



Chelston

Conservation Area

Character Appraisal



CHELSTON

CONSERVATION AREA

CHARACTER APPRAISAL

Revised

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TORBAY COUNCIL

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PHOTOGRAPHS

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

- Ordnance Survey County Series First Edition surveyed 1862
- Ordnance Survey County Series Second Edition surveyed 1904
- Ordnance Survey County Series Third Edition surveyed 1933

APPRAISAL MAPS

- Map One: Historic Buildings
- Map Two: Age of Buildings
- Map Three: Building Materials - Roofs
- Map Four: Building Materials - Walls
- Map Five: Important Features

1 LOCATION AND ESSENTIAL CHARACTERISTICS

- 1.1 Chelston conservation area lies about 1 mile southwest of Torquay town centre, almost entirely west of the Torre-Torquay railway line, laid out 1858-9, but also includes a strip on its east side – all the area west of Rathmore Road. The historic boundary, marking the ancient division between the Domesday manors of Cockington, with which Chelston is associated, and Torre, is the line of Avenue Road and The King's Drive. It is part of the interlocking and largely contiguous Torquay group of ten conservation areas; Cockington adjoins it to the west, Belgravia to the east, with Torre impinging on the northeast corner.
- 1.2 The conservation area is situated mainly in a gentle east-facing hollow; there are views towards the skyline of the higher and mostly well-wooded Torquay suburbs of Ellacombe and Babbacombe 2 miles to the northeast. Chelston's development was as a secluded garden suburb of the late 19th/early 20th century; it is well away from busy traffic routes, apart from some summer tourist traffic visiting nearby Cockington village, the trees of the original design having matured. The western boundary of the conservation area is close to a protected landscape zone that includes much of the Cockington estate surrounding the village.

2 HISTORIC ENVIRONMENT, ORIGINS AND DEVELOPMENT

- 2.1 There has been human activity, if not settlement, in the Chelston-Cockington area since prehistoric times. Three neolithic (4000-2200BC) stone axes were found in the vicinity of Chelston Tower in the 1890s; while a scatter of flint scrapers has been located in a field south of Nut Bush Lane. Bronze age (2200-800BC) spearheads and a socketed axe-head have also been found in Cockington.
- 2.2 Chelston, as a land unit was attached to the Domesday manor of Cockington, whether there was any separate villein settlement much before 1316, when separate manorial arrangements were instituted is unknown. The first record of *Chilestone* appears in a deed of Roger of Cockington's of c.1238, although the reference may still be to a land or topographic feature rather than a settlement. Its manorial owners were, as at Cockington, the Carys from 1374 to 1654 (with brief dispossessions), and the Mallocks from 1654 to 1932.
- 2.3 In 1449 an *Inquisition post mortem* was held on the death of Jane, second wife of Sir Robert Cary; among her various properties were:

a cottage and three acres of land in Chilston within the manor of Cockington ... other cottages, closes and parcels of land in Chilston & land in Whetcombe ... Greueway, the mill with 2 acres ... land called Scherewylsmore [Sherwell], Saltmede ... one meadow lying under Chilston Orchard, one meadow called Levermore ...

These are all names recognisable today; the mill extant then survived as Fulford's mill until 1878, its buildings lying both sides of Old Mill Road. Confusingly it is recorded as Cockington Mills on the First Edition OS County Series 1:2500

(surveyed in 1861) while its site lie 200m northeast of the conservation boundary in the neighbouring conservation area of Torre.

- 2.4 In 1472 there were only 20 holdings in Chelston for which service (or rent) was rendered at the manor court in Cockington. Nearly 200 hundred years later a detailed survey of the manor of Cockington made in June 1659 recorded a complete rental of the tenants: names, holdings, acreages, rents, heriot payable and annual values. While 37 cottages are recorded in Cockington proper, there were then 23 cottages in Chilston, and 12 at Livermead with 9 fish cellars.
- 2.5 Chelston Manor is the oldest surviving building in the conservation area, parts of it date from the late-16th/ early-17th centuries, although extensive 19th century alterations rather mask its origins. It served as the Dower House to Cockington Court, probably from Cary times; certainly a number of the Mallock relicts died here.
- 2.6 It is not easy to disentangle the early 19th century history of Chelston from Cockington; the Mallocks made attempts to conserve their estates by converting deerpark to farm tenancies and opposed urban development. But as at Cockington itself the construction of Torbay Road in 1840, and the opening of the railway from Torre to Paignton, from beyond Old Mill Road to Hollicombe in 1859, began the process of opening up. Both the Mallocks and the Carys had used their influence to postpone the extension of the railway south from Torre, where it arrived in 1848. The Carys because the original line of the extension passed over land they had already earmarked and surveyed for development, and because it would encroach far too closely upon Torre Abbey. Eventually the Carys prevailed and the railway extension was built over Mallock land, Torquay Station being opened in August 1859, where it was linked to New/Torbay Road.
- 2.7 The First Edition OS County Series 1:2500 surveyed 1861 shows a small village with cottages flanking Old Mill Road from Seaway Lane northwards with a cluster north of what is now Walnut Road and Chelston Cottage. The Cottage, with its southeast-facing wing added around Regency times (1811-20) in the *cottage ornée* style, the single villa. Chelston Manor has an area of formal gardens and a carriage drive stretching nearly 200 yard on its east side served by Walnut Road where it passes beneath the new railway line. Athwart Walnut Road's current alignment, at its junction with Old Mill Road, lay a large farm complex popularly called the Old Dairy and a thatched barn; similarly other buildings were located on the junction's northwest and south west sides. Elsewhere extensive orchards surround this northern cluster of buildings. To the southeast was located the new Torquay Station almost surrounded by open countryside; west of it there are a number of fields, bounded by Walnut Lane, Old Mill Road and Seaway Lane which show enclosure, some evidently before the railway, some occasioned by its course. The line of the railway can clearly be seen to have cut across the boundaries of both the medieval and later fields.
- 2.8 Chelston Cross at the junction of Seaway Lane and Old Mill Road, became the first new development in Chelston around 1867. The combined population of Cockington and Chelston had fallen during the century from 294 in the first census of 1801 to 188 in 1871. It is not clear how this was apportioned but clearly while Cockington was in decline Livermead and Chelston served by new roads and the railway begun

to expand, the 1881 census recording a figure of 381. However the single event from which Chelston's modern history derives and which was to shape its present topography was the Mallocks' decision to host the Devon County Agricultural Association Show in May 1882. Almost all the land between the Railway and Old Mill Road from Chelston Cottage to Seaway Lane was used; enclosure divisions, fences and hedges, were removed, and roads widened; over 22 acres in extent.

- 2.9 Following 1882 the site of the show was entirely given over to development. Antiquated farm buildings were demolished: the large farm straddling Walnut Road in 1885 and the surrounding buildings shortly afterwards. The availability of this large expanse of land close to the centre of the expanding town of Torquay was clearly the spur to rapid development, by 1891 the census recorded a population of 1717. The extensive detached or semi-detached villa development which comprises the majority of the conservation area, was complete within a generation as were the series of short terraces, on mostly curving alignments.
- 2.10 Some of the existing network of tracks and lanes were easily subsumed into the later development: Seaway Lane, Old Mill Road, Bush Lane, Vicarage Hill, Greenway Road and Huxtable Hill; Seaway Lane especially still retains the typical Devon holloway of earth banks (perhaps a manorial sub-division boundary?) and hedgerow trees. Others were widened and realigned such as Walnut Road, some of whose earlier course survives as Walnut Lane, and at the rear of 69-85 Walnut Road. Others are entirely new creations; Chelston, Solsbro, Rawlyn, St Matthews Vicarage and Rousdown Roads among them. A few such as Ruckamore and Brooklands Roads part-follow pre-existing field boundaries.
- 2.11 After Cockington became a parish in 1882, separated from Torre, the increasing population demanded its own church and a curacy. A temporary iron church was established in Solsbro Road in 1884 and in 1895 St Matthew's Church was begun, its nave was consecrated for use in 1896.
- 2.12 South of the old course of Walnut Road and east of the new Railway line Mallock-owned Chelston extended up to the stream on the west flanks of Torre Abbey and The King's Drive, newly constructed by the Torquay Board of Health in 1877. This ground had been waste since medieval times. In 1888 Torquay leased the 6 acres east of the station as a recreation ground, by laying out playing fields, tennis courts and running tracks the sea frontages of Cockington and Torquay were linked. By 1926 subsequent expansions and purchases had extended the recreation and playing field areas to all that land between Rathmore Road, Walnut Road and The King's Drive. Because of the major topographic change introduced by the railway all land east of Rathmore Road despite being historically Chelston has been included in the Belgravia Conservation Area.
- 2.13 Although the ecclesiastical separation of Torquay and Cockington was a rationalisation of an existing situation there came counter-balancing pressures for Cockington to be amalgamated with newly incorporated Borough of Torquay. The Cockington Urban District Council, which had replaced the local board by 1881, was wound up in 1900 when the Chelston district was incorporated as a separate ward into the growing town by the Torquay Borough Extension Act. It was a bitterly fought

transfer from Newton Abbot Rural District Council; the ratepayers of Chelston opposing both large councils who supported the change. The act did award Chelston residents a (lower) differential rate from the other Torquay wards for 10 years.

