1888-98 – and Chatsworth Road on the east, though this was not laid out until 1880. After this date the plan form of the houses change to either semi-detached or short terraces such as those in Castle Road. With the completion of Lymington Road in 1898 much longer terraces were built: here 52 houses in three terraces face the park and follow the curve of the valley within the designated area.

- 2.3 Higher and Lower Commercial Road had been laid out as Higher and Lower Union Street during 1826-8. A short stretch of (Higher) Union Street lies within the conservation area, Nos 168-190 Union Street originally date from 1840-1860 and are bounded by Higher Union Lane on the south which until the late 1890s led into the large expanse of Torbay Nurseries. Until 1847 Torquay's ecclesiastical organisation remained that established in the early medieval period: the two ancient parishes of Torre and St Marychurch with their respective parish churches, and the medieval church of St George at Cockington, a chapel of ease of Torre despite being in a separate manor. In 1847 the parish of Upton was established to minister to the expanding population of the town – between 1841 and 1851 the Torquay nearly doubled in size from 5,982 to 11,474. The site for a church was given by Sir Laurence Palk with an endowment of £150 in 1848 and St Mary Magdalene was built to the designs of Salvin within a year, the tower was completed in 1862.
- 2.4 Centrally placed St Mary Magdalene served as the main Anglican church of the town for at least a decade. By the time the first Rector, Richard Wolfe, resigned his living in 1883 the parish of Upton had had parts of it subdivided to form parts of four other parishes: Torwood in 1857; St John's in 1861; Ellacombe in 1868; and St Luke's in 1869. The rapid expansion of the ecclesiastical parishes in a little over 20 years reflects the continuing and rapid growth of Torquay whose population reached 21,657 in 1871.

### **3 CHARACTER AREAS**

- 3.1 The Conservation Area includes a number of areas characterised by function: civic and commercial, and residential. The historic built environment is entirely a product the 19<sup>th</sup> century, either alongside the earlier road pattern itself determined by the natural topography, or of later-19<sup>th</sup> century planned design.

3.2 The Conservation Area may further be characterised by distinct, and contrasting character sub-areas. These are indicated on Character Appraisal Map One and can be summarised as follows:

3.3 (1) *Town Hall & environs*

Here are concentrated the mid-late 19<sup>th</sup> and early-late 20<sup>th</sup> century public and commercial buildings in the town centre, and the dominant parish church.

3.4 (2) *St. Marychurch, Thurlow and Ashill Roads*

An area whose informal layout, from the early-mid 19<sup>th</sup> century as detached villas in very large gardens – mostly on higher ground with some extensive outward views – predates the tighter subdivision of plots for later terrace development. Subsequently there has been a gradual infilling from the late 19<sup>th</sup> century (Thurlow Park), and in several locations in the 1920s and 30s, with later 20<sup>th</sup> century flats replacing the demolitions of the original villas: 1-12 Winecote Lodge replacing the 1853 Furze Park, and 1-24 St Ives Court replacing the 1857 The Hove.

3.5 (3) *Castle Road*

Other than The Castle, an 1830s neo-Gothic villa with battlements and since much altered, this sub-area was developed around 1870. It contains a few later, smaller villas, some semi-detached, and two well-proportioned Italianate style terraces which are listed.

3.6 (4) *Lymington Road/Upton Park*

This area was laid out after the culverting of the Fleet River and the completion of Lymington Road in 1898. The building line follows the valley bottom in a linear curve; the extant cliff face left after extensive stone quarrying forms the rear of the curtilage of the three groups of terraced houses built facing the relatively formal layout of Upton Park, with its several avenues of mature deciduous trees. Elsewhere on Thurlow Road a few semi-detached turn-of-the-century houses are included, as is the short terrace 35-39 Lymington Road.

## 4 ARCHITECTURAL AND HISTORIC CHARACTERISTICS

### 4.1 LISTED & OTHER KEY BUILDINGS

4.1.1 Within the Upton conservation area are some 24 listed building entries covering 25 separate buildings or structures – they are denoted here in **bold**, all are grade II except where indicated. There are many other buildings and features not included in the statutory list that have important qualities and which make a significant contribution to the historic environment; these key buildings contribute greatly to the distinctive character of the conservation area as a whole.

4.1.2 (1) *Town Hall & environs*

The south-western part of the conservation area includes part of Torquay town centre; it is dominated by the local authority offices, a fine Edwardian and early 20<sup>th</sup> century group which was built between 1906-38. The complex of buildings includes Thomas

Davidson's 1906-13 **Town Hall**, which incorporates the former **Carnegie Public Library** on the corner of Castle Circus and Union Street. The latter was built 1906-7 with the Town Hall proper following in 1911-13, its long symmetrical frontage facing Castle Circus; both are of sneaked local grey limestone with freestone dressings in a Baroque style; the tall central clock tower has Classical and Baroque detail and spaced along the wide front pavement are **five** separately listed cast-iron **lamp-posts** contemporary with the 1911 building, as are the iron railings, which include vertical panels with scroll-work. The Town Hall group as a whole provides an important focal point despite its location in the valley bottom.

- 4.1.3 By 1935 P W Ladmore the new Borough Engineer and Surveyor had designed two modernist structures as extensions to Davidson's town hall. Both are of Portland stone with prominent street façades: **Electric House** replaced an earlier showroom in 1935 and boasted an exceptionally attractive and fashionable interior – much of which it retains; and the new Public Library of 1935-38, which allowed the 1907 Carnegie library to be absorbed into the office complex of the town hall. The new library on Lymington Road was much plainer but was fabricated by Oscar Faber in the same stone; single-storey in an Egyptian Modernist style, the supporting endoskeleton is exposed in the reading room. A detached store and office block is located in the angle between the library and the town hall itself; behind lie areas of landscaping, and rather too prominent carparking.
- 4.1.4 Of almost equal prominence in the streetscape and with its lofty spire even more dominant is the **Parish Church of St. Mary Magdalene** (grade II\*). The church was originally built to the designs of Anthony Salvin by Jacob Harvey (one of two builder brothers responsible for much of Torquay's mid-Victorian development) in 1848-49 using coursed Torquay limestone rubble with dressings of Bath stone. The first of Torquay's new parish churches its style, especially nave, tower and spire, is essentially Early English; the south transept tower and spire was completed in 1862. Salvin's originally relatively plain work, is countered by an ornate High Victorian scheme – the work of Giles Gilbert Scott who altered and partly refitted the chancel in 1882 (*riotous* Pevsner) – and further early-20<sup>th</sup> century fittings which including Devonshire marbles, and an alabaster reredos, added in 1906, and in 1927 the date of the north-east chapel. Behind the church the Magistrates Court, the former Upton Church National school, sits in the angle of Union Street where the Upton conservation area adjoins that of Tormohun. The Tudor style **Castle Chambers**, the former Torbay Hospital and Dispensary, is also an important component of this group of public buildings, although it lies entirely in the Tormohun conservation area. The impressive skyline running up Union Street from Castle Circus read variously clocktower, spire and cupola.
- 4.1.5 Municipal Chambers on the south side of Castle Circus is a late 19<sup>th</sup> century four-storey brick-built block of shops and offices in a prominent corner position between Castle Road and Union Street. Its curved frontage is attractively broken up vertically by two-storey oriels, and horizontally by platbands, which are joggled where they are attached on the circular stair turret; all windows retain thier sashes with horizontal glazing bars. The Upton Vale Baptist Church in Lymington Road was built in 1862-63 in the hilly angle between Lymington and St Marychurch Roads; constructed of local limestone with ashlarred quoins, dressings and brick bands, it displays rose

windows and stepped gables. The adjoining Cottage Café built using similar materials, appears to be contemporary with the main building.

4.1.6 Adjoining Castle Circus at the bottom of St Marychurch Road are two prominent mid-Victorian villas. **2 St. Marychurch Road** (formerly Leamington Villa) dates from before 1857; pebble-dashed with a slate roof behind three Dutch Gables, its main windows are two and three-light high-transomed casements with moulded mullions and Tudor-style drip-moulds. It has now been extended at the rear and attached to Upton Vale Baptist Church. **1 St. Marychurch Road** (formerly Ford Cottage) also dates from before 1857 and may be from the 1840s; it is plastered up to and including the truncated stacks. The three-bay symmetrical frontage has a hipped slate roof with deep twin-bracketed eaves. There are three ground floor French windows with high transoms and margin glazing bars, and two first floor sashes with narrow glazing bars and a blind central recess. The five-bay timber trellised veranda across the frontage has a glazed roof.

