



# Torbay Conservation Area Appraisals

Public Consultation 2025

# What is a Conservation Area Appraisal?

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Torbay Council have a duty to recognise areas which have special architectural or historic interest and to designate these as conservation areas.

These should be reviewed from time to time, in line with relevant legislation.

The [Torquay Harbour](#), [Old Paignton](#) and [Brixham Town](#) Conservation Areas are all due for a renewed appraisal.

The purpose of a conservation area appraisal is to:

- Summarise the history of the area.
- Recognise the important buildings, spaces and other features which are characteristic of the area.
- Identify any issues which detract from what makes the conservation area special.
- Recognise opportunities for enhancement.
- Provide guidance on how to look after and protect what makes the conservation area special.

# Understanding what is important

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The importance and special interest of a conservation area can come from multiple themes, including:

- Types of architecture – either individual or uniform groups
- Building materials and features
- Street layout
- Key views and open spaces
- Topography
- Archaeology

# Brixham Town



## Summary of special interest

- **Historical interest:** a small fishing port and naval supply station, with rapid growth in the 19<sup>th</sup> century.
- **Topography and configuration:** distinctive slope directing the development in the town, interconnecting small alleys and flights of steps, with striking vistas and glimpsed views
- **Architecture:** 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> – century terraces, as well as many other attractive historic buildings telling Brixham's industrial past and its evolution





# Torquay Harbour



## Summary of special interest

- **Historical interest:** growth as a high-end resort town in the late 18<sup>th</sup> and 19<sup>th</sup> centuries, and association with Agatha Christie
- **Topography and configuration:** distinctive layers of development climbing up the cliffs and valley slopes, with interconnecting flights of steps and striking views of the harbour and wider town. Contrast between the wide commercial streets and narrower proportions of residential areas.
- **Architecture:** buildings from the 19<sup>th</sup> and 20<sup>th</sup> centuries, illustrating the transition from a small fishing port into a prestigious resort, as well as the evolution of architectural fashion



# Old Paignton



## Summary of special interest

- **Historical interest:** preserved medieval street pattern around Winner Street and Church Street with expansive 19<sup>th</sup> and 20<sup>th</sup> – century developments to the south and east which illustrate the rapid growth of the town as a seaside resort.
- **Topography and configuration:** the historic core is self-contained and lies inland at the base of a steep slope
- **Architecture:** wide range of architectural typologies, predominantly 19<sup>th</sup>-century, evidencing the town's expansion



# Positive contributors, key buildings and local landmarks

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Not everything in a conservation area will be equally important. As well as listed buildings and scheduled monuments, conservation areas recognise:

- **Positive contributors** - any building, structure or feature which beneficially add to the overall character of the area, often in groups.
- **Key buildings** which have individual heritage merit.
- **Local landmarks**, which will be visually prominent.

Each appraisal has a full list of addresses and a map.