- 2.14 The Second Edition OS County Series surveyed in 1904 shows development in the conservation area largely complete, only a few in-fill sites are undeveloped in the central portion. Seaway Lane – with the exception of those villas built on its north side and south of Rawlyn Road – is still largely undeveloped; the deleterious building either side of the lane, and especially on the south side heights overlooking Cocokington (actually within the adjacent Cockington Conservation Area) is in the main a phenomenon of the post-war planning regime, although some development was started in the 1930s. Otherwise some infill, such as Elsinore Villa, sits much better than other post-war accretions such as Ashfield Court, Brierley, the rear extensions to some villas on the south side of Vicarage Road, and the undistinguished Walnut Court.

3 CHARACTER AREAS

- 3.1 In the 1993 Statutory List Chelston is summarily described as *a well-preserved nineteenth development with detached villas and later terraces built on picturesque hilly ground*. The development has in the main a clear start date after the clearance in 1882 of the 22 acres by the Mallocks and was all but completed at the beginning of the first world war; this completion in one generation gives the conservation area its cohesion and a distinct uni-period feel.
- 3.2 Furthermore the quality of the detached and semi-detached building forms, and their detailing is exceptional with both Italianate stucco, and neo-Gothic stone and brick examples typical of the period. The informal street layout with a generous provision of open space, extensive walls and linking paths enables many buildings to appear to be in a parkland setting. Even the few terrace groups either front open spaces or are combined in tree-lines avenues. Only in the shopping area in Walnut Road with its curving alignment, and distinctive scissor-beamed gables is there a strong sense of enclosure where buildings rather than landscape setting predominate.
- 3.3 However although largely co-eval the conservation area may be sub-divided into two character areas which are indicated on Character Appraisal Map One – Historic Buildings:
- 3.4 (1) *The Historic Village and Modern Urban Centre*
The central part of the conservation area contains the main shopping area and has a more urban grain. Its close-packed terraces embrace Walnut and Old Mill Roads, clustered on the site of the medieval village; Chelston Manor and Chelston Cottage, the remnants of that village; and the late terrace group fronting Rathmore Road and the Grand Hotel on the sea front, all east of the railway line.
- 3.5 (2) *The 19th Century Churches and Villas*
The greater part of Chelston which surrounds the inner core and is characterised by detached and semi-detached villas.

4 ARCHITECTURAL AND HISTORIC QUALITIES

4.1 LISTED & OTHER KEY BUILDINGS

4.1.1 The conservation area has some 15 separate entries detailed in the listing, these include several features other than buildings, all are grade II except where otherwise indicated and denoted here in bold. Additionally there are very many more key buildings and building groups: well over 100 villas either detached, semi-detached or in mirrored terraces of three. Most retain period features, and relatively few have had disfiguring extensions, and are therefore essential to the overall character of the conservation area. Some are given particular emphasis by the substantial height differentials which range from walls, banks, and gate piers where the building is elevated, to roofscapes, chimneys and gables where the building is viewed from an elevated position. Although unlisted, these *are* the conservation area, and make a significant contribution to the wider Torquay townscape.

4.1.2 (1) *The Historic Village and Modern Urban Centre*

Chelston Manor Hotel and **Chelston Cottage** are the two main buildings pre-dating the large-scale villa developments. Both probably have secure medieval antecedents though these are not much in evidence. In the case of the former, there are some surviving 17th century windows with hood moulds, as well as casements with square leaded panes; the interior has an 18th century staircase. Most of the building in its present form results from the major 19th century remodelling. **Chelston Cottage** consists of an early thatched range with cob walls said to date from the mid 16th century and a late 18th/early 19th century main house at right angles to it constructed in a typical picturesque style of sandstone and limestone rubble under a gabled thatched roof – the thatch was being replaced in the autumn of 2005. To the rear is a rectangular **ice house** probably also late 18th century with a small opening on its west side.

4.1.3 **Torquay Railway Station** dominates its spacious surroundings. Although the line dates from 1859, the present range of buildings, footbridge and canopies opened in 1878, and were further extended in 1912. Built of local rough-faced grey limestone with dressings, probably of Bath stone, the steeply pitched pavilion roofs of Welsh slate with lead roll hips and ornate iron cresting are in a style influenced by French chateaux. They culminate in the two stair towers linked by a covered lattice iron girder footbridge. At the south end of the station on the east platform is the **Railway Signal Box**, also 1878 which is rectangular in plan with a hipped roof and of similar materials to the main station buildings. Immediately to the south of the station is the single span **Hennapyn Road Bridge** built c.1892 when the track was widened. It has a fine cast iron balustrade of large interlacing acanthus leaves. The 1980s brick-built flats Brunel Mews are built in the former sidings. Although they neither conform to the typical Chelston plan type, nor use traditional materials, they are largely isolated from the conservation area by the cutting in which they sit.

4.1.4 The local shopping area, with a surprising number of quite distinct and individual shops and services, lies in Walnut Road. The terraces face each other, the northern side being one continuous alignment of nine; the southern side is four groups of four. Most are now painted stone or brick, the Co-op and its rear warehouse are unpainted

brick while the bank is in an imported light ashlar stone below, and stuccoed above. At the crossroads with Old Mill Road are the **Chelston Drinking Fountain and ornamental iron railings**, the latter enclosing a small triangular green. These date from 1897 and were given by Francis and Elizabeth Bigge of Hennapyn – Chelston’s largest villa, south of Chelston Cross, now demolished. The fountain is constructed of granite and limestone, with below the main bowl smaller bowls for dogs. Beyond, continuing the ascent up the hill towards St Matthew’s Church, lie the terraces of Walnut Road in two groups of nine with the end pairs larger in size and in garden. All are generously proportioned, built in the local red sandstone randomly coursed, the dressings in a pale yellow brick, the sash windows of single panes top and bottom.

- 4.1.5 A small part of the conservation area extends to the seafront and includes the dominant Grand Hotel (six storeys in places) conveniently sited adjoining Torquay station. It has a relatively unaltered frontage and typifies the genre of major resort hotels. It opened in 1881 as the Great Western Hotel with only 12 bedrooms and a main entrance on the north; it was approached by a carriage drive with a connecting outlet to the station, this back drive was covered over allowing passengers who had arrived by train to cross to the hotel without getting wet. Enlarged in 1908, 1911 and 1926, and subsuming the villa immediately to the south and its grounds, it reached about the size it is today by the war; it now contains over 150 bedrooms. The ground floor terrace extension is a more recent, and less happy, alteration to what is in effect a grand Edwardian hotel.
- 4.1.6 The late Victorian terraces in Rathmore Road in two groups of 7 and of 8 are of above-average proportions, and contain a number of defining period features. Both exhibit relatively unaltered upper elevations and distinctive gables.
- 4.1.7 (2) *The 19th Century Churches and Villas*
Orchard Cottage is the only remaining building from Old Chelston; it appears to be an amalgam of two of the three present in the 1860s which fronted Old Mill Road, Chelston Road being a post-1882 creation.
- 4.1.8 The most extraordinary single building is **Chelston Cross**, the earliest of the new buildings in Chelston constructed around 1867 for the engineer and naval architect William Froude (1810-79) who built the world’s first floatation tank on this site for the experimental testing of ship models on behalf of the Admiralty. It was built in the local red sandstone with polychrome brick dressings and a picturesque belvedere. A large stable block of similar construction curves tightly round the north side. The house was extended in 1881 (date-stone) and converted in 1971 into the **Manor House Hotel** (the name by which it is listed) and in 2003/4 into apartments. The interior is full of gothick eccentricity, most especially its extraordinary flying stair constructed on a cantilever principle spanning an impressive entrance hall. In Froude’s design he was assisted by his son, and Henri Marc Brunel, son of Isambard Kingdom.
- 4.1.9 The celebrated floatation tank which succeeded that within the main house, now a swimming pool, was operational from 1871-86. A memorial plaque on the north side of Seaway Lane at the front of White Gables suggests that its site is here, on the other

side of the road from the house. However the size of the tank itself is known to have been 278' x 34' and 10' deep, it was contained within a larger roofed enclosure with additionally a brick-built boiler and engine house adjacent. The sheer size and its topography suggests that it is much more likely to have been on the south side of the lane adjacent to the house, on the plots now occupied by 1-4 Seaway Close and West Winds immediately to the south west of Chelston Cross. These are still shown as within the curtilage of Chelston Cross on the third edition OS county series surveyed in 1933. The tank was decommissioned after 1886; it may be seen on the second edition OS county series surveyed in 1904 that all house plots on the north have already been developed and are set within mature grounds. Because of the size of the tank, its deconstruction would have left a considerable scar and its site is likely to have been the last area in this part of Chelston to have been redeveloped as considerable ground consolidation would have been required. Seaway Close is a 1970s development.