4.1.7 (2) *St. Marychurch, Thurlow and Ashill Roads*

**10 Ash Hill Road**, (now the Craig Court Hotel) is the former Italianate villa of Firmont; built in the 1850s the 2-storey double-depth building is west-facing; the exterior is stuccoed with rendered chimney stacks which pierce the slate roof. The front verandah, and side conservatory are both later 19<sup>th</sup> century additions, the former with a lead roof, the latter with segmental leaded windows and an iron crested ridge. Below the roof the main block has deep eaves, rusticated quoins and a moulded string course at second floor sill level. The sash windows on the frontage have the typical single horizontal glazing bar to each sash, some have Venetian shutters; the ground floor windows, including a later canted bay, have moulded architraves. The hotel forecourt and other associated paraphernalia detract from the appearance. To its south lies Walmer House, No. 6 Ash Hill Road (Walmer is the original name from the late 1850s) occupying a dominant position with its rear service wing backing on to the carriageway. The porch has a four-panel door and semi-circular over-light, with flanking flat pilasters, and a moulded cornice with ornate brackets. The house retains its twin-bracketed eaves and a front gable, sash windows (some segmentally arched) with horizontal glazing bars. There is also a tall staircase window to the rear with margin glazing bars.

4.1.8 **22 Ash Hill Road** (originally AshHill – possibly the earliest development and the eponym from which the road takes its name?) dates from at least 1852, it is another two-storey rectangular plastered block with rendered stacks piercing the deep eaves of the slate roof. The full height projecting side entrance on the east consists of a recessed half-glazed front door with a plain overlight; above three sash windows, each with horizontal glazing bars, are similarly recessed. The verandah has a three-bay south front with sash windows and horizontal bars; on its west frontage there are 5 bays: 4 with 3-or-4 tall narrow lights to the bay with thin dividing mullions; 1 with a lower sliding-sash below a wider 3-light fixed group. Opposite lies 25 Ash Hill Road, also of the late 1850s, originally neo-Gothic in style with tall paired stacks, mullioned and transomed casement windows with moulded drip-stones, and step-and-pointed gables with lancet windows; it is somewhat obscured by later 20<sup>th</sup> century frontage development. To the north at the junction with St Marychurch Road lies 30 Ash Hill Road (formerly Woodburn) a two-storey villa of c.1857 with its lower



service wing to the north fronting the road – the main frontage is on the south west. It preserves a projecting porch on the west side, twin-bracketed eaves, and six-over-six pane sash windows.

- 4.1.9 Ash Hill Road now also continues west of St. Marychurch Road; between 1862-1947 this was Springfield Road. 44 Ash Hill Road (formerly Mornay Lodge, now St. Clements) dates from the late 1840s and boasts a magnificent porch conservatory of similar date with fanlight and clerestory glazing. It is situated, with its neighbour 38 Ash Hill Road (formerly Springfield), in a commanding position; both were the only villas on the south side of the road for at least 20 years and had extensive gardens extending down to Upton Lane, which now forms the lowest reaches of Thurlow Road
- 4.1.10 In Furzehill Road **Furzewell House** is one of the earliest villa developments, its plot lease was drawn up in 1837 and the house dates from at least 1841. The main building is a double-depth plastered rectangular block with a hipped slate roof; the prominent entrance on the east has a three-bay front with a projecting gabled centre bay containing a Greek Doric porch. The round-headed front entrance has a panelled door with a plain fanlight above. The windows are 12-pane sashes in blind recesses; a glazed verandah flanks the length of the south side with access from two ground-floor French windows, above at first-floor level there are tri-partite windows with small-pane sashes. The house's service wing lies to the rear and is in separate occupation as Furzewell Court; although unlisted, it yet retains most six-over-six pane sash windows, and bracketed eaves beneath its roof as well as a later 19<sup>th</sup> century glazed gabled porch.
- 4.1.11 To the north of Furzehill Road a group of five villas present by 1850 extends to the northern edge of the conservation area. Lamorna, on the corner, is a residential care centre which subsumes the villa of the same name. **50 St. Marychurch Road**, (formerly Needwood) most recently the former Fiesta Hotel, is now seemingly vacant and somewhat rundown; this largely original detached villa is stuccoed with a symmetrical three-bay front, rusticated quoins and platbands below a slate roof. The tall ground floor windows have moulded architraves; those on the ground floor are tall and were originally six-over-nine panes, but the top vents have been altered. The first floor has six-over-six pane sashes, all with moulded architraves. Across the east front is a five-bay trellis verandah with a tented roof, which laps around the south side. The entrance on the south side has a projecting porch with cornices and entablature; the round-headed moulded doorway with pilasters and sunken panels. The dilapidated 54 St Marychurch Road (formerly Woodhill) has suffered from refenestration, the removal of its gardens front and rear and its replacement by tarmac, yet the basic villa remains – it would be a challenging but rewarding restoration project. Renaissance, 56 St Marychurch Road (formerly Hatherleigh) has had hideous extensions inflicted upon its south side. Summon Bonum, No. 56a St Marychurch Road, at the junction of Thurlow Road and the last of the group is largely original and has been sensitively restored showing a projecting two-storey side entrance with round-headed openings, panelled doors, plat-bands and cornices, original tri-partite sash windows and matching gate piers with pineapple finials. Despite its retention of detail and restoration it is perversely unlisted.

- 4.1.12 Behind the villas on the west side of St Marychurch Road the development of the properties north of Furzehill Road took place in the last third of the 19<sup>th</sup> century; the OS 1:500 building plans of Torquay surveyed in 1860-1 take Furzehill Road as the northern extent of Torquay. Plot development from the 1870s fills in the area between Furzehill and Thurlow Roads; Roborough House and Knole in the former probably date from the 1870s or later. Now separated they originally formed a single villa and service wing with the usual Italianate features, including deep, twin-bracketed eaves and rusticated quoins. On the ground floor there are segmental arched tall sash windows and a glazed door with a bracketed cornice; and on the first floor round-headed windows with flanking pilasters, moulded architraves with keyblocks, and a cornice between floors.
- 4.1.13 Of the earlier stuccoed villas from this later period are those of 31 Thurlow Road (originally Springleton) dating from the 1870s which is 3-4 storeys with deep eaves, canted bays, sash windows and horizontal glazing bars, a platband and cornices. No. 37 (originally Lea Hurst) is of similar date, but is only two-storeyed with tri-partite sash windows, also with horizontal glazing bars.
- 4.1.14 Thurlow Park is a 1890s tree-lined cul-de-sac; an early example of terrace infill within an area that was probably laid out for villas that were never built: the demand for quantity in the 1890s, being greater than the demand for the spacious quality which had persisted in the period 1830-1880. They are facing terraces of six and seven houses respectively – the extra one being sub-divided as two half-size units; each has canted bays, all retaining their original sash windows, some with a single horizontal glazing bar, and most having four-panel entrance doors. The corner treatment at the junction with Thurlow Road is well thought out, especially on the east side with moulded round-headed openings, flanking pilasters and keyblocks. Regrettably when 1 Thurlow Park was converted into flats in the 1980s the garden was turned into hard standing, considerably detracting from this otherwise attractive and well designed enclave. The boundary walls and gate-piers are built of squared-off local limestone and Newton Abbot white brick. An interesting terrace group of three lies between Thurlow Park and the St Marychurch Road corner; 2-storeyed with full-height bays which have their own helm roofs carried out on tall sprocketed eaves brackets. No. 43 is the best preserved with single-pane sashes in all its openings and has been well maintained; No 45 is double-fronted and preserves an entrance conservatory but has unfortunate replacement glazing, though this has not destroyed the integrity of the bays, which still has its mullions with cornices and entablature above. By contrast in No 41 all openings: door and windows have been replaced in glass and aluminium with the total loss of all architectural detail: mullion, cornice and entablature. It is perhaps the most aesthetically unpleasing example of ill thought replacement in the conservation area.
- 4.1.15 Elsewhere on Thurlow Road Manderville, No. 18, is a well preserved example of a late-19<sup>th</sup> century semi-detached small villa with plat-bands, a full-height canted bay front, segmental-arched windows, and a hipped roof with a terracotta finial. There is a side window with flanking pilasters and moulded architraves. The entrance gate piers have finials attractively topped by *putti*. Its mirrored pair has been extended to the west and turned into flats.

