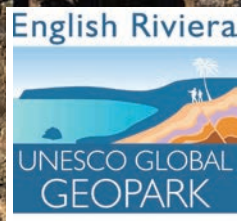


OLD PAIGNTON  
VOLUME I: CONSERVATION AREA APPRAISAL  
ISSUE 04  
MARCH 2026



PURCELL



TORBAY COUNCIL

# OLD PAIGNTON: CONSERVATION AREA APPRAISAL

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# EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY

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Old Paignton is a historic resort town with medieval origins, preserving a diverse range of architectural typologies reflecting the development of the settlement over time. The conservation area designation recognises what is special about Old Paignton, and this document provides guidance on how residents, homeowners, business owners, developers and the local authority can ensure this special interest is preserved and enhanced.

## Purpose of this Guidance

The Old Paignton Conservation Area Appraisal seeks to:

- Record and analyse the special interest of the Old Paignton Conservation Area;
- Recognise the designated and non-designated heritage assets which comprise the conservation area;
- Identify issues relating to condition and detracting features, as well as opportunities for enhancement; and
- Provide guidance for the positive management, preservation and enhancement of the conservation area.

A conservation area is defined as an ‘area of special architectural or historic interest the character of which is it desirable to preserve or enhance’. Approximately 2.2% of England is covered by conservation areas. It is a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘formulate and publish proposals for the preservation and enhancement’ of conservation areas within their jurisdiction, and that these documents are periodically reviewed.

## How to use the Conservation Area Appraisal

**Section 1.0: Introduction** explains what is included within the Old Paignton Conservation Area and what makes it special. It sets out the purpose of the Conservation Area Appraisal: to define and record the special interest of a conservation area, set out a plan of action for its on-going protection and enhancement, and update the boundary where necessary. This section also sets out the relevant planning policies and guidance pertinent to the conservation area.

**Section 2.0: Assessing Character and Special Interest** provides a summary history of the conservation area, analyses its architecture and built form, identifies key views and assesses the impact of the public realm, open spaces, geology and topography on the character of the conservation area. It also looks at Old Paignton’s important archaeological heritage.

**Section 3.0: Character Areas** illustrates the various areas throughout the conservation area which have their own distinct character.

**Section 4.0: Boundary Review** sets out the need to review the conservation area boundary and explains the proposed alterations.

**Section 5.0: Audit of Heritage Assets** explains the various categories used to understand the spread of both statutory (listed/scheduled) and non-statutory designations within the conservation area.

**Section 6.0: Issues** identifies the main issues within the conservation area and offers advice on how they might be mitigated/improved.

# EXECUTIVE SUMMARY

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**Section 7.0: Opportunities** sets out opportunities to enhance the conservation area.

**Section 8.0: Conservation Area Designation – Control Measures and Best Practice Guidance** sets out the implications for planning/development and best practice for the management of development within the conservation area. It includes advice on repair and replacement, maintenance, new development and sustainability.

*Please note, a glossary of technical terms used in this document can be found in Appendix C.*

## Frequently Asked Questions

### Do I need planning permission for demolition and new development with a conservation area?

Planning permission will usually be required to totally or substantially demolish buildings or structures within a conservation area (including walls, gate piers and chimneys). Applications for demolition will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.

Consult with Torbay Council to confirm whether planning permission will be required ahead of any new development.

### Are there any additional restrictions on permitted development rights?

Permitted development rights (i.e. changes that are allowed without requiring consent from the local authority) may be restricted. For example, replacement windows, changes to elevational finishes or the installation of satellite dishes may require planning permission. Always confirm your obligations with Torbay Council before carrying out any works to the exterior of a building within the conservation area. Contact details for the Heritage and Design Team are provided in Appendix C.

### What are the implications of conservation area designation for tree works?

Trees with a diameter of 75mm or greater measured at 1.5m above the soil level are protected. Any works proposed to these trees require permission from the local authority by means of a planning application. This allows the local authority to determine whether a tree preservation order (TPO) is necessary.

### Are there restrictions on advertising and commercial signage?

Advertisements and other commercial signage may be subject to additional controls and/or require planning permission. Contact [planning@torbay.gov.uk](mailto:planning@torbay.gov.uk) before installing any advertising infrastructure or commercial signage.

### How do I seek pre-application advice?

For pre-application advice on any developments, contact [planning@torbay.gov.uk](mailto:planning@torbay.gov.uk). A pre-planning application will provide guidance on what permission is required.

Please refer to **Section 8.0 – Control Measures and Best Practice**, for further information on development within conservation areas.

### Does the UNESCO Global Geopark status bring additional planning restrictions?

No, the UNESCO Global Geopark does not bring any additional planning restrictions over those which already exist in national and local planning legislation, as detailed in Section 1.6.

# EXECUTIVE SUMMARY

## Summary of Special Interest

The special interest of the Old Paignton Conservation Area is derived from the following key factors:

- **Historical interest:** The conservation area evidences the historic settlement of Paignton as preserved in the medieval street pattern around Winner Street and Church Street. The expansive 19th and 20th-century developments to the south and east of the historic core illustrate the rapid growth and popularity of the town as a seaside resort.
- **Topography and configuration:** The historic core of Paignton lies inland at the base of a steep slope, with flat former marshland extending to the shoreline. As such, the conservation area is a self-contained area away from the Esplanade and the seafront.
- **Architecture:** Paignton has a wide range of architectural typologies, predominantly 19th-century, which evidences the expansion of the town throughout that century.



# EXECUTIVE SUMMARY

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## Summary of Heritage Assets within the Old Paignton Conservation Area

There are 72 listed buildings and one scheduled monument within the conservation area; these are recognised and statutorily protected for their architectural or historic interest. Additionally, this Conservation Area Appraisal identifies the buildings, structures and features within the conservation area which make a positive contribution to its character. These are recognised as **positive contributors**, **local landmarks** and **key buildings of individual heritage interest**. A full audit of the heritage assets within the conservation area is available in Volume II of this report.

## Summary of Condition, Detracting Features and Opportunities for Enhancement

Common problems regarding condition include:

- Misguided repairs with non-breathable materials such as cement-based render and mortar, causing brick and stonework deterioration.
- Poor maintenance including blocked gutters and downpipes which encourage staining and vegetation growth throughout the conservation area.

Detracting features include:

- uPVC windows and rainwater goods.
- Insensitively designed modern shopfronts and inappropriate alterations to surviving historic shopfronts.
- Flat-roof and dormer window extensions.
- Poor quality infill.
- Television aerials, satellite dishes and external wires.

Opportunities include:

- Upgrading lower-quality modern infill.
- Addressing minor detracting features.
- Improving the contribution of modern shopfronts by introducing traditional detailing.
- Encouraging regular maintenance.
- Sensitively designed new development.
- Heritage led regeneration.

# SECTION 1.0: INTRODUCTION



# SECTION 1.0: INTRODUCTION

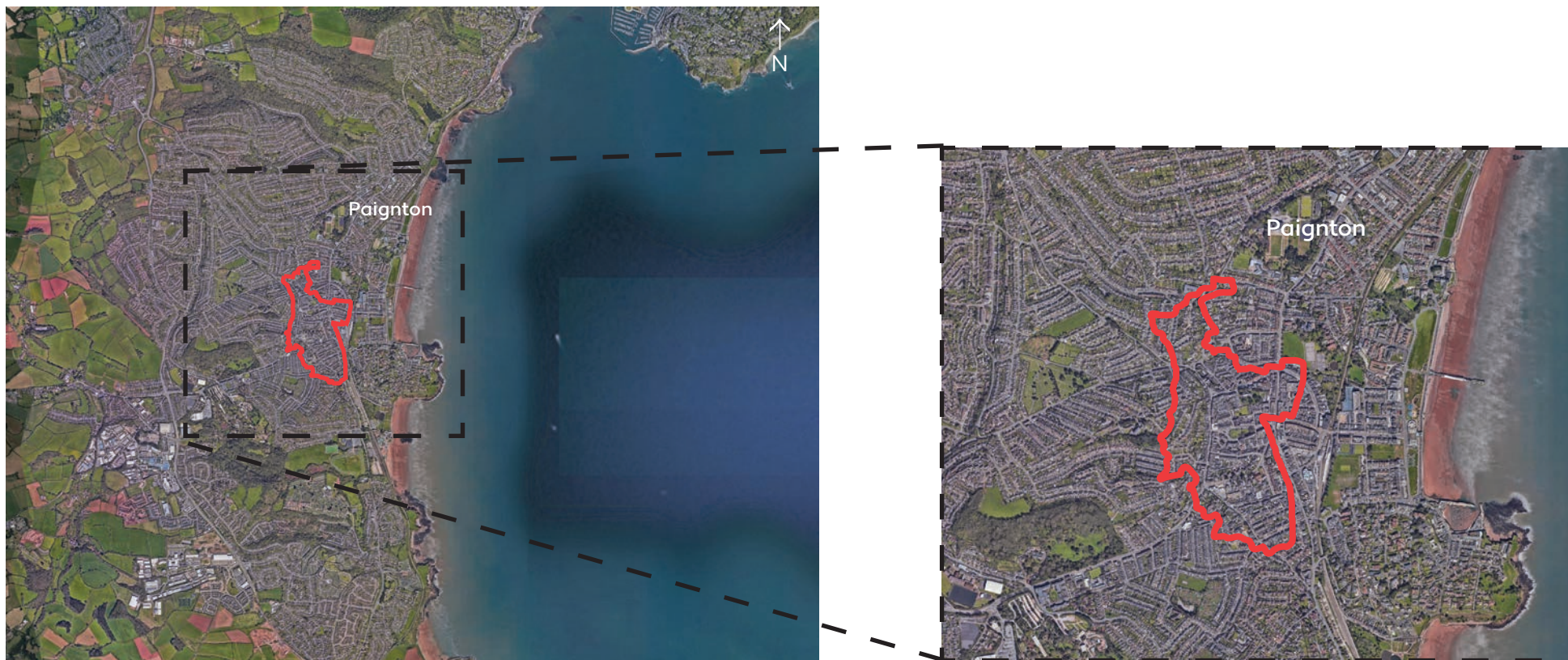
## 1.1 Old Paignton Conservation Area

The Old Paignton Conservation Area was originally designated in 1976, extended in 1987 and reviewed in 2007. The designation covers the historic medieval core of Paignton, with the Church and remains of the Bishops Palace, to the north and Victorian villas and terraces to the south.

The conservation area was surveyed on 14th and 15th January 2025.

A consultation draft of this Conservation Area Appraisal was subject to a period of public review between 17th March and 7th April 2025. The comments received during this consultation period were reviewed by Torbay Council and the document updated accordingly.

This Conservation Area Appraisal was fully adopted by Torbay Council on 17th March 2026.



Aerial imagery illustrating the location of the Old Paignton Conservation Area in its wider geographical context. High-resolution, zoomable maps are provided within Sections 2 to 5 of this document.

## SECTION 1.0: INTRODUCTION

### 1.2 Context and Vision for this Conservation Area Appraisal

Torbay Council envisages heritage at the heart of the cultural, creative and economic development of Torbay, making our home - the English Riviera UNESCO Global Geopark - a better place in which to live, work, learn and visit.

Caring for our outstanding historic assets and sharing our stories will maximise the potential for heritage to bring social, cultural and economic benefits to all parts of the Bay. To do this, we will develop better understanding of the risks to historic places and of the diverse meanings of heritage to different people.

