



Warberries

Conservation Area

Character Appraisal



WARBERRIES

CONSERVATION AREA

CHARACTER APPRAISAL

Revised

Hal Bishop BA MA Cert Ecol & Cons
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TORBAY COUNCIL

Initial research by John Fisher BA MA MRTPI IHBC
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PHOTOGRAPHS

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

- Ordnance Survey County Series First Edition surveyed 1860-1
- 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 Warberries is one of the 10 interlocking Torquay conservation areas; it lies on the northeastern edge of the group adjoining Torquay Harbour to the south (less than 200m from the Strand), and the Lincombes to the south and east. Only 140m separates it from the Upton conservation area to the west across Market Street, and in that gap may be found the many elegant listed terraces of Princes and Ellacombe Roads. To the north Warberry Hill adjoins the ancient boundaries of St Marychurch and lies closest to Cary Park (less than 600m) one of the three conservation areas of the St Marychurch group.
- 1.2 The conservation area, which includes the Wellswood neighbourhood, covers much of the south-facing slope of Warberry Hill, the highest point within the urban area of Torquay at around 136 m (450') AOD. This favourable aspect, though lacking direct sea views on its east side, provided perfect development opportunities for the building of detached villas in spacious grounds. Between the late 18th century and the 1830s Torquay's builders had concentrated on terrace developments on or close to the waterfront culminating in Beacon Terrace off Victoria Parade. The hillside setting, rather than the waterside, with its lush vegetation encouraged a new second phase of development, that of villas with high walls enclosing large gardens. The ambience was already that of the mediterranean riviera; this would be much enhanced by the employment of a fashionable Italianate style.
- 1.3 The Warberries provides some of the clearest evidence of the transition undergone by Torquay in this second, and most rapid, phase of its development as a fashionable resort. The southernmost slope of Warberry Hill is known by the separate name of Braddon Hill; together the 'two' hills form a reverse L-shape with two narrow valleys stretching back on the northwest and the northeast sides: the former Flete Brook, marked by Fleet Street flows to the west side of the harbour, while Babbacombe Road and Torwood Street form the narrow floor of the steep-sided Torwood valley on the east where a smaller stream ran into the the harbour. Unlike the Torquay Harbour conservation area there are few naturally contrasting elements within the Warberries, but as in all areas during the 20th century a number of villas have been demolished and their extensive grounds subdivided to make way for economically advantageous redevelopment – often of flats of up to eight storeys – which is not of equivalent aesthetic quality. Since the 1950s, up to a quarter of the original villas have been demolished, and in the Lower Warberry Road area the proportion rises to a third.

2 HISTORIC ENVIRONMENT, ORIGINS AND DEVELOPMENT

- 2.1 One of the most important and extensive pre-historic sites in northwest Europe is to be found only 300m to the east, in the neighbouring Lincombes conservation area, at Kent's Cavern. Here in a solution cave stratified deposits of human and animal habitation stretching back to the Palaeolithic (350,000 – 10,000BC) have been found. The

limestone formation, which underlies most of Torquay, lends itself to such occupation not only here but at other cave systems discovered in the 19th century around Torbay.

2.2 The historic settlement of Torquay was located in Torre around the parish church of St Saviour/St Andrew (Tormohun Conservation Area); the pre-Conquest manor of this name is first recorded in 1086 in Domesday Book. However there is no evidence at this period of any settlement in the Warberries area or even at the harbour. The dominant historic and topographic influence on the northern area of Torbay, was the foundation of Torre Abbey in 1196 for Premonstratensian canons by William Brewer, who bestowed on them lands from his manor of Torre: these included the named fields of *Braddon*, *Dunstone*, *Bowsbrake*, and *Warber Park*. Here in what is now the Warberries a grange, an outlying farm, of the abbey was established on Torwood Mount. The canons acquired the remaining lands of the manor of Torre by purchase in 1370. In September 1538 shortly before the Abbey's dissolution Torwood Grange was leased by the last Abbot to Sir Thomas Denys for 99 years for £5 per annum. After the surrender of the Abbey in February 1539 the crown first reduced the lease to 21 years at an increased rent, then sold the grange to Denys outright in June 1540 with a number of other ex-monastic lands in Devon.

2.3 What is of interest in Denys's 1540 purchase are the place names in the deed:

GRANGE OF TORREWOODE IN THE PARISH OF TORREMOHOM: *Farm of the grange with houses, buildings and closes of land called Warber parke, Hyer Dunston, Lower Dunston, Olde Crofte, Rent Holde, Oxenden, Coweparke, Hyer Pese parke, Lower Pese parke, Coursecombe, Slade, Whiteleghys pytte, Bolescombe and Braddons with Moresplette.*

Most are recognisable from the original abbey grant in the 12th century and a number of these, not least Warber itself, have hardly changed over 800 years. Similarly the eponymous woods conveyed in the purchase give an indication of the value put on the important timber crop:

WOODS AT TORREWOODE: *Torre wood 10 acres of 10 years' growth; 5 acres of 2 years' growth; 5 acres of 4 years' growth. All greate trees and greate woode reserved; 200 oaks of 60 and 80 years' growth, whereof 100 reserved for Denys housebote, and 100 at 8d – 66s 8d.*

2.4 The history of modern Torquay east of the harbour really begins with the Ridgeway landholdings obtained piecemeal and engrossed from purchases of the former lands of Torre Abbey. In March 1540 John Ridgeway bought two of Torre Abbey's former granges, those of Ilsham and Shiphay – confusingly in Ilsham the land included a 16-acre pasture called *Warbury parke*. In February 1553 Ridgeway and John Petre bought the manor of Tormohun, being the lands of Abbey's 1370 purchase; in October 1555 Ridgeway bought Torwood grange from Denys; and in 1571 at Petre's death his portion of the manor of Tormohun came to John Ridgeway's son Thomas. The Ridgeway holdings

then comprised almost all former monastic and manorial lands east of the Flete Brook. Incorporating some of the surviving buildings of the monastic grange, Thomas Ridgeway completed Torwood Manor on Torwood Mount in 1579 as the family seat.

- 2.5 In 1598 the Ridgeways acquired the site and demesne of Torre Abbey itself, the fifth conveyance of the property since the dissolution. Thomas Ridgeway II succeeded his father that year and rose from county gentry to the aristocracy: knighted in 1600, he purchased one of the first baronetcies in 1611; he was ennobled as Baron Ridgeway in 1617, and created First Earl of Londonderry in 1623. Both Thomas II and his son Robert, the second earl, operated on the national rather than the local stage and both died outside Devon. In 1649 the third earl Weston sold the old Abbey site and estate – that bought in 1598 – to John Stowell of Bovey Tracey. The property included Waldon Hill and other lands west of the Flete brook, as well as the western side of the harbour; it additionally included Braddon Hill, but not Warber Park, or Torwood Grange or any of the other original abbey estates east of the Flete. Stowell in turn sold the monastic demesne and the manorial land to the Cary family, late of Cockington, in 1662.
- 2.6 Benjamin Donn's 1765 map of Devonshire shows the Torquay area as a collection of disparate settlements: *Tor Quay* as a scatter of cottages around the harbour inlet with *Tor Mohun* (Torre) and its parish church to the northwest; *Tor Abby* as the Cary seat; *Tor Wood* as the Donegals' (Ridgeway successors); and the isolated settlements of *Hilsen* (Ilsham) and *Hope* to the east. No roads connect [St] *Mary Church* with *Tor Quay* or *Tor Mohun*. In 1768 the Torre/Torwood estate was sold by the Earls of Donegal, to Robert Palk of Ashburton. Thus by that date the two families were present on whose land the development of Torquay, and specifically the Warberries conservation area, would take place over the next 130 years. At this time the settlement around the harbour, with the ancient village of Torre, and the households at Torre Abbey and Torwood together had an estimated population of no more than 500. A late 18th century dilettante traveller the Revd John Swete travelled through Torbay in the 1780s and 90s leaving valuable written accounts illustrated by his own sketches and paintings. His descriptions are extremely informative; writing in 1792 Swete describes the harbour village thus:

On the western side a craggy promontory extended itself into the bay, forming a fine shelter to the cove in which the Quay was situated from the westerly winds – under this as far as the beach will permit a range of neat houses hath risen within a few years – and these are on the demesne of Mr Cary, which is separated from that of Sir Robert Palk to whom all the Eastern side and the old village and quays belong ...

- 2.7 The following year, Swete again visited Torquay and reflected on change:

Torquay about 12 years ago [1781], was a very different place from what I now found it to be. It had then but one decent house [Torwood] ... [belonging to] Robert Palk. The scenery at that period was far more romantic than it at present is. The narrow [Flete]valley lying between two mountainous hills, now blocked up

by a range of houses, had a very picturesque appearance ... These two distinct ranges of buildings have been raised on Mr Cary's premises. On the grounds of Sir Robert nothing yet hath been done. On them however, there is full scope for designs of great magnitude ...

Swete further opined that if only the two landowners had combined their 'improvements' then one uniform plan of development would have 'redounded to their mutual advantage'. Between the 1790s and 1830s on both sides of the harbour, on Cary property and on Palk's were built a number of terrace ranges. A hand-drawn map of 1808 entitled *The manor of Torabbey in the Parish of Tormoham, Devon, The Property of Geo Cary Esq* clearly shows Cary Parade, Swan, George and Fleet Streets (the latter High Street until 1823), Pimlico, The Terrace, and Braddons Hill Road, and Montpellier Road (then Montpellier Terrace). House plots line the last three, although not all were built as some are the sites of the earliest villas.

- 2.8 Systematic development of the Palk lands had begun after 1803 when an act of parliament was secured for a new harbour. The South Pier was first built by 1806, but the whole harbour completed only after 1815 at the end of the Napoleonic Wars. The Palk estate architect, Joseph Beard of Bath, designed and Jacob Harvey had already built Higher Terrace (now The Terrace) linking Fleet Street to Torwood Street above the Strand in 1811. To the north above The Terrace leases on plots on Braddon Hill had been offered by the Carys with Montpellier Terrace on Montpellier Road built 1811-1823, also by the Harveys. Palk terraces on the east side of the harbour included Park Place (35-45 and the site of 47 Parkhill Road) completed by 1828 and Beacon Terrace in 1828-32.
- 2.9 In 1821 the census recorded a population of 1,925 in 308 houses, none yet villas. The third decade of the century began a period of 40 years of unparalleled growth with major changes to ecclesiastical and administrative structures, and the beginnings of a vastly improved road network. Significant for the Warberries was the establishment of the Torquay Turnpike Trust in 1821; amongst its essential achievements was the turnpiking of the old Babbacombe Road, linking the Strand to St Marychurch, this forms the greater part of the eastern boundary of the Warberries conservation area. The road was built on Palk estate land up to the border with the Cary's manor of St Marychurch near Walls Hill well to the north of the conservation area. The clerk of the turnpike trust was Robert Abraham, the Palk's Steward. From 1823 Abraham was assisted by his solicitor cousin William Kitson; in 1833 Kitson took sole charge of the Palk Estates and maintained that position until 1874. Kitson's importance in the development of Torquay cannot be overestimated: as a solicitor he administered the Palk estate land and its parcelling into plots, and he then determined the leasehold terms; as an independent banker with Edward Vivian he would lend to new lessees; and from 1844 as manager and trustee of the Palk settlement he prevented the bankruptcy of the family, while rigidly controlling its patrimony. Absolute control was only relaxed with the accession of the fourth baronet Lawrence Palk III in 1860.

- 2.10 Illustrations of 1830 and 1832 shows the inner harbour with several terraces, such as Higher Terrace clearly recognisable; while the first few villas built in 1824 in the Warberries are visible on Braddon's Hill (Braddon's Hill Road East having been laid out in 1822) on the north side of Braddons Hill Road East: Le Chalet, Braddonscliff, Braddon Villa and Braganza Cottage from west to east. They appear airily exposed with the bare slope of the hill to the south, the new road terminating at Le Chalet and the dense wooded slopes of Warberry Hill behind. The eastern two are shown as two-storied with a verandah to the front; although the depiction is schematic the ground floor verandah was soon to become a set-piece for all early-mid Victorian villas. Not obvious from the illustration but seen in maps from the 1840s is the adjoining service wing to each villa, well away from the principal façade and usually lacking in ornament. The villas are enclosed on plots of about 1 acre often with a Kitchen garden to the rear. By the census of 1831 the population had jumped to 3,582 an increase of over 86% in 10 years.
- 2.11 For the Palk estate it was new land, away from the crowded streets which had grown up behind the harbour in the last 30 years, which would provide the sites for the new villa style and the fashion for taking the air, rather than the water. The medical profession had long since advertised the advantages of Torquay so that the salubrious winter resort and the summer watering place had become a haven for invalids. But the fashion for bathing was giving way to the benefits of the town's 'Italian' airs. Larger houses on a higher elevation than the harbourside terraces could provide both privacy and shelter while offering such airs, thereby combining the pursuit of fashion with a health regimen. Such land was readily available on Warberry and Lincombe Hills; only the old manor house on Torwood Mount, which lay between the two hills, was situated here. But because of the proximity of Cary Land on Braddon Hill the Palks had never resided there making their principal residence Haldon House between Exeter and Newton Abbot.
- 2.12 On Kitson's initiative the Warberries began to be cleared in the later 1830s. When Babbacombe Road was turnpiked in 1821 the new route was brought south of the old manor house on Torwood Mount (it proved to be too narrow here and was widened in 1865). The original road on the north side became Old Torwood Road. The first new roads built were Stitchhill Road, which skirted round the northern boundary of the Carys' Braddon lands, and Lower Warberry Road which contours the hill on the level, the two forming a T-junction. At this junction were built the first of the new style villas, Italiante, rather than the older more reserved 'balanced' classical style. John Nash had introduced the new style, modelled on 17th century Italian villas, into Devon as early as 1805 at Sandridge House in the South Hams. The Italiante utilised all the classical vocabulary of porticos and pediments, architraves and arches, but on irregular elevations and groundplans, often emphasised by a tower or belvedere at a prominent corner. The looser manipulation of different volumes in space allowed a break from mere formalism, and an elasticity of design permitted a compositional eclecticism and the achievement of a new 'picturesque'. The large size of the Warberry plots of between 2 or 3 acres, in contrast to the acre of the earlier Cary villas lower down the slope, further encouraged a variety of

- Italiante designs and disposition within the plots whose topography ensured that no two could really be the same.
- 2.13 Not everyone was looking forward to these new developments the poet Walter Savage Landor writing in 1837 at the age of 62 lamented the rise of the fashionable health resort from the place he had known 40 years ago:
- the six or seven thatched cottages had been replaced by smart, ugly houses and rich, hot-looking people. It is still the most beautiful watering place in the British Dominions, but deprived of its ancient refinement.*
- 2.14 The two earliest villas, both survive as conversions, were Vomero (now Kathleen Court) and Stitchill (later Warboro, now Casa Marina and Spa Court) completed in 1838 and 1839 respectively. These were followed shortly after by a further five to the east: Homefield Cottage now enlarged as Spa View, Kanescombe (Riviera Court), Ditton (demolished for Lucerne), and Greenstead (demolished for The Palms); and off Old Torwood Road Duncan House (demolished for Torwood Court). All these are shown on the *Plan of Torquay and Environs 1841* published by the surveyor John Wood of Exeter which spanning the distance between the slopes of Chapel Hill above what would soon be Torre Station in the west to Daddyhole Plain in the east illustrates the expansion that Torquay had undergone during the previous decade.
- 2.15 In addition to the Palk Villas on Warberry Hill itself, further developments of the Cary properties on Braddon's Hill are evident: Hillsborough House on the adjacent plot west of Le Chalet; Pennsylvania, (Collingwood, 38 Braddons Hill Road East) and Braddon Tor (Olivia Court, and Periwinkle Cottage) to the west of Braganza. To the north Upper Braddons Hill Road and Woodside Drive give access to East Braddons (Thorpe House), an unnamed villa known as Woodside in 1861 (demolished for 2-14, 11-15 Woodside Drive), Mount Braddon (Disraeli's House) and the large 4-acre site of Woodlands (58 Braddon's Hill Road East) extended to the foot of Tor Mount with its lodge on Babbacombe Road. All these occupy plots stretching to the Palk boundary at the curtilage with Vomero. Hunsdon Road is not yet laid out. Hexmoor Cottage (515 Babbacombe Road) on the junction of Babbacombe and Old Torwood Roads was built on Hexmore, an 18th century field and formerly part of the Torwood Grange estate and thus Palk land.
- 2.16 The 1841 plan – Lower Warberry Road is still unbuilt though marked out as 'Proposed Road' – portrays a snapshot of Torquay with the beginnings of the developments in the Warberries which would be almost complete within 20 years. Its population had reached 5,982 in that year, an increase of 67% over the previous 10 years; of these 4,085 were in the Torquay chapelry, i.e., the vast majority now resided outside the old village of Torre. Two other villas are also visible on Palk land close to the harbour: Southland House and South Hill between The Terrace and Montpellier Road (Torquay Harbour conservation area). Also on the plan is the site of the original gas works opened in 1834, southeast of Torwood Mount; the site is now occupied by Shirley Court in the adjoining Lincombes conservation area. Present then, but off, the plan is Wellswood Hall built in 1840 by

March Philips to be well clear of the town for better enjoyment of his peace and quiet; his original site for the Hall and Park was around 26 acres being bounded by Lower and Middle Warberry Roads, Babbacombe Road and Wellswood Path, within the Warberries and east of Babbacombe Road into the Lincombes.

