

BRIXHAM TOWN CONSERVATION AREA APPRAISAL
BOUNDARY REVIEW CONSULTATION DOCUMENT
NOVEMBER 2024



PURCELL

TORBAY COUNCIL

Reasons for Reviewing The Boundary

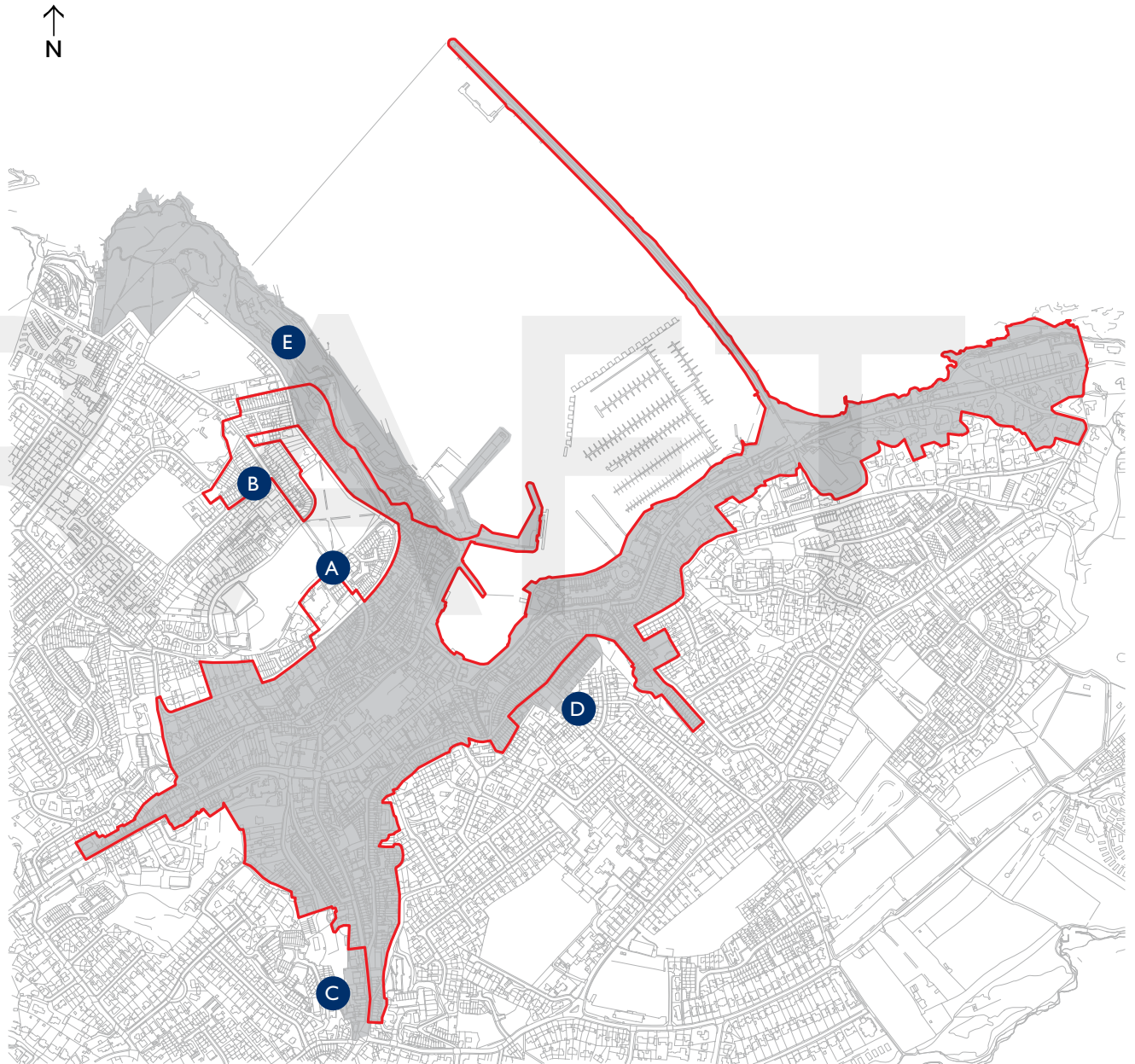
In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have been evident to a previous assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary of the Brixham Town Conservation Area was last reviewed in 2016 in a draft Conservation Area Appraisal, which was not formally adopted by Torbay Council. The draft appraisal recommended the inclusion of the early houses on Bella Vista Road and Furzeham Gardens. It also recommended the exclusion of Battery Gardens, on the basis that the area has a very different character to most of the conservation area and has been protected by designation as a scheduled monument since 2002.