Torbay Council recognises that our built, natural and cultural heritage are essential to the future success of Torbay. This approach does not prevent development, but encourages a responsible approach, balancing heritage and local need for the benefit of all our communities, now and for future generations.



## SECTION 1.0: INTRODUCTION

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### 1.3 Summary of Special Interest

The special interest of the Old Paignton Conservation Area is derived from the following key factors:

#### Historical interest

The Old Paignton Conservation Area preserves the medieval settlement focused around the Bishops' Palace and evidences the town's 19th-century development into a popular seaside resort.

#### Topography and Configuration

Old Paignton has an unusual configuration as it is centred around the medieval thoroughfares of Winner Street and Church Street which are set back inland away from the shoreline of Torbay. The historic centre of the town developed between the base of a steep hillside to the west and a sandy marshland to the east which extended down to the shoreline. This marshland was drained in the 19th century and later developed into the Victorian commercial core of Paignton. The principal thoroughfares through the town are aligned on a north-south axis along the coastline serving as access to Torquay in the north and Brixham in the south.

#### Architecture

Old Paignton has a wide range of architectural typologies, predominantly residential, that reflect the historic development of the town. This includes small cottages and terraces along the winding narrow streets of the historic medieval town, early 19th-century villas, late 19th-century Victorian terraces, and early 20th-century semi-detached houses and terraces. Public buildings in Paignton include 19th-century civic architecture of public halls, the theatre and the picture house, in addition to churches and small chapels.

### 1.4 Definition of a Conservation Area

A conservation area is defined as an 'area of special architectural or historic interest the character of which it is desirable to preserve or enhance.'<sup>01</sup>

Conservation areas recognise the unique qualities of an area as a whole. This includes the contribution of individual buildings and monuments but also of other features, including topography, materials, spatial relationships, thoroughfares, street

furniture, open spaces and landscaping. All these features contribute to the character and appearance of an area, resulting in a distinctive sense of place.

The extent to which a building, or group of buildings, positively shape the character of a conservation area derives not just from their street-facing elevations but also from the integrity of their historic fabric, overall scale and massing, detailing and materials. Rear and side elevations can also be important.

### 1.5 Purpose and Scope of the Conservation Area Appraisal

It is a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for all local planning authorities to 'formulate and publish proposals for the preservation and enhancement' of conservation areas within their jurisdiction and for these documents to be periodically reviewed.<sup>02</sup>

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<sup>01</sup> Section 69 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*

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<sup>02</sup> Section 71 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*.

## SECTION 1.0: INTRODUCTION

The Old Paignton Conservation Area was last reviewed in 2007. It is important for local planning authorities to maintain an up-to-date strategy for the positive management of conservation areas so that they can be carefully adapted and continue to thrive. These public documents define and record the special interest of a conservation area and set out a plan of action for its on-going protection and enhancement.

Over time, conservation areas evolve and the integrity of characteristics which underpin their special interest may depreciate due to gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper tools to manage change are in place.

Reviews often find that conservation area boundaries were previously drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet the requirements for conservation area designation.

This Conservation Area Appraisal seeks to:

- Record and analyse the special interest of the Old Paignton Conservation Area;
- Recognise the designated and non-designated heritage assets which comprise the conservation area;
- Identify issues relating to condition and detracting features, as well as opportunities for enhancement; and
- Provide guidance for the positive management, preservation and enhancement of the conservation area.

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that said element is not significant or does not positively contribute to the character and special interest of the conservation area. The protocols and guidance provided in **Section 8 (Conservation Area Designation: Control Measures and Best Practice Guidance)** are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the conservation area.

## 1.6 Planning Policy

### 1.6.1 National Planning Policy

Conservation areas were introduced in the United Kingdom under the Civic Amenities Act 1967. They are now governed under the Planning (Listed Buildings and Conservation Areas) Act 1990. The National Planning Policy Framework (revised December 2024) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 204).<sup>03</sup>

### 1.6.2 Local Planning Policy

#### 1.6.2.1 Torbay Local Plan

The Torbay Local Plan 2012-30 was adopted in December 2015 and a draft update will be published for consultation in Spring 2025. The Local Plan details the local planning policies that will shape and guide development in Torbay to 2030. are policy HE1: Listed buildings and Policy SS10: Conservation and the historic environment, which are reproduced on the following page.

<sup>03</sup> When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

## SECTION 1.0: INTRODUCTION

### Torbay Local Plan 2012-2030

#### Policy HE1: Listed buildings

Development proposals should have special regard to the desirability of preserving any listed building and its setting, or any features of special architectural or historic interest which it possesses. Proposals for the alteration or extension of any listed building will not be permitted if the character of the building would be adversely affected. Suitable uses for listed buildings will be supported where this would help to conserve their historic fabric and character. In appropriate cases, planning policies may be applied in a flexible manner to accommodate such uses. Changes of use, demolition or development which damage the fabric or character of a listed building will not be permitted. New development should respect the significance, scale, form, orientation and architectural detailing of any listed building it affects.

#### Policy SS10: Conservation and the historic environment

Development will be required to sustain and enhance those monuments, buildings, areas, walls and other features which make an important contribution to Torbay's built and natural setting and heritage, for their own merits and their wider role in the character and setting of the Bay. This includes all designated and undesignated heritage

assets, including scheduled monuments, historic buildings (both nationally listed and of local importance), registered historic parks and gardens, conservation areas, and archaeological remains.

All heritage assets will be conserved, proportionate to their importance. In particular approval of a scheme causing substantial harm to, or loss of, a Grade II listed building, park or garden will be exceptional.

Substantial harm to or loss of designated assets of the highest significance, notably scheduled monuments, Grade I and II\* listed buildings and Grade I and II\* registered parks and gardens will be wholly exceptional.

Proposals that may affect heritage assets will be assessed on the following criteria:

- 01 The impact on listed and historic buildings, and their settings;
- 02 The need to encourage appropriate adaptations and new uses;
- 03 The need to conserve and enhance the distinctive character and appearance of Torbay's conservation areas, while allowing sympathetic development within them;
- 04 The importance of protecting and promoting the assessment and evaluation

of Torbay's ancient monuments and archaeological remains and their settings, including the interpretation and publication of archaeological investigations;

- 05 The safeguarding of the character and setting of Torbay's historic parks and gardens;
- 06 The impact on vistas and views of Torbay's historic features and areas which form part of the visual and tourist appeal of Torbay;
- 07 Whether the impact of development, alteration or loss is necessary in order to deliver demonstrable public benefits, taking into account the significance of the heritage asset. The more important the heritage asset, the greater the benefits that will be needed to justify approval; and
- 08 Whether new development contributes to the local character and distinctiveness of the area, particularly through a high quality of design, use of appropriate materials, or removal of deleterious features.

Proposals that enhance heritage assets or their setting will be supported, subject to other Local Plan Policies.

## SECTION 1.0: INTRODUCTION

### 1.6.2.2 The Paignton Neighbourhood Plan

The Paignton Neighbourhood Plan was adopted by Torbay Council in 2018, and forms part of the Development Plan for Torbay.<sup>04</sup> Of specific relevance to the Old Paignton Conservation Area are policies PNP1 (b): Local Green Space, PNP1 (c): Design Principles, PNP2: Town Centre, PNP11: Old Town, PNP16: Victoria Street.

### 1.6.2.3 Torbay Heritage Strategy

The Torbay Heritage Strategy 2021-2026 was adopted in November 2020. The Strategy produced a suite of objectives for the Torbay Area.<sup>05</sup>

### Relevant Objectives from the Torbay Heritage Strategy

ID	Objective	Measure of Success
SEC04	Heritage assets in Torbay are protected from the effects of climate change and carbon reduction is central to their management.	Updated Conservation Area Appraisals assess risks from climate change and all guidance for building owners includes reference to mitigation and/or carbon reduction measures.
SEC04	The special and distinctive characteristics of Torbay's Conservation Areas are, where appropriate, preserved and enhanced.	All Conservation Area Appraisals are reviewed, updated and adopted where necessary. Building owners and managers in Conservation Areas feel supported. Proposals that enhance heritage assets or their setting are supported, subject to Local Plan and Neighbourhood Plan policies.
SEC06	Building owners, retailers and developers are encouraged and equipped to enhance the built environment in historic areas.	Proposals for new developments which enhance or better reveal the architectural heritage of their setting are supported. Shop front design guides for Torquay, Paignton and Brixham are published and promoted. Updated Urban Design Guide and Residential Design Guide.
SEC07	Public spaces in historic areas are easy to navigate and, if possible, enhanced by appropriate street furniture and signage.	Unnecessary street furniture and signage is removed. Design of all new and replacement street furniture references and enhances the architectural heritage of its setting. Wayfinding in the public realm clearly and consistently aids navigation to key heritage sites and around the historic environment without unnecessary visual intrusion.

<sup>04</sup> <https://www.torbay.gov.uk/media/12972/paignton-neighbourhood-plan.pdf>

<sup>05</sup> Torbay Council, Torbay Heritage Strategy 2021-2026, <https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/torbay-heritage-strategy/>

## SECTION 1.0: INTRODUCTION

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ID	Objective	Measure of Success
MED02	The special character of Old Paignton Conservation Area is preserved and enhanced.	Design of new sea defences protects the Conservation Area from flooding while recognising its distinct character (see SEC04). Further loss of natural, local slate roofing is discouraged and its use is supported in new buildings and restoration works. Traffic in the Conservation Area is reduced.
MED03	The Bishop's Palace is appropriately managed.	No immediate risk of decay.
RST05	The special characters of Roundham and Paignton Harbour and Torquay Harbour Conservation Areas area preserved and enhanced.	Traffic in the Conservation Areas is reduced. Further loss of historic features is discouraged. Walking and cycling in these areas is encouraged. Further loss of natural, local slate roofing is discouraged and its use is supported in new buildings and restoration works.
LIT01	Paignton Picture House is restored and converted to new use. It is well used by the community and is an anchor heritage site within a regenerated town centre.	Future use is agreed by all interested parties and a plan for conservation, conversion and ongoing management is in place. Paignton Picture House Trust is well managed and sufficiently resourced to deliver the management plan. Works are on schedule to achieve community access and use. Paignton Picture House is integrated into the programme of wider town centre regeneration.

### 1.6.3 Guidance

This Conservation Area Appraisal has been prepared in line with guidance published by Historic England, the government-appointed body for the management of the historic environment in England, particularly Conservation Area Appraisal, Designation and Management, (updated February 2019). Their guidance and publications are subject to periodic review and users are advised to check for the most up-to-date guidance.

## SECTION 1.0: INTRODUCTION

### 1.7 English Riviera UNESCO Global Geopark

The Old Paignton Conservation Area is included within the English Riviera Geopark, a designation awarded by UNESCO to recognise areas of exceptional geological significance, which are managed with a holistic concept of protection, education and sustainable development.<sup>06</sup> Torbay was designated as a Geopark in 2007 on account of the international importance of 32 geo-sites spanning 400 million years. The designation recognises the contribution of Torbay to geological and archaeological sciences and the way that the local geology has shaped human history and endeavor across Torbay. From providing shelter to the earliest prehistoric people and animals in Kents Cavern near Torquay, to protecting Nelson's fleet from the prevailing winds and enabling the development of Brixham as a fishing port, the unique geology and landscape has influenced the history of the English Riviera.