- 2.17 The old manor house built by Thomas Ridgeway in 1579 was acquired by J T Harvey and W Harvey, the sons of Jacob Harvey, the Palk estate's builders in the 1843 and part demolished. For some years they used the outbuildings of the courtyard as a building materials store, but had erected four new urban (smaller) villas by the middle of the decade. Some of the outbuildings of the manor house, and indeed of the medieval monastic complex of Torre Grange, survived the demolition, these are now Manor Barn Cottage, and 1 & 2 Clifton Cottage. These were attached to the western side of the service courtyard, forming the eastern barn of the Grange and Manor; they exhibit typical medieval features with multiple buttresses equally spaced down the west side. The four villas built on the mount by the Harveys were demolished and replaced in 1975 by the undistinguished flats of Torwood Mount.
- 2.18 Following the construction of roads laid out in a series of concentric south-facing arcs in the early 1840s on Warberry Hill extensive and rapid villa developments were undertaken; most, but not all, being built in the Italianate style. Here the Harveys erected some of the finest of the town's villas, aimed at attracting the wealthy, leisured and fashionable classes; the sites being offered on 99-year leases at ground rents of around £20 per annum. The scale of development at one point was described as *in all probability greater than in any other fashionable town in the kingdom*. Most of the larger villas were designed to allow direct vehicular access to the rear service wing and outbuildings from the road above with an imposing frontage drive from the side or across the south from the lower road. Although there were exceptions such as the southeastern part of Lower Warberry Road which only has Wellwood Path and no road to the south, and Ilsham (Maxstoke Court) whose drive was from Middle Warberry Road to the north. Thus the boundaries to the south are retaining walls above the lower road in a similarly concentric repeating pattern down the slope. For the most part the principal roads follow the line of the contours and are connected by a series of spurs or short link roads, but with a notable disjunction between the former Cary and Palk lands between Braddon Hill and Warberry Hill above. Lease dates indicate that the pattern of building was from west to east and south to north, with the first houses north of Lower Warberry Road in the mid 1840s, and those with addresses off Middle Warberry Road in the 1850s.
- 2.19 The names of the new houses do much to indicate the interests and pre-occupations of their inhabitants. The Grand Tour and Italian reinforce the new Italianate style: Villa Maggiore, Sorrento, Capo-di-Monte; the influence of Sir Walter Scott, the Highlands and the Romantic novel: Abbotsford, Derwent, Balnaquith; the medieval place names: Dunstone, Warberry, Ilsham; and the homely: Heathfield, The Firs, The Pines and Sunnyhill. Most were not owner-occupied but built to let for the season. William White's *History, Gazetteer and Directory of Devonshire* published in 1850 describes the changes of the last 10 years:

Such has been the increasing influx of visitors to Torquay during the last ten years, that its number of dwellings has been doubled in that period, and many wealthy families have now handsome mansions here, in which they reside continuously, or during autumn and winter. ... on the upper tiers, and the detached hills on either side [are] ranges of neat houses and elegant villas, towering one above another, on their rocky platforms, gracefully exhibit their ... pretty gardens, carriage roads, and the intervening slopes.

- 2.20 In 1850 the town's name was formally changed to Torquay from Tor (or Tormoham); the census of 1851 recorded a population of 11,474; this an increase of 91% over the decade and the most rapid rate of growth Torquay ever achieved. A significant departure from the villa pattern was the erection of a unique terrace group at Wellswood Park built in 1853. Out of March Phillips's original extensive grounds were built a series of two-storey houses in three blocks of five on 3½ acres; as well as their own private gardens all 15 shared 1½ acres of communal garden to the south.
- 2.21 The First Edition Ordnance Survey County Series maps of 1:2500, and the highly detailed Town Map of 1:500 surveyed in 1860-1 show the extent of the growth of Torquay into the Warberries during the intervening 20 years. The road network is near complete: Lower, Middle and Higher (then Upper) Warberry Roads are present as are Sutherland Road and the beginnings of Cedars Road. South of the reservoir established on Warberry Hill in 1858 and the woods of Warberry Copse the villa development is all but complete. Within what is now designated as the Warberries over 80 villas have been built on Palk land, including those of a smaller urban scale lining Babbacombe Road and on Torwood Mount. To serve the new population the Palk estate built two churches as chapels of ease in the Warberries and Lincombes in the late 1850s, St Matthias and St Mark respectively; both now lie within the Lincombes. At the angle of Lower Warberry and Alpine Roads was situated a hospital, (the site is now occupied by Charisma, Overstrand, Luneville, Sunnyside, and as link to its past Galen); as the Western Hospital for Consumption it indicates that not all Torquay's valetudenarians were fashionable visitors. On Braddon Hill 16 villas have been built on Cary land with Upper Braddon's Hill Road connected to Lower Warberry Road linking the two estates with Cintra at the angle. Also on Braddon Hill are a number of smaller houses: A terrace group of 7 on Braddons Street (six remain as Nos 15-25); another 7 terraces on Hillesdon Road (Nos.16-28); a group of cottages and a few cramped detached houses on awkward plots between Grafton and Upper Braddon's Hill Roads. The 1861 census records the population as 16,419, an increase of 43% over the decade but a drop in the rate of increase.
- 2.22 During the 1860s all the plots between Sutherland Road and Higher Warberry Road were completed, the building pattern of villas stretching up the hill with Frogmore (Rosa Pines) next to the reservoir completed by 1866. Cedars Road was joined to Windsor Road above the eastern arm of Higher Warberry Road in the 1870s allowing a further 4 villas east of Ardvar. In 1874 William Kitson severed his connection with the Palk estates entirely; from this time the orderly pattern of development began to fragment.

After the death of Lawrence Palk, Lord Haldon, in 1883 the estate finances were found to be in disarray necessitating the first of the great auction sales of Palk leaseholds in 1885; the estate was wound up in 1894 when the remaining freeholds and manorial rights were sold. With the dispersals there followed a period of almost 30 years of individual owners building without any effective planning controls.

- 2.23 The Second Edition OS County Series was published in 1906, the resurvey having taken place in 1904; this shows all the area covered by the Warberries conservation area now entirely built up. On the Braddon Slope the large grounds of Woodlands have been divided up and 16 detached houses in their own grounds are present, even so a number of plots remain empty. The Braddon Street terrace is complete with a school abutting the rear curtilages of Clifton Terrace (Torquay Harbour conservation area). Similarly the Hillesdon Road terraces are complete, Nos 1-11 facing 2-14. On Stentiford Hill, Warberry Road West, Lower Warberry Road and Rosehill Road interconnect and link to Ellacombe via Hoxton Road. In the awkward angles of Warberry Road West disparate shaped plots accommodate a detached house, 2 semi-detached pairs and 2 groups of three (nos. 30, 32-38, 40-44 and 47-51), all distinct in size and orientation from the long Cavern and Pennsylvania Road terraces to the east.
- 2.24 On Babbacombe Road the remaining Torwood Manor outbuildings and closes east of Clifton Cottages have been replaced by Torwood Terrace a group of 13 (Nos 479-503) and a group of 10, 1-10 Clifton Grove, fronting Old Torwood Road. At the eastern boundary of the conservation area four small villas appear north of Wellswood Park south of Middle Warberry Road, two on the narrow tongue formed between Middle and Higher Warberry Roads; and in the triangle formed between Higher Warberry, Barrington, Ellesmere and Babbacombe Roads there are 8 small villas and two semi-detached pairs. The OS map records the villas and their grounds at their greatest extent, the Warberries are fully developed with Wellswood alone maintaining its extensive park. More ominously the 1904 survey records the first loss, Monte Rosa on the south side of Middle Warberry Road was built by 1867 but is here absent (Spindles now occupies the site).
- 2.25 Between 1904 and the Third Edition OS County Series survey in 1933 the conservation area had undergone a number of changes including the loss of one villa whose footprint is now subsumed within the curtilage of 7 Ben Venue Close. Other noticeable changes are all in the Wellswood area: a detached house on the very tip of the tongue formed between Middle and Higher Warberry Roads (now split as Hillside and Heath Bank); 2 semi-detached pairs on the north side of Barrington Road (Brooke, Homeside, Shepley and Tring). The most noticeable change is in Wellswood Park itself, Wellswood Hall was sold in 1932 and within a year the subdivision of the park had begun, with the formation of Wellswood Avenue and six detached houses, each different, on both sides; these are fine representations of the period, several with an unmistakable Arts and Crafts style. The hall itself survived as a hotel from 1935-75, when it was demolished and the Marlborough Avenue houses constructed on its remaining site.

2.26 After the pre-war losses and bomb-damage demolitions in 1941 (Walton Lodge and Mixbury in the grounds of the present Beech Hill), Demolition accelerated in the 1960s and 70s in the western part of the conservation area, with a concentration in the central parts of Lower and Middle Warberry Roads. Typically it was on those plots where the view was over the harbour rather than to the Torwood valley; here the replacement pattern, until recently, has been for tall multi-storey purpose built flats. In the 1970s three villas were lost while Normount was refused demolition – saved by its listing – as was Lisburn in 1983. Yet as recently as 1995 the unlisted Mount Tryon was demolished; and in 2001 the villa Kincora was demolished and replaced with purpose-built flats, The Atrium. This gave rise to strong local feelings that historic character was still being lost. Of the villas built by 1880 between a quarter and a third have been demolished; the subsequent redevelopment of the plots has been an unhappy imposition with large blocks of multi-storey flats and maisonettes (Teneriffe, Ellesmere) of generally of poor architectural quality, with little regard for the 19th century style or use of materials. Many more villas have been subdivided whether as flats (Lavatacna), or split into main and service blocks (Gresford, The Larches), others again have had new buildings within their grounds (Bishops Court, Gresford) or additions to the original body such that they are now almost unrecognisable in their original form from some directions (Normount). One sub-division which was followed by high-quality build was Villa St Ronans in the early 1930s; this was a rare exception. The practice until recent years has been to maximise the economic return rather than the architectural quality.

3 CHARACTER AREAS

3.1 The conservation area consists of five sub-areas, each has its own separate character but where there has been a fundamental change to the 19th century pattern there is a blurring at the interfaces. All five are indicated on Map One and can be summarised as follows:

3.2 (1) *Braddon Hill*

This area comprises the former Cary estate land where the first villas of the 1820s & 30s were built; it includes the extensive grounds of Woodlands which had already been subdivided and parcelled up for smaller scale urban villas before the end of the 19th century. Even in the few cases where the original villas remain, many have lost some of their grounds to later infill development.

3.3 (2) *Warberry Villas*

This is by far the largest character area being the villa developments of the Palk estate built between 1838 and the 1870s built in six tiers down the hill slope between Higher Warberry and Babbacombe Roads. The site of the medieval grange, post-medieval manor house and their surviving outbuildings are included, as are two fine late-19th century terraces: one fronting Babbacombe Road and the other Old Torwood Road. It also contains the most prominent of the later 20th century flats on the sites of the demolished villas.

3.4 (3) *Warberry Copse*

An area of predominantly public open space, including nearly 4 ha (10 acres) of pine woods with extensive outward views, formerly known as the Warberry Hill Pleasure Grounds. Long popular for informal recreation, the east side remains unchanged since the mid-19th century; only four inter-war cottages and the post-war school playing fields of Warberry Primary School have been located here since the building of the reservoir in 1858.

3.5 (4) *Stentiford Hill and the Braddon Terraces*

Two separate enclaves, one of urban villas, variously detached, semi-detached, and a group-of-three; the other of small cottages and several short terraces of mid-late 19th century houses at the western edge of the conservation area. Both have dramatic views to the south and west, over the harbour and the town centre.

3.6 (5) *Wellswood*

The area of the original Wellswood Park contains the large 1853 terrace groups in their own grounds, and mixed development ranging from the smaller detached and semi-detached villas of the later 19th century (Barrington and Ellesmere Roads) to those of the early-mid 20th century (Wellswood Avenue and other examples built in the Arts and Crafts style); it also includes the later but less aesthetically successful 20th century housing in the grounds of the former Wellswood Hall itself.

4 ARCHITECTURAL AND HISTORIC QUALITIES

4.1 LISTED & OTHER BUILDINGS

4.1.1 The Warberries is a large conservation area covering about 80 ha (200 acres), it contains 37 listed entries extending over 70 separate properties with other entries for specific boundary walls and entrances; here all these are denoted in **bold**. All the listings are for private residential or commercial buildings, the latter mainly consisting of hotels, guest-houses and rest homes; all are grade II except where otherwise indicated. There are however many more key buildings whose presence is an essential component of the conservation area, some merit listing; others have been degraded by unsympathetic adaption or additions but still have the potential for being fully restored to their specific period character. There are nearly 100 such buildings, while it has not been possible to specify every single example particular qualities inherent in a street or locality have been highlighted, and the key buildings are indicated on Map One.

4.1.2 (1) *Braddon Hill*

Of the early Cary villas built on Braddon's Hill Road East in 1824, all were stuccoed with slate roofs (some behind parapets), set back from the road, and well-screened by trees. Four preserve sufficient detail to be listed: **Braddon Villa (No. 30)** is cement-rendered with a tent-roofed verandah across its short front, below it the 2-window fascia is an unusual type characterised as 'Chinese Chippendale'; otherwise there is little

ornamentation. There are later 19th century additions at the rear, while the porch-cum-conservatory entrance is probably of the 1870s; although divided into flats the interior is still well-preserved. **Braganza (No. 34)** has a similar simple south front with only a platband and a cornice below the parapet on this façade. The interior was burnt out in 1993 but the villa was well restored. **Collingwood (No. 38)** has its stucco blocked out but otherwise is of a similar 2-room wide plan with a 4-window elevation on the southwest façade, in front the verandah is of cast iron on fluted columns. The entrance gives straight onto the gable end of the southeast side. Until a fire in 2005 the original plaster cornices, much joinery and a staircase with cast-iron panelled balustrades survived. **Mount Braddon (No. 50)** also known as Disraeli's House, and now a hotel, has again the same plain front with a four-window elevation, with French windows of tri-partite sashes on the ground floor, and those above with sliding shutters. Contemporary villas (1824-1840) of key importance but not listed include the former Le Chalet, now Rosebank at No. 18 with its largely original frontage of tri-partite sash windows, with narrow glazing bars on the ground floor, plain at first floor level; Braddon Tor, now Olivia Court with its three-bay front and plain sash windows in a moulded timber architrave, and an early-to-mid Victorian, combined ground-floor extension and entrance, earmarked for restoration in the spring of 2006; and Periwinkle Cottage, its former service wing. Woodlands (No. 58) once the centrepiece of a very large plot, has an asymmetrical three-bay front with two-storey canted bay, the high-transomed French windows have attractive margin glazing bars. It was restored in the late 20th century. **Hillsborough House** is of the late 1830s, its south front symmetrical about 3 windows with elaborate 18-pane sashes with margin panes at ground level behind a tent-roofed trellis verandah, and Venetian shutters on the 12-pane first-floor sashes above. The entrance is situated centrally on the east side, the panelled front door has an over-light and glazed side panels. A guest house for much of the 20th century and it has been converted into 11 flats. The former small 1850s villa of Nutley, now 8 Braddons Hill Road East, is perched loftily above Braddons Street, the stucco decoration includes a platband and ground floor segmental-arched windows with a keystone. Unfortunately all the windows have been replaced and it is not so remote that its poor side flat-roofed extensions remain invisible from below.

- 4.1.3 At the next level up in Hillesdon Road none of the larger villas survives, though the 3-sided cement-rendered Nos 16, 17 & 18, with its mullion-divided sash windows under segmental arched window hood, were formerly the coach house and stable block of Hillesdon, a villa demolished in the late 1980s and now the site of the Hyfield Gardens Flats. Of the smaller cottage types accommodated on awkward plots Nos 21 & 23 Hillesdon Road are the former Beausite Villa, which survives in plan form but is unhappily divided as The Camelias and Kenilworth Court. No. 19 is the former late-Victorian Beau Site Cottage. In Upper Braddons Hill Road Beech House is a smaller villa, or cottage of the 1850s with a side conservatory porch and six-panel door, a hipped roof with paired moulded eaves-brackets, and semi-circular niches to both floors between the ground floor canted bays, the original sash windows have been replaced by PVCu. An unattractive garage entrance arch has been cut through the boundary walls using brick in the soffits, the Old Coach House served Beech House. On the road's east side is Thorpe House the former Grey's Lodge, a detached villa of the early 1850s with

plain sash windows, Venetian shutters and moulded architraves. Its porch, with a semi-circular entablature on large curved brackets, and a modillion cornice, shelters four-panel double doors. The entry between large square-section gate piers has recently lost its 19th century timber gate. Grey's Lodge Cottage is the former outbuilding range of the villa. The most northerly of the villas on Cary land was the detached **Cintra** (the attached **service yard wall** is also listed) also of the early 1850s; it is the typical 2-storey, 2-room width plan in stucco and slate with deep eaves over paired brackets with a pronounced modillion cornice supporting a parapet on the front. The once prominent verandah has been removed in the last 20 years; Walnut Cottage to the north is its former Stable block, the patterned tiling and central drain of the yard surviving as the entrance way. Where Upper Braddons Hill Road and Grafton Road meet, a series of cottages have been converted from the coach houses and stabling of the two small 1850s villas which lay on the west side of Grafton Road. Both survive within their original plots, Dunedin as Alexander Lodge, and Grafton Villa as Holmfield; both small service wings similarly survive, the latter as St Mary's Cottage. Grafton Cottage to the west belongs with this group but is slightly later, from the 1860s. This small area above and east of the Grafton Terraces has been laid out in an imaginative manner – small villas, cottages and detached service plots – hard against the Cary-Palk estate boundaries and the exigencies of the difficult topography.