- 4.1.16 On Sunbury Hill there is a late 19<sup>th</sup> century group of three semi-detached pairs set at right angles to the road; each is rendered under a slate roof and retains most of their original features. Lower down the hill High Grove, No. 2 Sunbury Hill is one of a terrace of three that retains most original sash windows and four-panel doors. Lower again Sunbury Terrace, forms a symmetrical row of five houses, with a central gable, projecting hipped corners and end-canted bays; the sash windows have horizontal glazing bars.
- 4.1.17 There are further key building groups in the Thurlow Road Area. Oakhurst (now split in two as Oakhurst and 12 Thurlow Road) was built as a single villa in the late 19<sup>th</sup> century on a double-fronted plot, between the junction of Thurlow Road and Sunbury Hill, though soon extended to the north. It retains a round-headed entrance door with flanking pilasters and a vermiculated keyblock, in a larger frame with a dentil cornice and squared pilasters; elevational details include twin-bracketed eaves, rusticated quoins, and plat-bands. Sash windows remain but are a mix of plain ones, and others with horizontal glazing bars. Oakhurst appears to be in multiple occupation and somewhat dilapidated. At 16-18 Thurlow Road an Edwardian semi-detached block forms an important visual stop at the end of Lower Thurlow Road behind; the western semi has been converted to flats and a further block added.
- 4.1.18 (3) *Castle Road*  
 One of the most prominent early villas, and atypical for Torquay, was The Castle which was built in the 1830s into the steep slope above Union Street; originally a neo-Gothic castellated structure it has been much altered by later extensions and alterations. Regrettably it retains only residual authentic character with its crenellations, pointed-arch drip moulds over the ground floor windows, and flat Tudor ones over the upper ones. After only thirty years as a private residence it has been variously a school, a home for inebriates run by the Church of England Temperance Society, a YMCA and is currently a language school.
- 4.1.19 Castle Road now links the Town Hall in the bottom of the Fleet Valley with Ash Hill Road on the heights above. In the late 1860s two impressive terraced groups were built: **12-30 Castle Road** on the west side consists of ten separate houses in an Italianate style and are especially well-proportioned. The listing specifically refers to ‘a good, well-preserved, stuccoed terrace using many details borrowed from contemporary Torquay villas’. The end houses break forward slightly and are gabled; **No. 30** has also been extended on its north side to Ash Hill Road. Separately listed are the coped **garden walls** and square-section **gate piers** with sunken panels and low pyramid caps. A group of six **15-25 Castle Road** face these obliquely on the east side. Situated in the former garden of Ellacombe House, an early lost villa of the 1840s/50s whose boundary forms the west side of the street, they are somewhat plainer in detail, but still maintain villa-type decorative elements, such as deep-sprocketed eaves, tri-partite sash windows, segmental-headed attic dormers, and six-panel doors with plain fanlights above. The end houses **Nos. 15 and 25**, although different in detail, are both more ornate than those in the centre of the terrace showing round-headed openings with pilastered architraves and keyblocks. The stuccoed **gate piers** and **cast-iron railings** are similarly separately listed on this side of the street. **Nos. 15 and 17** have unusual railings to the basement with an ovolo-

shaped plinth and vase-topped standards; those to the other houses follow a more normal pattern.

4.1.20 On the east side of Castle Road, south of the listed terraces and beyond Castle Gardens, the villas of Nos. 11 & 13 make up a mirrored pair. Dating from the late 1860s/1870s both are detached two-storeyed, stuccoed, with round-headed openings and plain sash windows; the latter (International House) is the better preserved with paired eaves brackets, rusticated quoins, key-blocks, and chimney stacks with a dentil cornice. Castle Gardens adjacent to No. 13 was obviously a plot for a similar pair that were never built, although its service bays at the back were laid out along with those of 11 & 13 with access to a service lane. Both the Gardens, which enjoy a fine viewpoint to the sea, and the lane could be a real asset to this part of the conservation area, but are somewhat shabby and tired. At the north end Nos 27 & 29 are of a similar date, but only No. 29, currently the Barclay Court Hotel, retains significant original detail, including plain sash windows, paired eaves brackets, pilastered quoins, and a rounded pediment on moulded brackets. The period effect is spoiled by an ugly mid-late 20<sup>th</sup> century extension on its east side.

4.1.21 To the west of the terraces some Castle Road plots remained undeveloped until the first third of the 20<sup>th</sup> century. Nos 8&10 are a semi-detached pair built on a split level more associated with Victorian terraces. No 6 is a detached house probably built in the 1920s entirely in the ball clay white brick of Newton Abbot; this included the walls and gate piers. The replacement openings in ubiquitous PVCu and the raising of the walls in concrete blockwork certainly detract from its individuality.

4.1.22 (4) *Lymington Road/Upton Park*

At the junction of Thurlow Road and Lymington Road, 35-39 Lymington Road are situated; together they form a largely mirrored, brick-built turn-of-the-century terrace of three, with ground-floor canted bays at each end, with semi-circular arched openings above; a double-width central bay with segmental arched openings; and original 2-over-2 sash windows throughout. Between the floors an encaustic tile band runs the full length of the frontage above the bay roofs. Each also sits behind a hedge atop limestone walls and brick gate piers – doubtless some compensation for the view of the car park behind the town hall complex. Just to the north are 5-7 Thurlow Road, also a late 19<sup>th</sup> century; the semi-detached pair is, double-fronted with full-height canted bays on each side with original sash windows, some retaining their vertical glazing bars. There are deep eaves to the roof and a continuous cornice between the ground and first floors with console brackets flanking plain over-lights to four-panel entrance doors. To the west No. 7a was added to the original pair in the post-War period.

4.1.23 To the east 2-4 Thurlow Road, is a semi-detached mirrored pair, also late 19<sup>th</sup> century, with moulded round-headed openings, key-blocks and flanking pilasters although the latter has an unfortunate mid-late 20<sup>th</sup> century flat-roof extension.

4.1.24 Before the beginning of the sweeping terraces which curve westwards up Lymington Road lies Sunbury House, 45 Lymington Road, a detached house with a central gable with scissor braces and a roundel. It also preserves some tri-partite sash windows hooded by cornices on console brackets. It was once linked to an even larger glass

conservatory which fronted the lane in front of 2-5 Sunbury Terrace in 1904. By 1933 Jalna Lodge had been built and the conservatory reduced by almost half.

4.1.25 The long slate roofed terraces of Lymington Road form three groups of 15, 26 and 10 as they run first west then north; the southern two groups are well shaded by the plane trees of Upton Park. The design plan is rhythmical, a repeating and syncopated pattern of five: hipped gable end and bay; flat front and bay; gable end and bay; flat front and bay; and hipped gable end and bay. This pattern of five with the full gable end, often elaborately decorated, as the centre note is highly accomplished piece of planning; it is indicative of the care with which even these artisans' houses of the 1880s were invested. The plan form is supported by bold frontage designs, such as door and window hoods carried on brackets, sill bands – the central full gable houses have wider plat bands – while the sashes exhibit variously single panes and double panes with a mullion bar. Most still have their wall separating the front area from the house and gate piers with pyramidal caps. The solid vernacular and the distinctiveness of these terraces adds great value to a sub-area devoid of listed buildings. Their massed grouping is further magnified by their situation adjacent to the spaciousness of Upton Park laid out along the valley floor; they are all key buildings in the conservation area. Inevitably some have had their openings replaced unsympathetically, while others have been well maintained; indeed some owners' enthusiasm for architectural detail has led to over embellishment. No. 147 is bizarrely, in this most residential area, occupied by a car wheel and tyre shop.