The purpose of a Geopark is to explore, develop and celebrate the links between geological heritage and all other aspects of

the area's natural, cultural and intangible heritage.

UNESCO Global Geopark status imposes no additional legislation from a planning perspective. However, the designated status of the Geopark is embedded within local planning policy. Torbay Council's working document, *English Riviera UNESCO Global Geopark: Briefing Document for Planning* explains the process for planning applications within or near Sites of Special Interest (SSSIs), Regionally Important Geological Sites (RIGS) and sites of potential geological interest (old quarries, cliff faces etc).



**unesco**  
Global Geopark

<sup>06</sup> <https://unesco.org.uk/geoparks/>

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST



## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

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Sections 2.1 and 2.2 provide a brief overview of the history of Old Paignton. A more detailed history, taken from the 2007 Conservation Area Appraisal, is provided in Appendix D.

### 2.1 Summary History

**Early History:** Archaeological remains have provided evidence of activity in the area around Paignton from the prehistoric and Roman periods, with remains from the Neolithic period found at Broadsands and Iron Age pottery discovered within Bishops' Palace. Paignton is understood to have become a permanent settlement in the late Saxon period named Paega's Tun, the farm or settlement (tun) of Paega (a Saxon farmer) and/or his people.

**Medieval Paignton:** A medieval settlement was formed around Bishops' Palace on Tower Street, which was the largest and most valuable of the nine manorial houses in the possession of the See of Exeter and was occupied by the Bishops of Exeter as a rural retreat up until the Reformation. Paignton was listed as 'Peintone' in the Domesday Book in 1086 with 52 villagers and smallholdings, but with no parish church or houses recorded. The settlement was comprised of a market, a fishery,

meadows, pastures, woodland and a salthouse, all of which was centred around the Winner Street and Church Street area.

**Tudor Paignton:** Paignton was recorded as having a small pier for boats in 1525, suggesting an established fishing trade within the area. Bishops' Palace was surrendered by John Vessey, the last medieval Bishop of Exeter in 1545 and transferred to Sir William Herbert, the first Earl of Pembroke, in 1557. Herbert included Paignton within his Pembroke Survey of 1567 which provides a detailed record of the manor and its tenants. Within this survey, Winner Street is called 'Wynerde Street', indicating there was a vineyard in this location and that this was a wine producing area.

#### **Paignton in the 17th and 18th centuries:**

The Herbert family vacated the manor at Paignton during the English Civil War in the 1640s which created a period of destitution throughout the 17th and 18th centuries. There was increased poverty amongst the tenant farmers, with 18th-century chroniclers commenting that the land was overgrown and flooded with standing water, making it 'almost incapable of any improvement'. By the end of the 18th century there were

approximately 1575 inhabitants of Paignton. Dwellings were constructed with mud walls and thatched roofs and were surrounded by large orchards.

**Early 19th Century:** The slow revitalisation of Paignton began in the early 19th century with the naval and military presence within Torbay during the French Wars of this period. The provision of supplies to the army and navy based within Torquay and Brixham provided major economic activity for the formerly deprived area. Paignton was developed as a resort following the end of the wars, with Regency style cottages and villas constructed and shopping streets remodelled in the 1820s and 30s. The harbour was reconstructed in 1837 and the population increased by 60% between 1801 and 1841.

**Late 19th Century:** The Dartmouth and Torbay Railway extended to Paignton in 1859 which resulted in a second phase of development as the town was established as a seaside resort. Victorian terraces and detached and semi-detached villas were constructed between the new station and Winner Street. In 1879 Paignton Pier was constructed and the first performance of Gilbert and Sullivan's *Pirates of Penzance*

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

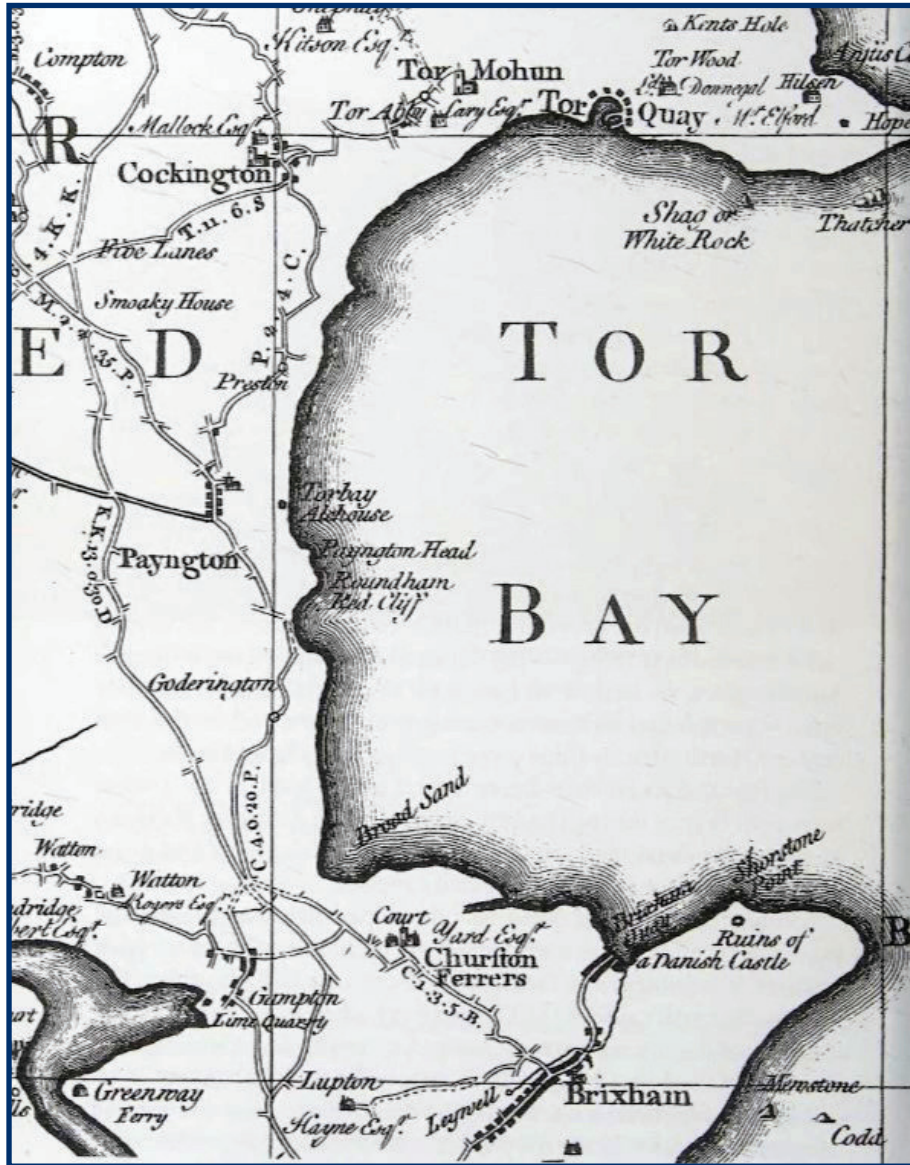
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was staged at the Royal Bijou Theatre. Local architects George Soudon Bridgman and WG Couldrey designed much of the late Victorian housing developments throughout Paignton, which was completed by the 1890s, and created a cohesive sense of place.

**20th Century:** Smaller-scale development continued within Paignton into the early 20th century to provide infill housing as the town continued to be a popular seaside resort.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

### 2.2 Illustrated History



Benjamin Donn 1765

Benjamin Donn's map of Torbay from 1765 illustrates Paignton as a small settlement in the centre of the bay. The town is shown as far inland, with a principal street parallel to the shoreline; this can be assumed to be Winner Street.

This map shows 'Torbay Alehouse' on the beach east of the historic town. This building is understood to be Torbay House, a Tudor inn which was only accessible from the sea or across the sand dunes until the mid-19th century.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

The 1840s tithe map of Paignton shows a linear medieval settlement along Winner Street and Fisher Street, with a cluster of development around Church Street, Princes Street and Kirkham Street.

The tithe map provides an illuminating snapshot of Paignton prior to its largescale development into a resort town. Early-19th century housing is shown on the peripheries of the medieval town and the establishment of new connecting roads and turnpikes, such as Totnes Road and Dartmouth Road, indicate the expansion of the town in the following decades.

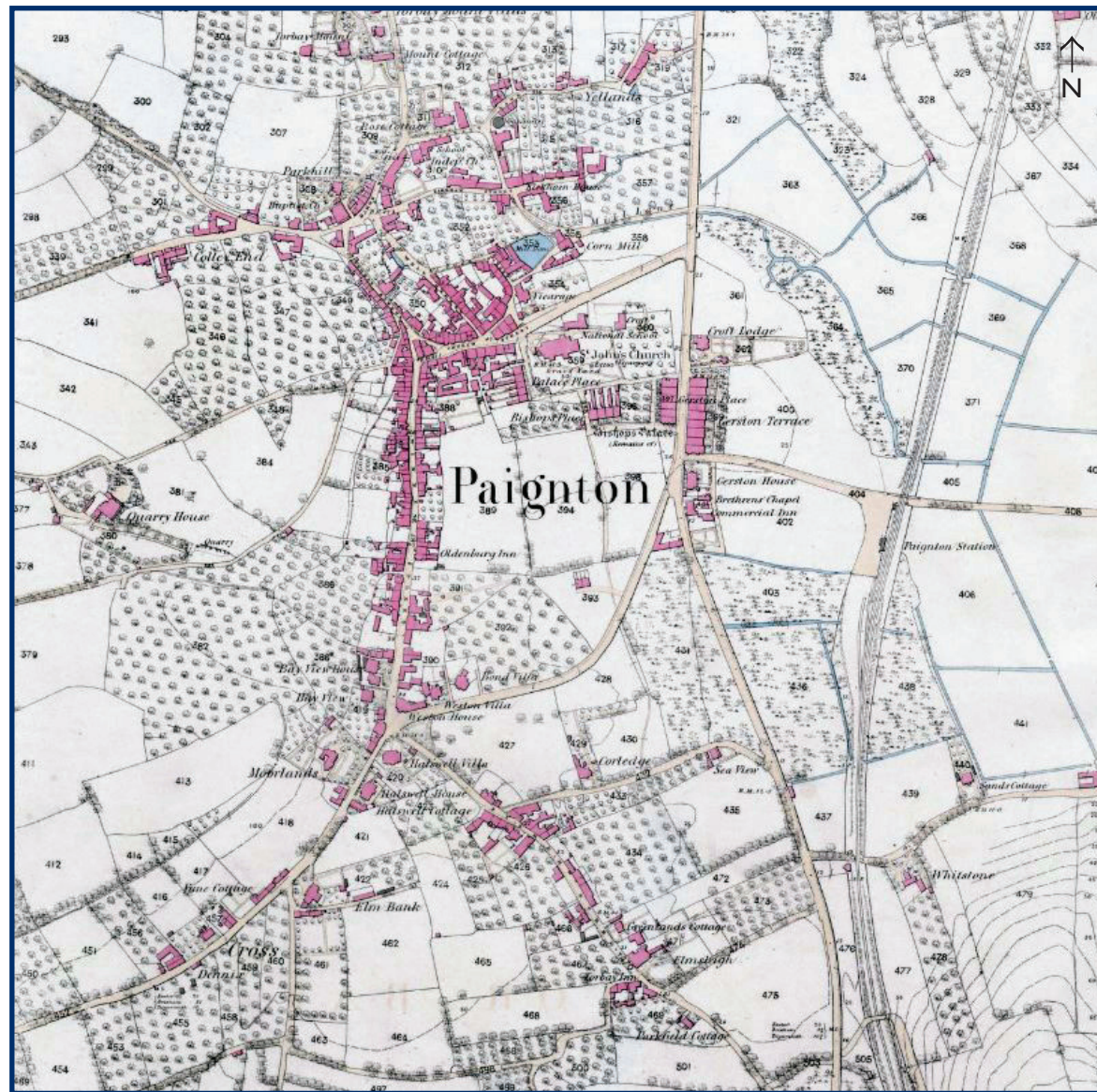


1840s Tithe map

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

The 1863 Devon County Map illustrates Paignton during the point at which the town began to rapidly develop into a Victorian seaside resort. The newly constructed trainline and associated station is shown intersecting the marshland between the historic town and Paignton beach; this area of land is also shown with a network of canals to drain the marshland. Small clusters of new development are shown to have been built, including terraces on Torquay Road and the first large villas on Totnes Road.