# Brixham Town – heritage assets



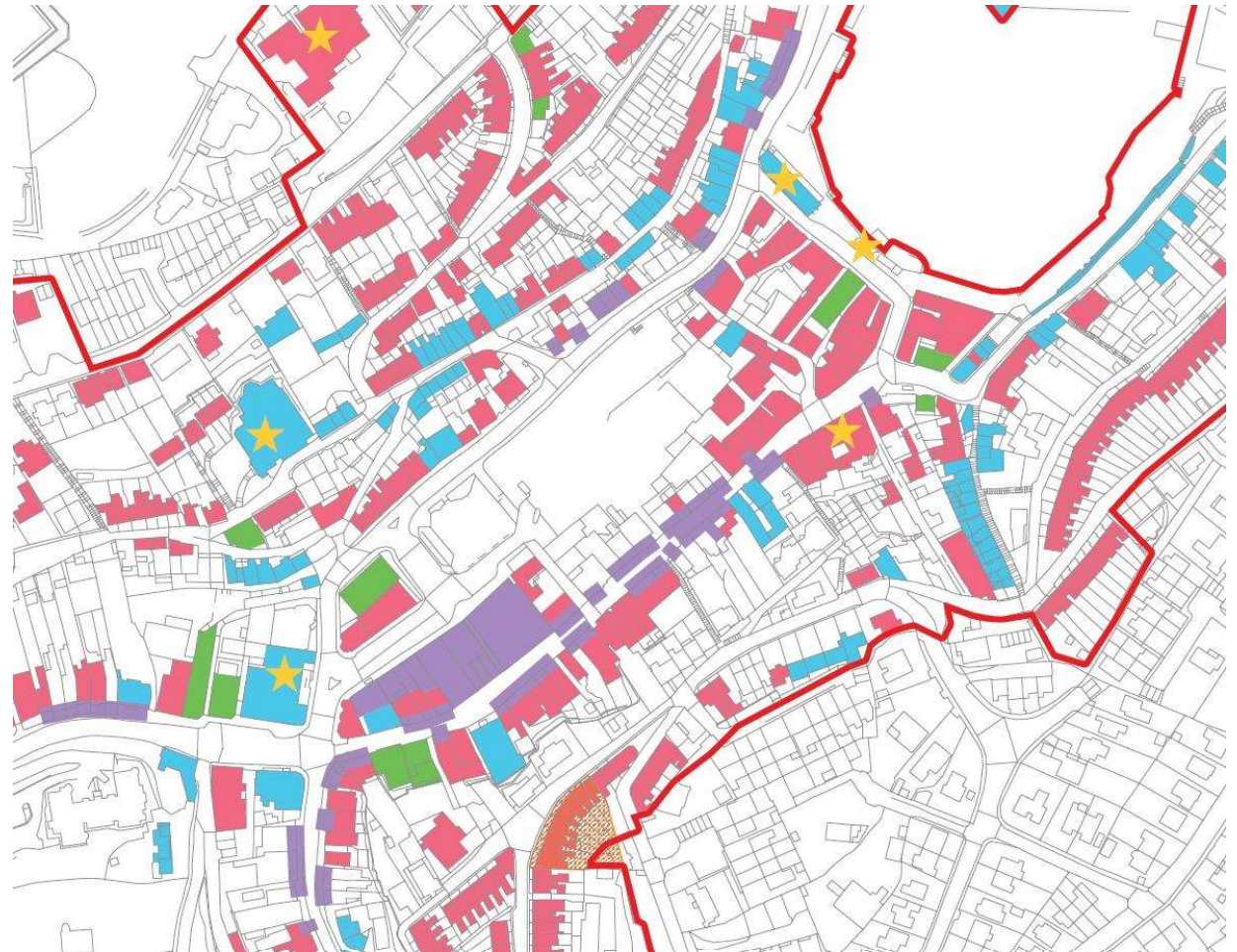
This is an extract of the heritage assets map in the Brixham Town Conservation Area. The full version is available in the appraisal.

## HERITAGE ASSETS

- Positive Contributor
- Key Building of Individual Heritage Interest
- Listed Building
- Local Landmark
- Opportunity for Enhancement – Shopfronts
- Opportunity for Enhancement – Other Detracting Feature/s
- Windmill Hill Cave and Battery Gardens Scheduled Monuments
- 2024 Proposed Conservation Area Boundary

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# Torquay Harbour– heritage assets