- 4.1.10 The rest of the conservation area is essentially the post-1882 development with only some minor infilling since 1910. **St. Matthew's Parish Church** (grade II*) was built 1895-1904 by Nicholson & Corlette of local red sandstone with a slate roof; it consists of nave, chancel, aisles, porches and a tower on its southeast side, outwardly in a traditional Victorian gothic, *a re-interpretation of the Devonian Perpendicular tradition* (Cherry & Pevsner). However it also exhibits a very complete interior with high quality Arts and Crafts features: the capitals and arches of the nave arcades, a painted chancel wagon roof, and especially the font and its cover, the latter made and given by Gerald Moira. This church is an early work of Sir Charles Nicholson who was later to become celebrated for his church interiors. The **Methodist Church** is also in the local sandstone, but with Bath stone dressings; the west end dates from c.1900, the east end from 1908. Its prominent octagonal corner spire echoes that of St. Luke's Warren Hill across the valley.
- 4.1.11 The 1880s villas, fan out north and south from St Matthew's Field – an important green area of public open space, St Matthew's Road to the north, Vicarage Road to the south – and are a mixture of detached and semi-detached as dictated by the undulating topography. Almost all retain the majority of their original Victorian detail with very little later alteration. The earliest are two short terraces of three Nos 3, 5, 7, and 9, 11, 13 **St. Matthew's Road**, (though the form appears earlier). Both stuccoed terraces exhibit a symmetrical mirror plan, with gabled slate roofs, rendered stacks and bracketed cornices and attractive lattice piers on the verandah; additionally the **garden walls and gate piers** of the latter group are listed in their own right. Surprisingly none of the other 36 houses – 30 are semi-detached pairs – which face each other across the field are listed despite the wealth of surviving detail, most are also complemented by breccia walls and rendered gate piers. Nos. 24-38 are all Edwardian or later; two pairs, Nos. 24-30 have a distinctive pebbledashed finish. The three detached villas at the southwest side of the apex each Nos 40-44 have large rear flat-roofed extensions, but these are in the main well concealed by the mature trees and the slope of the ground. The villas and semi-detached villas to the west fronting Herbert Road are similar in type. The old vicarage is located at the extreme western tip of the conservation area, it is built of the local red sandstone in contrast to the sea of surrounding stucco, with elaborate framing bargeboards to its slate roof.

- 4.1.12 To the north between St Matthew's Road and Greenway Road are a series of larger detached houses in large grounds, set back between 20 and 50 metres from the road; those to the north bounded by Huxtable Hill sit in smaller grounds closer to the road. On the southwest side of Greenway Road, is a large villa and its former service wing, now sub-divided as **Tresillian** and **Moffats**; the main house is built over a basement allowing a ground floor balustraded terrace to extend to the (southeast) garden front because the interiors preserve the original joinery and plaster together they make up a *very complete example of a middle-sized High Victorian Torbay villa*. Additionally the entrance **gate piers and boundary walls** are separately listed, the latter across the whole frontage, almost 60m. Immediately to the east the linking pedestrian stepped walkway links Greenway and St Mathew's Roads.
- 4.1.13 On a prominent site and visible from many parts of Chelston on the northeast side of Greenway Road is another complete villa and its service block, built in 1889 and finished in plastered red sandstone. Listed as **Ochiltree House** it is now subdivided as **Holme House and Greta Cottage**. When listed in 1994 it was described as a rare example of a large, late Torquay villa still in single ownership and in an almost perfect state of preservation. The exterior is richly detailed by any Torquay standard, the south-facing 2-storey canted bays especially pile up the detail in profusion between the full length ground floor windows and the wrought-iron crowns on the the attractive pyramidal roofs. The interior contains well preserved stained glass, marble chimney pieces and outstanding plaster cornicing. Again the entrance **gate piers and boundary walls** are separately listed, the latter although not across the whole frontage, still amounts to a length of about 70m. Adjoining on the northwest in Burrige Road is a new development of 2000, now named Ochiltree House; it is built in a resolutely modern style with walls of uncoloured grey render and exposed oak under a natural slate roof with glass lights. Between Tresillian and Holme House the views south from Greenway Road across St Matthew's Field to the sea and beyond are visually impressive, but marred by the very poor garages at the rear and above the properties on St Matthew's Road. Hatherleigh, Elsinore, and Hartwell House represent post-war infilling and are visually unappealing, the land having been orchard and gardens up to their development.
- 4.1.14 The northern extent of the conservation area includes Burrige Road, Ashfield Gardens Huxtable Hill, Old Mill Road and Rousdown Road. The villas north and south of Ashfield Gardens – another important green area of public open space amounting to an acre – enjoy an attractive and elevated location, with important walkways linking Burrige Road with Ashfield Road. A semi-detached pairs and two detached villas west of Burrige Road belong to this group, cohesive in form the finishes include stucco and local red sandstone with, or without brick details. In Rousdown Road **Tor View** is typical of the late Victorian Chelston villa, imaginatively fitted into an unconventional triangular plot flanked by the railway cutting. It has an attractive restrained ornamentation with rusticated quoins, sill and plat bands, and tall rendered stacks below cornices, but foremost it has a prominent overheight projecting decorated entrance bay. Sub-divided into holiday flats, it has recently been renovated; but the removal of the boundary wall and any garden in front of the house to facilitate holidaymakers' parking exposes the house to the road in a most open and unsatisfactory manner. **Ambrook** lies adjacent on the north side, it is also complete externally, with a prominent and richly decorated 2-storey canted

bay giving onto a ground floor balustraded terrace; it retains many other individual features of period detail, but it has been sub-divided into three. Lower Ambrook has been formed from the basement storey, whose entry lies below the ground floor terrace from which the view is not garden but tarmac.

- 4.1.15 The southern part of the conservation area can be split into western and eastern parts divided by Old Mill Lane. The western part includes both sides of Rawlyn Road, and of Seaway Lane. Either side of Rawlyn Road the villas are located in extensive grounds, those of Courtlands (undergoing restoration in the autumn of 2005) having lost its orchard to Chelston View after the war still remain about an acre. This is the western extent of the villa building, west of Courtlands were nurseries, again only developed after the war. Two of the Villas have been split between their main blocks and their service wings: the Vanessas; and Morar and Greenhill. Others have converted into hotels, nevertheless this is one of the most important and cohesive villa groups with much important ornament and detail, additionally most are set in a secluded fashion behind high banks or walls in a richly landscaped setting. The south side of Seaway Lane, a pre-Victorian road even shows signs of medieval boundary banks.
- 4.1.16 East of Old Mill Lane the density between Solsbro Road, Chelston Road and St Agnes Lane is if anything even lower. Solsbro Road, really a pleasant crescent, is characterised by semi-detached pairs on its north side facing detached villas in large grounds on the south side. Only the **Melbourne Tower Hotel** and **Tower Hall Hotel**, a stuccoed mirror-plan pair, are listed, the easternmost on the north side of the road. Both are of two storeys with impressive three storey entrance blocks. The paired semis become less elaborate the further west they are located, Glencoe and Millbank are a post-war replacement of a pre-1882 cottage pair that flanked Old Mill Road much as Orchard Cottage does, but were demolished.
- 4.1.17 An important and cohesive group of villas lies either side of Chelston Road and St Agnes Lane, and on the north side of Seaway Lane east of Chelston Cross where many are set well back behind banks and walls in a landscape entirely transformed after 1882, although those on Chelston Road have their sides more closely aligned with the road. All except three semi-detached pairs were built as single villas. Newlands and White Gables, and Restormel and Trevone have subsequently been sub-divided, the former pair as early as the 1930s. The latter pair and especially Red Squirrel Lodge show attractive buildings in brick in contrast, again, with the predominant stucco finish.

4.2 BUILDING FORM & ORNAMENT

- 4.2.1 The conservation area contains a remarkable range of building styles and materials that include the continuation of the traditional mid-Victorian use of stucco, as well as the later and more ornate High Victorian examples using a wider range of materials. Exposed local red sandstone, with or without brick detailing, is most evident in the village centre, in the two churches, in the north around Ashfield Gardens, and most elaborately at Chelston Cross. Several villas are located to take full advantage of the varying topography, their prominent sites occupying disparate levels front and rear and providing extensive outward views, while they themselves are highly visible

often against a backdrop of trees. Very few of the villas have been disfigured by later extensions; this gives Chelston a particularly well-preserved character.

4.2.2 Most villas are of two to three storeys, whose typical features include roof hips and gables with tall chimney stacks, mostly rendered, although there are a few brick examples. Few dormers are in evidence, though there are some unsatisfactory, and visible, flat roof extensions in Rathmore Road. Ornamental detail may include the full palette of Torquay Italianate: rusticated quoins, deep eaves often dentilled, plat and sill bands Window and door openings often have semi-circular or segmental arches. Large double-hung sash windows, some forming bays, predominate, although there are also some casements. Timber ornament is mainly restricted to features in the gables, such as barge boards, and projecting ties. The drip mould types above the windows in Chelston Manor are emulated in some of the later stucco villas. Cast-iron balconies are relatively uncommon, but there are a interesting examples at Chelston Cross.