This map also shows the proliferation of orchards that surrounded the urban settlement that were used for growing apples for cider. The orchards were interspersed with the new housing developments which are shown with generously sized gardens.



1863 Devon County Map

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

The 1904 Devon County Map records the extensive development of Paignton in the late 19th century as the town became established as a popular seaside resort. The area between Winner Street, Fisher Street and the trainline had been infilled with large villas and smaller terraced houses

All open agricultural land within the conservation area boundary that was illustrated in the 1863 county map had been infilled with residential housing by 1904. The only open spaces shown are the formal gardens at the centre of Palace Avenue.

East of the trainline, the marshland down to Paignton beach had been drained and streets of terraced houses constructed, notably Torbay Road which lead directly to the sea. A pier, first constructed in 1879, is shown extending east to the sea with a connecting esplanade running along the length of Paignton beach.

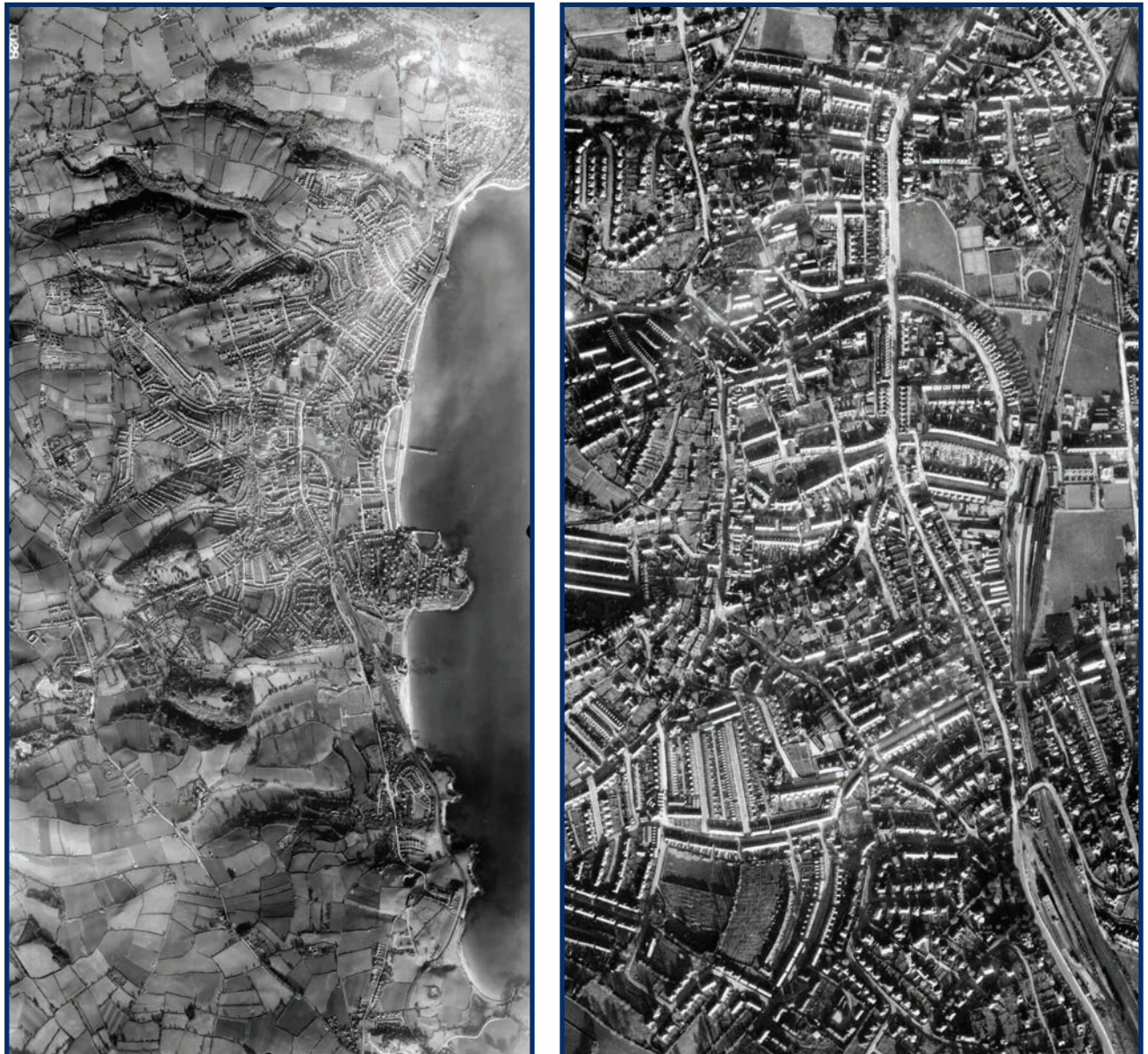


1904 Devon County Map

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

The 1944 aerial images of Paignton taken by the US Air Force during the Second World War show the town after the major phases of development in the 19th and early 20th centuries. The majority of land had been infilled with residential housing for holiday maker accommodation, and the only open space within the conservation area boundary was the garden at Palace Avenue.

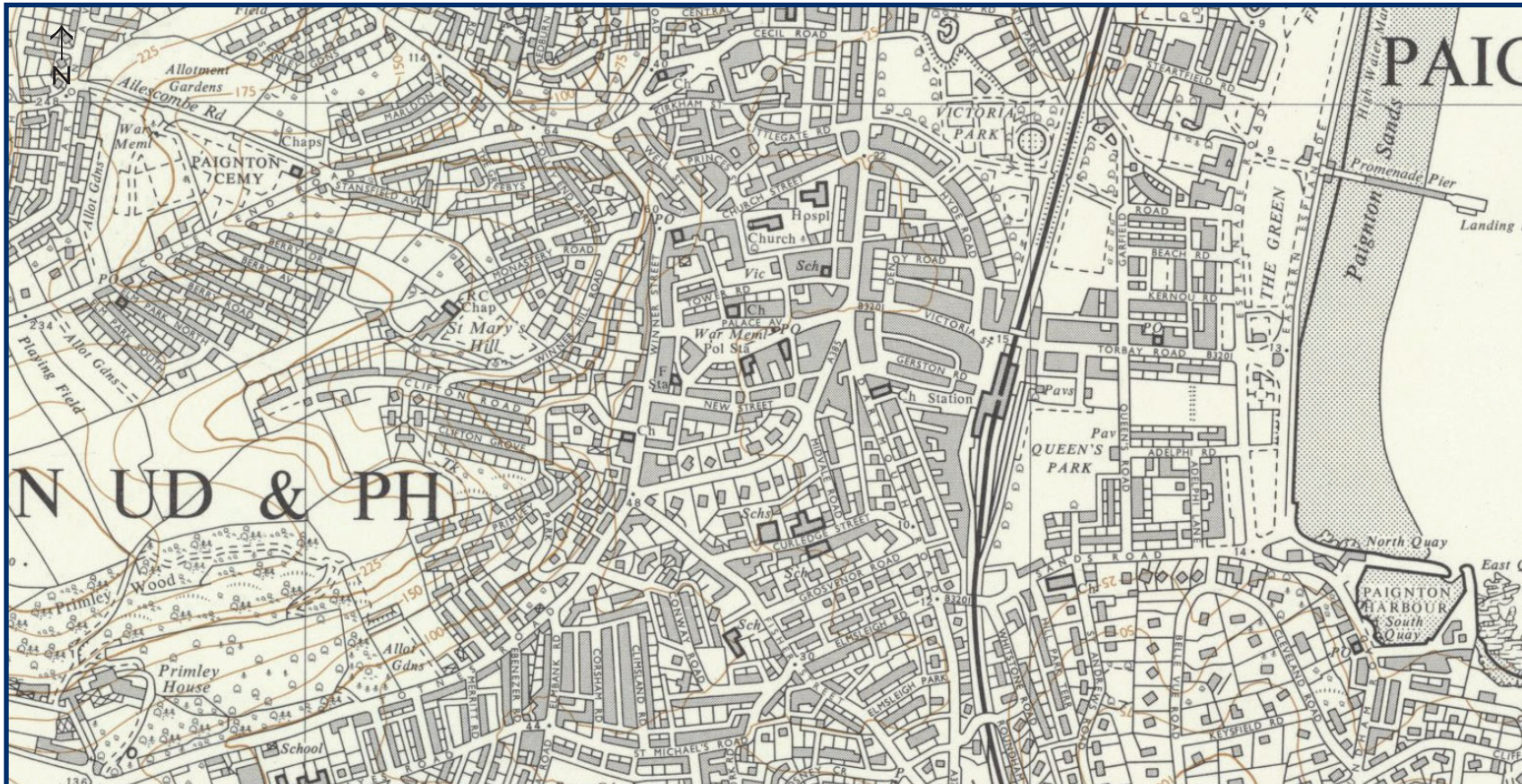
More widely, the development of Torbay can be seen with housing constructed to the north of Paignton through Polsham towards Torquay, as well as to south to Roundham Head and Goodrington.



1944 US Air Force aerial photography of Paignton. (Historic England Archive, USAAF us\_7ph\_gp\_loc147\_v5028).

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

The 1951 Ordnance Survey records the development captured in the previous aerial photography from 1944. The remaining open space is shown to have been further infilled since the beginning of the 20th century, including the areas between the trainline and Paignton beach.



## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

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### 2.3 Architecture and Built Form

#### 2.3.1 The Distinctive Character of Old Paignton

Paignton is characterised by its two distinct halves; the medieval historic core, and the 19th and 20th-century developments.

The historic core is focussed around the former Bishops' Palace and the adjacent Church of St John. As significant property of the Bishop of Exeter, the settlement developed around supporting the manor house and its extensive lands, which included vineyards and orchards to the north and west.

This historic importance makes this area of Paignton distinctive in its street layout; a principal, winding thoroughfare to the west with offshoots to the Church, Bishops' Palace and later residential areas. There is diversity in building size, proportion and style which is illustrative of the incremental development of the area over several hundreds of years.

The historic core of Paignton has a higher density of buildings with smaller plots; there are the remnants of some burgage plots in place along Winner Street. The prevalent material is the local red Breccia sandstone, although this has often been obscured by external renders and Georgian façades.