4.1.4 In the late 1880s/1890s the large grounds of Woodlands were finally parcelled up as individual lots, 11 detached urban villas, of a good size but within small grounds, were built either side of Hunsdon Road. They are an eclectic mix of the traditional stuccoed Torquay type and the roughcast render of the Cary Park type; some have rusticated quoins, deep eaves with paired moulded brackets, cornices, etc; others have square, or triangular-headed windows with single pane sashes, or a single horizontal glazing bar. Some entrances have pyramidal-capped gate-piers and several their original gates. Kevala on the junction with Braddons Hill Road East has painted brick quoins, Gothic bargeboards, and a rare mansard roof with terracotta crestings. Near the junction with Babbacombe Road, a further five large houses of the same date were built within the original Woodlands curtilage: Nos 62, 66, 70 & 74 Braddons Hill Road East, and 517 Babbacombe Road – dated 1888, most are now hotels. They are all on a dominant position built into a steep slope; most are three-storeyed of polychromatic brick, some have since been painted over, which unfortunately has obscured the original patterning. Their opulent detail includes timber balconies, balustrades, and gable ornamentation; some have square bays with contrasting round-headed sash windows.

4.1.5 (2) *Warberry Villas*

This by far the largest character area; it is overwhelmingly dominated by the large Italianate-style villas of the Palk estate, dating in the main from 1840-60s. It is these that give the *raison d'être* to the conservation area designation. However **Manor Barn Cottage, 1 & 2 Clifton Cottages** and the **stone walls** to the east are medieval relicts, part of Torre Abbey's late medieval (15th or 16th century) Torwood Grange (2.2-2.4). Surviving the conversion of the grange to Tudor manor house in 1579, they were incorporated into a new range of outbuildings, and later converted to a carriage house. They survived the

manor house's demolition in 1843, and became cottages in the 20th century. The former barn walls are of stone-rubble, buttressed on the north and west elevations. The doorway and elements of the 19th century carriage house is evident despite the addition of numerous later openings. A Tudor four-centred arch from the demolished Grange has been built into the Torwood Mount side of Stitchill Road.

4.1.6 The earliest Palk villas were built either side of Stitchill Road on the south side of Lower Warberry Road, Vomero, now **Kathleen Court** and its outbuilding, The Coach House in 1838; and Stitchill House, sometimes known as Warboro, but now Spa Court, in 1839. Vomero is not only larger than the Cary villas lower down the hill, its grounds are larger than any excepting only Woodlands. The 3-bay eastern entrance façade sits beneath a pedimented gable with a projecting porch supported by Ionic columns. The grand south front with its canted centre bay has an Edwardian Ionic colonnade forming a terrace to the first floor above. Spa Court, has a broad south-facing frontage with a pyramidal roofed belvedere, and a first-floor balustraded parapet with a dentil course. The lower ground extension forming a balustraded terrace at ground floor level is a 20th century contribution and much less happy, the terrace formed at lower ground is level or below the adjacent parking bays. The windows are mainly plain sashes, though some have a single horizontal glazing bar. The chimney stacks are in what will be recognised as the typical style: tall and rendered, with deep cornices and clay pots (red here but often yellow). The two-storey porch includes round-headed openings and a tall sash window with radial glazing bars. Primrose Cottage to the south is the gardener's cottage of the original house, extended in the later 19th century. The bulk of the late-20th century Clarendon Court interposes.

4.1.7 Of the early group built 1839-45 to the east of Spa Court, Homefield Cottage has been subsumed into Spa View; although this is now twice its original size, the small late Victorian rear extension is easily distinguishable from the 20th century extensions behind and to the east. Although in poor condition, and certainly a building-at-risk, the core of the original remains and is worthy of restoration. Kanescombe survives to some degree as Riviera Court and retains some original features – the slate roof marking the extent of the original villa; the large southeast wing, Riviera Villa, is a late-20th century addition. Kanescombe's grounds have been sub-divided with indifferent new build on two plots to the south. The servants' lodge survives as Cleave Cottage. The three villas of Ditton, Greenstead, and Home-Hurst to the east have all been demolished and the sites redeveloped since the war as large blocks of flats: Lucerne, The Palms, and Holme Court. Built in brick, render or a brick/render each sits within their original grounds and thus preserves the spatial integrity of the plot layout. Again a detached outbuilding survives as Holme Hurst Cottage. Daphne Court Hotel preserves much of the 1857 Dunreeth with a south-facing projecting front porch, a bas-relief wreath in the west-facing gable, and paired moulded eaves brackets; the sash windows with their single vertical glazing bars are mainly original work. It is better than most such conversions but against this the original grounds have been very much reduced with the building of Daphne Close and 9 houses. Another detached servants' lodge survives as Pine Tree Cottage adjacent to Wellswood Path.

- 4.1.8 Development west of Vomero/Kathleen Court extended to Alpine Road and beyond in the 1840s. The Villa Maggiore of 1844, now **Bramhope** was converted to flats in the 1950s but retains many original interior features such as the central stair hall, doors and doorcases and its sash windows. The original large stable and coach house complex has been converted as Bramble Cottage and Dobbins. The grey limestone **gate-piers** and timber **gate** are separately listed and are very fine. Unfortunately Tecton has been built in the grounds. Aberfeldy at the Upper Braddons Hill and Lower Warberry Roads junction is a smaller villa now converted into 6 flats; it exhibits the usual arrangement of hipped slate roofs and stucco ornamentation; the stacks with deep cornices and recessed panels. At the corners there are paired eaves brackets above rusticated quoins. The first floor includes moulded window architraves with hood moulds on brackets. Extended forward to the street frontage is a conservatory porch with a recessed entrance and twin flanking pilasters, part of the original 1850s build. The servant quarters, now Little Underwood, are a later 19th century addition to the original plan, the exposed stone contrasting with the ubiquitous stucco, both preserve their natural slate roofs. The limestone rubble boundary wall includes two rustic segmental arches but the grounds have been lost to the Grafton Heights flats. A similar small villa, Alpine Lodge and its detached servants' quarters Underwood Cottage lie adjacent on the north. The villa grounds have been lost to new build, the 13 three-storey terrace blocks of Palatine Close. Here the higher density of the adjacent Hillesdon and Grafton terraces has advanced into the much lower one of the villas. The 20th century types are functional, flat-roofed boxes, but are much less attractive than their confident 19th century predecessors.
- 4.1.9 Between Alpine Road and Warberry Road West disparate villa types occupied less accommodating plots, the 1850s Highfield (not the current Highfield on Middle Warberry Road) is perhaps closest to a standard type although its has been subdivided as Newark Lodge, The Loft, and Burcot; the large additions to the southeast and north as Newark House and Orchard Cottage obscure the original east-facing elevation, the south and west elevations preserve the original plan well. To the west are situated Greycliffe, a residential care home, and further back from its Lower Warberry Road entrance, Warberry House – best seen from Warberry Road West. Both date from around the 1870s and have the usual features of hipped roofs, paired brackets to deep eaves, rusticated quoins, and plain sash windows, some with horizontal glazing bars. Greycliffe has a projecting porch with round-headed entrance including flanking pilasters and a lowered vermiculated keyblock. Some windows have hood moulds on console brackets. The 1880s semi-detached pair of Lindley and Rosario are the westernmost of this character area – Lindley has been converted with dormers to form an attic storey, ugly in itself, it also unbalances the former symmetry of the pair. Both stuccoed, they begin the transition to the smaller but very handsome semi-detached villas and terraces of the north side of Warberry Road West – Thirlmere, (No. 62) in particular stands out – currently outside the conservation area.
- 4.1.10 At the eastern end of Lower Warberry Road beyond Wellswood Path, a series of smaller villas were built in the 1850s, four on the south side and six on the north side in a compact, or more urban arrangement – the northern six although accessed from

Woodend Road in Wellswood Park belong to this character area. The Croft, restored in 2005, has a hipped slate roof, rusticated quoins and rendered stacks with a dentil course below the cornice. The mainly 19th century sash windows have single panes; in the flat-roofed former service wing – now Croft Lodge – they have single horizontal glazing bars. The entrance gate-piers are square-section and capped by wreathed urns. The restoration has been funded by the provision of two apartments at lower ground level forming a terrace below the original villa on the south side; this is not visible from the street, but is from Wellswood Path. The Fonthill Hotel incorporated much of the old villa but both original work and later poor quality additions were demolished in 2005 and the site is being extensively redeveloped. The former Stratton survives well though sub-divided into three as Saville House (recently re-slatted), 441 & 443 Babbacombe Road. On the north side the six small urban villas and their rear service wings backing onto Woodend Road all survive well though some are sub-divided: Woodsome; Hughenden; Woodley, St Nicholas and Mallindi; the Coffletes; the Lanarks (Lanark Mews has recently been re-slatted); and the Penquits. Several retain their original six-over-six pane sash windows, some with Venetian shutters; other features include hipped roofs and deep bracketed eaves, rendered stacks with cornices, projecting porches, and two-storey canted bays some capped by finials. Entrance gate piers, also rendered, are mainly square-section with pyramidal caps and ball finials. There are also examples of timber trellis verandahs. While some show 20th century extensions, none have detached new build; the plot sizes remain as laid out in the 1850s – together these form a good cohesive group.

- 4.1.11 On the north side of Lower Warberry Road, opposite **Vomero/Kathleen Court** there are a group of villas of the 1840s, all have largely concealed main frontages, long curving drives in the extensive grounds, some with rear service wings built up to the edge of Middle Warberry Road. **Bishop's Court Hotel**, formerly Normount built 1844, is in a neo-Classical style with a large Doric porch, Ionic pilasters; ground and first-floor high-transomed French windows with balconies; and inside, white marble fireplaces with coloured marble panels. Saved from demolition in 1973 it has been extended at the rear against Middle Warberry Road and a large modern block built close to its east elevation extending to the curtilage boundary, the large car park is situated in the former lower terrace garden. The plastered **gate-piers** are octagonal with moulded recessed panels, capped by pinnacles; behind are late 19th century wrought-iron **gate-posts** with ball finials and **gates**. In the garden at the end of a terraced walk between the two modern blocks is an ornate octagonal **pavilion** of the original garden; highly attractive it has an ovolo-moulded doorway and domed roof with fish-scale leadwork and a weathervane. To the east lie **Dunstone** and the **Warberries Nursing Home**; Dunstone was built as Buckingham House in 1842 and later extended to the west. The Warberries Nursing Home includes the later 19th century extensions of Dunstone as its eastern end, the much larger western portion is late 20th century. The south front is now much larger than the original 3-window section under a pedimented gable with pilasters beneath which continue round to the 3-bayed entrance front. This too is asymmetrical beneath another pedimented gable, and a projecting porch. The original conservatory at the junction of the two fronts has been replaced by a fine, though overlarge, Edwardian octagonal one with a lantern. The interior is said to be very complete with a fine staircase, original

joinery and plaster-work. The stuccoed **gate-piers** support a good cast- and wrought-iron **gate**. The large detached servants' lodge survives as Trevone.

4.1.12 To the east a group of four villas all survive largely intact, all within their own grounds and with only minor 20th century alterations; 3 of the 4 are listed. Across a pedestrian link joining Lower and Middle Warberry Roads **Warberry Court** was built as Warberry Lodge in 1846; the separately listed **stable block** has been converted as **Warberry Court Cottage**. Both are cement rendered with slate roofs, and retain many original features. Adjoining is **Wellswood Manor** built as Compton by 1851 now divided into 11 flats, the main block and service wing of slate and stucco show typically deep eaves on paired moulded brackets, and rusticated quoins. To the east Maxstoke Court now houses 19 flats but was built as Ilsham by 1851; alone of the Lower Warberry Road villas its entrance was from the north off Middle Warberry Road with a detached lodge, now Maxstoke Court Cottage, at that entry. East again and completing this good group is **Lisburn**, now 4 flats, the Venetian shutters and most of the sash windows with their narrow glazing bars are probably original; the 3-bay trellis verandah with a tent roof has lost its original covering. Yelton is a 20th century single-storey addition to the former detached rear outbuilding, now in its own plot.

4.1.13 By contrast between Bishop's Court and Upper Braddons Hill Road all three villas have been demolished and replaced by developments of varying densities. Mixbury Court alone, being the lodge of the 1845 Abbotsford (bombed and demolished 1941) survives; Beech Hill built on the villa site is actually a smaller dwelling. The final four Lower Warberry Road villas between Upper Braddons Hill Road and Rosehill Road form a good group if not so cohesive a one as those to the east (4.1.10). Westholme, built as Taplow Lodge in 1851 had its entrance off Upper Braddons Hill Road, it is unusually simple in plan: a simple rectangle of a basement and 2 storeys, but rich in ornamentation. An outbuilding has been converted as Westholme Cottage; Sunhaven sits unhappily in the sub-divided plot to the southeast. Kingsleigh Manor was built as Grosmont in 1846 being the typical stucco and slate type, but the original house has had its rear service part demolished, been converted into 10 flats and extended to the east. The three-bay front with plain sash windows is largely original but the verandah and later 19th century large southeastern conservatory have been lost. Lightcliffe and Coverdale have been subdivided from the 1846 Warbstow as the main block and rear service wing, unfortunately the grounds have been similarly sub-divided with the original house split between the two plots, a most unhappy solution with additional new build next to Coverdale and against Middle Warberry Road. The former stable block with access onto Middle Warberry Road is also in separate ownership forming a third plot. Rosehill is later, built in the 1860s as Goldilea when the plot was established after Rosehill Road was formed. It is prominently positioned villa which functioned as a private hospital for chronically sick children during the first half of the 20th century. After such institutional use it is not known how much internal order remains, but outside the original features include plain pilaster quoins and plat-bands, segmental arched tripartite windows, including sashes with glazing bars, visible at first floor level. Much original ground floor elevational detail is obscured by a 20th century lean-to extension.

- 4.1.14 Villa Languard built on the intersection with Higher Warberry Road was the first on Middle Warberry Road; six were built to the west during the 1850s culminating with **Ben Venue** in large grounds against Rosehill Road; four on the south side against the Wellswood Park in the 1850s; and a further eleven on the north side during the 1860s & 70s. Survival has been better on the east than on the west. **Ben Venue** of 1858 with its rear service wing is the typical slate and stucco with deep eaves on modillion brackets. A pair of semi-circular bow fronted windows to the ground floor southwest façade with an entablature, dentil course and balustraded parapet is an unusual modelling. Within the original 2½-acre grounds a fine classical **Garden Pavilion**, topped by a dome and finial and supported on slender Doric columns with an entablature and dentil course, formed a centrepiece with the carriage drive scribed around it. Alas, it is now isolated in the garden of 2 Ben Venue Close, one of the 11 indifferent late 20th century stone-and-stucco houses. To the east Ben Venue is overlooked by the prominent 7-storey brick Tenerife. Walton Lodge is but the shadow of the original conception being in part the rear service wing of the former 1853 villa (the main block was bombed and demolished in 1941) and extensions. At **Highfield** by contrast (Dunstone in 1853, renamed Bella Vista 1861) the main block survives well, the typical stucco and slate – albeit with a prominent 20th century plate-glass window – as does the later Victorian detached outbuilding. However one third of the house, the service wing, has been demolished at the rear. Both give a good impression of their original spacious garden plans; the drives unaltered as they do not have to accommodate the vehicles of a sub-divided house. Villa Languard, now sub-divided, was built as Harefield in 1849 (Highfield by 1854), extended in the later 19th century, and again in the early 20th century largely achieving its present form by 1933. The original entrance with splendid carved stone gate piers with ball flowers survives. Languard Cottage on the north is in exposed and painted brick. Regrettably re-roofed in artificial materials the southern façades still have much to recommend them; the same cannot be said about Languard Place built in the lower garden in a Riviera Hacienda style (its original name was Southfork – which may explain its aesthetic inspiration).
- 4.1.15 Further east across Higher Warberry Road, but on its south side, is a group of four villas similar in layout and detail: long drives from stuccoed entrance gate piers lead up to side entrances; roof profiles are a combination of hips and gables, with deep bracketed eaves. Walls exhibit some rustication with canted bays, round-headed openings and mainly original sash windows. Pine House and Pine Court (1-11) were formerly the The Firs of 1856; the split does not follow the natural one between main and service blocks. The other blocks of Pine Court, 4-9, and 12-18 with Sea Peep Cottage are later 19th century extensions, to the main block and to the three-sided stable and coach building complex. The earlier build has been partially re-roofed in an artificial substitute; on the later the original slate roofs are preserved. Sea Peep Cottage with its original slate and render bell cote is capped by a small spire and weathervane. St Ronans of 1857 was divided into 5 flats in the 1980s but externally is well preserved below a replacement roof. A very early example of a house and an integral garage development within a villa garden is the 1930s Villa St Ronans, whose narrow plot runs the length of the eastern curtilage with access from Higher Warberry Road. This Modern Movement house with its flat roof, balcony and railings, and metal windows with horizontal glazing bars is in a completely

different aesthetic from the villa style, but its high quality of design makes it a worthy addition. The Larches of 1859 remains undivided except for the rear Stable wing, Little Larches, whose east wall is currently of exposed stone because the render has been removed. **Horsford** was built as The Pines in 1858 in the typical stucco and slate manner; its ornamentation includes ground floor windows carried to plinth level with elaborate cornices over and Venetian shutters at first floor level. The original service wing is now detached, a width of 4m/13' having been demolished between it and the main block, it too is included in the listing.