4.3 USE OF MATERIALS & LOCAL DETAILS

4.3.1 Stucco or plastered render is the most widely used facing material; usually over stone, with Torquay limestone the likely material. Later villas and the terraces are built almost exclusively in brick and/or local rough hewn red sandstone with some examples of imported decorative-stone dressings and a wide range of late Victorian timber embellishments. There is one example of sandstone which appears to have been plaster rendered and painted to resemble brick. The most locally distinctive feature is the extensive use of local red sandstone, a breccia conglomerate quarried within or very close to the conservation area, which is reserved almost exclusively for the many boundary walls, even those of the stuccoed villas. This provides an attractive visual contrast, especially where the gate piers are rendered and painted to match the villas. In a few locations grey limestone has been used as an alternative for the boundary walls; a consciously planned usage.

4.4 CONDITION OF BUILDINGS

4.4.1 Most buildings in this suburb are well cared for and maintained, and an encouragingly high proportion of dwellings retain their original timber and ironwork on doors, windows, and the entrances to driveways. Nevertheless PVCu double glazing is starting to make inroads, fortunately most replacement glazing is still relatively uncommon in the most prominent locations, and tends to be in subdivided houses and holiday accomodation.

4.4.2 The breccia boundary walls, especially those with large pebble inclusions amongst the softer red sandstone, are starting to seriously erode in some locations. In a few locations there is evidence of potential structural failure through lateral movement outwards because of pressure behind the retaining walls. The few instances of outright replacement may have been caused thus, where this has happened theis has been to the inevitable detrimental of the conservation area. It is important to avoid surface repair and patching with a hard cementitious mortar, as this will lead to the softer stone, rather than the mortar, to be sacrificial, and indeed the erosion will be

more rapid erosion if no repair had been attempted at all. Similar rapid erosion of sandstone will also occur where road salt splashes the base of sandstone walls.

5 CHARACTER AND RELATIONSHIP OF SPACES

- 5.1 The lanes and holloways which predate the post-1880s development have contributed greatly to the subsequent layout of Chelston and its low density. The size and scale of the villas, a number of which have been subsequently subdivided, represent an important example of the type of development that attracted the wealthy late Victorian middle-classes to Torquay, with room for large families, servants, and with outbuildings, such as carriage houses (the latter can be seen to good effect in Goshen Road) which have now been mostly converted to dwellings.
- 5.2 Much of the overall character of the conservation area depends upon the interplay of open spaces, private grounds with their extensive cover of trees and shrubs; and the informal arrangement of many of the villas around a network of curving streets and avenues, as many aligned along as across the contours to ease the road gradients. In places, this leads to a steep change in level between the street frontage and buildings behind with retaining walls and banks, of as much as 5 metres in height – these are significant features.
- 5.2 The many footpath links, often connecting streets and open spaces, provide the pedestrian with a rich variety of options in a largely traffic-free environment. Open spaces themselves vary from Two Parks, almost enclosed on all sides by villas, to the airiness of Ashfield Gardens (both are about an acre), which provides extensive open views across Torquay and of the coastline, and the larger St Matthew's Field (about 2 acres) in the centre of Chelston. There is a sense of strong contrasts between the open views over rooftops, especially from the higher parts of Chelston, and those contained views from within sheltered and enclosed valleys (such as those of St Matthew's and Vicarage Roads, and where Walnut Road crosses Old Mill Road). The contrasts are very much integral to the overall character of the conservation area.
- 5.3 Where the conservation area extends east of the railway, the character of the area relates visually much more strongly to the adjoining Torre and Belgravia conservation areas despite its manorial history (2.6 & 2.12). While that area between the railway station and the coast can be much more closely identified with the character of Torquay as holiday resort.

6 GREEN LANDSCAPE AND TREES

- 6.1 It is evident that the many fields laid to orchards seen on the 1862 OS had disappeared by the time of the 1904 re-survey. However a number of the earlier trees contained within the former field boundaries and flanking the pre-development lanes are still present, this is especially so in Huxtable Hill, Old Mill Road, the northern part of Brooklands Lane, and especially Seaway Lane. Elsewhere with the new road layout, and particularly so on the east side of Old Mill Lane much of the richness and variety of the trees and shrubs within the conservation area is a legacy of the

Victorian pre-occupation with introducing exotic species, particularly evergreens, many of these have thrived and naturalised in the temperate Torbay climate.

- 6.2 The three areas of public open space: St Matthew's Field, Ashfield Gardens and two parks are entirely late Victorian creations. From the period of development and especially important to the character of the conservation area are the large numbers of street trees, around 100, most of which are planes (*Platanus x hispanica*) and lime (*Tilia x europaea*). There are further avenues of trees associated with footpath links, for example those between Mill Lane and Goshen Road, and between Rousdown Road and Rathmore Road, which crosses the railway line.

7 THE SETTING AND FEATURES OF SPECIAL IMPORTANCE

- 7.1 The undulating topography of the conservation area with buildings set in a rich landscape is best appreciated from a number of vantage points; some lie outside the conservation area such as the views from the east, across Torre Valley Playing fields, or from the equivalent heights of Waldron Hill. Other vistas are apparent from within the conservation area such as those from Greenway Road out to sea. Individual buildings such as the Methodist church with its prominent spire, the Grand Hotel and Chelston Manor House Hotel emerge as quite distinct landmarks; whilst a scattering of detached villas with richly varied rooflines, rising randomly one above another on the tree-clad slopes, do much to mark out the special character of Chelston.
- 7.2 Much plainer 19th century development adjoins on the north; the pleasant red sandstone group of former school buildings (now the Devon Learning Resource Centre) and a row of purpose-built early 20th century shops in Old Mill Road are close in date to much of the conservation area, so indeed are the terraces of Goshen Road. As the former also backs onto Sherwell Park (formerly Chelston Park), and west side of the latter is already in the conservation area there is good reason for this to be enlarged to include them. Similarly the four-terrace group of Rosebank on the angle of Goshen and Rosery Roads is the first view of Chelston west of the railway line when approaching from Rathmore Road. On the south the Grand Hotel and the two villas of Corbyn Lodge and Pendennis were constructed behind Corbyn's Head and Corbyn's Beach and it seems perverse to exclude these two areas of landscape.
- 7.3 The elements which make the most essential contribution to the character of Chelston conservation area may be summarised as follows:
- ❖ The rich almost parkland setting and several areas of attractive open space – a veritable garden suburb;
 - ❖ the interconnecting network of footpaths across the natural gradients, many tree-lined and stepped to ease the steep inclines;
 - ❖ the highly tuned relationship of the 19th century villas plots with the many landscape features;

- ❖ the high quality of the one-generation development, be it the elegant short-to-medium length terraces, or the considerable two-to-three storey villas, many in extensively landscaped grounds;
- ❖ the many historic buildings that have retained their spacious surroundings, and in the main have not lost them to extensive infill development;
- ❖ the survival of many original details on the buildings; and the retention of most original boundary features, including gate piers and ironwork;
- ❖ the variety of mature trees and shrubs able to flourish in sheltered locations.

8 EXTENT OF LOSS, DAMAGE AND INTRUSION

8.1 On the south and west edges of the conservation area, and within its boundaries there are extensive areas of largely 1950s to 1960s development. These areas have been included in the Chelston and Cockington conservation area limits, not for their positive contribution – their presence has insensitively breached the skyline, especially in Seaway Lane, in a manner that the 19th century suburb had carefully avoided – but in order that some control may be exerted over their harmful aspects and in time that some amelioration may be facilitated.

8.2 Although damage to the high visual quality of the conservation area is limited to these peripheral areas, there are other factors which will further the erosion of the character of the conservation area unless checked:

- ◆ the tendency for increasing commercial use, or the adaptation of former residential units, resulting in an increased risk of loss to original character;
- ◆ the threat to the character and setting of buildings through the loss of their original features, such as windows, doors, boundary walls and entrance features;
- ◆ the use of non-porous and non-traditional materials for replacing stucco;
- ◆ the use of artificial materials when carrying out roof repairs;
- ◆ the deteriorating condition of some boundary walls, and unsatisfactory repairs which have been carried out using inappropriate and unsympathetic materials – the use of cementitious, rather than lime, mortars for repairing red sandstone and conglomerate stone walls is an obvious example;
- ◆ the lack of easily available local stone for repairs and replacements;
- ◆ some trees nearing the end of their natural life span require renewal, and some street trees have become over-mature in relation to their surroundings.

9 SUMMARY

- 9.1 Without doubt Chelston is one of the best preserved Victorian suburbs of Torquay; late-Victorian in character, (1880-1900) it was developed two or even three decades later than several of the other 19th century suburbs to the north and east of the town centre, and incorporates some of the prevailing ideas of the garden suburb. The villas are of a size and density that places them somewhere in the middle of the genre in terms of their social status. However a number are as richly ornamented as the more obviously florid ones in the earlier eastern suburbs. Similarly being somewhat smaller and later, they have been less altered or subdivided than some of their larger counterparts in the Lincombes and Warberries.
- 9.2 With the railway to the east and south, and high ground overlooking Cockington on the west there is no obvious access by road, and hence other than to neighbouring Cockington, there are no sign-posted through routes. This freedom from heavy traffic coupled with a generous provision of open spaces, and its sheltered aspect has enabled Chelston to develop as a mature landscape and to retain much of its atmosphere of seclusion and a measure of its exclusivity that was clearly intended to be a special feature of the original layout. Pevsner wrote in 1950 that much of Torquay retains that feeling of a garden city which had been an English ideal ever since Nash's original plans for Regent's Park. More than half a century later in much of the town that feeling has since been compromised by later developments – or even lost – but in Chelston it still holds true.