## 4.2 BUILDING FORM

4.2.1 Within the conservation area a number of phases of development and redevelopment have taken place since the early-mid 19<sup>th</sup> century. The earliest villa developments in this part of Torquay were undertaken with less determination than was the case in the Warberries and Lincombes. The topographical setting on both sides of the road linking St Marychurch to the Fleet valley with rising steeply ground to the north was not conducive to laying out in any large-scale manner. The villas, although part of a spacious layout in individually landscaped grounds, are generally smaller and less ornate than those farther east.

4.2.2 Relatively few of the original villas have been demolished. Their location, except for those in the middle of the town in the valley bottom, coupled with their generally smaller sized gardens make them less desirable for redevelopment than those on the slopes nearer the coast. Nevertheless infilling started early when some plots having been laid-out for villas had semi-detached or other more intensive development imposed upon them; this pattern has continued since the 1890s. Three villas opposite the Town Hall were demolished to make way for a cinema at Castle Circus in the late 1920s – itself replaced by the Regal House offices in the mid-1990s. Similarly the villas of Furze Park and the Hove on Ash Hill Road (formerly Springfield Road) have both been demolished and considerable alterations made to their sites to accommodate blocks of flats since the end of the war. Where villas have been considerably modified or enlarged, the results have rarely been visually satisfactory.

- 4.2.3 Although there are several large maisonette blocks, the Upton conservation area has avoided the high-rise flats that have been built since the 1960s in other, more western, areas of Torquay and which have introduced alien materials and have an over-dominant effect. While the conservation area retains much its original 19<sup>th</sup> century layout the gradual and growing infilling of the earlier villa plots, which began around 1890 with Thurlow Park (4.1.14) continues. Around St. Marychurch, Thurlow and Ashill Roads an eclectic mix of styles and periods may be observed; some of the later obscuring the setting of some of the earlier historic buildings.
- 4.2.4 Much of the historic character of the conservation area resides in the substantial proportion of original 19<sup>th</sup> century frontages which survives; many showing ornate period detail in stucco or stone ornament. However the remains of the original frontages of the plainer terraces of the later 19<sup>th</sup> century also merit conservation; it is in the cumulative affect of the surviving historic detail, such as sash windows and panelled doors, the piling up of features, that contributes so much to the charm of these parts of the conservation area, and in particular to the long lines of otherwise simpler terraces fronting Lymington Road. The key buildings in this sub-area, which front the open spaces and recreational grounds of Upton Park, and are devoid of separately listed buildings, merit the imposition of Article 4 directions in order to counter the losses to the historic fabric and local distinctiveness.

### 4.3 USE OF MATERIALS & ORNAMENT

- 4.3.1 Stucco and white, or colour-washed, render are the predominant finishes to buildings, most of which are believed to be stone built. Bricks may have increasingly been used as the underlying material from the 1860s when they could be transported by rail, although there is little visual evidence of this. The closest local brick works were 2km distant, east of Wellswood Park; both kilns and a clay pit just are recorded on the first edition County Series Ordnance Survey map published 1865, but the bricks produced were probably for the building of chimney stacks in the main.
- 4.3.2 Where the natural stone used has been exposed, it is usually the rough-faced Devonian limestone which was available from numerous local quarries. The terraces of Lymington Road are certainly built from the stone actually quarried on their own sites. It was normally laid to course and was extensively used for almost a century between the building of the new parish church in the late 1840s up until Ladmore's new public library opened in 1938. Quoins and openings, especially of the larger public buildings, are usually of dressed stone or brick; the former is sometimes of a different variety, for example Bath stone, or Beer stone (used for the interior of the Parish Church) or Ham Hill stone. The local limestone is also widely employed as randomly coursed rubble in boundary and retaining walls, and dressed for use as steps on paths, as kerbstones, and occasionally for gate-piers.
- 4.3.3 Welsh or Cornish slate quickly became the dominant roofing material of the 19<sup>th</sup> century, especially the former. Around half of the roofs of the 19<sup>th</sup> century villas have been replaced by artificial substitutes. A few later properties have been roofed in plain tile, normally those of the first half of the 20<sup>th</sup> century. Later flat-roof extensions dating from the 1960s are quite extensive; 50 years on these are often the source of considerable maintenance problems.

- 4.3.4 There is a wealth of surviving period detail, usually of high merit, but, again, little of it is afforded statutory protection: the number of key buildings and building groups which contribute to the distinctive character of the conservation area is much greater than those that are listed – especially in the northern and western parts. The widespread use of of stucco and render is typical, as are the presence of eaves brackets of varying types, cornices, plat-bands and architrave detailing. Most stacks are rendered, some with cornices, their terracotta chimney pots mostly cream. Similar decorative detail is present in porches, entrance gates and gate piers; as it is in the original panelled doors and in the sash windows with their distinctive glazing patterns. Although the majority of all original windows are sashes with narrow glazing bars, some are casements with mullions and transoms, and these often display drip-moulds in neo-Gothic styles, some even with entablatures and parapets.
- 4.3.5 Significant ironwork also survives, including several items of historic street furniture. The design quality and detailing of these original decorative features, and their many subtle variations, adds much to the overall character of the conservation area.

#### 4.4 CONDITION OF BUILDINGS

- 4.4.1 The majority of the buildings in the conservation area appears to be in a sound structural condition when viewed externally. However there are a number of ageing roofs, including 20<sup>th</sup> century flat roofs, which may soon require a complete overhaul. A major concern is where poor maintenance or dubious structural condition is advanced in support of a planning application for unnecessary demolition; subsequent redevelopment has rarely been in sympathy with the original aesthetic of the conservation area. Some mature street trees, such as those in Thurlow Road, have become a cause for concern to residents in recent years; following consultation with the council's tree officers these have been subject to a management plan agreed in 2004.
- 4.4.2 In conservation terms the most serious threat to the individual building is the removal and replacement of historic detail, especially of doors and windows; and the alteration to elevational and boundary features. This applies to the conservation area as a whole, and particularly to the large number of key, but unlisted buildings, and where the cumulative effect of incremental change can lead to severe degradation. Much good quality period joinery and glazing to windows and doors has already been lost to PVCu replacements; these bear little relation to the original. This can be deduced from the remaining 19<sup>th</sup> century joinery which, except where badly maintained, is still in good condition; this invariably is capable of restoration, which is far preferable to replacement. It is possible for historic detail to be retained, as well as achieving those levels of comfort and convenience that less aesthetically pleasing, or sustainable, materials are thought to offer. The lack of knowledge and the misperceptions of what might be achieved by using sympathetic and sustainable materials is often a decisive factor in the removal or period features, thereby causing a historic building to lose its original character.
- 4.4.3 The effects of low maintenance can over time ultimately lead to the mass replacement, rather than the restoration, of historic detail. Property owners need encouragement and informed advice in order that such detail is retained and to be

made aware of the available technical skills in maintaining or repairing their buildings. The council's own conservation officers have produced guidance in leaflet form on both listed buildings, and window design.

## **5 CHARACTER AND RELATIONSHIP OF SPACES**

- 5.1 The Upton conservation area, more than most in Torquay, contains contrasting spatial sub-areas: the highly urbanised area of the Town Hall and its environs, which was not completed in its present form until the early decades of the 20<sup>th</sup> century and which has undergone subsequent redevelopment; the spacious residential localities of St Marychurch, Ashill and Thurlow Roads informally laid out in the mid-late 19<sup>th</sup> century; and the plainer terraces with much smaller gardens, formed in the late 19<sup>th</sup> century, mainly off Lymington Road which face Upton Park, an important open space – here more so for residents than visitors.
- 5.2 The steep topography has produced a network of linking streets that tend to both follow the contour lines, and break the slope at an angle. There are some linking pedestrian walkways: an impressive early one connects Ash Hill and St Marychurch Roads, adjacent to the garden of the former villa of Firmont (10 St Marychurch Road); it is enclosed by walls of limestone rubble and includes flights of steps with railings. From the higher parts of the conservation area there are distant views, both out to sea, and across the valleys carved by the Torwood and Fleet streams. The 19<sup>th</sup> century inclination for building immediately above or into the steeper slopes to obtain the best possible outward views provides some dramatic examples of historic townscape, especially in the former Springfield Road, now the eastern arm of Ash Hill Road.
- 5.3 The extent to which the green landscape is interspersed with buildings can best be appreciated from the major viewpoints, especially those on the higher slopes. Similarly the importance of individual trees, or tree groups, within the street scene and not just in Upton Park may be observed in almost all of the roads within the conservation area.
- 5.4 Within the conservation area there are discrete areas exhibiting an intimacy of scale, enhanced by boundary walls or railings, and in others, by contrast, the building frontages give directly on to the pavement and the houses have been built into quarried clefts – such as the sweeping terraces of Lymington Road. Further, the abrupt changes in level between the Fleet valley, now subsumed by Upton Park and Lymington Road, and the slopes above allow buildings to be viewed from a variety of angles, whether from close range or at a distance.