4.1.16 East of the impressive steps of Wellswood Path the villas were built after the 1860s, some in the 1870s or later. At Manorglade Court the approach is from Higher Warberry Road. Here the original villa has been subsumed within a conversion to a large number of flats which, with the large southern extension of the principal façade to the south, a raised attic storey and flat roof (closely akin to some Belgravia hotels), struggles to show itself beneath. Originally approached by long curving drives off Middle Warberry Road: Greenbanks; the Edwinstowes; Taplow Court, the Priory, and Ridgehill; and Woodland House and Milton House are all substantial detached villas with former rear service wings backing on to Higher Warberry Road. Highclere's main entry was also from the here. On each main elevation full-height canted bays rise under small hipped roofs, some capped by finials; other openings are tri-partite or round-headed with six-panel doors and plain over-lights. Most sashes are plain or with a simple single horizontal glazing bar. Eaves are deep and mainly twin bracketed. Gate-piers are ornately stuccoed, some capped with wreathed urns. Greenbanks preserves much of the original Newby (the earliest of the group), as Greenbanks Cottage does of the detached servants' quarters with its entry up a level onto Higher Warberry Road. East from here Highclere, Edwinstowe, Ridgehill, Gardenhurst and Newburn all survive in the main, often with good detail and some under their original slate roofs. But in all cases the main house has been sub-divided between main and service blocks; the various detached outbuildings, whether servants' quarters or other buildings are also in separate residential ownership. The concomitant has been the subdivision of the grounds with walls and fences removing the sense of an integral whole. Highclere's main block has been divided (like Horsford's) from its service wing by demolishing a similar 4m/13' section between them. The former Ridgehill of 1865 has been divided between its main block Taplow Court with a good but shortened 2-storey belvedere incorporated into the main roof; The Priory, its rear service wing; and Ridgehill, the stable block which this rather obscures the belvedere from the north side but was evidently part of the original conception. The southern aspect of the main house has been spoilt by the close new build of The Bungalow. The former main block of Woodland House, a smaller villa type, is now a nursing home, also has an attractive belvedere on its west side under its own roof, but a hideous flat-roofed southeastern extension. Even the smallest and latest of the group is sub-divided as Little Gorton and Newburn but preserves much of its original ornament; here the house is aligned with the converging roads so the principal front faces southeast. The apex of the triangular garden was infilled in 1926 with a semi-detached pair redolent of that period (Wellswood character area).

- 4.1.17 On the south side although three of the villas were earlier they are also smaller, with greater variation in architectural style and state of original preservation. Monte Rosa is the later 19th century outbuilding of the villa of the same name, which had been built as Tripoli in 1854 but demolished within 50 years. Castell-a-Mar built in 1852 was left derelict after a notorious double murder in 1905, renovated in the 1920s it has since been subdivided into Grendon, The Gardens, Norfolk and Suffolk Lodges. The square-section stucco gate-piers capped by pineapple finials and the two-storey projecting porch with flanking and corner pilasters form a very attractive entry from the road, although the effect is vitiated by the proximity of a pair of ugly garages and the inserted stair to the upper floor division. The 3-storey flat-roof block on the northeast against the road is a late Edwardian addition. To the east both Asheldon and Hamlet Court are 1850s, 3-storeys and rather austere, keeplike even – the effect heightened by the original cement render and presence of parapets. Asheldon's appearance has been softened by painting, it preserves most of its original sash windows, but has a late 20th century extension projecting from the southwest corner. Hamlet Court is a conversion to flats of the smaller Delaware (Bicton Villa by 1861); the unpainted cement render showing an attempt to match the colour of the local limestone. Unfortunately the building is somewhat rundown, neither the replacement aluminium windows or the white-painted drainpipes contribute to its aesthetic appeal.
- 4.1.18 In 1861 Higher Warberry Road was only partially developed, three villas were accessed from its south side and one from the north; there were no connections west or east, but by 1870 most villas had been completed; only the four easternmost situated between Higher Warberry and Cedars Roads date from the later in the 1870s. Rosa Pines was built as Frogmore in 1866, prominently sited on the hill crest next to the reservoir, it sits alone on the north side of the road in the highest tier of the drives. In plan form and curtilage the stuccoed building remains unchanged below its slate roof. Notable features include giant corner pilasters, ground floor tri-partite plain sash windows with corniced pediments on console brackets and first-floor segmental-arched windows. The original slate roof is both hipped and gabled having deep eaves with paired carved brackets.
- 4.1.19 Villa Paradiso on the south side of Higher Warberry Road opposite Rosa Pines also preserves its original roof but has two unattractive later 20th century wings. Sunnyhill dates from c.1860 and although converted to flats, retains most of its original architectural features: pediments on console brackets, platbands and paired eaves brackets; and also its original openings with segmental arched tri-partite, and round-headed sash windows, the latter with radial glazing bars;. The original slate roof on the main block has been replaced but survives on the rear service wing. The cement rendered **Firsleigh** adjoining is of the mid-1860s; it is a fine example with a projecting tower at one end, a projecting porch with paired Doric columns and an entablature, and round and segmental headed openings; and reputedly a fine 19th century interior. Firsleigh Cottage is the former outbuilding. Lydford Hall built as Varena in 1865 survives but is sub-divided with the service wing as High Linhams, and the stableblock/coach house as Linham Mews. **Gresford** is the main block of the villa built as Clareen c.1860; the rear service wing has been sub-divided as Kenwood and Woodville,

and the coach house as Lynwood and Gower Cottage. Only the main block is listed, typically Italianate in style and ornament, its short tower has round-headed windows on its upper floors. The interior is rich in original and added features which include Italian marble and sculpted figures copied from the Italian originals, stained glass and an open-well staircase. The 1993 listing describes it as ‘a good example of a large Torquay villa, still in use as a house and with lavish interior detail’. The **gate piers** and **gates** are listed separately. Sutherland Tower is also of c.1860 and maintains its original slate roof; the stable block and coach house were once connected to the rear service wing but partial demolition post-war has separated them into two. This group of six villas all have long front gardens looking onto Sutherland Road, the only road in the tiered drives of the Warberries designed not to give access to any main entrance, only to the service courtyards of the Middle Warberry Road villas. Thus the physical potential for development in the front gardens of these six villas accessed from Sutherland Road exists, though any development would severely upset the symmetry and density of the original layout. Fortunately only the grounds of Lydford Hall and Gresford have been so exploited, with a pair of post-war buildings in each: none of them at all distinguished. Similarly further access to Sutherland Road from its south side would change the relationship of the remaining villas with the designed layout.

- 4.1.20 Below the reservoir on the north side of Higher Warberry Road the mid-1860s villa Rocombe has been subdivided, the service wing becoming Silverdale with a small area of garden against the length of the eastern curtilage. The main block retains its slate roof, and both blocks the original sash windows with their horizontal glazing bars. The main entrance gate piers are of dressed limestone with pyramidal caps. Four villas survive south of Cedars Road. Lavatacana, the earliest is contemporary with those of c.1860 to the west, is now 7 flats. This large villa has an entrance with a four-panel door and flanking arches with pilasters. The ground floor has segmental-arched sash windows with single horizontal glazing bars and Venetian shutters. Some have a semi-circular arched pediments above, and there are first-floor canted oriels with plain sashes. The later 19th century outbuildings against Cedars Road have recently been renovated. **Higher Warberry House** was built as Ayslford around 1865, originally cement rendered and blocked out it is now painted beneath its original slate roof; there are balconies to front and rear, round-headed windows on the first floor, and the porch has paired Doric columns with entablatures. The 1993 listing describes the house as ‘a rare complete example of one of the large Torbay villas, with its detail intact, still in undivided domestic use, set in its original garden’; the large stuccoed **gate piers** and iron **gates** are separately listed. The detached stable block/coach house, with access onto Cedars Road has been much extended and is not listed. A pair of late Victorian cottages near the top of the hill on the north side of Cedars Road are not unattractive but have been altered and extended.
- 4.1.21 The Mount Tryon nursing home occupies the site of the 1879 villa of the same name, which was demolished in 1995. Its detached service cottage was extended in the 20th century and, as Cranford, is in separate occupation, the pantile roof has recently been replaced by natural slate. Cedars Cottage in stucco under slate is a new subdivision in

the northeast corner. Warberry Lodge built in 1880 survives but is sub-divided, the service wing and the northern part of the grounds as Cedars Lodge. The detached lodge cottage/stable block is in separate hands also, as Warberry Cottage it is a prominent element of the street scene giving onto Cedars Road. The three stand apart from the stuccoed Italianate types of the conservation area, the difference being that they are built in a typical late Victorian polychrome of squared grey limestone with red and cream brick dressings. Both villa and cottage have segmental-arched openings, the villa's sash windows having patterned glazing with mainly vertical bars; the cottage has half-hipped gables and hipped dormers with casement windows. While the southeastern curtilage wall which flanks the access to Alta Vista and The Atrium has recently been attractively rebuilt, the modern brick entrance gate piers do nothing to enhance the visual quality at this junction. Alta Vista built c.1870 lies to the north west across Wellswood Path; it too is now sub-divided with the former service wing Tall Trees approached from Windsor Road; and the former detached lodge cottage Copse Cottage from Cedars Road. The main south-facing elevation is symmetrical about three-bays, with twin canted bay sash windows which have single horizontal glazing bars. In the west elevation is a segmental arched sash window, while the deep eaves under a mainly hipped roof are supported on paired moulded brackets. After Kincora's demolition in 2001 the purpose-built stucco and slate flats of The Atrium were developed on the original villa alignment with tent-roofed verandahs and eaves brackets echoing its predecessor, but the large blue electronically-operated steel gate is not an attractive feature. Although its foot-print is 50% greater than the original, it is in contrast to blocks like Teneriffe, the building having a much lower profile, only 3 storeys.

- 4.1.22 At the southern boundary of the conservation area a group of villas were built either side of Old Torwood Road in the 1850s; a few at the west end, now all demolished, were built in spacious grounds in the typical Warberry style; the others confined by either Wellswood Path or Babbacombe Road are smaller, four survive on each side of the road. On the north side Glenfield, Glenfield Cottage and Glenfield Coach House are the main block, service wing and detached outbuilding of Hardwick. Adjoining Loch Etive, Irwell and Stable Lodge are similar sub-divisions of the 1852 Oversfield; both groups preserve some original features. Irwell, which backs onto Wellwood Path, has a shallow hipped roof with deep eaves on paired brackets, and casements with small-paned top-vents, the latter probably dating from the early 20th century. The 1857 cement rendered and stucco moulded **Cambridge Lodge** (Cambridge Villa) and its detached outbuilding remain in single ownership. The **gate piers** are separately listed, as are the **garden walls** which extend to include those of Loch Etive's frontage. **Grey House**, also cement rendered and blocked out, has been converted into flats and the grounds subdivided to build a recent house, Katheo – an unfortunate intrusion – in the former garden. With the exception of their roofs both Cambridge Lodge and Grey House, are near unspoilt externally, with only a minimum of later alterations; together they form an attractive pair either side of the important pedestrian link with Wellswood Path, although in the last few years the cement render of Grey House has been painted yellow belying its name.

- 4.1.23 On the south side of Old Torwood Road an 1850s villa is now divided along its length as Wynne House and Woodcote, the latter incorporating some of the original rear service wing adjoining the road. The original shallow hipped slate roof has deep box eaves; the bifurcated stacks linked by a cornice. The front entrance door is panelled; some windows have six-paned sashes, others a single horizontal glazing bar or simply plain. Glenallon remains undivided and its grounds intact, although an addition to the west elevation does nothing to enhance the original conception. To the east on a corner site the **Yum Sing Restaurant** is the 1852 Exbury; it has a three-bay front with two rear service wings. The deep eaves are supported on paired brackets, pilaster strips and rusticated quoins to the first floor; and the stacks have rendered shafts with projecting cornices – all typical Warberries ornamentation of the period and here employed on one of the smaller villas. However it was empty during the winter of 2005/06 and is on the lower scales of a building-at-risk.
- 4.1.24 The final key groups of houses in this sub-area are not villas but terraces. **Nos 479-503 Babbacombe Road** are a good example of a stuccoed terrace built shortly after the widening of the road here in 1866; the 13 houses with their flat roofs concealed behind balustraded parapets are complete and unspoilt, although some are in need of maintenance and the signage of those in use as hotels has not always been well considered. To the north **1-10 Old Torwood Road** are a decade later c.1880, the 10 stuccoed houses face uphill towards the new villas. Although their scale is greater – three storeys, the top one is an attic storey, and a basement – the detailing is somewhat less refined. Each house has a projecting porch with square-section piers and shallow pediment. Most original sash windows, some tripartite, survive on front and rear elevations, and there are original cast-iron rainwater goods including richly-moulded hoppers at eaves level.
- 4.1.25 On the west side of Stichill Road 515 Babbacombe Road preserves Gothic elements from its earlier incarnation as Hexmoor Cottage present by 1840, on the junction between the Cary and Palk estates. The attractive tile-roofed Haldon Lodge, Braeside and Grays were all built on this odd-shaped nub of land between the estate boundaries and Stichill Road in the late 1930s. The limestone wall on the south side of Stichill Road has recently been rebuilt, and is an excellent example of the craftsmanship these walls require. On the north side of the junction between Hunsdon and Stichill Roads two walls converge but remain unbonded – a curious sight. The western one is the original curtilage of the late 1820s Woodlands and the Cary-Palk estate boundary, breached by the insertion of Hunsdon Road; the eastern one the original curtilage of Vomero, the first Palk building in the Warberries.
- 4.1.26 (4) *Stentiford Hill and the Braddon Terraces*
 This disparate sub-area includes a number of smaller semi-detached house types and their variants on the north side of Stentiford Hill, and a series of terraces on the south side which run down to the Torquay Harbour conservation area. The former are all in Warberry Road West, Nos. 30-44 face southwest over the road. No. 30 built as Beacon View in the 1870s is the only single detached villa in the group, it occupies a prominent

but cramped corner site with round arches on flanking pilasters and first floor blind openings, both moulded with keystones. The original verandah has disappeared but the house retains its plat bands and rusticated quoins. **Nos. 32-34 and 36-38 Warberry Road West** are contemporary mirror-plan semi-detached pairs; both are stuccoed with rusticated quoins. Nos. 32-34 have round-headed moulded architraves with keyblocks, and round-headed first-floor niche windows with Venetian shutters (32); highly decorative cast-iron verandahs, and Edwardian stained glass (34). Nos. 36-38 have full-height bays, 19th century entrance porches, and a wood-trellis verandah. Nos. 40-44 are also mid 1870s, a symmetrical group of three with double-bracketed eaves, rusticated quoins, and wreaths in bas-relief on the gables. No. 40 retains the original pilasters and vermiculated keystones around openings, and has a timber trellis veranda. Nos. 47-51 are also another symmetrical group of three, probably of the 1880s, they face southeast over their rear gardens. Each has two tall rendered end-stacks with deep cornices, and a central stack with lions' head bas-reliefs. Most original sash windows with horizontal glazing bars survive, and No. 47 has a timber-and-glazed side entrance porch with decorative gable and ridge tiles.

4.1.27 In Hillesdon Road the three terrace groups of the mid-1860s include runs of 5, 7 and 10, the plain fronts are rendered and painted, the architectural detail sparse: platbands between the floors and hoodmoulds supported on brackets, but few original doors or windows survive; and a second floor flat-roof extension detracts from the overall frontage. However the end terrace of the group of ten (No. 34) finishes with a flourish, its entry is turned at right angles to the terrace forming a three-bay front on the lateral side; the ground floor window openings have hood moulds, the upper ones have Venetian shutters, the entrance is shielded by a short enclosed verandah – all in imitation of the smaller villas close by. Grafton Terrace above sits below the villas of Upper Braddons Road and is connected to its level by a long flight of walled steps. In Braddons Street a part three-storey terrace steps down the hill, six houses, Nos 15-25 survive from the 1850s, the frontage is mainly plain with some plat- and sill bands; some panelled doors with three-pane overlights remain in the recessed round-headed openings; windows where original are six over six sashes with narrow glazing bars. The late Victorian school below Nutley built of randomly coursed limestone, has pointed 3-light windows in Ham stone reveals, and brick stacks; it was well restored and converted to residential use in 1992.