The 19th and 20th-century development of Paignton occurred after the arrival of the railway in the 1859 and generally infilled the areas of land between Winner Street and the railway line. This expansion was split between the provision of a town centre to the north with civic buildings, commercial premises and the open gardens of Palace Avenue and residential streets to the south. These areas are characteristically 19th-century in the design of the buildings, use of materials and layout of space and density in the street design.

Paignton's popularity as a seaside resort in the late 19th and early 20th centuries meant that development took place in larger phases than in the historic medieval portion of the town; entire streets or terraces of houses were built together in a single phase and by the same architects. This can be seen in streets such as Palace Avenue, Victoria Street and Elmsleigh Road.

As a result, Paignton has a dual character representing the medieval and late 19th to early 20th-century phases of development. This is illustrated in the size, typology and style of the buildings in each area and the materials used in their construction.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

### 2.3.2 Architectural Styles and Typologies

#### Commercial and Hospitality Structures

Commercial and hospitality buildings are found in two distinct areas within the conservation area: along the principal medieval streets of Winner Street and Church Street, and in the late 19th-century town centre on Palace Avenue, Torquay Road, Totnes Road and Victoria Street. As a historic route through Paignton and around Torbay, traditionally styled historic shopfronts have been inserted into buildings along Winner Street and Church Street which were likely first built as houses. The commercial buildings in the planned 19th-century developments are more consistent in terms of size and scale which suggests that these buildings were designed to be mixed use with shop premises on the ground floor and residential housing above. Most shopfronts within the 19th-century town centre have been replaced with modern units.



Buildings along Church Street and Winner Street which have had shopfronts inserted into their ground floors. The detailing and quality of design varies between individual buildings, but some shopfront have been replaced with modern units.

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The 19th-century mixed used terrace on the north side of Victoria Street, with regular bays and similar sized shopfront units on the ground floor.



Ground floor shop units with residential housing above on Palace Avenue.

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Pubs, inns and hotels are also present within the conservation area as a subsection of this typology, indicating Paignton's historic development into a popular seaside resort in the late 19th century. Smaller, more

modest pubs and inns are found along the historic thoroughfares of Winner Street and Fisher Street, whereas grander purpose-built 19th-century inns and hotels are found on Church Street, Torquay Road and Dartmouth

Road. Some of these types of buildings are still in use as pubs, however others have either been adapted for other uses or are unoccupied.



The Torbay Inn on Fisher Street, still in use as an inn.



A listed former public house on Winner Street, modest in scale with indications of 18th and 19th-century adaptations and amendments.



The Coach House Inn on Church Street, a larger inn which has been adapted in the 19th century.

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The former Victoria Hotel on Church Street, adapted for use as a Chinese restaurant.



The former Crown and Anchor public house, now unoccupied and in a poor state of repair. The road through the carriage-arch is a thoroughfare through to Tower Road named after the pub, Crown and Anchor Way.



Old Well House on Torquay Road, a purpose-built inn from the 19th century.



The Lime Tree on Dartmouth Road, a late 19th-century inn.

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### Civic buildings

The late 19th and early 20th-century expansion of Paignton is demonstrated with the construction of civic buildings, particularly in the Palace Avenue and Victoria Street area. These buildings are typical of this time period whilst also utilising local materials which makes them unique to Paignton.

Civic buildings of note include the Old Town Hall on Totnes Road, the Salvation Army Hall on Princes Street, and the former Post Office on Palace Avenue.

Bank buildings are prominent features of the conservation area, notably Lloyds Bank which sits as a landmark on the corner of Palace Avenue and Totnes Road. This building is constructed with local red sandstone but is articulated with yellow sandstone and grey granite blocks. It was built in a highly decorative late-Victorian style with moulded corbels and keystones to the windows, balustraded parapets with decorative urns, and a clock mounted to a pediment above the central entrance doorway.



The former Post Office on Palace Avenue.



The Salvation Army Hall on Princes Street.



Lloyds Bank on the corner of Palace Avenue and Totnes Road.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

The Palace Theatre on Palace Avenue is also a key landmark building in Paignton. Originally constructed as a public hall in 1890 (as indicated by an inscription on the principal façade), the building was adapted into a theatre in the early 20th century. It is constructed in local red sandstone with yellow brushed brick quoins and sandstone dressings to the windows, gables and as coping stones.



The Palace Theatre on Palace Avenue, originally built as a public hall.

Educational buildings are also distinctive within the streetscape in Paignton. The former School of Art and Science on Bishop's Place was built in 1908 and was designed in a 17th-century style and constructed in local red sandstone with semi-circular headed windows. The east elevation has sgraffito panels that illustrate Applied Design, Sculpture, Painting and Architecture.



The former School of Art and Science on Bishop's Place.

Curledge Street Academy is comprised of the historic girls' and boys' school buildings as a part of the Board School, built in 1885 and 1895 respectively after relocating from Church Street. These are constructed in a Tudor-revival style typical of 19th-century National Schools with grey rubble limestone and Bathstone dressings, and large windows for maximum light into the schoolrooms.



The historic boys' school on Curledge Street built in 1885, now part of the Curledge Street Academy.



The historic girls' school on Curledge Street built in 1895, now part of the Curledge Street Academy.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

### Historic villas and semi-detached housing

High status residential housing in the areas of late 19th and early 20th-century development can be subdivided into two categories: substantial and mid-sized historic villas and semi-detached houses.

The substantial houses are found on Totnes Road, Dartmouth Road and Grosvenor Road and all sit within large plots of land which historically would have been gardens. Most of these large houses have been subdivided into flats or converted for other uses and therefore their surrounding gardens have been converted into carparking with hard landscaping. This has detrimentally impacted the setting of these buildings and the character of the wider conservation area.

These substantial houses have been designed in a diversity of styles with additional decorative features ranging from regular and ordered Georgian proportions to eclectic high Victorian with elaborate features to gabled Arts and Crafts houses with large bay windows. Some mid-sized villas have survived as single dwellings or have been converted into offices.



An early 19th-century house on Totnes Road, converted to use as offices by St John Ambulance



A substantial house on the corner of Totnes Road and Midvale Road with mock timber close studding to the gables and a distinctive timber porch, now converted into assisted living accommodation.



A mid-19th-century house on Totnes Road with corner turret and wrought iron balcony.



A late 19th-century house on Grosvenor Road, subdivided into flats.

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A late 19th-century house on Dartmouth Road with elaborate decorative detailing to the window and door openings.



A mid-sized listed villa on Totnes Road at the junction with Fisher Street, with distinctive Gothic windows.



A mid-sized villa on Grosvenor Road which survives as a single dwelling.

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Semi-detached housing is also interspersed in the late 19th and early 20th-century development areas, some of which is a similar size and scale to the detached historic villas. Typically, these buildings have two-storey bay windows and porches or canopies. Nineteenth-century examples range from simpler designs to highly decorative schemes with plasterwork and cornice detailing. Twentieth-century examples of this building type can be found towards the southern end of the conservation area on Elmsleigh Park and Dartmouth Road and have brick and plaster detailing to string courses and cornices.



Red brick semi-detached housing on Elmsleigh Park with bay windows, rendered first floors and pitched porches.



Twentieth-century semi-detached houses on Dartmouth Road.



Large semi-detached houses on Totnes Road of a similar size and scale to the neighbouring detached historic villas.



Semi-detached houses on Grosvenor Road with symmetrical canted bay windows.



A pair of semi-detached houses on Mabel Place with decorative plasterwork and corning.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

### Terraced housing

A key characteristic feature of Paignton is the prevalence of planned terraces. As groups of buildings, they are striking within the streetscape and have a high survival of historic features despite the loss of historic windows with replacement uPVC units. These terraces occur predominantly in the areas of late 19th-century expansion and development but there are also instances of terraces which infill areas in the medieval areas of Paignton such as Fisher Street and off Well Street.

There is a wide range of architectural style, scale and external finishes to the domestic terraces across the conservation area. Generally, individual houses within terraces are modest in scale however there are examples of larger dwellings within these groups, such as on Grosvenor Road.

Short and medium length terraces are symmetrical in design, typically with projecting bays or features such as canted bay windows denoting the end properties. Long terraces, some of which occupy an entire street such as Gerston Road, are made up of regular bays and matching detailing. Terraces are either externally rendered and in some cases are painted in a variety of colours, or have exposed brick with detailing in contrasting coloured brick or ashlar stone.



A short symmetrical terrace on Elmsleigh Road with exposed red brick, yellow brick articulation, and canted bay windows to the end houses.



Two terraces which face each other on New Street. These differ in architectural style and level of decorative detailing



## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

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The exposed yellow brick terraces on Gerston Road. The entire street is lined on either side with houses in matching style and scale.



An example of a symmetrical infill terrace on Fisher Street.



Larger dwellings within a terrace on Grosvenor Road.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

The area between Well Street, Church Street and Kirkham Street was infilled with terraced housing in the 19th century in an area which is understood to have historically been orchards in the possession of the Bishops' Palace estate. These terraces, along Princes Street, Millbrook Road and Brent Road, are more modest in scale than other examples of this typology in the southern portion of the conservation area; they are

smaller in scale, have limited architectural detailing and all face directly onto narrow single-carriage roads. Individually the houses have little special interest, however as a group they have a cohesive aesthetic and distinctive sense of place. The street

pattern in this area of Paignton contributes strongly to the historic character of this part of the conservation area for the density of the housing, the scale of each individual dwelling and the narrow meandering of the road layout.



The historic terraces on Princes Street.



Brent Road, where the density of the housing means the street is too narrow for cars.



The historic terraces on Millbrook Road.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

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### Churches and Chapels

The Church of St John the Baptist is a focal point of the medieval core of Old Paignton. Constructed in the 12th century and with subsequent alterations and adaptations in the 13th, 14th, 15th, 19th and 20th centuries, St John's is constructed in the local red Breccia sandstone with Bathstone dressings and is one of the largest surviving medieval churches in Devon.



The tower of the Church of St John the Baptist as seen from Church Street.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

There are several examples of non-conformist chapels across the conservation area, illustrating the diversity of the religious practices of residents and visitors to Paignton in the 19th and 20th centuries. The Palace Avenue Methodist Church, the United Reform Church on Dartmouth Road and the Paignton Baptist Church on Winner Street are all designed in the late 19th-century Gothic Revival Style and each utilise local red rubble sandstone for exterior walls and decorative articulation, with additional Bathstone dressings. The Bible Christian Chapel on Southfield Road is one of the earliest non-conformist chapels in Devon, constructed in 1823 with an additional caretaker's house added in 1830. This chapel has distinctive Y-tracery Gothic windows with leaded stained glass.



The Palace Avenue Methodist Church, constructed in local red rubble sandstone and in a Gothic Revival style.



The Bible Christian Chapel on Southfield Road, one of the earliest non-conformist chapels in Devon. This chapel has distinctive Gothic Y-tracery stained glass windows to the north, west and south elevations.