## **6 GREEN LANDSCAPE AND TREES**

- 6.1 The conservation area contains considerable numbers of mature trees, including some important street trees. Most notable are horse chestnut (*Aesculus hippocastanum*), lime (*Tilia europaea*) and plane (*Platanus x hispanica*) in Thurlow Road. There are several examples of holm oak (*Quercus ilex*), both in the church



yard of St Mary Magdalene, and at the junction of Thurlow Road with Lymington Road. In Upton Park there are avenues of plane interspersed with lime, dating from the time the park was established in the late 19<sup>th</sup> century, although a number of other tree-lined paths which were laid out across the Park linking Magdalene and Lymington Roads were lost with the establishment of tennis courts and a bowling green between the wars. In Thurlow Road the Plane and lime street trees are actually located in the carriageway, a distinctive though not unique feature.

- 6.2 In other parts of the conservation area, there are extensive mature trees on private land. These include a mix of deciduous and evergreen with the former predominant, although species of cypress (*Cypressus macrocarpa*), Mediterranean pine (*Pinus radiata*), and Monkey Puzzle (*Araucaria araucana*) are evident. In some locations mainly deciduous species, especially sycamore (*Acer pseudoplatanus*), have naturalised on slopes too steep to cultivate. This is especially evident to the rear of properties in Lymington Road.
- 6.3 Elsewhere, trees and shrubs are mainly situated within private gardens or forecourts, although there are several large groups on the slopes on the north side of Ash Hill Road in the grounds of St. Ives Court; on the eastern fringes of St. Marychurch Road; and in Castle Road to the rear of Regal House. The Chusan palm (*Trachycarpus fortunei*) flourishes in the mild climate of Torquay and, as elsewhere in the town, there are many examples in the conservation area.

## 7 THE SETTING AND FEATURES OF SPECIAL IMPORTANCE

- 7.1 The conservation area is the northernmost of the 10 contiguous Torquay areas, adjacent to Tormohun and Abbey Road. To the eastwards are Ellacombe, Wellington, Waterloo and Victoria Roads, all established communities by the 1860s with a central recreation area at Ellacombe Green. Ellacombe, though not a conservation area, had expanded by the end of the 19<sup>th</sup> century to link organically with the western fringes of the Warberries becoming a substantial and densely developed suburb which still largely retains its own identity. The high-status villas meet the artisans' houses across Pennsylvania Road, Warberry Road West and Rosehill Road. Upton therefore is not a conservation area with an exposed flank but is linked naturally with the Warberries through Ellacombe which itself contains a large number of listed buildings in the terraces of Ellacombe and Princes Roads; the former adjacent to the boundary.
- 7.2 The conservation area is almost entirely residential away from the town hall and its environs and is in close proximity to the town centre. The mid-century terrace lying between Union Street and Higher Union Lane was probably designed as owner-occupier accomodation over shops, but is now a mix of shops and offices.
- 7.3 It is possible to summarise those qualities that give the conservation area its special character, interest and distinctiveness, and where there is potential for improvement:
- ❖ the elements of design that characterise much of the development that took place between the early-to-late 19<sup>th</sup> century are well represented in the breadth of historic

frontage and layout forms – the extent, scale and proportion of most such development remains significantly unaltered, including overall frontage detail, spatial arrangement, roof profiles, stacks and original pots;

- ❖ many houses display an intricacy of detail, and employ a wide range of materials including decorative stucco cornices, stucco mouldings, and the contrasting use of natural stone and brick;
- ❖ there is a high proportion of surviving of period detail to the buildings – conservatories, glazed verandahs, original sash windows with glazing bars, ironwork features, panelled doors, etc;
- ❖ there is a similar high survival of extensive boundary walls and gate piers using local limestone rubble, the latter often pyramidally capped and rendered;
- ❖ much of the 19<sup>th</sup> century street layout, including the original surface materials, street trees, street furniture, iron railings et al, is well preserved;
- ❖ the many individual trees and tree groups which act as an important foil to the buildings, and those which make an important contribution to the street scene as in Upton Park and Lymington Road, and in Thurlow Road and Thurlow Park.

## **8 EXTENT OF LOSS, DAMAGE AND INTRUSION**

8.1 While the high survival of period features and detail contributes to Upton's visual and aesthetic charm, there remain potential problems and actual unresolved issues concerning the setting of some historic buildings and the survival of original fabric. Elsewhere in the conservation area, there are other elements detrimental to its character or appearance. While the following is neither exhaustive, nor exclusive, the major detractions are considered to be:

- ◆ buildings that retain historic detail but are under-maintained;
- ◆ the loss of a large proportion of historic joinery in individual buildings, especially original sash windows with glazing bars, and four and six-panel doors;
- ◆ the gradual loss of distinctive architectural features, such as window surrounds, cornices, canopies etc;
- ◆ the loss of natural roofing slates and their partial or complete replacement with artificial substitutes, which are very poor imitations of the original;
- ◆ run down pedestrian links and step-ways, where maintenance, suitable lighting, sign-posting and measures to ensure adequate public safety require attention;
- ◆ uneven pedestrian and vehicular surfaces, and leaning, crumbling or cracking boundary walls and steps;

- ◆ damaged or poor quality signage, and graffiti;
- ◆ a number of features and viewpoints that could be made more accessible to visitors – the Castle Gardens area in particular;
- ◆ heavy traffic flows in conflict with pedestrians, especially in the Lymington Road/Castle Circus area.

## 9 SUMMARY

9.1 The Upton conservation area consists of several contrasting elements. A large proportion contains an informal arrangement of detached and semi-detached villas reflecting the resort's fashionable status by the end of the 19<sup>th</sup> century. There is a concentration of public buildings in the south-western part, while in Lymington Road are concentrations of much smaller mid-late 19<sup>th</sup> century terraced housing; while some are relatively plain many exhibit attractive period refinements.

9.2 There has been relatively little demolition and re-building, considerably less than in some adjoining conservation areas and this has been mainly in the commercial part to the south. Nevertheless, subsequent infilling has occurred, initially in the early decades of the 20<sup>th</sup> century in the larger villa plots. Later in the 20<sup>th</sup> century, extensions were added to villas, all too often in an unsympathetic style, using materials that do not relate well to much of the mid-late 19<sup>th</sup> century fabric. Even so, a number of the original 19<sup>th</sup> century buildings have survived largely unscathed, and now appear to be increasingly cherished.

9.2 The indiscriminate use of PVCu replacement windows to provide sound and heat insulation is becoming increasingly popular, even though these may often be achieved by renovating the existing sashes at a similar cost. Most such changes have no regard for historic precedent and in almost all cases have proved detrimental to the character of individual buildings by removing the integral sash boxes; they also create discordant elements to the street scene as a whole. Only the imposition of Article 4(2) directions removing permitted development rights is likely to ensure that the continuing erosion of historic detail, especially the remaining original panelled doors and timber sash windows, ceases. Similarly such designation will protect historic frontage and boundary details in the many key buildings which contribute to the character of the conservation area but are unlisted.

## 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 Upton 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 those key local features of special importance (see Section 7), 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) Give due consideration to other key local factors which make up the features of special importance, such as the building groups of special merit outside the conservation area – or more practically extend the conservation area to include adjacent streets which retain areas of relatively unscathed late 19<sup>th</sup> to early 20<sup>th</sup> century character.