4.1.28 (5) *Wellswood*

Wellswood was dominated by Wellswood Hall and its park from 1840 until the sale of the grounds for the Wellswood Avenue developments of the 1920s; and the demolition of the hall itself in 1975 and the subsequent Marlborough Avenue houses – which are very much at odds with the surrounding plan forms and character. There was good villa development at the edges of the park along Lower and Middle Warberry Roads; while **1-15 Wellswood Park**, three two-storey stuccoed groups of five houses, built in 1853 and listed grade II* are amongst the finest terraces in Torquay, each with their private garden and a further 1½ acres of communal garden. Some interior rooms are lit from light wells, provided by a double-roof structure: ‘ingenious internal planning in a superior terrace’.

- 4.1.29 Although Woodend Road lies within Wellswood the six 1850s villas fronting Lower Warberry Road, more properly belong to the Warberry Villas character area (4.1.10). However a later addition Erlwood, built within the park and heavily screened by trees, is an Arts and Crafts, stone-built neo-Elizabethan house of the later 1930s. The slated roof has gables with prominent stone kneelers, below there are large square bays of mullioned and transomed windows with drip moulds. Wellswood Avenue contains several detached houses with typical 1930s' detail: plain tile, brick and render with mock timber-framed gables. On the both sides of the road there are low garden walls of local sandstone breccia, a boundary feature more commonly associated with the Paignton area. Just north of Wellswood Avenue 423 Babbacombe Road is a very attractive detached Arts and Crafts house of c.1920 roofed in small slates, with similar slate-hanging and small leaded-light casements, and some neo-Gothic pointed arched windows set in exposed stone. Service buildings to the rear are stuccoed beneath natural slate.
- 4.1.30 Another group of key buildings lies at the eastern end of Middle Warberry Road, concentrated at the eastern end, Medina, Lynfield House and Kinbrae date from the 1880s; their windows are a mix of leaded-light casements as well as sashes with a single horizontal glazing bar. Kinbrae has an attractive upper floor oriel set in the 2-storey entrance porch, but again a fine entry façade has been spoiled by an ill placed attached garage. At the road junction is 421 Babbacombe Road a neo-Gothic house of c.1890 with twin pointed gables, ornamented barge boards, and pointed-arch, sash windows with narrow margin bars in coloured glass. Other windows both triangular-arched and square regrettably have some PVCu replacements. At the very tip of the junction of Higher and Middle Warberry Roads are two early-20th century cast-iron Torquay Corporation electrical cabinets, one with the crest and motto. On the north side of Higher Warberry Road, just before it joins Barrington Road are two mirrored semi-detached pairs of c.1910 set in their own small crescent: Brooke & Homeside, and Shepley & Tring, built of rough-faced local limestone with dressed quoins and plain double sash windows.
- 4.1.31 In Ellesmere and Barrington Roads at the northeastern extent of the conservation area there are 12 detached or semi-detached urban villas forming a key group, though they are not without blemishes – inevitably the result of conversion to hotels and late 20th century extensions.. In Barrington Road five c.1880 villas: Muntham, Widecombe Cot, Barrington House, and the Coppice Hotel to the north, and Morningside to the south; with Glengarriffe, and Ansteys Lea Hotel on Ellesmere Road, retain significant original detail. All have hipped roofs carried on deep bracketed eaves; other features include full height canted bays, balustrading (blind at Widecombe), rustication, and flat, segmental or semi-circular arched openings with keyblocks. Muntham and Widecombe Cot are the least altered externally. Both Barrington House and the Coppice have large additional attached wings; the ovoid octagonal extension of Barrington apes the form of the large bay at the southwest angle and is part lost in the ground. Barrington and Widecombe both have ornately stuccoed gate piers capped with wreathed urns. Coppice has a very attractive 3-storey belvedere with twin round-headed windows and flanking pilasters, and chimneys seemingly rising from the window openings! However, a large flat roof extension on the west considerably dims the charm of the original building.

- 4.1.32 In the triangle formed of Ellesmere, Barrington and Higher Warberry Roads, Morningside has been converted to flats, as has been Stanfield where the effect has been to swallow the original building by enfolding its three principal sides in a thoroughly inappropriate late 20th century manner with flat-roofed wings. Glengariffe a c.1900 house in a Dutch Gothic style is delightful, prominent from the Higher and Middle Warberry Road junction; in pebbledash and plain render with ornate gables and full-height canted side bays it preserves its original sash windows. The central gable engenders a chimney stack with a thick deep cornice with two symmetrical terracotta pots. This superb and eccentric building has been undermined by a late 20th century extension to the right with a flat roof and PVCu windows – fortunately part-hidden by hedges at the boundary.
- 4.1.33 On the east side of Ellesmere Road, fronting Babbacombe Road are two mirrored pairs of c.1890 with side entrances, and ground-floor canted bays with corniced parapets: The Dolphin Cottage & Ellemere, and Kalinga & Firsdene. The former pair preserve the original natural slate roof and are in the better condition. On all some original detail has been modified, but a number of sash windows with single horizontal glazing bars, some tri-partite, survive. First floor windows are round-headed with flanking pilasters and keystones. Some frontages retain a bas-relief wreath on the gable wall. The deep eaves and gables have paired brackets, and the rendered stacks are capped by very wide cornices with a dentil course beneath.

4.2 BUILDING FORM, ORNAMENT & DETAIL

- 4.2.1 The villas in the Warberries exhibit two distinct styles of the 19th century Torquay villa: the simpler plain classical style exemplified by those built under the Cary estate on Braddon Hill from the 1824 to the late-1830s on modest plots of an acre, characterised in the main by plain symmetrical façades, usually tripartite, relieved only by a full length verandah, Venetian shutters at an upper level, and deep eaves carried on paired brackets. By contrast the many villas built on Palk land in tiered drives which step up Warberry Hill in concentric arcs from 1838 to the 1870s are characterised by their bold scale, a spacious layout in individually landscaped grounds of 2 or 3 acres, often with sweeping carriage drives. Their architecture has evolved from the simple classical into a rich Italianate, a combination of assymetric form with projecting wings on the horizontal, and belvedere towers to accentuate the vertical, the whole held together with a sophisticated detailing of pediments, canted bays, ‘temple’ porches in doric or other modes, balustrades, cornices et al. The combination of Italianate style, extensive grounds, and mediterranean ambience was clearly intended from the outset to attract the most fashionable society to the town.
- 4.2.2 There are a some distinct pockets of 19th century development not dictated by the villa plan. The mid-1850s Wellswood Park Terraces modelled on Regent’s Park being the most elegant. On Stentiford Hill there are a number of 1860s terraces, and an 1870s group of semi-detached urban villa types; and on Babbacombe and Old Torwood Roads two terrace runs of the late 1860s to late 1870s. The detached villas reached their greatest extent by the 1890s – the last of the larger villas built was Warberry Lodge, on

Higher Warberry Road, whose lease date is 1880. It is their scale and form and ornamentation that essentially gives the conservation area its special character. A late spurt of building in the 1880s with the layout of Ellesmere and Barrington Roads produced a slightly smaller villa type, still with a recognisably Italianate ornamentation, but in considerably smaller grounds of about ½ acre. In the late 1880s and 1890s, with the break up of the very large Woodlands grounds, a final series of villas was built off Hunsdon Road, often on plots of only ¼ acre. These are eclectic in decoration showing characteristic Italianate decoration as well as contemporary Cary Park type roughcast renders and Edwardian features.

- 4.2.3 Despite the depredations of the 20th century and total demolition, or the lesser losses to detail because it is obscured by alteration and adaption, much original ornamentation does survive in both the main and the service blocks of the villas, as well as to boundary details and detached outbuildings. The historic character of the conservation area is still to be found in the many largely original 19th century frontages with their ornate period details in stucco and stone. The photographic pages are indicative of the extent of the surviving historic detail.

4.3 USE OF MATERIALS

- 4.3.1 The predominant building finishes here as in other areas of Torquay's fine building are Stucco and white, or colour-washed, render over stone, with some cement render. Brick, which was available from mid-19th century, and exposed natural stone, (which was usually rough-faced but with dressed stone often in a contrasting variety) were used for quoins and openings in the later-19th/early-20th century houses and in some of the carriage houses or servants' cottages within the grounds of the larger villas. The preferred stone, as elsewhere in much of Torquay is the local grey Devonian limestone, quarried close to the areas of building. Where not rendered over, but exposed, it is most widely seen as randomly coursed rubble in boundary and retaining walls; or dressed for use as steps on the many paths within the conservation area, as kerbstones, and in some gate piers. Permian New Red Sandstone, is also local but is far less widely used in any context. The front boundary walls to the houses in Wellswood Avenue is the one example in the conservation area, here it occurs in its more common breccia form with many particulate inclusions.
- 4.3.2 Welsh or Cornish slate was the dominant roofing material of the 19th century, especially the latter. Around half of the original villa roofs have now been replaced by artificial substitutes; however in recent years, a few properties have been re-roofed using imported slate, while there is a scattering of roofs in plain tile, normally those of the first half of the 20th century. In order to keep a low roof profile, some of the larger villas had partially flat roofs or internal valley guttering, which with later flat roof-extensions can give rise to considerable maintenance problems.
- 4.3.3 It has already been noted that there is a wealth of high quality period detail throughout the conservation area. However unlisted buildings are, as yet, afforded little statutory

protection, and the ornamentation is vulnerable to insensitive usage, and ill considered change. There are good decorative examples of stucco and render: brackets, cornices, hood moulds, eaves and architrave detailing; additionally rendered stacks (some over brick) with mainly cream terracotta chimney pots are also a feature; unfortunately some of the latter have been removed. Amongst the most notable joinery are original doors and windows, with distinctive panels and glazing bars, and Venetian shutters. Stone balconies or parapets with balustrading are present on a number of buildings. Verandahs in either timber or ironwork are significant; similarly cast iron items and ornament survives in gates and in street furniture. Wherever such historic detail occurs, it adds much to the overall character of the conservation area.

4.4 CONDITION OF BUILDINGS

4.4.1 From superficial external observation – and many elevations away from the street frontages are inaccessible, the majority of buildings in the conservation area appear to be in a sound structural condition. As elsewhere there is some evidence of ageing roofs, including flat roofs, which will soon require a complete overhaul. As always the gravest concern is that poor maintenance, or an asserted weak structural condition, is advanced as a reason for demolition and redevelopment; such threats appear to be receding. There are however instances of both multiple occupancy and probable landlord neglect. While neglect may often be superficial, if prolonged the result may be that historic detail ends up being replaced rather than restored. In some cases owner or agents plead the lack of available technical skill in carrying out a programme of repair; with the guidance of the Council's conservation officers this objection may be overcome.

4.4.2 The most significant threat, across the conservation area as a whole, is no longer outright demolition, but the the removal and replacement of historic detail, especially items of joinery such as doors and sash windows; frontage and boundary features. Much good quality period joinery and glazing to windows and doors has already been lost to PVCu replacements that often bear little relation to the original – this can be deduced from simple observation. Much remaining 19th century joinery, except where badly maintained, is still in good condition, and normally capable of restoration, rather than replacement. There should be no conflict between the retention of historic detail, and modern levels of comfort and convenience which is often a decisive factor in its removal, thereby causing a historic building to lose its authentic character. Sound advice is available in English Heritage's Notes on the application of Building Regulations Part L *Balancing the needs for energy conservation with those of building conservation*.

5 CHARACTER AND RELATIONSHIP OF SPACES

5.1 The mainly concentric roads which surround Warberry Hill were laid out to provide large plots which could in the main be accessed both front and rear. The steep topography is linked across the the line of contours by a considerable network of pedestrian walkways, some of which have flights of steps with railings; many of the

paths, Wellswood Path being the most extensive, are enclosed by walls of limestone rubble. From the higher parts of the conservation area there are dramatic outward views, both out to sea, and across the inland valleys carved by the Torwood and Fleet streams. Warberry Hill and Stentiford Hill on its southeastern flank, and even the more lowly Braddon Hill all provide a remarkable sense of seclusion from the adjoining urban areas immediately beyond the conservation area.

- 5.2 An early intention to achieve strong elements of townscape, as evidenced by the scale, setting and fine architectural detailing of Wellswood Park, was soon superseded by the greater privacy and seclusion of the large villa developments. The topographical aspect was such that many villas could be set against the slope in such a way that views ranged from roofscapes in front, to frontages extending above terraced gardens to the rear. In many locations the main frontage of the villas is so well hidden from the street-scene that the townscape is quite concealed. The later prominent terraces in Babbacombe Road and Old Torwood Road, and the 1890s villas of Hunsdon Road on their small plots are in contrast to the seclusion of the earlier large villas. Here there is no loss of townscape quality for it is the building itself which forms the dominant visual element unscreened by mature vegetation and other landscape features.

6 GREEN LANDSCAPE AND TREES

- 6.1 The Warberries conservation area occupies 80ha/200 acres of the south-facing slopes of the hill, with a difference in height of over 100m/330'. It is a green landscape which was designed in the mid-19th century to be rich in open spaces. The grounds of the villa developments convey the impression of a rich almost park-like setting, these are now a mixture of mature deciduous and evergreen trees, mostly within the grounds of the villas themselves. Some of the walls are now topped by hedges or shrubbery, whilst some trees in close proximity to curtilage walls and pavements are beginning to pose structural problems through extensive root spreading. The mature trees, some of which date back over 150 years, are a significant visual feature, essential to the character and setting of the conservation area. Their conservation and replacement post-senescence will be an important issue for the future. The various footpaths which link the streets on different tiers are a further important element of the designed landscape. Wellswood Path being the most extensive runs from Cedars Road at the top of Warberry Hill to Stitchill Road at the bottom – almost 900m; part of the path, that between Lower and Middle Warberry Roads, is long flights of steps. Similarly a steep flight of steps, Grafton Steps, links the villas of Upper Braddons Hill Road and the Stentiford Hill Terraces.
- 6.2 By contrast Wellswood Park in its sheltered setting is a small private town park serving 15 terrace houses. Now about 3½ acres it was laid out in the early 1850s, but taken out of March Phillips's 26-acre park of the 1840s. The listing praises 'the relationship between the houses and park [as] an exceptionally attractive example of suburban design'. The pine plantations on Warberry Hill were also laid out by Phillips, the pond which still survives beyond the cliff face above Grange Road at the top was originally the

water supply to Wellswood Hall. By 1904 at the latest the 9 acres here had become the the Warberry Hill Pleasure Grounds. Many pines, then around 150 years old, were lost in the storm of 1990; the gaps left are, in the main, being filled by naturalised deciduous species. Now known as Warberry Copse the area is still much used for informal recreation, and known for the extensive views to the sea and towards Dartmoor. Stentiford Hill at the western edge of the conservation area is the limestone outcrop visible from the town centre; formerly quarried for the stone for the Warberry villas it provides dramatic outward views. Here the tree cover lies below the hill itself, just beyond the boundary.

7 THE SETTING AND FEATURES OF SPECIAL IMPORTANCE

- 7.1 Within the Warberries some of the most lavish and spaciouly laid out of all Torquay villa developments may be found. The scale of building in an extensive landscaped setting, and its confident execution over nearly 170 acres, became the hallmark of the mid-19th century fashionable resort. Although there are distinct and discrete terraced groups at the peripheries: the unique Wellswood Park; Clifton Grove; and those of Grafton/Hillesdon Road, the main emphasis was upon detached villa developments, between mid-1820s and the mid-1860s. The conservation area also contains some development from the first half of the 20th century, such as that in and around Wellswood Avenue, which displays good representations of the period, several exhibiting an unmistakable Arts and Crafts style.
- 7.2 It is possible to summarise the features that give the conservation area its special character as follows:
- ❖ the almost complete preservation of the 19th century designed layout in its road configuration, extensive plots, open spaces, and walkways;
 - ❖ the survival of around 100 villas on Braddon or Warberries Hills built 1824-1880; the unique Wellswood Park terrace complex (grade II* listed); almost 30 smaller urban villas and semis built 1880-1890s; the many detached servants' quarters, stable blocks and coach houses, including those of now demolished villas; and the late Victorian terraces;
 - ❖ the large proportion of earlier-19th century development which remains significantly unaltered, including overall frontage design, spatial arrangement, roof profiles, chimney stacks, original pots, and the survival of extensive boundary walls using the local limestone rubble;
 - ❖ the wide range of historic frontage and layout forms, employing a wealth of detailed ornamentation, and using a palette of materials including decorative stucco, and an imaginative use of natural stone and/or brick and terracotta, and in combinations which

characterise much of the development that took place between the mid-19th and early-20th centuries;

- ❖ the survival of much individual period detail, such as stucco mouldings, and stonemasonry; fine joinery in the original sash or casement windows, some with ornate glazing bars, panelled doors and Venetian shutters; and cast-iron features such as verandahs;
- ❖ the extent of the surviving 19th century green landscape ranging from the pines of Warberry Hill to the extensive individual trees, shrubs and larger tree groups – both evergreen and deciduous – within the curtilage of the villas, which act as an important foil to the buildings, including much of the lesser 20th century infill; and the off-street footpaths and stairways, including historic surfaces, which run through it; and the street furniture, e.g., seats, street lamps etc.) which adorns it;
- ❖ the outward views across the valley to the Lincombes, and at the western and northern edges, dramatic outward views from Warberry Hill across Ellacombe towards Dartmoor and from Stentiford Hill across the town centre towards Tor Bay.