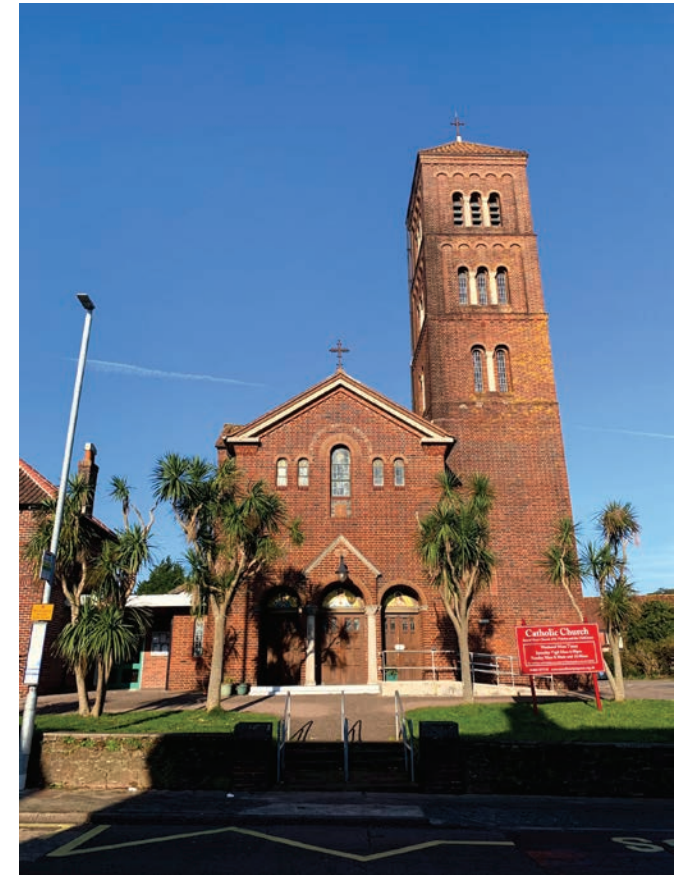
The United Reform Church on Dartmouth Road with attached Sunday School to the north. These buildings have been constructed in grey limestone with decorative articulations in Bathstone and red sandstone.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

Other non-conformist places of worship are also evident in Paignton and have been built in styles other than Gothic Revival. Historic mapping shows a chapel on the junction of Colley End Road and Winner Street as early as the 1840s. This chapel, built for a Baptist congregation, has been converted into flats. It has been built in a simple neo-classical style with three large semi-circular headed windows and a side porch to the left. The Catholic Church of the Sacred Heart and Thérèse of the Child Jesus on Cecil Road was constructed in 1931 in a Romanesque style, with a large tower. This church is distinctive within Paignton for this architectural style and the use of red brick.



The former Baptist chapel on Colley End Road in a simple neo-classical style.



The Catholic Church of the Sacred Heart and Thérèse of the Child Jesus on Cecil Road in a Romanesque style and constructed in red brick.

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### Light industrial buildings

Individual examples of light industrial buildings can be found across Old Paignton, but these are restricted to the historic medieval areas in the northern half of the conservation area. These buildings are predominantly warehouses but also include former brewery buildings. This type of building is almost exclusively constructed in the local red sandstone and has a higher solid-to-void ratio than the surrounding residential and commercial buildings due to the larger scale of the industrial buildings and their smaller sized windows. All of the buildings within this typology in the Old Paignton Conservation Area have been converted into residential housing, however external scarring indicates larger openings for vehicles on the ground floor or for hoists for storing goods on upper floors and illustrates the former use of these structures.



Former brewery buildings on Princes Street, as seen from Church Street, now used as housing.



A former listed warehouse named Effords on Southfield Road.



A former warehouse associated with the brewery on Princes Street.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST



Former warehouses on Well Street, now used as housing.



Former warehouses on Well Street, now used as housing.



A former listed warehouse on Kirkham Street, later used as a mechanics garage and now unoccupied.



A former warehouse on Bishop's Place with ground floor rear access and a partially infilled opening to the centre of the first floor.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

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### 2.3.3 Distinctive Materials and Features of Interest

Common local materials used across the conservation area include:

#### Render or stucco

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Render and stucco is the predominant external treatment to façades within the conservation area. There is an even distribution of rendered buildings across the medieval and 19th-century developments and render is a treatment used for both residential and commercial buildings.

#### Brick

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Brick is a common building material for both residential and commercial properties, typically terraced houses and shops. The use of brick is concentrated to the areas of late 19th-century development, in particular Palace Avenue and Victoria Street. Terraced residential properties such as those of Gerston Road and Tower Street have openings articulated in contrasting brick colours. The use of brick within historic groups and terraces has a striking effect and positively contributes to the 19th-century character of the conservation area.

#### Exposed red rubble Breccia sandstone

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Local red rubble Breccia sandstone is used in large landmark buildings, substantial retaining walls and in buildings around the historic medieval core, generally the northern half of the Old Paignton Conservation Area. This local stone is used in a diverse range of buildings including ecclesiastical buildings, recreational buildings, industrial warehouses, and the rear elevations of residential houses. The colour and texture of the stone is distinct from the render and brick of the majority of the buildings in the conservation area, so its use is notable where it does occur.

#### Slate

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The majority of roofs in the conservation area are covered with natural slate, or artificial slate replacements. As a local traditional material used across the Torbay area, the use of slate positively contributes to the character and appearance of the conservation area.

#### Clay tiles

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There are individual instances of the use of clay tiles as roof coverings across the conservation area. These vary in form from plain tiles to pantiles and double Roman tiles. Some roofs have had either slate or clay tiles replaced with concrete tiles.

#### Thatch

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There are notable instances of the use of thatch as a roof covering to individual timber framed listed buildings traditionally constructed with cob walls in the medieval portions of Old Paignton. These are on Eaton Place, Fisher Street, Sunbury Road and Kirkham Street.

#### Windows

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There has been widespread replacement of traditional timber sash units with uPVC across the conservation area, although there are many instances where traditional timber units have survived. Where pastiche replacements have been made in uPVC, these are conspicuous by their disproportionately thick frames and false glazing bars.

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### Doors

Doors are a mixture of panelled/glazed timber and modern glazed and uPVC replacements.

### Shopfronts

Historic shopfronts are prevalent throughout the conservation area, particularly on Winner Street and Church Street. However, there are also many examples of unsympathetic modern shopfronts in the commercial areas, particularly on Palace Avenue and Victoria Street. Historic shopfronts tend to incorporate a stallriser (a platform below the shop window), glazing articulated by mullions and transoms (horizontal and vertical glazing bars) and a fascia which advertises the name of the business. The fascia may be flanked by corbels at either end and may sit under a projecting moulded cornice. Traditional shopfronts follow the proportions established by the host building; fascias in terraced buildings generally respect party wall divisions and are situated well below first-floor window cills so upper windows are not obscured.

Common decorative features include:

- Decorative ridge tiles
- Decorative finials to dormers of terraces
- Moulded cornices and window and door surrounds to late 19th and early 20th-century terraces
- Red and yellow brick or limestone dressings to exposed masonry
- Barge boards to later 19th and early 20th-century terraced houses

### 2.3.4 Urban Grain, Configuration and Direction of Movement

The principal thoroughfares through Paignton, Torquay Road and Dartmouth Road, follow the north-south axis around the bay area, north to Torquay and south to Goodrington and Brixham. Subsidiary roads, such as Colley End Road and Totnes Road, branch west inland off these roads towards Totnes. Secondary streets connect the principal thoroughfares and are primarily residential or lead east to the Esplanade and Paignton Beach.

Winner Street is the historic route through Paignton and extends south down to Fisher Street. Medieval burgage plots are still distinguishable along these streets and within the northern end of the conservation area, and the density and close proximity of buildings is distinctive in character.

Later housing developments to the southern half of the conservation area contrast this historic form; from early 19th-century villas in large plots with surrounding gardens to late 19th-century Victorian terraces and early 20th-century semi-detached houses. These streets, including Grosvenor Road, Elmsleigh Road, Elmsleigh Park, The Riviera, Totnes Road, and Dartmouth Road, have wider roads with the houses set back for front gardens with rear access tracks and alleyways.

Paignton's medieval form has been preserved within the winding thoroughfares of Winner Street and Fisher Street that connected the historic settlement to Torquay in the north and Brixham in the south. This route is shown as the principal road on historic maps of the town.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

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### 2.4 Setting and Key Views

There are several types of views which contribute to and enhance the special interest of Old Paignton and situate the conservation area within its wider setting. The Old Paignton Conservation Area is a built-up area and as such there are no wide vistas or panoramic views. Notably, due to the topography of the surrounding land and the position of the medieval historic core, there are no views of the sea from within the conservation area boundary.

An indicative selection of these key view types are provided to illustrate the views analysis, and can be cross-referenced with the accompanying plan. The selection of views shown here is not exhaustive, but includes the most notable examples.

#### 2.4.1 Views of Winner Street and Church Street (Views 1-7)

These views are of the medieval street that travels south along the western side of the conservation area and demonstrate the density of the built environment of the historic core of Old Paignton. Winner Street gently ascends to the north to facilitate the topography of the area. The street varies

in widths between the two sides, giving the street its distinctive character. The intersection of Winner Street and Church Street creates a wide, open space with larger inn buildings and historic shopfronts, indicating the former status of these two streets as the historic centre of Paignton.

#### 2.4.2 Views of Historic Street Patterns in the Historic Core (Views 8-11)

The north portion of the conservation area is characterised by the historic terraces of houses and the interaction of subsidiary streets to Winner Street and Church Street. Glimpsed views along these residential streets illustrate the infilling of plots of land, formerly the orchards of the medieval Bishops' Palace, into 19th-century housing. The topography of the area is also demonstrated in these views, particularly the lower-lying bowl beneath Church Street. The narrow, alleyway type streets, particularly Kirkham Street, emphasise the historic characteristics of this section of the conservation area.

#### 2.4.3 Views of Bishop's Palace and Coverdale Tower (Views 12-17)

The medieval Bishops' Palace and Coverdale Tower are key landmarks within the conservation area. Due to the built-up nature of the historic town and the 19th-century developments, there are limited views of these structures unless immediately adjacent to them on Tower Road, Church Path and Palace Place. There are glimpsed views of Coverdale Tower from Coverdale Road and Bishops' Place.

#### 2.4.4 Views of the Church of St John the Baptist (Views 18-20)

As with the Bishops' Palace and Coverdale Tower, views of St John's Church are limited within the conservation area due to the density of buildings and mature trees that surround it. These views are restricted to the streets immediately adjacent to the Church and there are no long-distance views from within the conservation area.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

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### 2.4.5 Views of late 19th-Century Town Centre Streetscape (Views 21-28)

The late 19th-century development of Paignton between the newly opened station and the medieval historic core transformed the character and appearance of the town. Key views within this area are streetscape and group views of collections of landmark 19th-century buildings.

These include the primary commercial street, Victoria Street, and the approach specifically from the east where visitors would arrive in Paignton. The route through Victoria Street and towards Palace Avenue is a key thoroughfare which is emphasised by the aspect and relationship of the buildings to one another along Victoria Street and Palace Avenue.

There is a distinctive use of materials and uniformity of design, scale and use of the buildings. Despite most shopfronts being modern in construction and materials, there is a high rate of survival of architectural features above the shops which strongly contributes to the historic character of the conservation area.

Views of the open green space of Palace Avenue gardens are also distinct within this section of the conservation area. These views are principally from the east and west on the approach to Palace Avenue.

### 2.4.6 Views of Central Residential Areas (Views 29-32)

The central inner suburb residential areas are characterised by late 19th and early 20th-century housing, predominantly large villas and short terraces. Views between streets are glimpsed whilst travelling along Dartmouth Road and Fisher Street into the inner suburb area.