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## PHOTOGRAPHS

## **The Civic and Ecclesiastical Buildings of the Town Centre**

- 1 Thomas Davidson's Classical town hall and Baroque spire; built from south to north beginning with the Library of 1906-7 and followed by the main block in 1911-13; the spire of St Mary Magdalene appears over the northern parapet. Despite its valley bottom location the town hall dominates Castle Circus, its aspect greatly enhanced by the width of pavement.
- 2 P W Ladmore's Electric House of 1935, and one of Torquay's few modern movement buildings, is redolent of the jazz age and retains much of its fashionable internal features and fittings.
- 3 Ladmore's new library of 1938 has a much plainer frontage with a prominent projecting entrance bay; the door is set in an opening of deeply recessed orders behind a sculpted architrave which rises to roof level - Torquay's nod to the Egyptianism of the 1930s. The innovative Oscar Faber engineering of the roof system is visible inside the building. The join with Davidson's earlier workwork is obvious but considered.
- 4 Salvin's St Mary Magdalene of 1848-9 with its high spire built over the south transept in 1862 soars over the west flank of the town hall. The two spires, quite different in style, are landmarks which can be seen from many surrounding viewpoints, far and near.





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- 5 The Upton Vale Baptist Church built 1862-3 on the spur between St Marychurch and Lymington Roads towers over the 1938 Library which it faces. Its massive bulk, exposed stone with banded brick string courses, and crow-stepped gables are in complete contrast to the classicism of the town hall but apposite.
- 6 Now attached via an extension to the east end of the Baptist Church the former mid-Victorian villa of Leamington, 2 St Marychurch Road, displays an elaborate gable end to the road junction.

### **Buildings**

- 7-9 Three other buildings face the town hall across Castle Circus. 1 St Marychurch Road, the former mid-Victorian Ford Cottage (7) retains almost all of its original features including its delightful open trelliswork verandah, although it is now a dental practice; it is a reminder of early Torquay before the administrative shift here in the 20th century. To the south the neighbouring Victorian villas were replaced as early as 1933 by the Regal Cinema, this in turn was replaced by Regal House in 1989 (8). On the corner with Union Street facing the former library corner of the town hall are the late 19th century brick-built Municipal Chambers, an important and sensitive building attractively decorated, with a continuous frontage, stair turret and oriels (9).



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- 10-11 44 St Ash Hill Road was built as Mornay Lodge in the 1840s; it is entered through a superb porch conservatory from Ash Hill (formerly Springfield) Road (10); the view from its front over central Torquay is breathtaking (11). The pink building to the right is a later post-war infill between it and the neighbouring villa of Springfield, now 38 Ash Hill Road.
- 12 Furzewell House survives with its service block, in separate ownership, largely intact; it is one of the earliest villas of all 1837-41 and now appears overwhelmed by its trees and garden shrubbery.
- 13 Formerly Needwood, and the best of the group of five Victorian villas of the 1850s, 50 St Marychurch Road is listed and retains many original features, however attention is needed to window openings, trelliswork and roof coverings.



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13.

- 14-15 The attractive 1890s enclave of Thurlow Park, opposing terraces of 6 and 7 houses all with gardens behind limestone walls and brick-built gatepiers. The corner treatment with Thurlow Road is very well thought out (15), though here No. 1 the garden has been abandoned in favour of car hard-standing.
- 16-17 Adjoining Thurlow Park to the east are an unusual group of three, 41-45 Thurlow Road. Nos 41 (16) and 43 (17) illustrate insensitivity and the aesthetically unpleasant on the one hand, side by side with a well maintained casebook study of how to care for a historic building, on the other.
- 18 Manderville, 18 Thurlow Road is a good example of a later Victorian semi with lots of surviving detail, the stuccoed entrance gate is topped by terracotta putti.



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- 19 One of the three late 19th century semi-detached pairs on Sunbury Hill: Hentor on the right has lost its windows, on the left at Laurayne a balcony has been imposed above the bay and a door inserted in the window frame, both lessen the original harmonious symmetry.
- 20-21 Built as the single villa Oakhurst with a frontage on both the Thurlow Road and the Sunbury Hill side, but entered from the latter; the house is now divided as Oakhurst and 12 Thurlow Road. The former is in multi-occupation and dilapidated, the latter's condition is better but still needs attention.
- 22 The Castle built in the 1830s stand on a cliff and is another of central Torquay's prominent landmarks, the crenellations and window openings with Tudor-style hood moulds are original, the flat roofs and long enclosed terrace is not.





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23-25 The c.1870 terraces in Castle Road make up the majority of listed buildings in the conservation area, with 10 on the north side (23) and 6 on the south side (24) with views across Castle Gardens - a poorly utilised open space - and over Torquay harbour to the bay (25). The garden walls are listed as entities in their own right and contain some fine ironwork.

26-27 To the west of the terraces some Castle Road plots remained undeveloped until the first third of the 20th century. Nos 8&10 are a semi-detached pair built on a split level more associated with Victorian terraces (26). No 6 is a detached house probably built in the 1920s, and near uniquely for Torquay, entirely in the ball clay white brick - including the walls and gate piers - of Newton Abbot (27). The replacement openings in ubiquitous PVCu and the raising of the walls in concrete blockwork certainly detract from its individuality.



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- 28-29 The long terraces of Lymington Road sweep round the north flank of Upton Park and were built as planned whole, once the road was complete in the 1890s. The strong rhythmical syncopation in a signature of five varies frontages of hipped-gable, flat front, full gable, flat front and hipped-gable. Inevitably some have had their openings replaced unsympathetically, but many retain their original features. The distinctiveness of these terraces adds great value to this part of Torquay, further magnified by their situation adjacent to the spaciousness of Upton Park laid out along the valley floor; they are all key buildings in the conservation area.
- 30 35-39 Lymington Road faces the town hall carpark and Trematon Avenue leading up to Torre (Tormohun conservation area). It is another rhythmical unit of near symmetry, the end houses having side entrances. Raised above street level the front gardens and walls provide just enough depth from the heavy traffic flows of Lymington Road.
- 31 5-7 Thurlow Road sits just above its junction with Lymington Road; a spacious pair of double-fronted stuccoed terraces reached by steps. A single storey extension on the west above a garage respects the scale and materials, but the garage opening itself detracts.
- 32 The mid-Victorian terraces of 168-190 Union Street were originally built as owners-accomodation above shops, they are now a mix of offices and shops; offices tending to be opened as the shops close. The extended shop fronts include a number of original ones. The steel and glass bulk of Tor hill House occupies 8 plots at the junction of Union Street and Tor Hill Road.



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**Details**

33-36 There is much fine ironwork throughout the conservation area in varying designs: the gate at The Riffel, Sunbury Hill (33); Lymington Road (34); Thurlow Road (35); and Castle Road (36).

37 Pineapple finials at Walmer House, Ash Hill Road.



33.



34.



35.



36.



37.

38 Fine 19th century ceramic tile lettering.

### **Open Spaces and View Points**

39 The pedestrian link between Ash Hill Road and St Marychurch Road with the spires of St Mary Magdalene and the Central Methodist Church (Tormohun conservation area) behind.

40 Upton Park Bowling Green below Castle Chambers.

41 A plane tree avenue in Upton Park.

### **Threats**

42 54 St Marychurch Road, formerly the villa Woodhill is next to the listed No. 50 (13). It is a sorry site, the garden laid waste and the house haphazardly re-fenestrated, the odd sash surviving with inappropriate PVCu top-hung varieties.





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42.