8 EXTENT OF LOSS, DAMAGE AND INTRUSION

8.1 Previous to World War II the pattern of villas established on Braddon and Warberry Hill, the terraces off Babbacombe Road, and on Stentiford Hill established by the 1890s was largely intact after half a century. Infill which had begun with Hunsdon Road in the 1890s and Wellswood Avenue in the 1920s was sensitively undertaken. However since the 1950s there have been some markedly detrimental excesses, common to many coastal resorts, and paralleled elsewhere in Torquay. Not only have high-rise flats and maisonette blocks replaced demolished villas, but they have been constructed with no regard to the original 19th century aesthetic, or its use of materials.

8.2 Considerable demolition and rebuilding was carried out within the conservation area in the 1960s and 70s. Much of this development, occurred prior to the recognition of the inherent quality of the original 19th century architectural style and detail – the conservation area was first designated in 1975. Smaller detached house estates have been built in the grounds of both Ben Venue (Ben Venue Close) and Wellswood Hall (Marlborough Avenue) which are antipathetic to the original plan forms. Only in more recent years have some better integrated results been achieved; but there do remain instances of the demolition of single villas (e.g. Kincora, and Mount Tryon) and their replacement with purpose-built flats, indicating that historic character is still being lost. While the conservation area remains essentially early-mid 19th century in its layout, few parts still retain a full complement of historic buildings.

8.3 There are other individual factors that are increasingly undermining the character of the conservation area; it is also undervalued as an area worthy of the visitor. The following list is indicative, not exhaustive:

- ◆ wholly inappropriate extensions and additions to the original 19th century fabric;
- ◆ the loss of natural roofing slate and its partial or complete replacement with artificial substitutes, some of which are poor imitations of the original;
- ◆ the loss of an increasingly large proportion of historic joinery, mainly original sash windows with glazing bars, Venetian shutters, and four- and six-panel original doors;
- ◆ the loss of decorative ornamental detail, most often stucco, which is removed by inserted features, extensions or replacements of original fabric; and iron work, especially verandahs;
- ◆ a number of the key historic buildings are in a relatively poor state of repair; these are normally in multiple occupancy; some may preserve original features albeit from neglect, though a continuing lack of maintenance will put them at risk;
- ◆ concealed and often little used pedestrian links and stairways – potentially one of the most attractive features of the conservation area – where maintenance, suitable lighting, poor quality and unimaginative signage, and uneven pedestrian surfaces need greater consideration;
- ◆ the lack of interpretation of the historic built environment, such as heritage trails, leaflets, and town walks. The Warberries has something to offer to the more adventurous or discerning visitor; this part of Torquay offers some striking viewpoints and prime examples of fashionable 19th century architecture and design that contributed to its significance as a fashionable coastal resort, and now the leading tourist destination in Britain.

9 SUMMARY

9.1 The design and layout of the Warberries, and the adjoining Lincombes, essentially between 1840 and 1860 represent the single most important stage of development in Torquay's rise as one of England's most fashionable resorts. The plan form of the villas within their extensive grounds followed the earlier Cary estate examples on smaller plots on Braddon Hill; it is almost exclusively the work of the Harvey Brothers under the guidance of the Palk estate trustee William Kitson. Cherry and Pevsner in the *The Buildings of England, Devon* write that in the early Victorian years handsome terraces and villas could be found *above all, on the steep hills of the Palk estate ... here the villa in its own grounds becomes the dominant type, the earliest examples of the 1830s [actually*

from 1824] quite severely classical, the later ones embellished by bay-windows and Italianate trimmings.

- 9.2 The layout devised in the 1840s was complete by the 1880s; in 1874 March Phillips, then Torquay's senior magistrate could confidently assert;

To Mr Kitson's discrimination, foresight and judgement should be ascribed whatever attractions art had conferred on the town. The hills, hitherto inaccessible, were opened up by roads which were planned by him; the symmetrical arrangement of the villas on the sloping hills was the result of his fertile ingenuity ... In short [he] had before him the building up of a new town.

Early infilling between the late 1880s and 1930s respected the designed landscape albeit within reduced grounds. There are many unlisted but key buildings spanning the period from the 1820s to the 1930s which are essential components of the conservation area. However the very low density of villa development, the difficulty in maintaining them as one unit with the consequent loss of their high social status, and their close proximity to the town centre has inevitably left them vulnerable to change and redevelopment. Changes within the conservation area since the 1950s have in the main been detrimental to the historic character. Nevertheless there are examples of updating, modification or complete refurbishment that have preserved much of the historic integrity of the buildings and their settings.

- 9.3 While complete demolition of any key building is now extremely unlikely – and would be heavily contested – the conservation area is confronted with a number of problems that have until now not been fully resolved and which do have a detrimental effect upon its overall historic and architectural character. This has reached critical proportions in some parts of the conservation area, inevitably to the unlisted key buildings, with changes that are deleterious to its overall character and appearance. The danger is in small but cumulative changes, its effects incremental; it is more likely to arise from the fashion for architectural antiques which leads to fixtures and fittings being removed from their historic setting – especially from buildings not in owner occupation. Otherwise the single most pressing issue is the replacement of original timber doors and windows with PVCu; this raises questions of sustainability as well as visual degradation. Extensive guidance is available in English Heritage's *Building Regulations – Balancing the needs for energy conservation with those of building conservation: an Interim Guidance Note on the application of Part L* (March 2004).

- 9.4 In spite of some total losses, and poor post-war infilling and replacements, the architectural quality of many 19th century buildings is high, and rich in period detail. With insidious pressures on the increasingly fragile historic environment it is important to ensure that the character of the conservation area is not further eroded – and indeed needs to be enhanced. Changes to the key buildings should be very carefully controlled and have special regard to the historic fabric of the original building. It equally applies

to new buildings and their settings, which should be properly subservient to the inherent character of the conservation area.

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 Warberries conservation area:

- (1) All unlisted buildings identified as key buildings or groups of buildings that contribute to the historic built environment should be included within Article 4(2) Directions to control inappropriate changes to the principal elevations.
- (2) Protect from detrimental loss all those key local features of special importance, which need to be safeguarded or enhanced, when determining development proposals within the conservation area; and where in future, Conservation Area, or Article 4 consent may be required.
- (3) In tandem with Local Plan Policies, and other guidance issued by Torbay Council Give due consideration to other key local factors which make up the features of special importance, as set out in Section 7 when determining development proposals within the conservation area.

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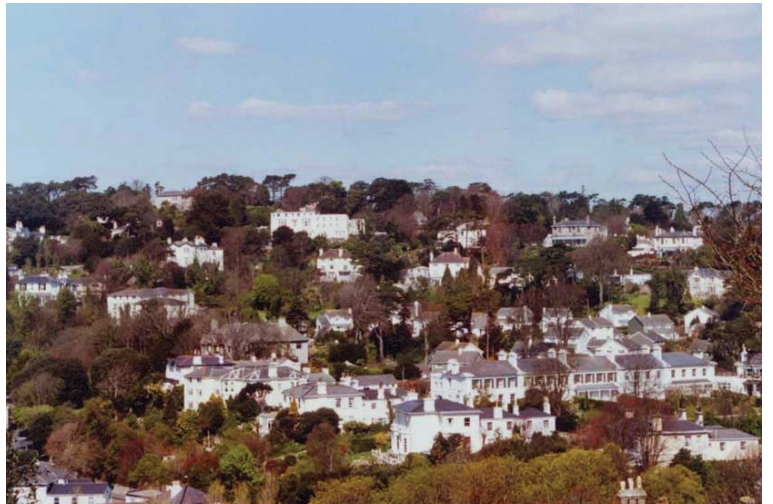
PHOTOGRAPHS

Warberries: Outlooks and Inlooks

- 1 The view westwards from Stentiford Hill over Market Street and across the 'Ellacombe Valley' to Castle Gardens (Torquay Harbour conservation area) with the dominant spire of St Mary Magdalene, Union Street to the left.
- 2 The view towards Warberry Copse over the Torwood Valley from the Lincombes. In the right foreground the western terrace of Wellswood Park (Grade II*) is prominent with the 1850s villas fronting Lower Warberry Road to the left. The large stucco block near the top is the 1990s Mount Tryon, only this building in the mature landscape setting seems over dominant.
- 3 One of the many pedestrian links connecting the roads which rise in tiers up Warberry Hill from Babbacombe Road; here between Lower and Middle Warberry Roads the footpath is stepped. The steps in dressed local limestone are far more durable than modern cement blocks.
- 4 The view across the bay from the mature garden of a Higher Warberry Road House; with the demolition of some villas and the infilling with multi-storey blocks not all have such fine aspects.



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The Early Villas on Braddon Hill

The earliest villas in the Warberries were built on the Cary estate on Braddon Hill in the mid-late 1820s. They generally show similar simplified classical features, regular ground plans to the main block with verandahs on the principal façade, cornices with parapets above and rendered stacks.

- 5 Braddon Villa, 30 Braddons Hill Road East, although looking rather tired is largely unaltered at the front. Where the verandah is enclosed the 3-light sections, with a single thin spanning transom glazing bar form an elegant and attractive, if non-classical, feature but one that is easily lost if not maintained.
- 6 Braganza, 34 Braddons Hill Road East is similar, the simple ornamentation a platband and cornice; well maintained it has never the less lost its verandah, and would gain much from its re-instatement.
- 7 Mount Braddon (Disraeli's House), 50 Braddons Hill Road East was built in 1827 and is now a hotel. The simple four-window plain front - French windows on the ground floor, and sashes above with sliding shutters - is much enhanced by the verandah which encircles three sides of the house and is enclosed on the west side.
- 8 Hillsborough House dates from the 1830s, in fine condition it preserves its original verandah supported on trellis work, and the upper floor Venetian shutters. The paired eaves brackets are typical of the later style which spread up the hill over the following 30 years. The dormers are not original but are less offensive than most.



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- 9-10 Thorpe House in Upper Braddons Hill Road (built by 1850) was similar to Hillsborough but never had a verandah, the conservatory being an elegant 20th century one. The projecting bay is late 19th century, a smaller one can be seen on the east side to the right, its glazing does nothing to unify it to the other elements. The full height entrance porch which breaks the roof line is apparently original, or if added was present by 1860. (10)

The Warberry Hill Villas and grounds

- 11 A late medieval survival, part of Torre Abbey's Torwood Grange was incorporated into the new Tudor mansion of 1579. Converted into a stable and carriage block in the 18th/19th century it survived the demolition of the Tudor building in 1843, and the Torwood Mount villas in 1975. The relict building survives as 3 cottages.
- 12 Vomero was the earliest of the Palk villas on Lower Warberry Road above Braddon Hill. Built in 1838 on a grander scale than those of the 1820s it has now been converted to flats as Kathleen Court; the south front has an Edwardian addition of a canted centre bay supported on an Ionic colonnade which forms a terrace to the first floor above.



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- 13 Spa Court built as Stitchill House in 1840 from the south west; the early balustraded belvedere can be seen on the extreme right. The blank façade to the south of the two-storey porch was once occupied by a later Victorian conservatory.
- 14 Villa Maggiore, now Bramhope, was built in 1844, the original east elevation here lies on the left; the projecting porch bay, pediments carried on console brackets, and rusticated quoins are all elaborations of the flourishing Italianate style, which was looser than the simplified classicism of twenty years earlier. The right hand wing is later Victorian but built in harmony with the original.
- 15 Newark House, Lower Warberry Road, formerly the 1850s Highfield is now subdivided into five flats including new build. The attractive entrance front is marred by the flat roof garage extension at the southeast corner - the worst place breaking the link between the principal southern façade and the entrance. The roof of the former service wing is visible above the trees to the right.
- 16 The newly restored 1850s The Croft with its very handsome entrance porch, eccentrically corniced stacks and octagonal gatepiers topped with wreathed urns.



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- 17 The Croft: new build at lower ground level, on the garden side, viewed from Wellswood Path.
- 18 Dunstone was built as Buckingham House in 1842. The original conservatory at the junction of the two fronts has been replaced by a fine, though overlarge, Edwardian octagonal one with a lantern.
- 19 Wellswood Manor built as Compton by 1851 is now divided into flats; here the south front of the main block shows the typical but slightly restrained ornamentation on the symmetrical façade with wide rusticated quoins, and plat and eaves bands below deep eaves supported on paired moulded brackets. The conservatory extension is an addition of the 1880s.
- 20 Lisburn from the 1850s seems to hark back to the simpler classical villas of the previous generation. The once symmetrical 3-window front with only rusticated quoins, a plat-, and an eaves band being the only prominent decoration, with Venetian shutters at the upper level. The verandah once surrounded the whole south front, lapping round both west and east corners. The western portion was replaced by an Edwardian conservatory; the verandah was not restored when this was removed, while the bay window and enclosed extension on the east are probably from the 1930s.



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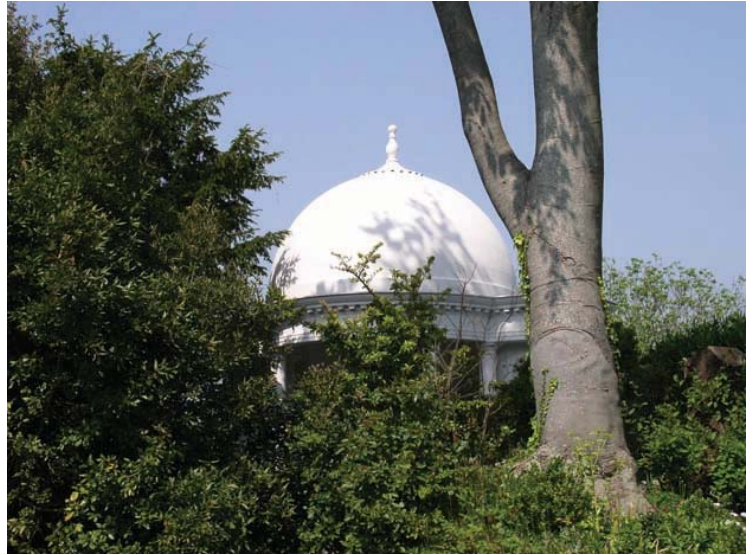
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21-22 Ben Venue built 1858 has a narrow and unusual principal façade on the southwest with dominant 2-bay semi-circular bow fronted windows to the ground floor, forming a balustraded balcony at first floor level. In front a balustraded terrace projects into the garden. Within the original 2½-acre grounds a fine classical Pavilion, topped by a dome and finial and supported on slender Doric columns, formed a centrepiece; this is now isolated, and near obscured, in the garden of 2 Ben Venue Close, one of the 11 indifferent late 20th century stone-and-stucco houses (22).

23-24 Walton Lodge built in 1853 was bombed during the war and subsequently demolished, only a small part of the service wing surviving. This has been extended towards the south but the modern house still only occupies less than half the footprint of the original villa. Most unusually there has been no further sub-division of the grounds and a rich and mature garden is the result. The original entrance on Middle Warberry Road shows well maintained rendered gate piers, limestone walls and a high screening hedge (23). Inside the curving carriage drive inscribes a semi-circle through mature gardens to the entrance on the east (24).



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- 25 By contrast at Highfield built in 1853 the main block survives but one third of the house, the rear service wing, has been demolished. Here the house is viewed from the northwest, the flat-roof rear marking the line of demolition. The proportion of the main block and its treatment is well seen with the round-headed light to the staircase which once linked the two blocks, and the 20th century first-floor picture window created by removing the walling between the two sash windows.
- 26 Villa St Ronans: amongst all the early-mid Victorian stuccoed villas is a very early example of a house and an integral garage development within a villa garden, whose narrow plot runs the length of the eastern curtilage of St Ronans with access from Higher Warberry Road. This is not a villa at all, but a Thirties Modern Movement house, angular with bold straight lines, flat-roofs, sun balconies and metal frame windows.
- 27 Horsford built in 1858 in the typical stucco and slate combines the classical and Italiante styles of ornamentation. The symmetrical south front has ground floor windows carried to threshold level, while detached cornices projecting from a plat band are carried on console brackets.
- 28 Ridgehill of 1865 has been subdivided: the main block with the splendidly tall and balustraded belvedere as Taplow Court, the rear service wing as The Priory, and the attached stable block and carriage wing retaining the original name. The awkward arrangement of the latter is not ameliorated by the differential colour scheme.