These views allow for an appreciation of the diversity of architectural styles and each street's distinct historic character. This is particularly felt along Curledge Street with its historic school buildings and series of terraced houses.

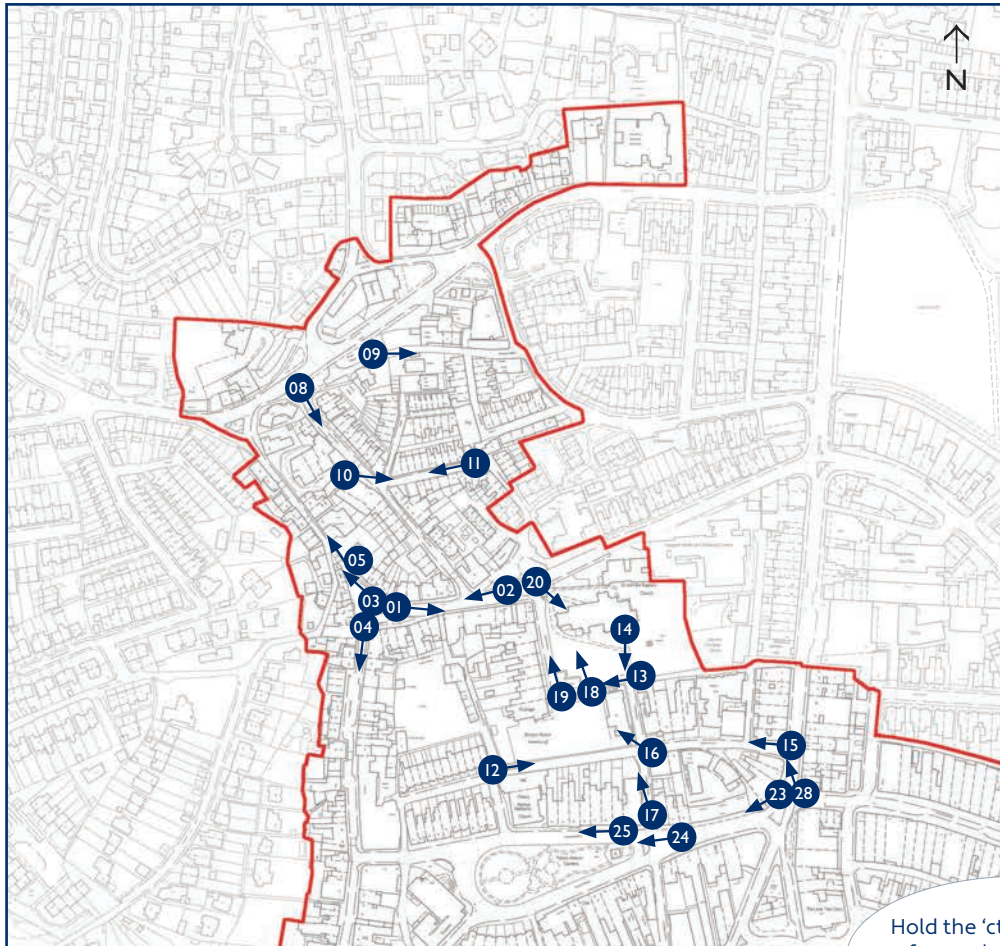
### 2.4.7 Views of Totnes Road and Dartmouth Road (Views 33-37)

Totnes Road and Dartmouth Road are characterised by large detached and semi-detached villas and wide roads which act as principal routes through Paignton.

Totnes Road is an early 19th-century development and views both east and west along it are indicative of their historic character. Mature trees and hedging soften the streetscape and give visual interest to the main route through the conservation area.

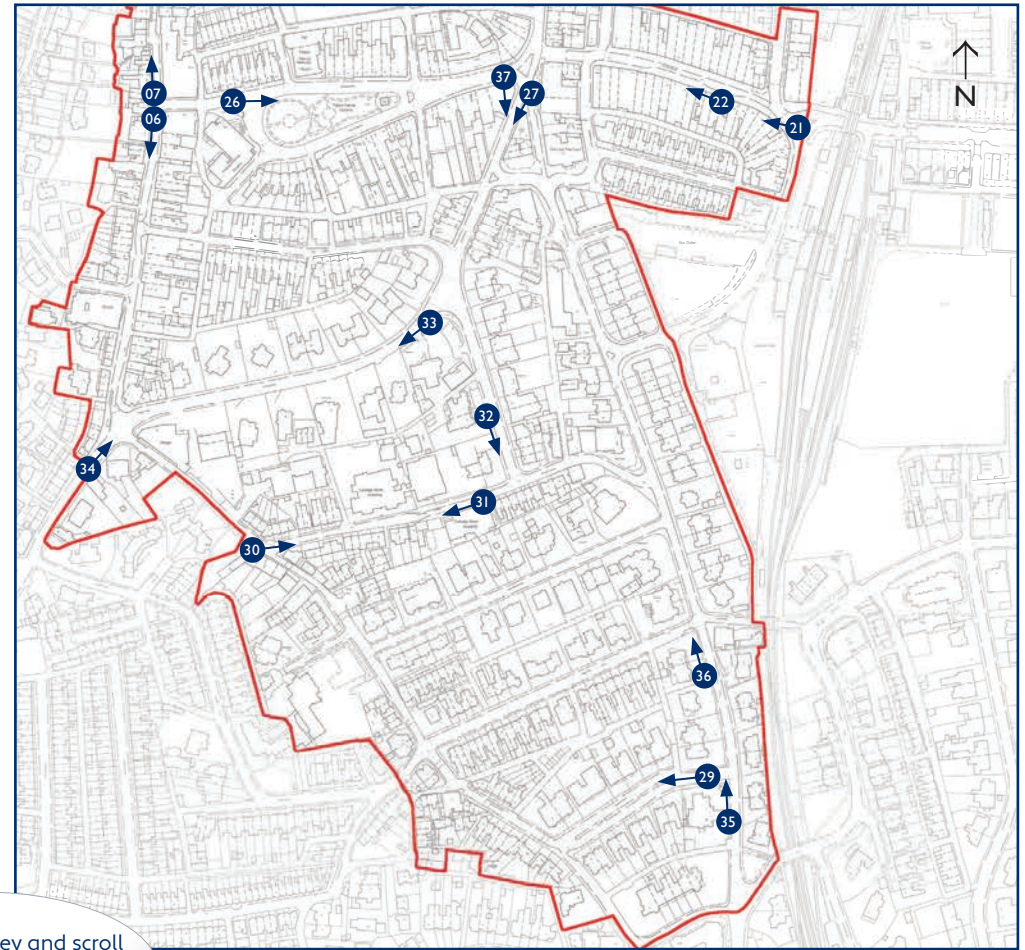
Dartmouth Road affords views north across Paignton and towards the north of the town which sits on a steep hill overlooking the sea. St John's Church is visible in view 36 from midway along Dartmouth Road surrounded by 19th and 20th-century development.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST



Key views in the north section of the Conservation Area. Base plan Torbay PMSA © Crown copyright and database rights 2024 OS AC0000849978

Hold the 'ctrl' key and scroll forwards on a mouse to view the map in more detail.



Key views in the south section of the Conservation Area. Base plan Torbay PMSA © Crown copyright and database rights 2024 OS AC0000849978

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST



**View 1:** Church Street, looking east.



**View 2:** Church Street, looking west.



**View 3:** The intersection of Winner Street and Church Street, looking north.



**View 4:** The intersection of Winner Street and Church Street, looking south.

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**View 5:** Winner Street, looking north towards Coley End Road.



**View 7:** Winner Street, looking north.



**View 9:** Kirkham Street, looking east.



**View 11:** Princes Street, looking west towards the higher topography of the cliffside.



**View 6:** Winner Street, looking south.



**View 8:** Well Street, looking south-east.



**View 10:** Well Street, looking east at the junction with Brent Road and Princes Street.



**View 12:** Tower Road, looking east.

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**View 13:** Church Path, looking west.



**View 14:** The churchyard of St John's Church, looking south.



**View 15:** View from Torquay Road looking west down Bishop's Place.



**View 16:** The corner of Tower Road and Church Path, looking north-west.



**View 17:** Coverdale Road, looking north.



**View 18:** Church of St John the Baptist as seen from Church Path, looking north.



**View 19:** Palace Place, looking north

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**View 20:** The tower of St John the Baptist Church as seen from the corner of Palace Place and Church Street.



**View 21:** The junction of Hyde Road into Station Square at the east end of Victoria Street, looking west.



**View 22:** Victoria Street, looking west.



**View 23:** The junction of Torquay Road and Palace Avenue, looking west.



**View 24:** Palace Avenue, looking west.



**View 25:** The north side of Palace Avenue, looking west.



**View 26:** The north side of Palace Avenue, looking east.



**View 27:** The junction of Torquay Road, Palace Avenue and Totnes Road, looking south.

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**View 28:** Torquay Road, looking north.



**View 29:** Elmsleigh Park, looking west.



**View 30:** The junction of Curledge Street and Fisher Street, looking east.



**View 31:** Curledge Street, looking west.



**View 32:** Midvale Road, looking south towards Curledge Street.



**View 33:** Totnes Road, looking south-east.



**View 34:** Totnes Road, looking north-east.



**View 35:** Dartmouth Road, looking north.



**View 36:** Dartmouth Road at the junction with Elmsleigh Road and Sands Road, looking north.



**View 37:** The junction of Totnes Road and Dartmouth Road, looking south.

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### 2.5 Public Realm

The public realm encompasses all the spaces and features which are accessible to the public and help bring together a sense of place as a whole.

Streetlighting generally comprises utilitarian modern streetlamps, with traditionally-styled lanterns around the open green space of Palace Avenue and along Victoria Street.

Street furniture, such as traditionally-styled benches, is concentrated within Victoria Street and Palace Avenue as the principal commercial and open green spaces within the conservation area. Bollards are found across the conservation area and are styled on Coverdale Tower at the Bishop's Palace creating a distinctive sense of place and connection to a significant surviving medieval monument.



Street furniture on Victoria Street



Bollards on Curledge Street, designed to emulate Coverdale Tower at the Bishop's Palace.

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Most surfaces throughout the conservation area have been replaced with tarmac or modern pavers, however there are localised areas where historic surface treatments have survived. Cream coloured pavers can be found around Palace Avenue, notably in the forecourt of the Methodist Church, in addition to the flight of steps between Church Street and Princes Street.

Some historic kerbstones have survived in places with replacement pavement slabs and cobblestones. Individual instances of historic cobblestones are also still in situ, such as outside Eaton Place. Where these historic finishes are visible, they contribute to the historic and aesthetic interest of the conservation area.



The cream pavers in situ in the forecourt of the Palace Avenue Methodist Church.



The cream pavers to the steps between Church Street and Princes Street.



Surviving historic kerbstones on Palace Avenue, with replacement modern slabs to the pavement and tarmacked road.



The historic cobblestones in place outside of Eaton Place.

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A series of cast iron decorative columns supporting a canopy outside of the former department store on Palace Avenue and positively contribute to the historic character of the conservation area. These columns are emulated on other canopied buildings outside of the conservation area boundary on Torbay Road on the approach to the Esplanade.