**UPTON**

Ordnance Survey County Series First Edition

Southern area surveyed 1860-1

Northern area surveyed 1883-7

T O R



UPTON

Ordnance Survey County Series Second Edition  
Surveyed 1904



**UPTON**









Ordnance Survey County Series Third Edition

Surveyed 1933

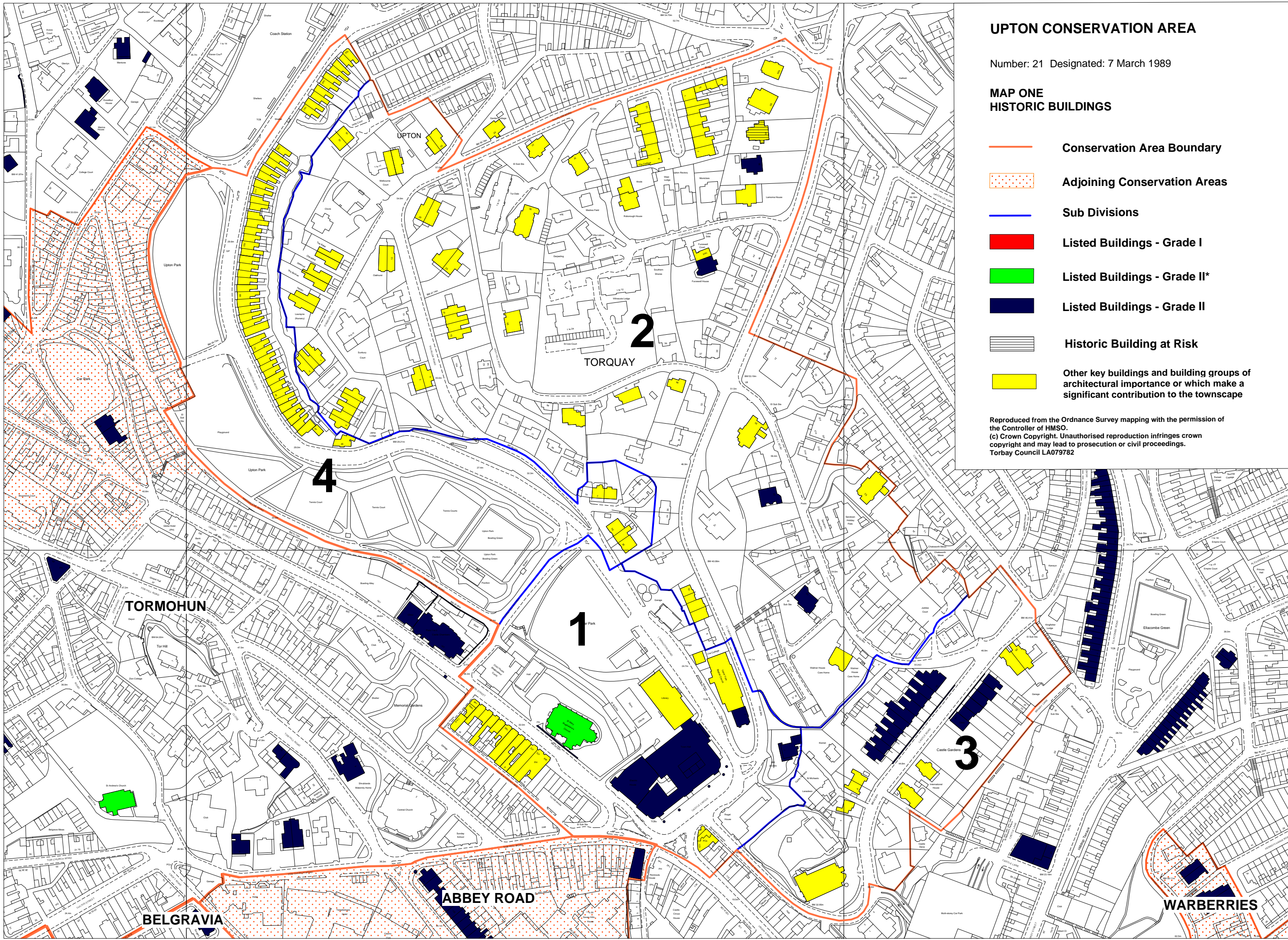
# UPTON CONSERVATION AREA

Number: 21 Designated: 7 March 1989

## MAP ONE HISTORIC BUILDINGS

-  Conservation Area Boundary
-  Adjoining Conservation Areas
-  Sub Divisions
-  Listed Buildings - Grade I
-  Listed Buildings - Grade II\*
-  Listed Buildings - Grade II
-  Historic Building at Risk
-  Other key buildings and building groups of architectural importance or which make a significant contribution to the townscape









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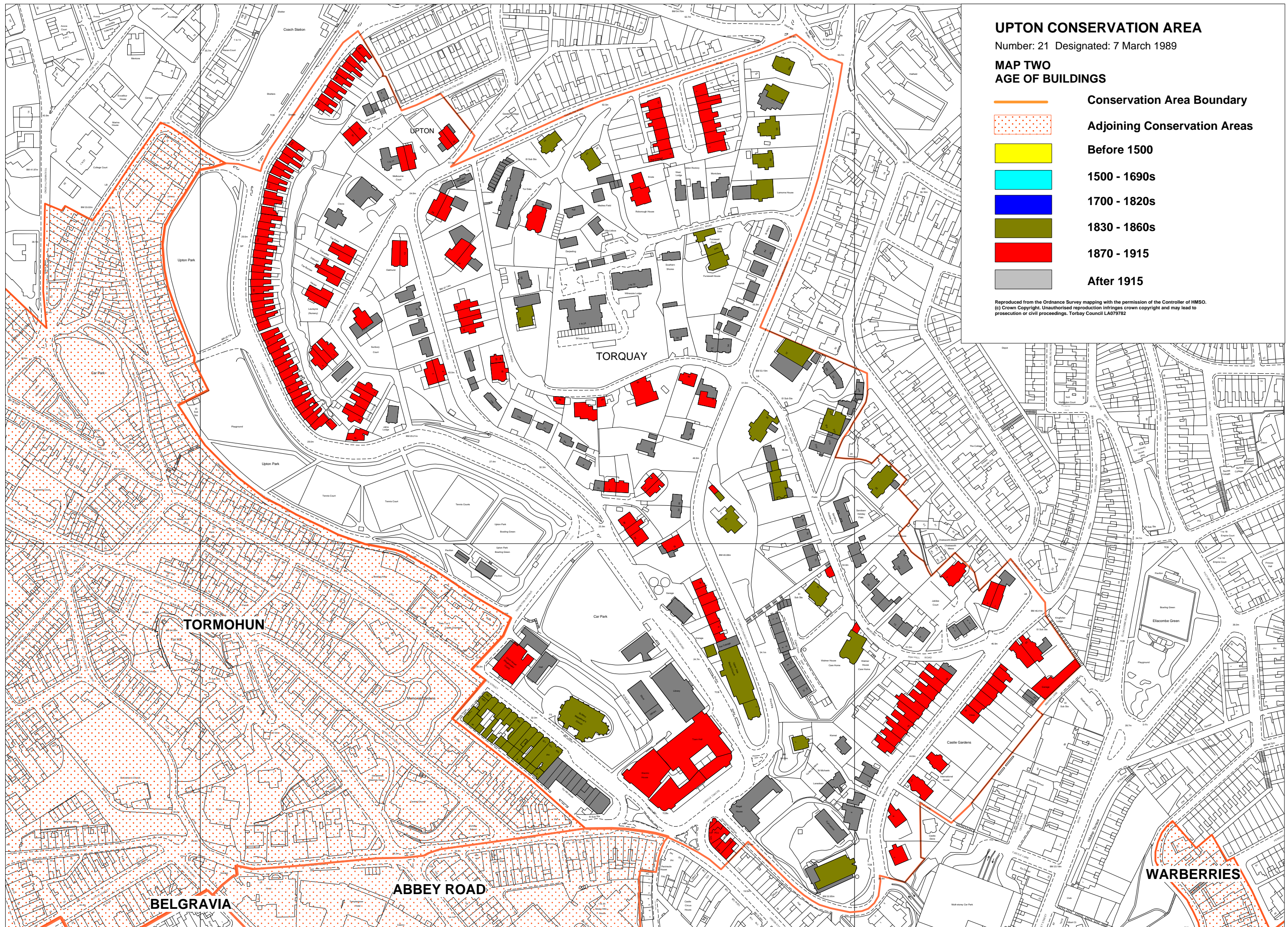
# UPTON CONSERVATION AREA