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- 29 The short belvedere of Woodlands seen from the north, the service wing is in separate occupation as Milton House. The presence of Venetian shutters on the service wing facing north is a curiosity.
- 30 The fine late-Victorian Newburn has square window openings with recessive architraves, on the ground floor the windows are simple single pane sashes, on the upper floor they have a single horizontal glazing bar; the conservatory with its finial crestings is an Edwardian addition. A perfect example of a key building though unlisted.
- 31-32 The 1852 Castell-a-mar has been subdivided into four apartments, the attractive entrance has been compromised by the position of the garges which have unaccountably been brought into the plane of the entry façade, and the stair to the first floor entry, which appears to go through a chimney. The 3-storey flat-roof extension is late Edwardian (32)



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32-34 The rear of the austere 1850s Asheldon Manor (33) and Hamlet Court (34) from Middle Warberry Road. The uncoloured cement render of Hamlet Court mimics the tones of the natural limestone. Both seen from Wellwood Avenue (55)

36 Gresford built c.1860 is typically Italianate in style and ornament, its short entry tower has round-headed windows on its upper floors, and prominent eaves brackets.



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- 37 Change in the late 19th century and in the early 21st : Warberry Cottage, the detached stable block of warberry Lodge to the left is part of the only villa complex, the last to be built on the Warberries proper, constructed in exposed natural limestone with polychrome brick dressings. Cedars Cottage is new build in stucco and slate in the former grounds of Mount Tryon.
- 38 After Kincora's demolition in 2001 the purpose-built stucco and slate flats of The Atrium were developed on the original villa alignment with tent-roofed verandahs and eaves brackets echoing its predecessor. The foot-print is 50% greater than the original in order to achieve a low profile of only 3 storeys.
- 39 The eastern entrance front of Cambridge Lodge built in 1857, the cement render is the original finish. Both gate piers and the porch require attention; the eastern gate pier begins a length of listed limestone walling which extends for nearly 100m south and then west along Old Torwood Road.
- 40 The Yum Sing, built as Exbury in 1852 is triple-fronted with principal façades on the south and west, both seen here from near Babbacombe Road. The prominent extensions to the east are early 20th century.



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- 41 Nos 479-503 Babbacombe Road are a good example of a stuccoed terrace designed to fit a difficult site in the late 1860s/70s. The 13 houses all have flat roofs concealed behind balustraded parapets, the upper three 479-493 are double fronted, the rest single fronted which alternate bays with entries in a mirror fashion. Here the change from the single to double frontage is seen, as is the inappropriate and unnecessary use of Dutch blinds on the guest houses bay.
- 42 Behind Nos 1-10 Old Torwood Road, a heavily detailed 1880s terrace, face northwest, up Warberry Hill. Each house shares a projecting double, but somewhat monolithic, porch with square-section piers and shallow pediments. Most still have their original sash windows, some tripartite, on front and rear elevations, and their original cast-iron rainwater goods including richly-moulded hoppers at eaves level. However the loss of all the front gardens to parking exacerbates the heaviness of the design and removes the necessary distance from the street.

Stentiford Hill and the Braddon Terraces

- 43 36-38 Warberry Road West, one of two contemporary mirror-plan semi-detached pairs; The pair is stuccoed with rusticated quoins and full-height front bays; the glazed entrance porches is original as is the wood-trellis verandah.



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44-45 16-34 Hillesdon Road, one of three mid-1860s terrace groups, has plain but multi-coloured fronts; otherwise the ornamentation is simple: platbands between the floors and hoodmoulds supported on brackets, however few original doors or windows survive; and a second floor flat-roof extension detracts from the overall frontage. However No. 34 the end terrace finishes with a flourish, its entry is turned at right angles to the main run forming a three-bay front on its flank; the ground floor window openings have hood moulds, the upper ones have Venetian shutters, the entrance is shielded by a short enclosed verandah - all in imitation of the smaller villas close by (45).

46 At the bottom of Braddons Street, a late Victorian school of randomly coursed limestone, with pointed 3-light windows in Ham stone reveals, and brick stacks, has been well restored and converted to residential by a housing association.



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Wellswood

47-48 Nos 11-15 Wellswood Park one of the three groups of five, built in 1853 and listed grade II*. They are amongst the finest terraces anywhere in Torquay, having both a private rear garden and a further 1½ acres of communal garden beyond. The rear of Nos 1-5 showing the original Venetian shutters and tent-roofed verandahs (48).

49 A 1930s house in Wellswood Avenue.



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50. A very attractive detached Arts and Crafts house of c.1920 at 423 Babbacombe Road; roofed in small slates, and similarly slate-hung at first floor level with small leaded-light casements, and some neo-Gothic arched windows set in exposed stone. The service buildings to the rear are stuccoed beneath natural slate roofs in various styles.
- 51 A neo-gothic house of c.1890 at 421 Babbacombe Road has twin pointed gables, ornamented barge boards, and pointed-arch, sash windows with narrow margin bars in coloured glass. Other windows both triangular-arched, and square regrettably have some PVCu replacements.
- 52 On the north side of Higher Warberry Road near Barrington Road are two mirrored semi-detached pairs of c.1910 set in their own small crescent: Brooke & Homeside, and Shepley & Tring, built of rough-faced local limestone with dressed quoins and plain double sash windows.
- 53 Widecombe Cot one of the five c.1880 villas in Barrington Road, and with Muntham the least spoilt; it preserves much original detail including full height canted bays, blind balustrading, rustication, and flat single pane sash windows. The ornately stuccoed gate piers are capped with wreathed urns.



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- 54 The Coppice Hotel is characterised by its very attractive 3-storey belvedere with twin round-headed windows and flanking pilasters; it also has a pronounced eccentricity, the chimney stacks appear to be rising from the window openings! However, the ugly extensions considerably dim the charm of this original feature.
- 55 Glengariffe is a delightful c.1900 house in a Dutch Gothic style in pebbledash and plain render with ornate and exaggerated gables, and full-height canted side bays. The central gable engenders a chimney stack with a thick deep cornice with two symmetrical terracotta pots. This superb and eccentric building preserves its original sash windows, but has been undermined by the insulting 20th century flat-roof extension to the right PVCu windows - fortunately part-hidden by hedges at the boundary, and the tree when in flower.

Detail

- 56 The listed gate piers and gate of Higher Warberry House, the stucco making an attractive contrast with the limestone wall and black-timber and iron gate.
- 57 Signage: ancient, and modern - and unnecessary.
- 58 Early 20th century street furniture; a very rare example of Torquay's coat of arms and motto.



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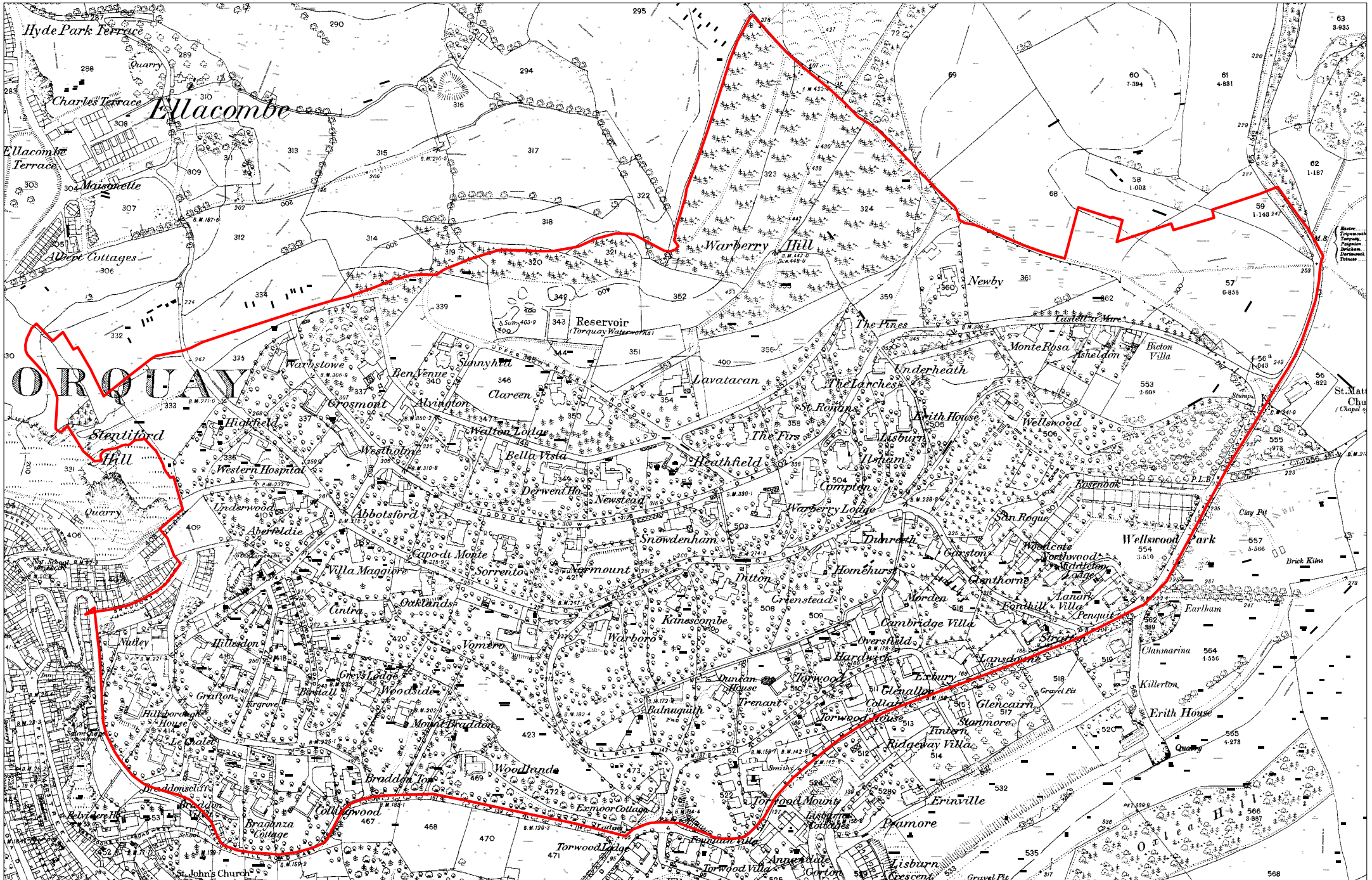
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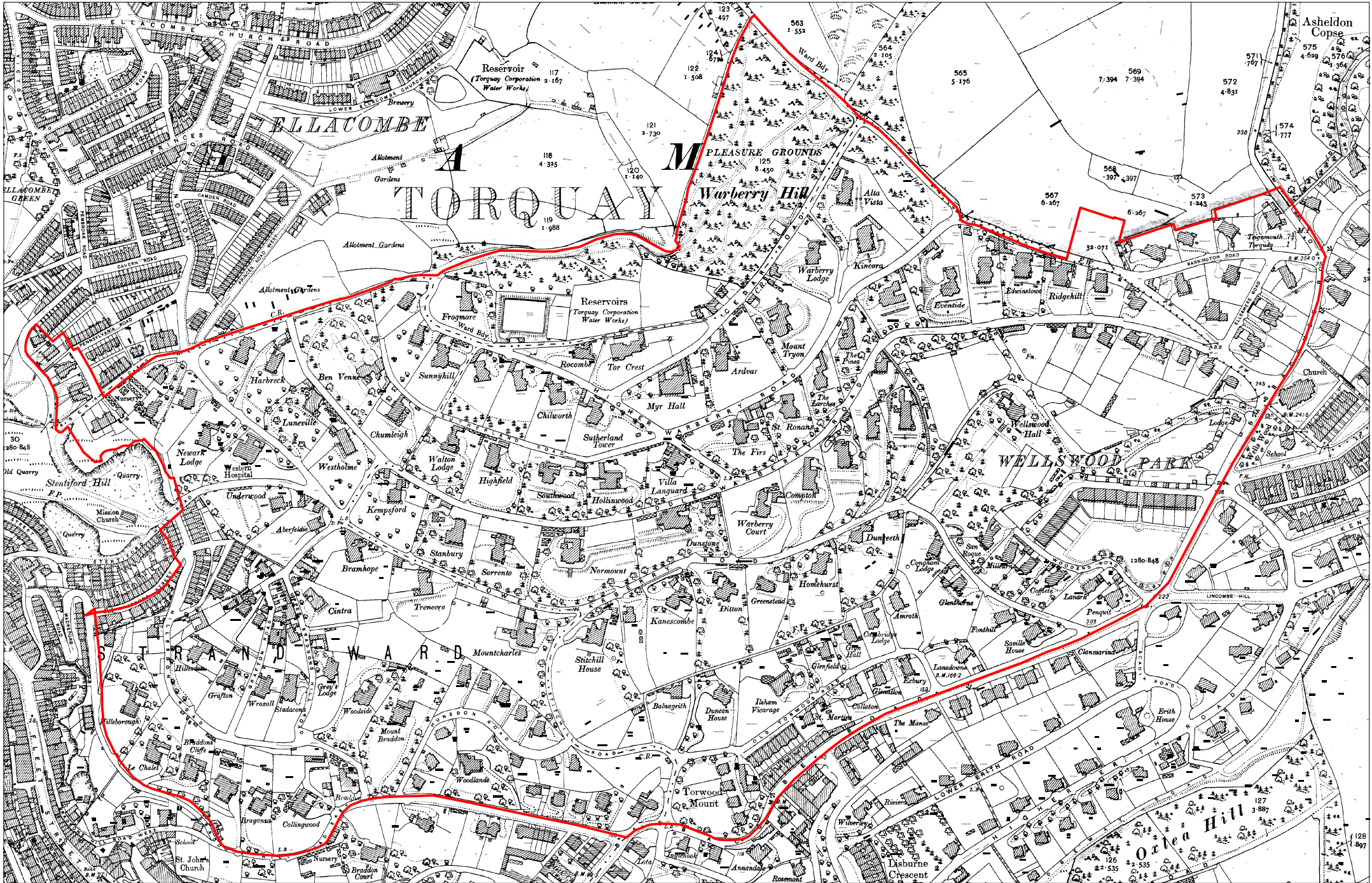
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WARBERRIES