Street name plates are generally discreet and are a mixture of modern and traditional in style. Traditional name plates, either in metal or tile or painted onto masonry, are in keeping with the character of the conservation area and the wider historic aesthetic of Torbay.



The cast iron columns of the former department store on Palace Avenue.



Painted name plate to Princes Street.



Tile name plate to Eaton Place.



Metal name plate to Palace Avenue.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

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Boundary treatments are variable. A notable proportion of the buildings in the historic core and Fisher Street front directly onto the public highway. This negates the need for boundary treatments in these areas. Conversely, many of the 19th and 20th-century terraces across the conservation area are set back from the street – most behind low masonry boundary walls, some of which are topped with modern styled blockwork, and hedging. Gate piers are a common feature both in terraces and historically higher status villas. Some terraces are also raised off the pavement, reached by flights of steps.



An example of the residential boundary treatments within the late 19th and early 20th-century inner suburb character area, as found on Elmsleigh Road.

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An important feature of the conservation area are the boundary walls built with local red Breccia sandstone, which can reach considerable heights in some areas. Many of these are retaining walls, which illustrate how local topography has shaped development across the town. Many of these walls have been adapted and enlarged over time.



Boundary wall constructed in rubble stone to Elmsleigh Park.



An adapted boundary wall to Tower House School on Fisher Street.



A mid-20th-century low boundary wall on Mabel Place.



Historic red Breccia sandstone rubble boundary walls with likely medieval origins on Kirkham Street.

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

### 2.6 Open Spaces and Trees

Due to the proliferation of development that took place in Paignton in the 19th and early 20th centuries, there is limited open space within the conservation area.

This primarily includes the central area of Palace Avenue, a planned formal garden constructed in the late 19th century with the development of the surrounding street. This garden today has a hedgerow boundary lined with trees, encompassing managed lawns. These areas are intersected with tarmac paths and flowerbeds and benches are interspersed throughout the garden. A mature tree occupies the eastern end of the open space, beneath which the Paignton War Memorial has been erected.

The churchyard of St John the Baptist Church is also a key open green space; situated between Church St and Palace Place, the churchyard is bounded by red sandstone walls and is lined with large mature trees throughout. The trees, along with the surrounding buildings, largely obscure the Church and the churchyard therefore is a contrasting open space within the dense urban character of the surrounding area.

Trees are found across the conservation area lining the public boundary of properties along principal roads such as Totnes Road and Dartmouth Road. Secondary residential roads such as Elmsleigh Park and Colley End Road have small areas of grass with

accompanying trees and vegetation which soften the streetscape. The pedestrianised Victoria Street in the town centre is interspersed with large mature trees which differentiates the street from surrounding vehicular thoroughfares and adds interest to the streetscape.



Palace Avenue gardens, looking west.



Palace Avenue gardens, looking north-east.

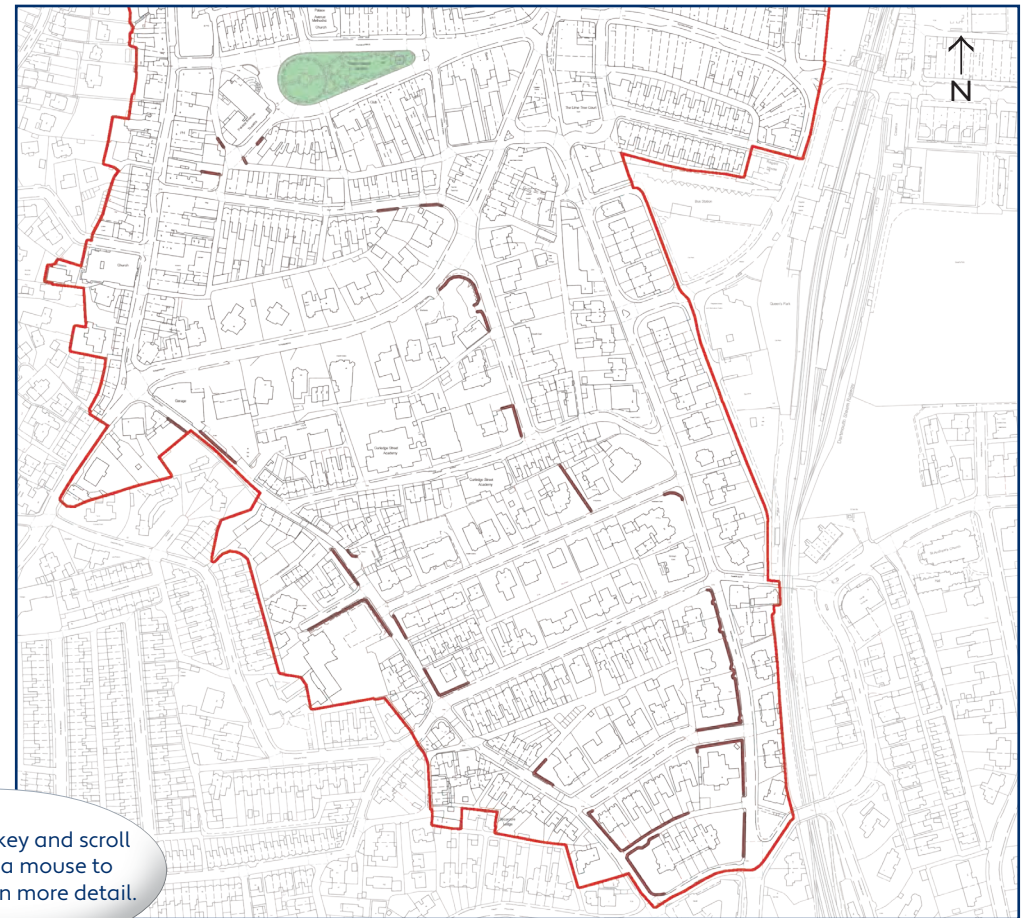
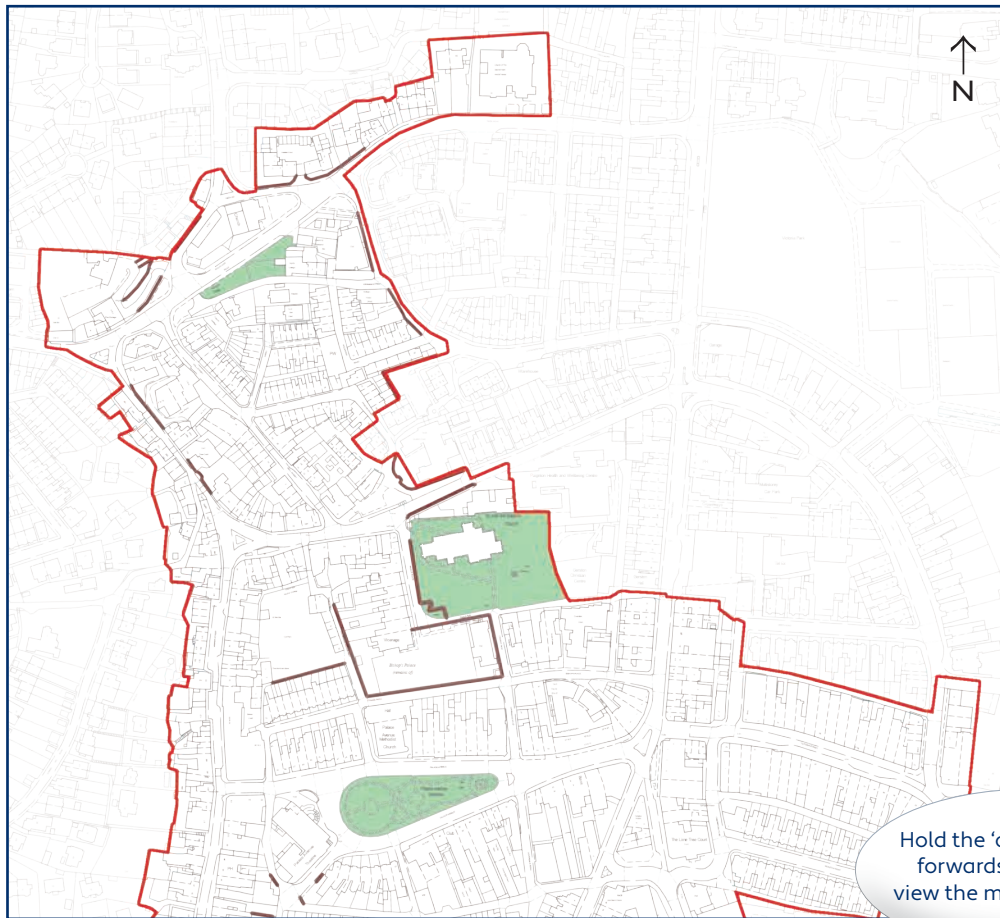


The churchyard of St John the Baptist Church, looking south-east with Coverdale Tower visible.



The churchyard of St John the Baptist Church, looking west.

# SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST



Hold the 'ctrl' key and scroll forwards on a mouse to view the map in more detail.

Open spaces and important walls in the north section of the conservation area. Base plan Torbay PMSA © Crown copyright and database rights 2024 OS AC0000849978

Open spaces and important walls in the south section of the conservation area. Base plan Torbay PMSA © Crown copyright and database rights 2024 OS AC0000849978

**OPEN SPACES AND IMPORTANT WALLS**

- Open Spaces
- Prominent Walls
- 2025 Conservation Area Boundary

This plan is not to scale

## SECTION 2.0: ASSESSING CHARACTER AND SPECIAL INTEREST

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### 2.7 Geology and Topography

Paignton, including the Old Paignton Conservation Area, has a bedrock geology of Breccia and red sandstone from the Permian period. The flatter former marshland that approaches the shoreline to the east of the conservation area has clay, sand and gravel sedimentary superficial deposits from the Quaternary period.

The historic settlement from late Saxon times, located in the present-day Winner Street and Church Street area, was located at the foot of the breccia slopes where they gave way to level ground that ran towards the sea. Today, the shoreline is over half a mile from the former historic centre of the town, Winner Street. The sandy marshland that lay between the historic settlement and sea was enclosed and drained from the mid-18th century onwards and is now the location of extensive 19th-century developments. The topography of the steep hill is still visible as a westerly slope between Winner Street and Winner Hill Road. The separation of the town from the beach is further emphasised by the location of the railway line with runs along the east Esplanade south to Brixham.

### 2.8 Archaeological Potential

Archaeological evidence has been discovered suggesting the early presence of humans to the south of Paignton in Goodrington dating from the prehistoric and Roman periods. Neolithic remains have also been found further south at Broadsands beach between Paignton and Brixham.

As a well-recorded medieval settlement, there is archaeological potential in the historic core of Paignton, specifically around Winner Street, Fisher Street, and the area between Church Street and Colley End Road/Cecil Road.

Excavations were undertaken at the Bishops' Palace in 2001 which uncovered Iron Age pottery fragments on the site of the existing parish hall within the medieval walls of the former manor house. These investigations also determined that Winner Street was the principal road through the town and is medieval in origin. Early excavations from the 1990s on Church Street at the site of the hospital neighbouring St John's Church identified the northern boundary of the pre-conquest settlement. St John's Church incorporates 12th-century fabric and is understood to likely have been built on the remains of an earlier late Saxon church.

Further archaeological investigation may yield evidence of the early settlement of Paignton in the historic core around Winner Street and Church Street.