10 CONSERVATION AREA POLICIES

- 10.1 Conservation Area policies are addressed in the adopted local plan:

Policy BE5 - Development within or affecting a Conservation Area will only be permitted where it will preserve or enhance the character or appearance of that area.

The Policy outlines the Council's strategy for Conservation Areas. It includes issues such as the control of demolition, alterations and extensions, boundary features and design aspects, as well as the control of development in adjacent areas which could impact significantly on the townscape and environmental qualities within Conservation Areas. (The Built Environment 14.9)

further it is recognised that:

Roof materials, chimneys, cornices and mouldings, original windows and shopfronts, railings and boundary walls can all make an important contribution to the character of a Conservation Area. The Council will introduce Article 4(2) Directions to bring such items under normal development control. (The Built Environment 14.56)

10.2 To frame specific policies within the Chelston conservation area:

- (1) All unlisted buildings identified as key buildings or groups of buildings that contribute to the historic built environment should be included within Article 4(2) Directions to control inappropriate changes to the principal elevations.
- (2) Protect from detrimental loss all those key local features of special importance (identified in sections 7 and 9) which need to be safeguarded or enhanced, when determining development proposals within the conservation area; and where in future, Conservation Area, or Article 4 consent may be required.
- (3) Give due consideration to other key local factors which make up the features of special importance, such as any buildings or landscapes of special merit outside the conservation area – or more practically enlarge the conservation area to include those adjacent buildings or landscapes, which retain comparable character.

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PHOTOGRAPHS

The Garden Suburb - *rus in urbe*

1-6 Chelston's green areas are a mix of laid out public open space, leafy lanes and mature gardens: Ashfield Gardens which slopes steeply downhill from west to east (1); St Matthew's Field is central and the most visually open part of the conservation area with houses informally grouped around its sides (2-3); Two Parks is well enclosed by large mature trees (4); the medieval, or earlier, Huxtable Hill is cut by the 19th century development of Burrige Road, both the angle and the topographic planes so formed have given rise to interesting plots and vistas (5); and Seaway Lane, another medieval or earlier route which was widened in parts during the 19th century development leaving the boundary banks intact (6). (Images 5 & 6 overleaf).



1.



2.



3.



4.

The Churches

7-8 St Matthew's (2 & 7) sits at the bottom of the slope of its own field largely enclosed by trees; it has the feel of a rural, not an urban, parish church. The exterior in the local vernacular stone conceals a rich Arts-and-Crafts-influenced interior. The Methodist church with its distinctive offset octagonal spire is a prominent landmark, though from some angles it is obscured in the well wooded setting (8).



5.



6.



7.



8.

The Earlier Village Survivals

9-11 Three buildings survive from the post-medieval layout: Chelston Manor was probably the dower house of Cockington (9), it is a 19th century remodelling of a 17th century building whose casement windows and flat hood moulds remain. Now a hotel its principal frontage overlooks a bland expanse of tarmac rather than formal gardens. The curtilage to the west echoes the long carriage drive that connected it to Torquay via the Rousdown-Walnut Roads junction over the railway. Chelston Cottage was originally a 16th century cob-and-thatch structure; the main house here is an attractive sandstone, with some limestone, range added in the late-18th /early-19th century under thatch with an eyebrowed attic storey (10). Orchard Cottage was formerly three separate cottages (11).



9.



10.



11.

The Railway and access to the Sea

12-14 The extension of the railway south of Torre Station in the late 1850s interposed a significant topographic feature between Torre and Belgravia. Torquay Station opened in 1859, although the present ensemble of buildings date from 1878, with extensions in 1912; the local rough-faced grey limestone has Bath stone detailing, the steeply pitched pavilion slate roofs are reminiscent of French chateaux (12). Behind lies the Grand Hotel to which it was once directly linked, with the sea beyond - a typical Victorian conjunction (13). On the Belgravia side the station forecourt is terraced above Rathmore Road (14), the retaining wall is attractively arched out with brick voussoirs set within the limestone blocks - in summer it is a habitat refuge profuse with wildflowers.



12.



13.



14.

15-17 Beyond the station the Grand Hotel, the largest building in the conservation area, rises majestically (15), originally built in 1881 and subsequently enlarged the façade represents Edwardian grandeur at its best. Eight villas stretched south west between The Grand and Livermead House facing the sea, only two remain in the conservation area, Corbyn Lodge and Pendennis, the latter perhaps the better preserved (16). The Grand absorbed the site of two by the 1930s, another Tracey was demolished in the 1970s, the sites redeveloped as the monolithic Seaway Court (17); despite its scale this block has relatively elegant and clean lines, but it still seems an alien presence in Chelston.

18 Both the Grand Hotel and Seaway Court look out over Corbyn's beach, a small strip of sand and shingle separated from Torre Abbey sands by drying rocks. The beach nestle's into the public open space of Corbyn's Head, a small sandstone seacliff which shelters the beach and its modest huts. The headland lies just beyond the conservation area boundary but is intimately linked to the villas and hotels which sit within it.



15.



16.



17.



18.

Chelston Cross

- 19 After 30 years as a hotel Chelston Cross has been converted into residential apartments, Froude's spectacular house is seen to its best here during the conversion.
- 20 The southeast façade and terrace; the first ship-model testing tank, now the swimming pool lies to the right of the picture.
- 21 Within the service yard, the ornamentation continues unabated: polychromatic brick detailing to the windows, sill and eaves corncing, blind trefoils on the ground floor spandrels, and cusped trefoils on the barge boards of the bracketed and canopied dormer extensions.

The New Village Terraces

The only terrace developments within Chelston are in Walnut Road, which was realigned twice in the 19th century, and Rathmore Road beyond the railway.

- 22 12, 14, 16 Rathmore Road show unspoilt frontages, good Victorian detail and largeish mature gardens behind limestone walls.



19.



20.



21.



22.

- 23 The lower part of Walnut Road is given over to shops, the upper to residential terraces. The shops are larger on the north side where the terrace is unbroken, smaller on the south where they are subdivided into groups of four. The brickwork is mostly now painted, the projecting gable eaves have attractive scissor ties to the barge boards. Most sashes survive in the round- and segmental-arched windows. Some of the original shopfronts survive and are very much more attractive than those with Dutch blinds.
- 24 The residential terraces, here on the north side of Walnut Road, are characterised by wide frontages of roughly coursed local red sandstone with ball-clay brick dressings, set behind short front gardens with low boundary walls and gatepiers. Street trees on both sides throw prominent shadows.

The Villas

- Chelston was designated a conservation area because of the number and quality of the late-Victorian villas, semis as well as detached, which were laid out with so much care between the 1880s and 1900. The larger detached villas generally lie north and south of the central area of St Matthew's Field/Walnut Road in large grounds.
- 25 Dart Bank at the angle of Burrige Road and Ashfield Gardens is typical of the Chelston type within its own walled garden. Almost all original detail is present between the roof crestings and rusticated quoins which reach down to the ground; the simple single pane sash with its narrow horizontals is elegant and the most appropriate window for its opening.



23.



24.



25.

- 26-27 Snowdon Lodge faces Dart Bank across Ashfield Gardens; its entrance from Burrige Road between decorated piers was designed for a carriage, and is sufficient for a car without modification (26). The elevated position allows wide vistas to the south and east at the same time as being well secluded behind its wall and hedge (27).
- 28 2 Burrige Road is situated in the angle between the road and Huxtable Hill (5), the low walls are topped by outsize wrought iron gothic trellis work strikingly painted.
- 29 Holme House, and its service wing Greta Cottage is one of the more elaborate villas set in very extensive gardens with wide views. The ornamentation is piled up between the full-length ground floor windows and the 'crowns' to the pyramid roofs with an over-rich concentration between the floors.



26.



27.



28.



29.

30-31 Tresillian (30) and Moffats (31) are another example of a main house and service wing in separate occupation. Both accessed from Greenway Road, the difference in level with the houses in St Matthew's Road (to the right of Moffats) is considerable.



30.



31.



32.

32-34 Semi-detached villas in St Matthew's Road.

35 An atypical terrace of 3, which faces the north side of St Matthew's Church. The hood moulds are a conscious imitation of those at Chelston Manor (9). The Dutch blinds and bland signage are easily reversible, but the reduction of the lefthand gate pier to two courses, between plinth and cap stone, is somewhat ridiculous, giving an unbalanced 'little-and-large' look.



33.



34.



35.