2024 Boundary Changes

A number of minor amendments to the boundary are recommended within this Conservation Area Appraisal. These are identified on the adjacent plan.



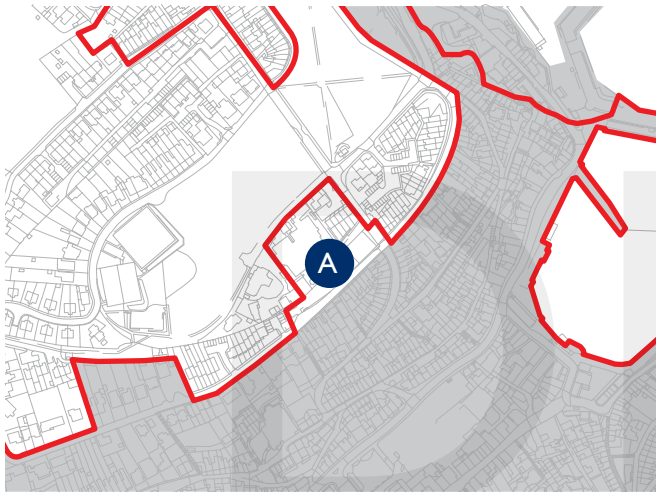
BOUNDARY REVIEW

- 2024 Proposed Conservation Area Boundary
- 1999 Conservation Area Boundary

This plan is not to scale

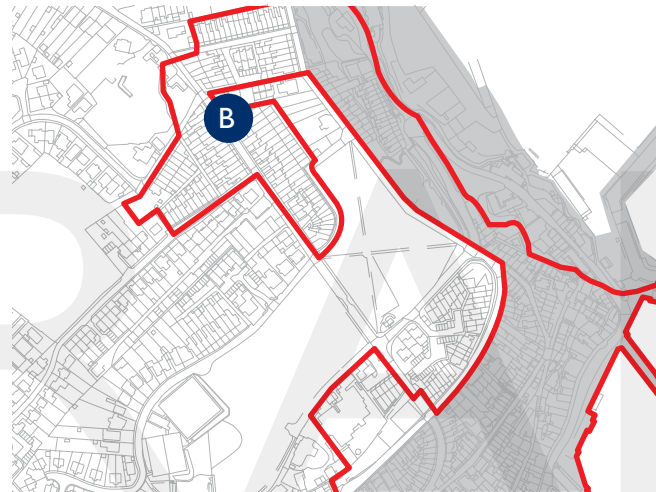
Proposed Inclusions

A. Partial inclusion of Furzeham Primary and Nursery School



It is proposed to extend the boundary to include the historic buildings at Furzeham Primary School and the adjacent historic railway bridge. The school complex contains several attractive Victorian buildings which demonstrate the growth of Brixham during the 19th century. The school is prominent in views from the higher ground to the south of the town.

B. Inclusion of terraces at North Furzeham Road, Higher Furzeham Road, Bella Vista Road, Queens Road, Alma Road and Holborn Road.



It is proposed to extend the boundary of the conservation area to include several late 19th and early 20th-century suburban terraces to the north of the town centre – on North Furzeham Road, Higher Furzeham Road, Bella Vista Road, Queens Road, Alma Road, and Holborn Road. These terraces are highly characteristic of the wider conservation area, the late Victorian/Edwardian terrace being the dominant

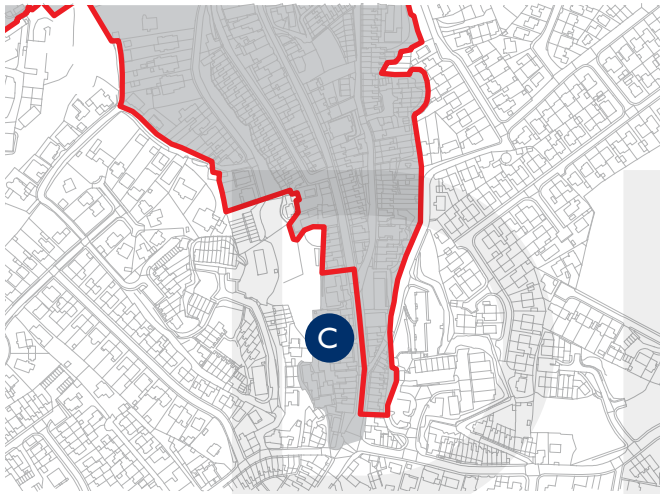
architectural typology within the existing boundary. Together these historic terraces illustrate the expansion of Brixham during the late 19th and early 20th centuries.