Number: 21 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









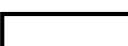

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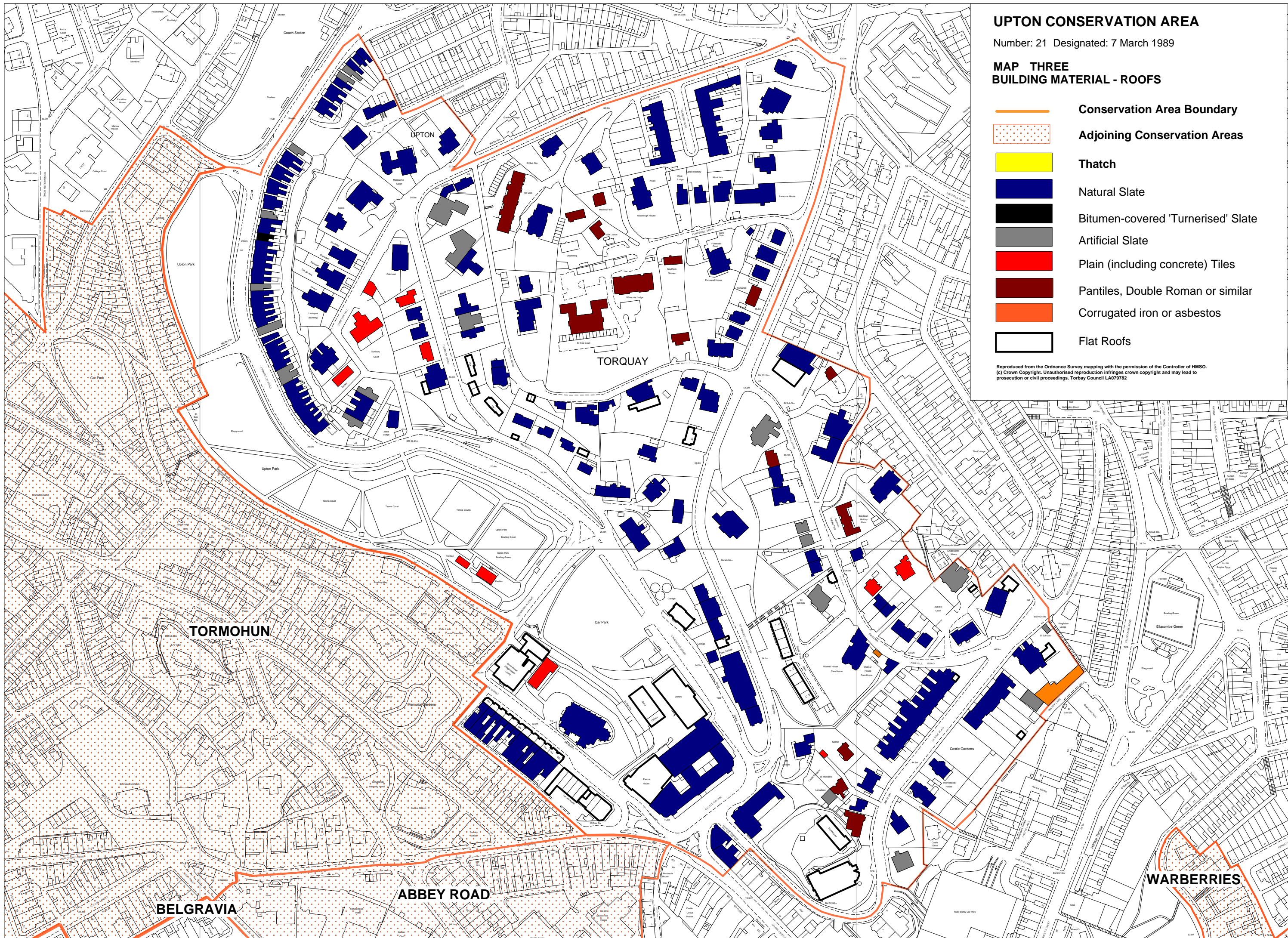
# UPTON CONSERVATION AREA

Number: 21 Designated: 7 March 1989

## MAP THREE BUILDING MATERIAL - ROOFS

-  Conservation Area Boundary
-  Adjoining Conservation Areas
-  Thatch
-  Natural Slate
-  Bitumen-covered 'Turnerised' Slate
-  Artificial Slate
-  Plain (including concrete) Tiles
-  Pantiles, Double Roman or similar
-  Corrugated iron or asbestos
-  Flat Roofs








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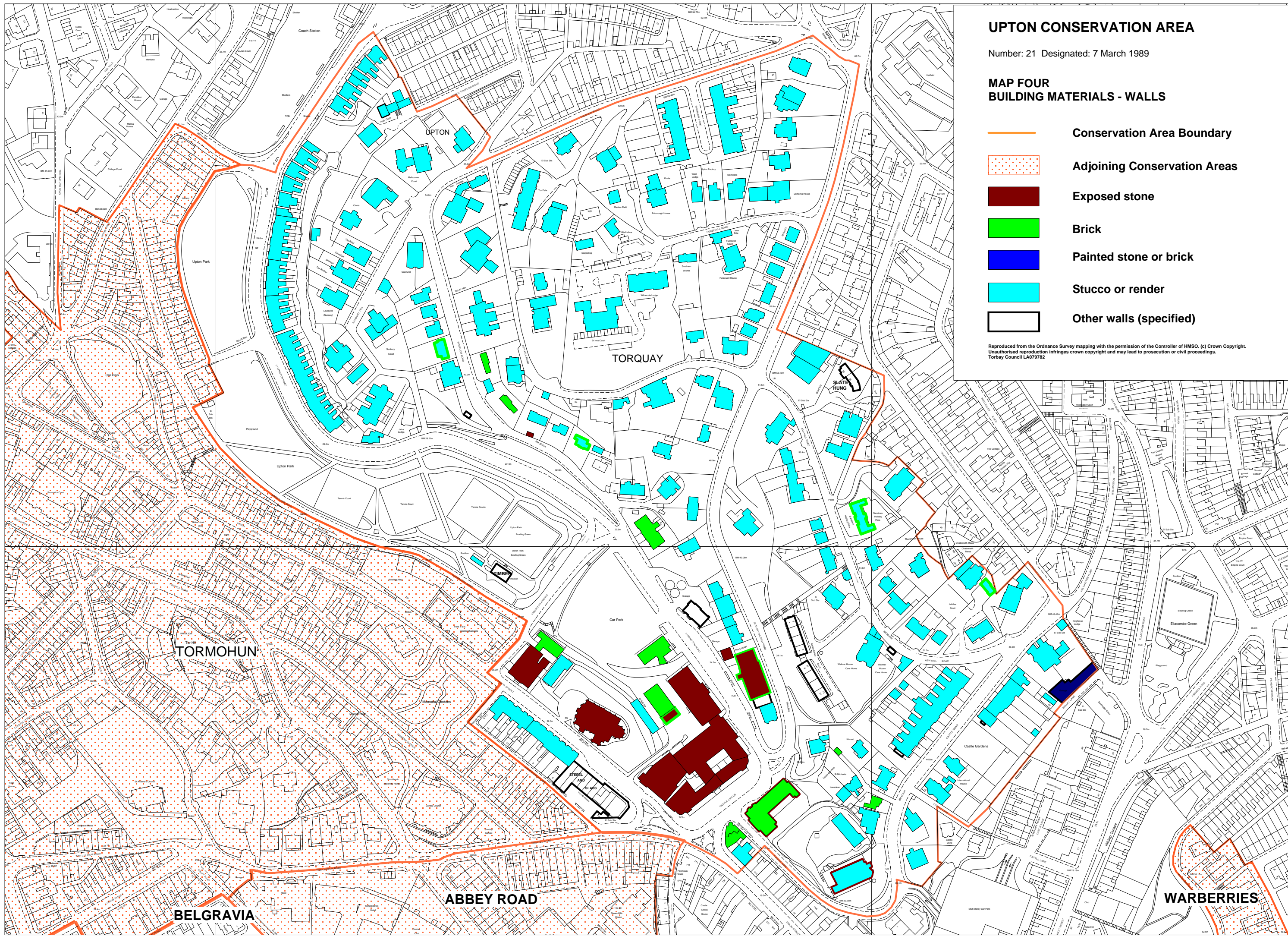
# UPTON CONSERVATION AREA

Number: 21 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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**UPTON CONSERVATION AREA**

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**MAP FIVE  
IMPORTANT FEATURES**

-  Conservation Boundary
-  Adjoining Conservation Area
-  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
-  Main tree groups and individual trees
-  Open Space - largely unrestricted public access
-  Open Space - limited or restricted public access
-  Significant Landmark
-  Viewpoint - open
-  Useful pedestrian links
-  Prominent walls
-  Feature of Special Interest
-  Viewpoint - enclosed

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