- 36 On the southwest side of the junction of Herbert Road with St Matthew's Road lies the Old Vicarage, a prominent local red sandstone edifice in the sea of surrounding stucco.
- 37-39 In Rousdown Road two of the villas are listed: Torview (37) has been recently renovated and had an unattractive entrance conservatory removed, however the earlier loss of the front boundary wall and the garden behind is still crying out for amelioration. Ambrook maintains a better relationship with the road despite having a basement entry for one of its sub-division (38). From Rathmore Road it presents a prominent elevation above Woodland Lodge - quite hidden from this viewpoint the Torre-Torquay railway cutting lies between the two (39).



36.



38.



37.



39.

In the southeast quadrant of the conservation area (south of the Walnut Road shops, east of Old Mill Road, west of the railway and north of Seaway Lane) most villas are set in the serpentine roads of the 19th century layout: Solsbro and Chelston Roads, or St Agnes Lane. This somewhat irregular triangle has Two Parks at its centre (4). The villas are often set in very large grounds; a number of those nearer to the railway and the sea have been converted to hotels.

- 40 Situated on the corner of Solsbro and Rousdown Roads, the very elaborate, but still semi-detached, pair of Tower Hall and Melbourne Tower are listed, the only houses in this group. Tower Hall here sports a belvedere of a type not uncommon in Belgravia.
- 41 Solsbro House lies opposite on the south side of Solsbro Road where the large gardens back onto Two Parks, very different in character from the semi-detached pairs on the north side. The roughcast render is akin to the Cary Park types; with the quoins, window architraves, plat and sill bands all painted the appearance is 'heavier' than the more familiar Chelston stucco type.
- 42-43 The other semi-detached pairs on the north side of the road are less elaborate: Springhill (42) preserves an attractive pair of flanking conservatories, while Ashdene and Oakdene are a simpler still (43).



40.



41.



42.



43.

- 44 Seaham Hall at the angle of Solsbro and Chelston Roads sits very close to the street, as do all the houses on Chelston Road; it is much easier to view than many villas secluded behind higher walls or hidden by mature trees. The flat roof extension is an unfortunate replacement of an earlier conservatory.
- 45 Westowe on Chelston Road has similar detailing to Solsbro House (41) but the render here is painted; an unfortunate flat roofed extension lies to the right just out of the picture.
- 46 Red Squirrel Lodge is another fine building, with its contrasting cream stone and brick detailing, that stands out from the prevailing stuccoed or rendered finishes.
- 47 Chelston Dene with its smaller service wing has been converted to a hotel, hence the loss of boundary wall and garden, fortunately all the original sashes remain in place. The loss of the rendered chimney is less fortunate as the remnant stack faces the road.



44.



45.



46.



47.

- 48 In narrow St Agnes Lane the houses are well hidden by mature trees hardly visible from the road, the east façade of Fosseway is here glimpsed from the railway bridge behind the Grand Hotel that links into Hennapyn Road.
- 49 The Hotel Elmington is situated where St Agnes Lane gives out onto Two Parks, it is very unfortunate that at such a sensitive location the original villa has not only suffered a number of flat roofed extensions, but that the original roof should have been raised to add a storey in such a bizarre way.

New Work

- 50 Chelston's unique single period flavour has been somewhat diluted by the limited infilling at the edges of the conservation area, and the poor compromises made in the conversion of some of the villas to hotels. However there is one example of new build which deserves to be singled out, the new Ochiltree House, which was constructed shortly after 2000 on a plot subdivided from 2 Burrige Lane, formerly Loft House. It is built in a resolutely modern style with walls of uncoloured grey render and exposed oak under a natural slate roof with glass lights.



48.



49.



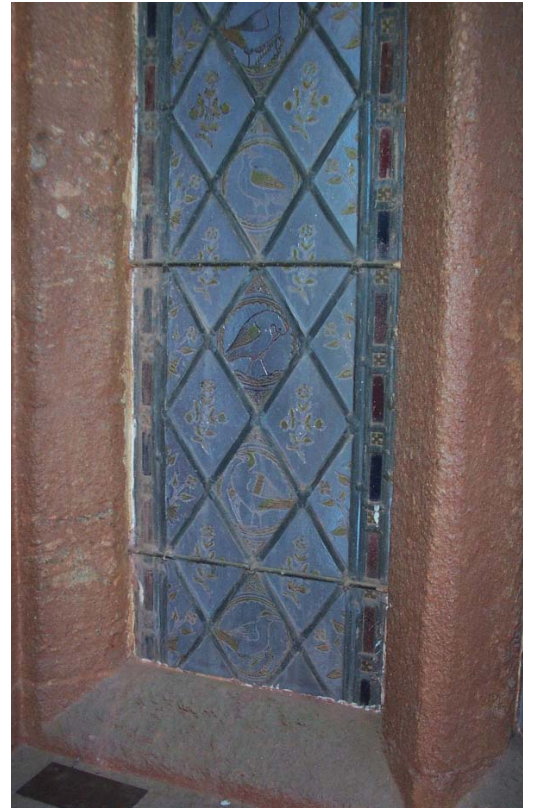
50.

Details

- 51-52 Chelston Cross preserves much of its fine Victorian gothic detail: highly elaborate traceried panneling (51), and delicately painted stained glass carefully set in leaded comes between mullions (52).
- 53 Most villas have their chimneys, often rendered and decorated with cornice bands, these from a villa in Greenway Road in two-tone brickwork are elaborate in a more late-medieval, less Italianate, way.
- 54 An entrance hood and moulding from one of the terraces in Rathmore Road; the cream-coloured moulding, key and springing stones originally formed a contrast with the deep red of the brick. Although all is now painted something of the original intention is preserved in the two colours.



51.



52.



53.



54.

- 55-57 Gates and piers: Rawlyn Road - the rendered and panel-decorated piers below a stepped pyramidal cap and oversize eagle stand in great contrast with the roughly coursed red sandstone walls (55); brick combined with local sandstone and limestone in a less elaborate manner but topped by a terracotta ornament (56); Greenway Road - a beautiful wrought iron gate and its classical fluted column are stepped back from a simple brick pier (57). For other gates and piers see 22-47 passim.
- 58 A boundary wall at the junction of Herbert and St Matthew's Roads showing both local stones: red sandstone and grey limestone.



55.



56.



57.



58.

59-61 Red sandstone walls and limestone steps link Two Parks with Chelston Road (59), the original iron gas lamp standard was located to provide maximum illumination down the steps. The pedestrian link between Old Mill Road and Goshen Road has no steps but is flanked by a fine avenue of limes (60). The steps in Ashfield Gardens from Burridge Road incorporate blue ceramic tile signage at the same angle as the steps themselves (61).



59.



60.



61.

62 Much less common ceramic tile signage in ochre and cream.

63-65 Ironwork: The listed single-span Hennapyn Road Bridge of c.1892 has a fine cast iron balustrade of large interlacing acanthus leaves (63-64); a truncated vent pipe survives as a bollard (65).



62.



63.



64.



65.

66 The drinking fountain and dog bowls in the Walnut Road-Old Mill Road triangle, an urban feature that requires maintenance - it is obscured by rampant shrubs and overmature trees.