The proposed extension would also include the large L-shaped historic building off Higher Furzeham Road, which is depicted on the 1840 tithe map adjacent to a historic quarry. The style, scale and materiality of this structure enhance the historic character of the Brixham Town Conservation Area. The historic boundary wall enclosing the garden to this property is also highly characteristic of the wider conservation area.

The cream-coloured ‘star’ pavers which survive along Bella Vista Road provide a strong visual link between this suburb and the wider conservation area.

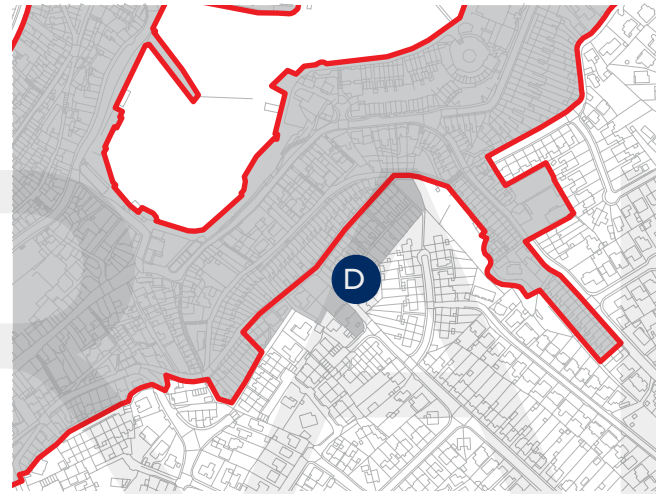
Proposed Exclusions

C. Exclusion of development to the south of Bolton Street



It is proposed to remove this area of mostly modern development, which detracts from the historic interest and character of the conservation area and have no historic relationship to it. The small terrace of four houses, which dates from the late 19th or early 20th century, is of limited architectural interest and makes a negligible contribution to the historic character of the streetscape.

D. Exclusion of interwar terraces on Garlic Rea, Rea House and modern development on the south side of Elkins Hill.

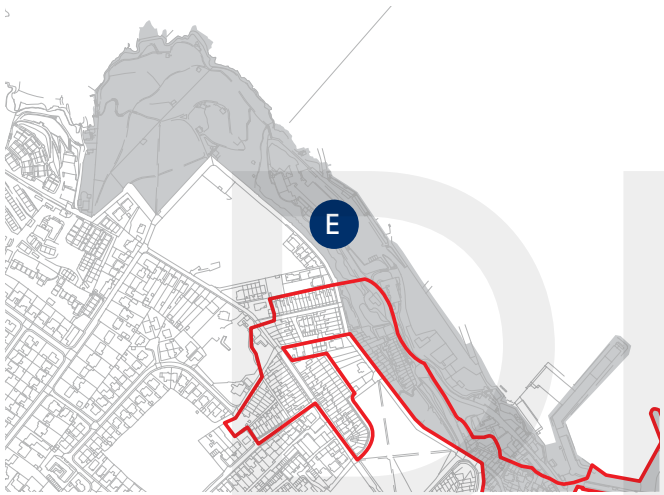


It is proposed to exclude the inter-war terraces on Garlic Rea, Rea House (off Great Rea Road) and the modern residential development at the top of Elkins Hill. The inter-war terraces are of limited architectural interest and have been heavily modified with the addition of large box dormers. As later structures they do not accord with the character of the wider conservation area – which is largely dominated by buildings from the late 18th to the early 20th century.

The incline up Great Rea Road away from Garlic Rea and Elkins Hill instates both a geographical and topographical separation between this building and the rest of the conservation area. The architectural interest of the building has been depreciated through the recent addition of a large box dormer.

The properties proposed to be excluded on the south side of Elkins Hill are modern buildings of a generally low architectural quality. They detract from the special interest of the conservation area and have no historic relationship with it.

E. Exclusion of Battery Gardens, Oxen Cove, Northern Quay and environs



protected under the Ancient Monuments and Archaeological Areas Act 1979. Battery Gardens has a very different character to the rest of the conservation area.

The age and scale of most development around Oxen Cove and Northern Quay is out of keeping with the character of the wider conservation area and does not enhance its special interest.

It is proposed to revise the boundary to exclude Battery Gardens, Oxen Cove, Northern Quay and its environs. Battery Gardens was added to the conservation area in 1999. The site has since been designated as a scheduled monument by Historic England and is therefore

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A team of experienced consultants from Purcell jointly contributed to the completion of this Conservation Area Appraisal.

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November 2024	01	First Draft		