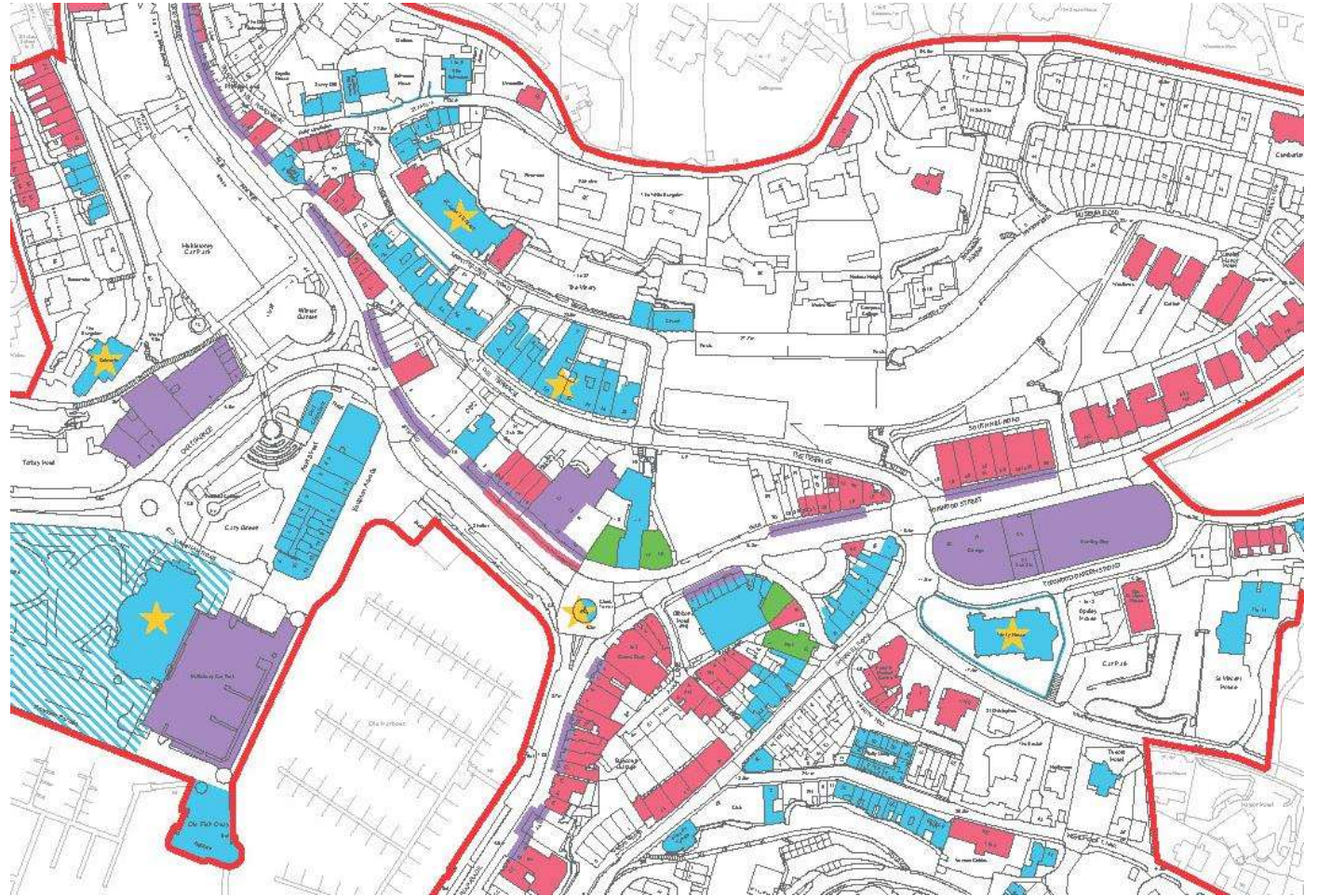
This is an extract of the heritage assets map in the Torquay Harbour Conservation Area. The full version is available in the appraisal.

## HERITAGE ASSETS

- Positive Contributor
- Key Building of Individual Heritage Interest
- Listed Building
- ▨ Registered Park and Garden
- ★ Local Landmark
- Opportunity for Enhancement - Shopfronts
- Opportunity for Enhancement - Other Detracting Feature/s
- 2025 Proposed Conservation Area Boundary

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# Old Paignton – heritage assets



This is an extract of the heritage assets map in the Old Paignton Conservation Area. The full version is available in the appraisal.



## HERITAGE ASSETS

- Positive Contributor
- Key Building of Individual Heritage Interest
- Listed Building
- Local Landmark
- Opportunity for Enhancement - Shopfronts
- Opportunity for Enhancement - Other Detracting Feature/s
- Scheduled Monument
- 2025 Proposed Conservation Area Boundary

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# Issues



Common issues across all conservation areas include:

- uPVC (plastic) windows
- Overgrown vegetation
- Blocked gutters
- Detracting modern features
- Poor building condition



# Opportunities



Common themes across all conservation areas include:

- Regular maintenance
- Appropriate window and door replacement
- Quality place making and public realm works
- Traditional shopfronts

# Control measures and best practices



Each appraisal concludes with an overview of the protocols which will help ensure the special interest of the conservation areas are protected, including:

- Repairs and replacements
- Maintenance
- Managing trees
- Designing new development
- Environmental sustainability upgrades

# Further information and useful contacts

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Further information is available on the Torbay Council Website  
[www.torbay.gov.uk](http://www.torbay.gov.uk)

## **Useful Contacts**

Heritage & Design Team - [heritageanddesign@torbay.gov.uk](mailto:heritageanddesign@torbay.gov.uk)