To Cockington

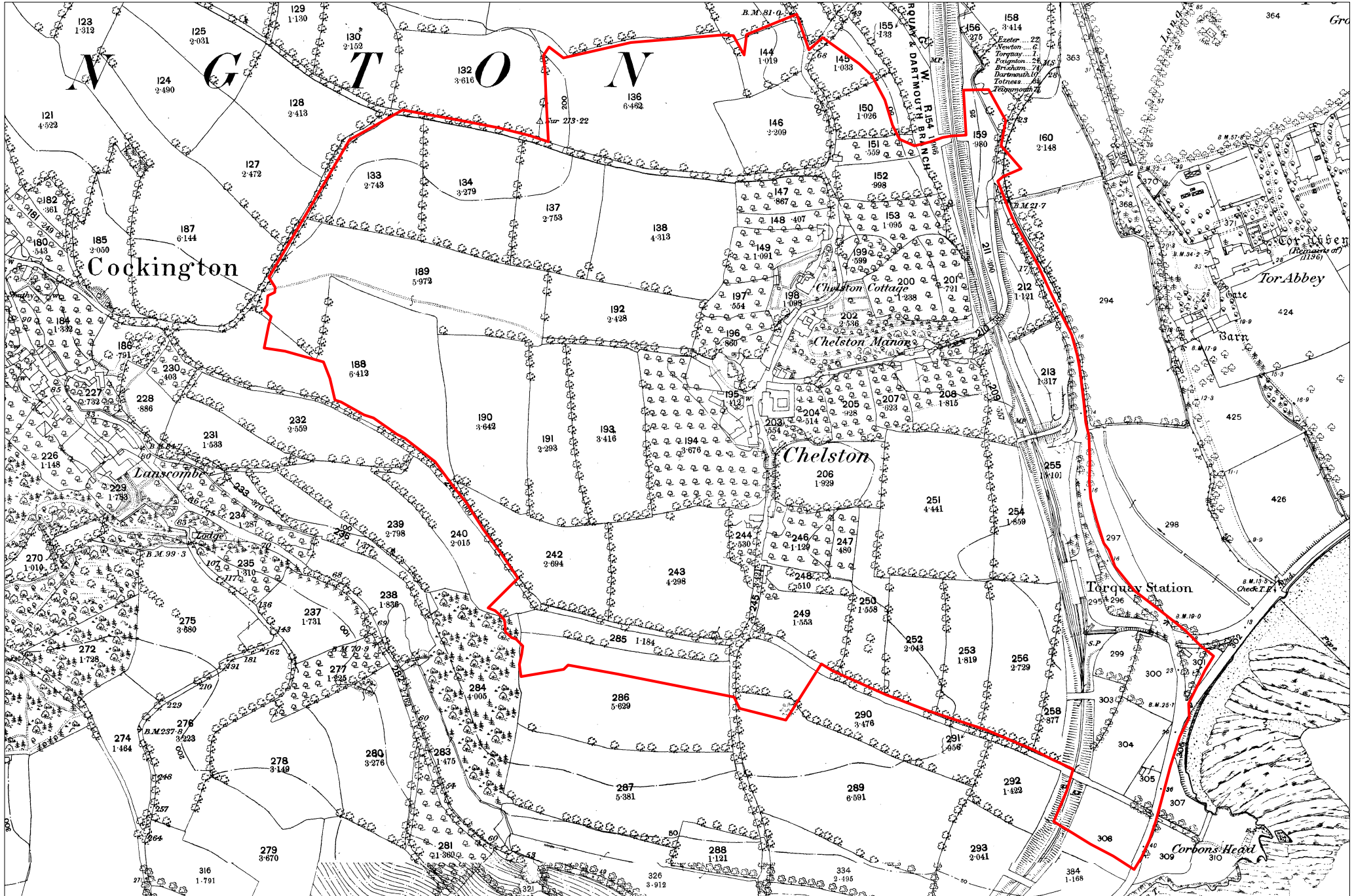
67 Vicarage Hill runs through both the Chelston and Cockington conservation areas, from the Old Vicarage to Cockington village centre it is much less than $\frac{1}{4}$ mile. The deep holloway with steep verdant banks has hardly changed in form since medieval times, though a lamp standard is just visible on the right hand side.