Ordnance County Series 1:2500

First Edition surveyed 1861













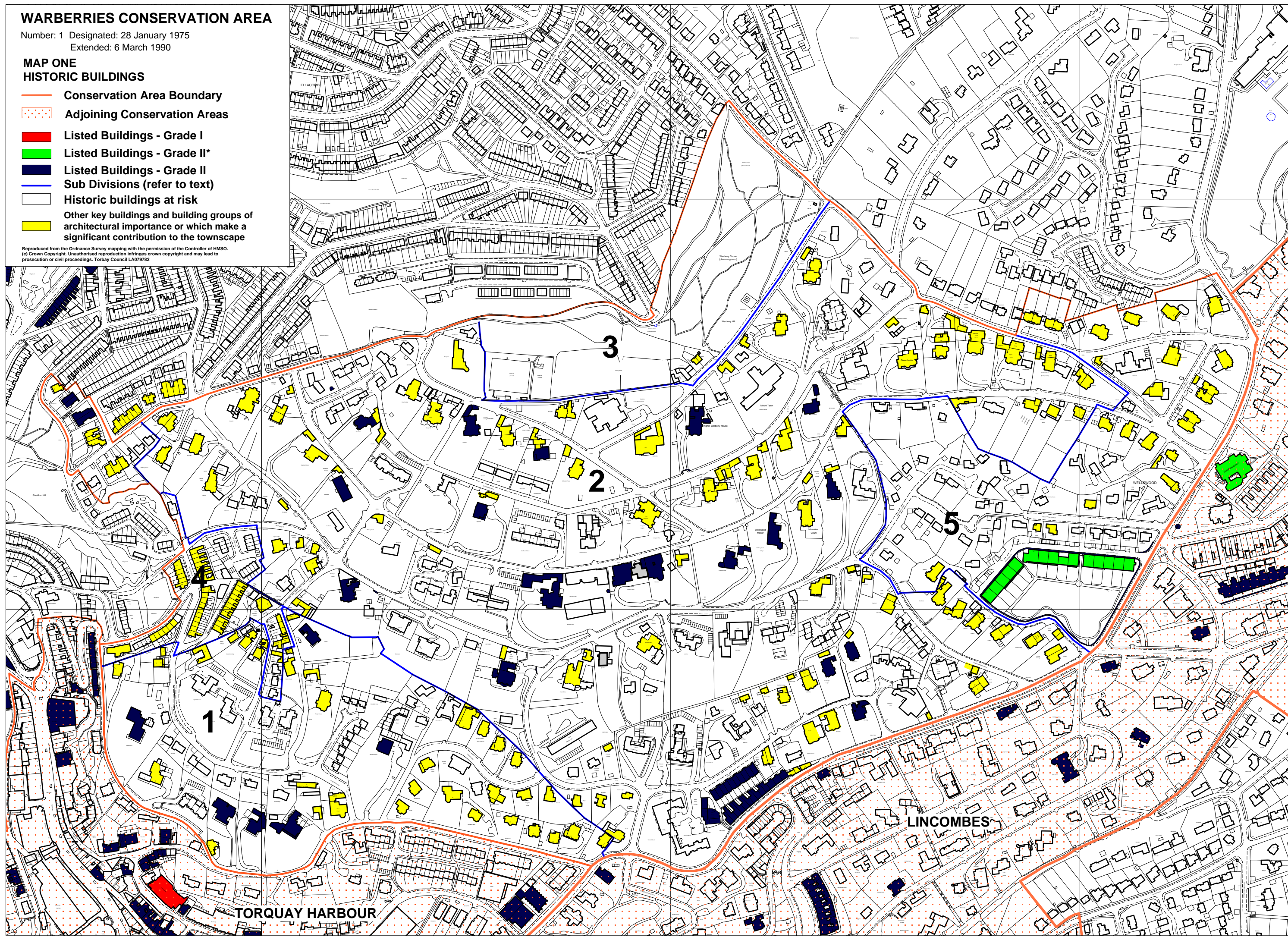
WARBERRIES CONSERVATION AREA

Number: 1 Designated: 28 January 1975
Extended: 6 March 1990

MAP ONE HISTORIC BUILDINGS

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









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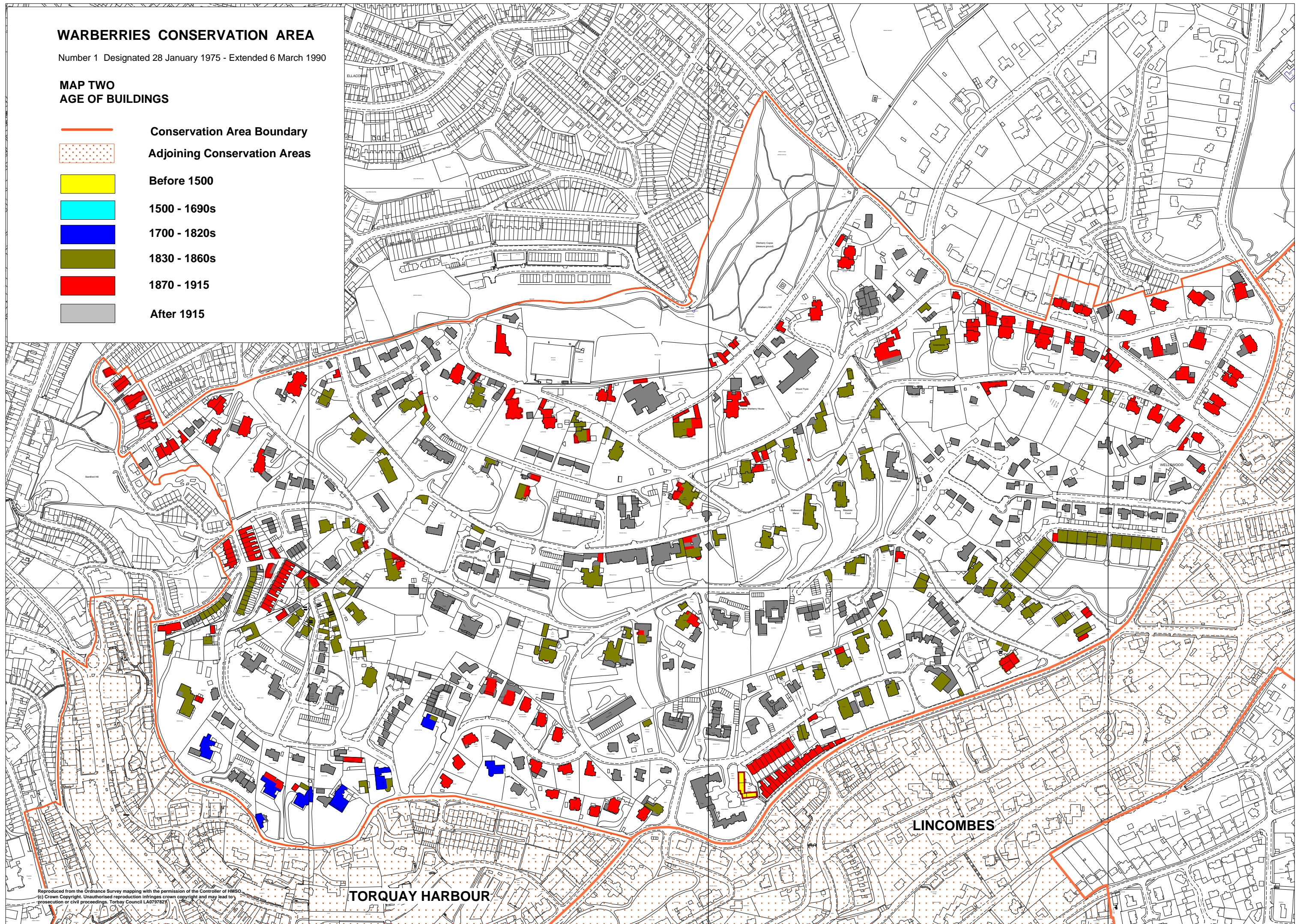


WARBERRIES CONSERVATION AREA

Number 1 Designated 28 January 1975 - Extended 6 March 1990

MAP TWO AGE OF BUILDINGS









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

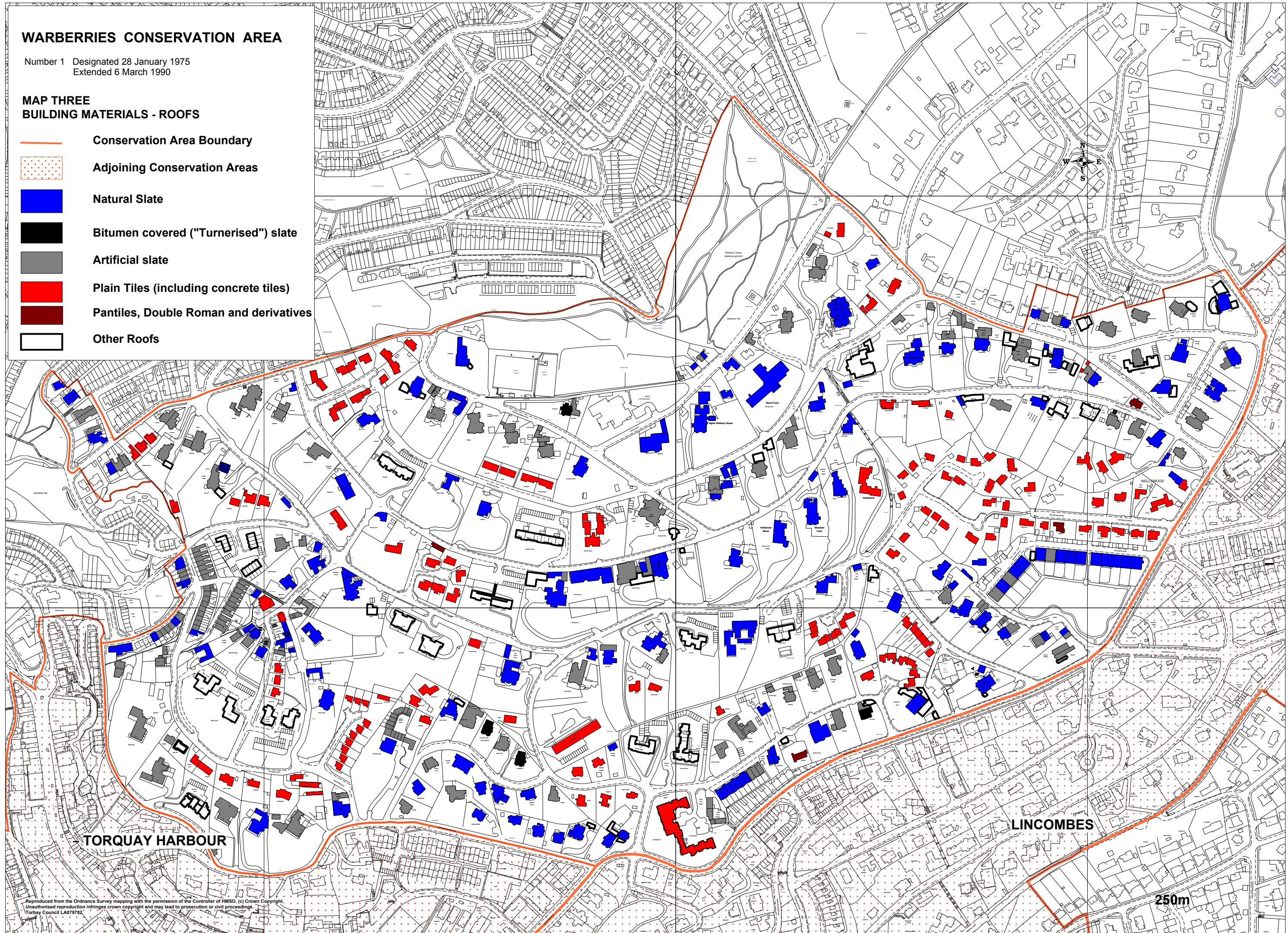


WARBERRIES CONSERVATION AREA

Number 1 Designated 28 January 1975
Extended 6 March 1990

MAP THREE BUILDING MATERIALS - ROOFS


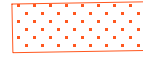





-  Conservation Area Boundary
-  Adjoining Conservation Areas
-  Natural Slate
-  Bitumen covered ("Turnerised") slate
-  Artificial slate
-  Plain Tiles (including concrete tiles)
-  Pantiles, Double Roman and derivatives
-  Other Roofs

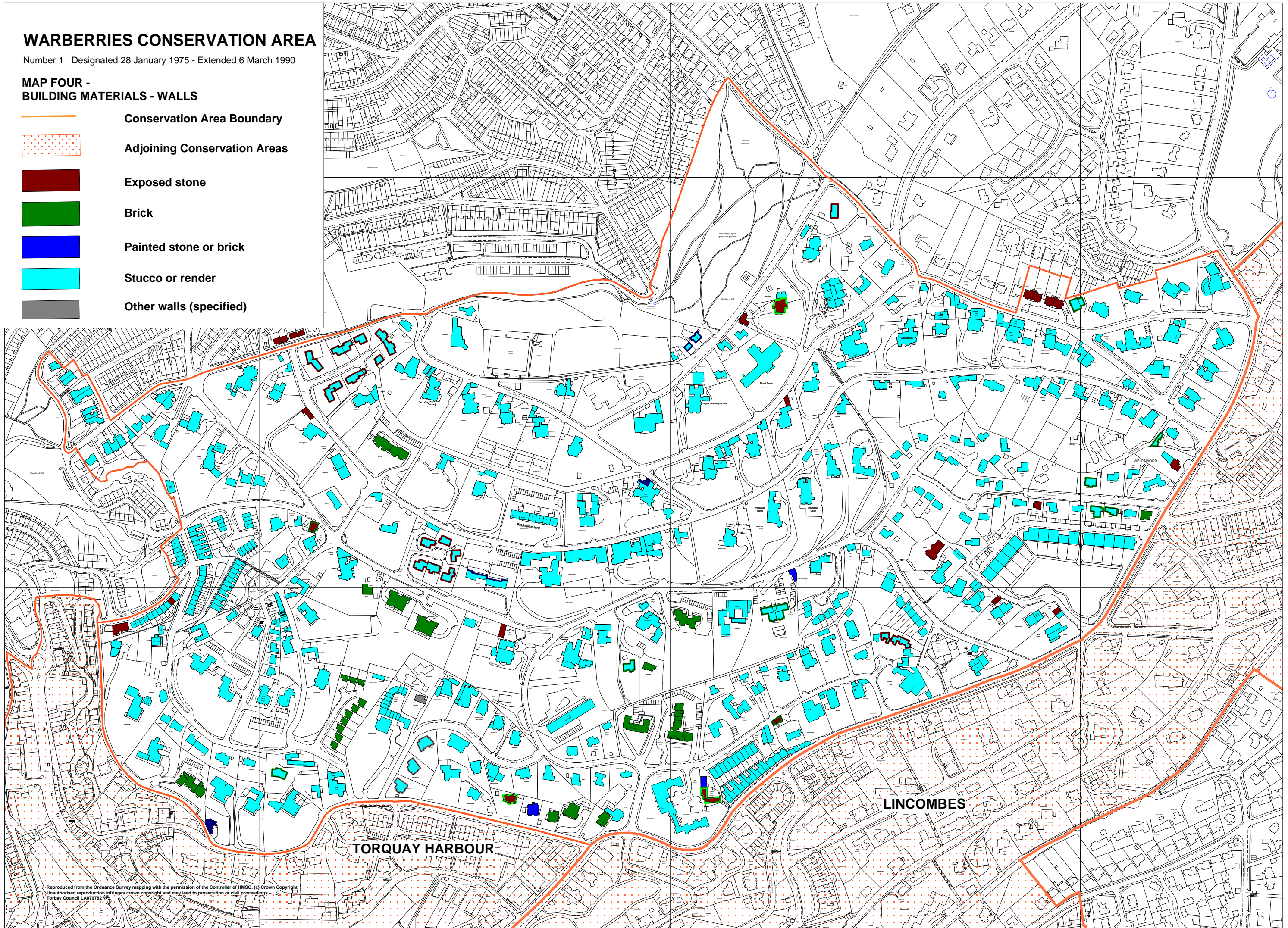


WARBERRIES CONSERVATION AREA

Number 1 Designated 28 January 1975 - Extended 6 March 1990

MAP FOUR - BUILDING MATERIALS - WALLS














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

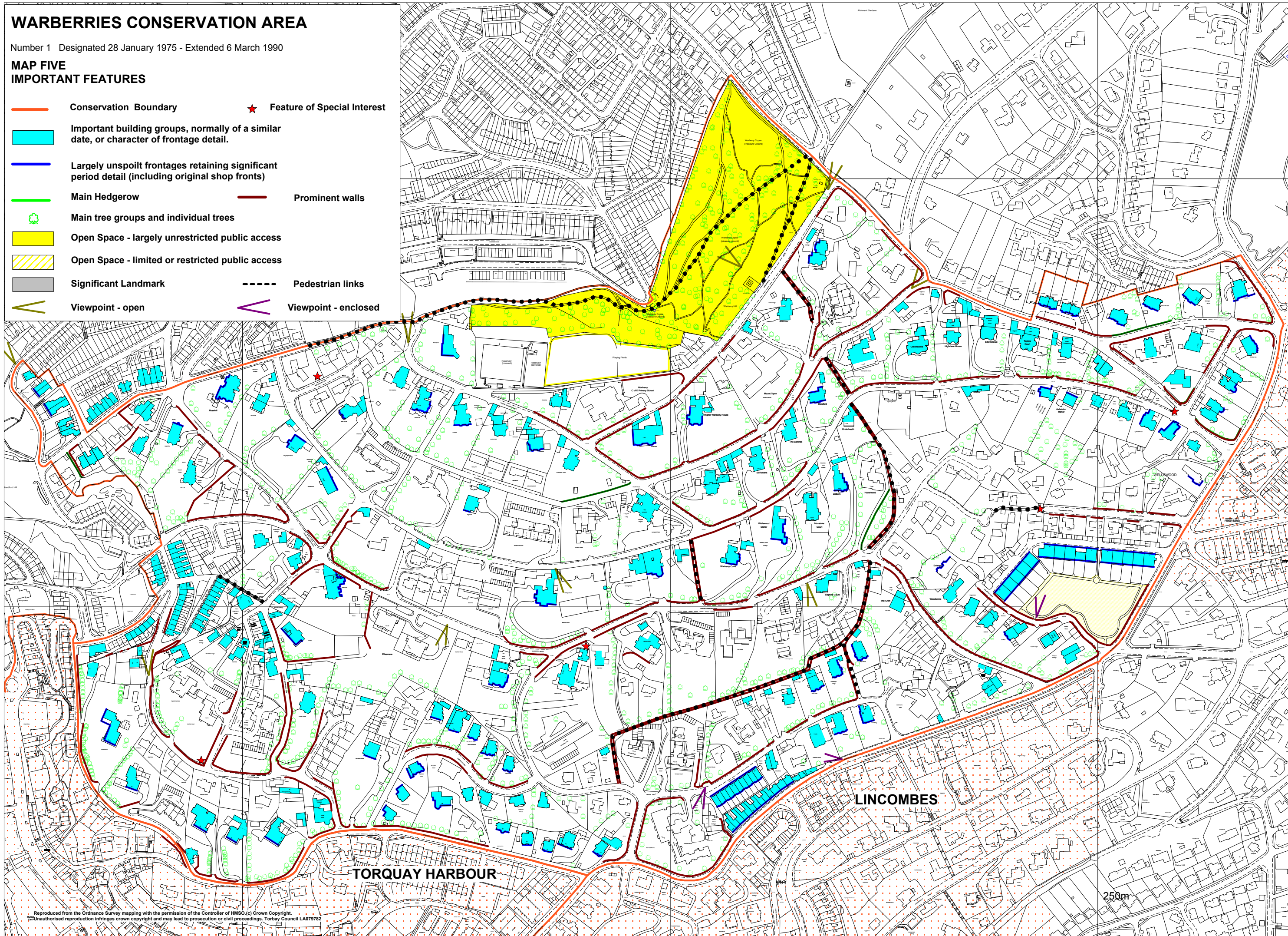


WARBERRIES CONSERVATION AREA

Number 1 Designated 28 January 1975 - Extended 6 March 1990

MAP FIVE IMPORTANT FEATURES

- | | | | |
|---|---|---|-----------------------------|
|  | Conservation Boundary |  | 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 |



LINCOMBES

TORQUAY HARBOUR

250m