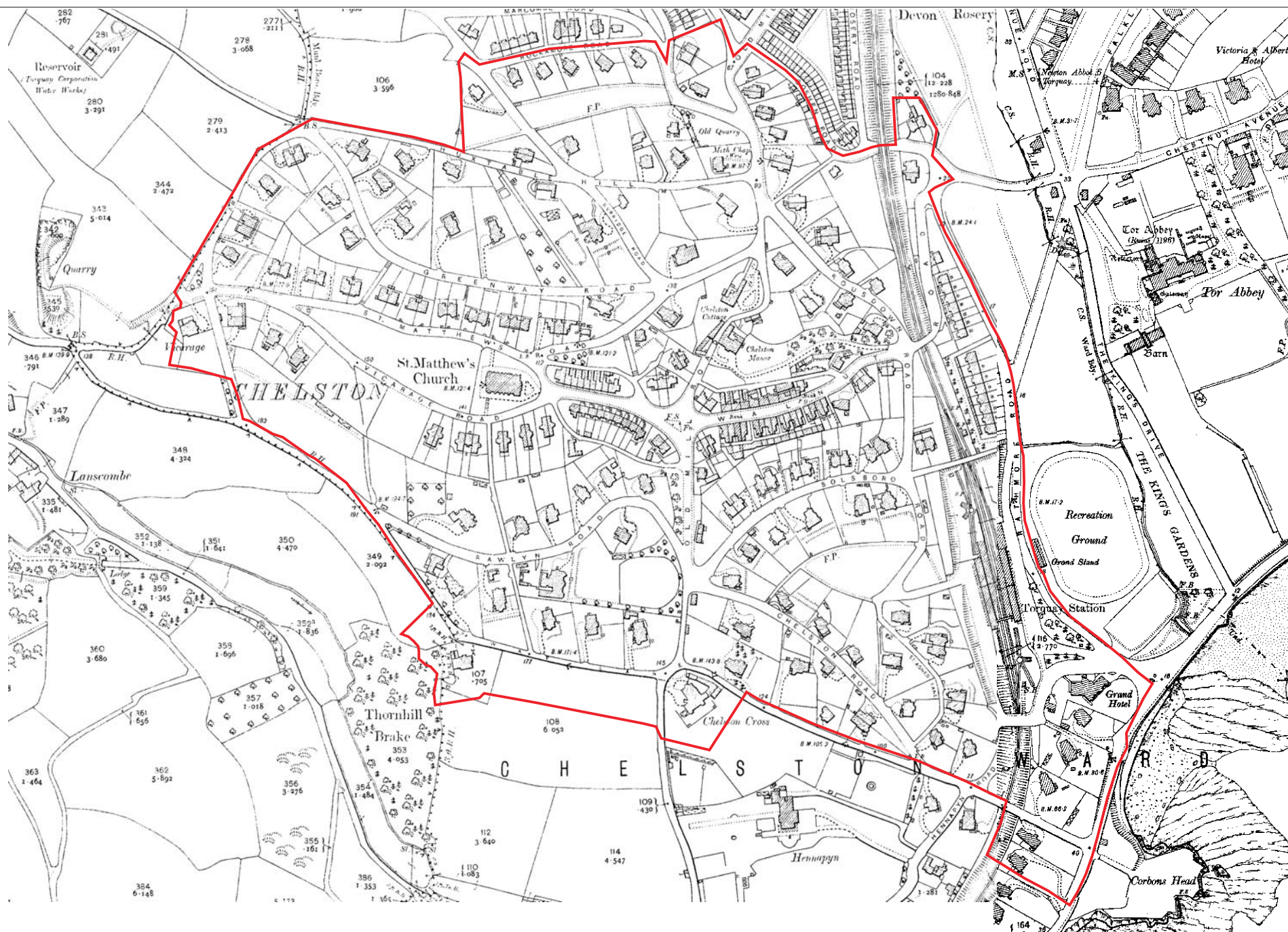


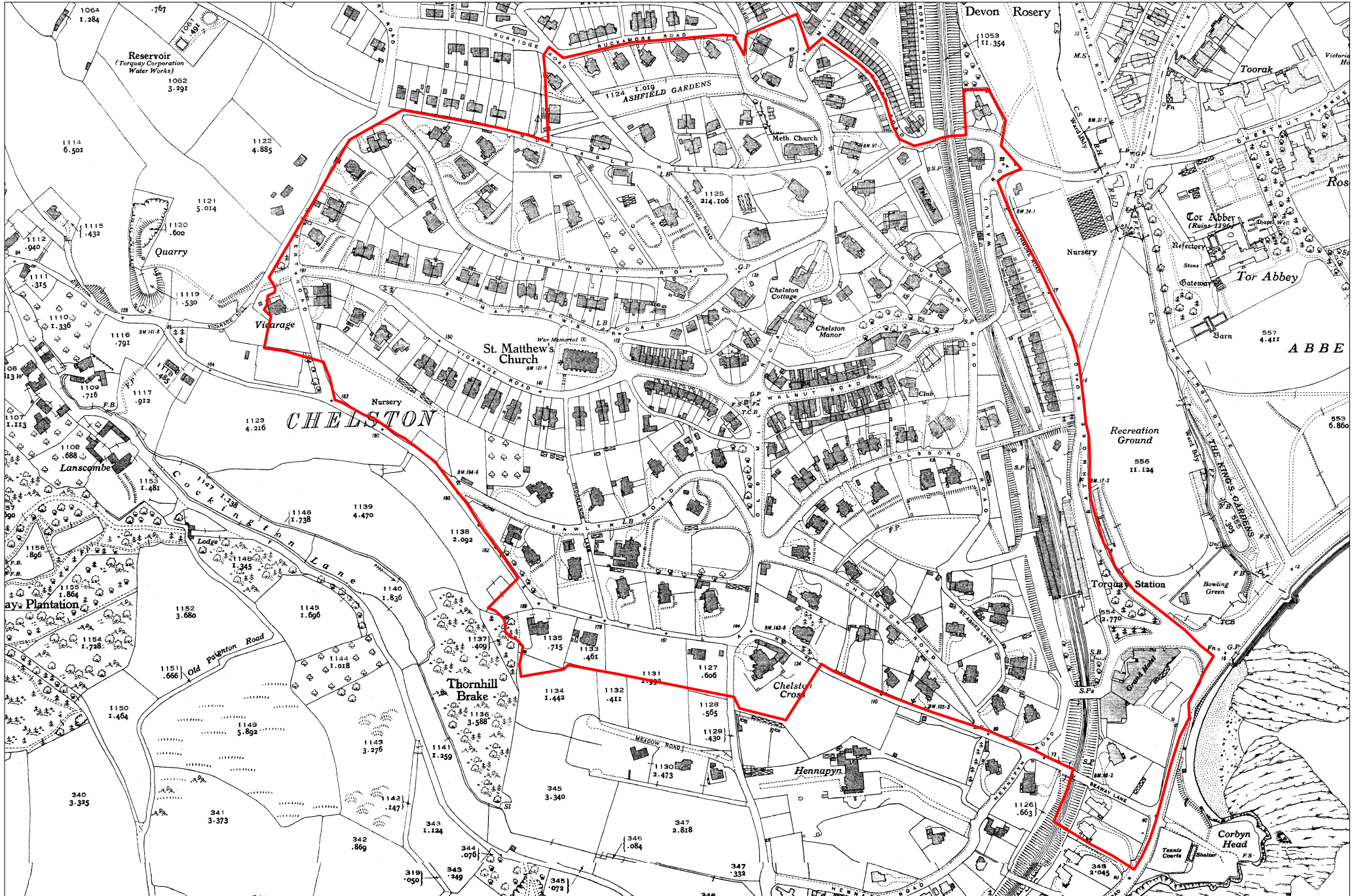
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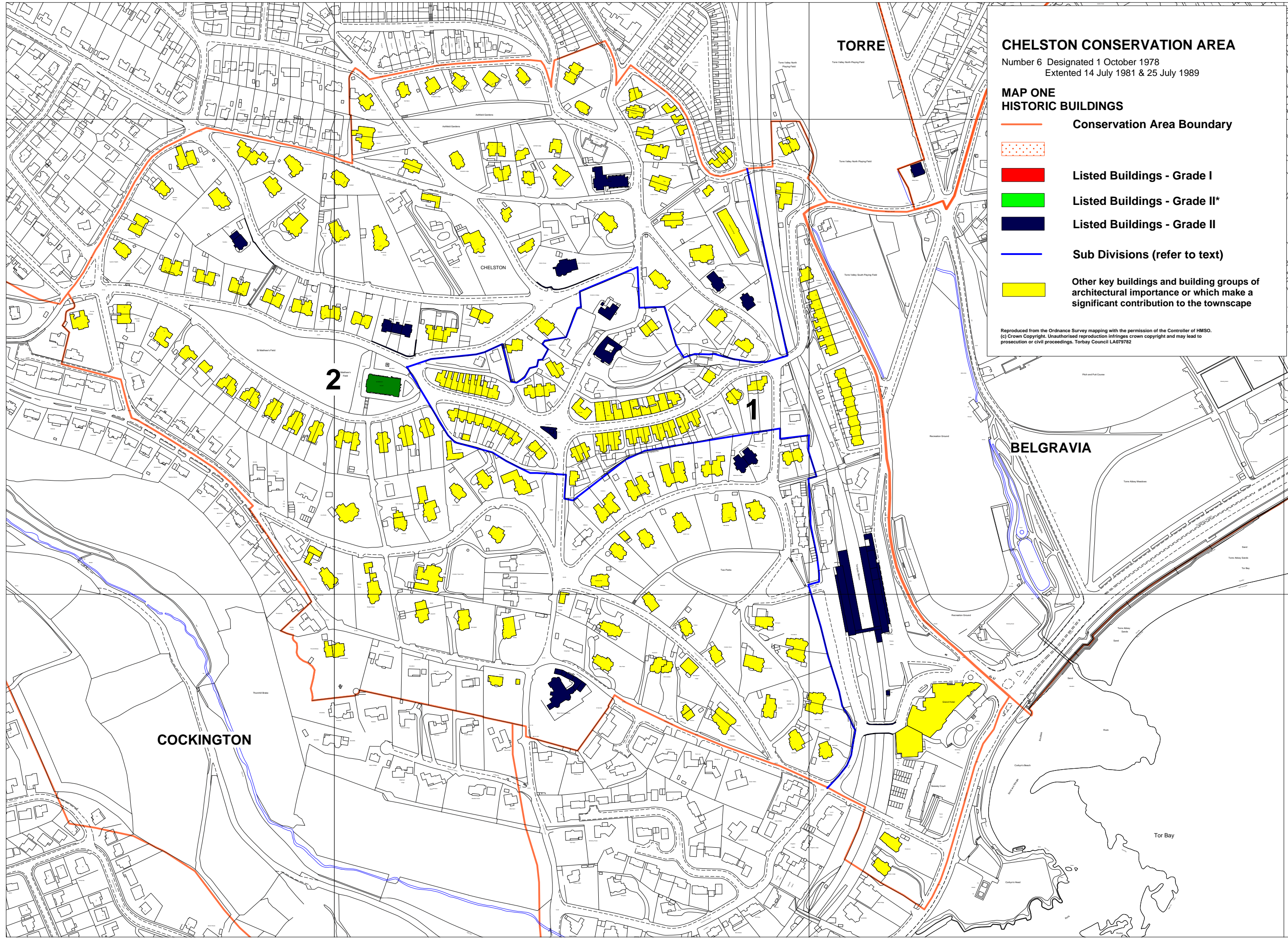
CHELSTON CONSERVATION AREA

Number 6 Designated 1 October 1978
Extended 14 July 1981 & 25 July 1989

MAP ONE HISTORIC BUILDINGS

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


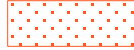






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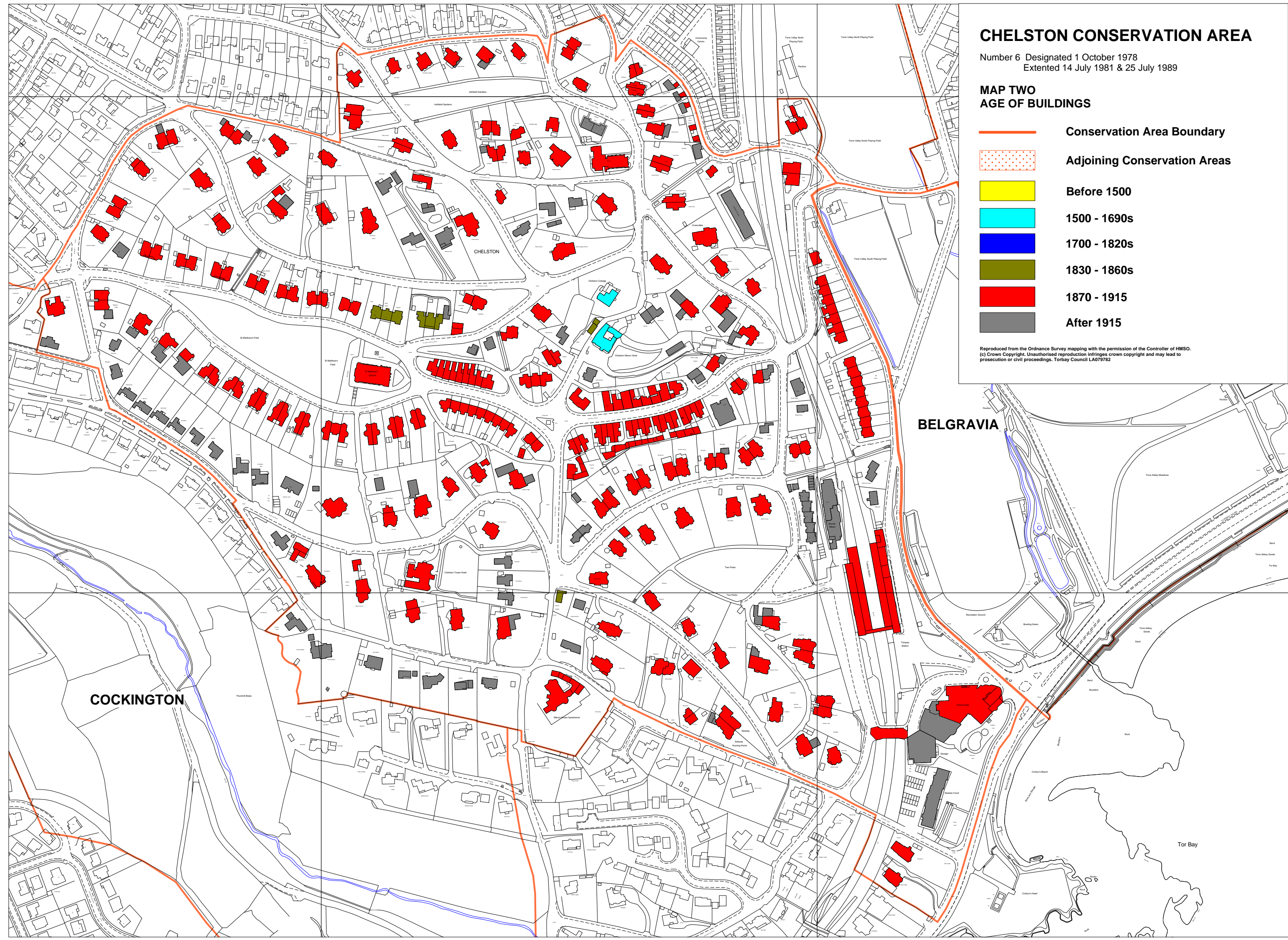
CHELSTON CONSERVATION AREA

Number 6 Designated 1 October 1978
Extended 14 July 1981 & 25 July 1989

MAP TWO AGE OF BUILDINGS

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

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COCKINGTON











BELGRAVIA

Tor Bay

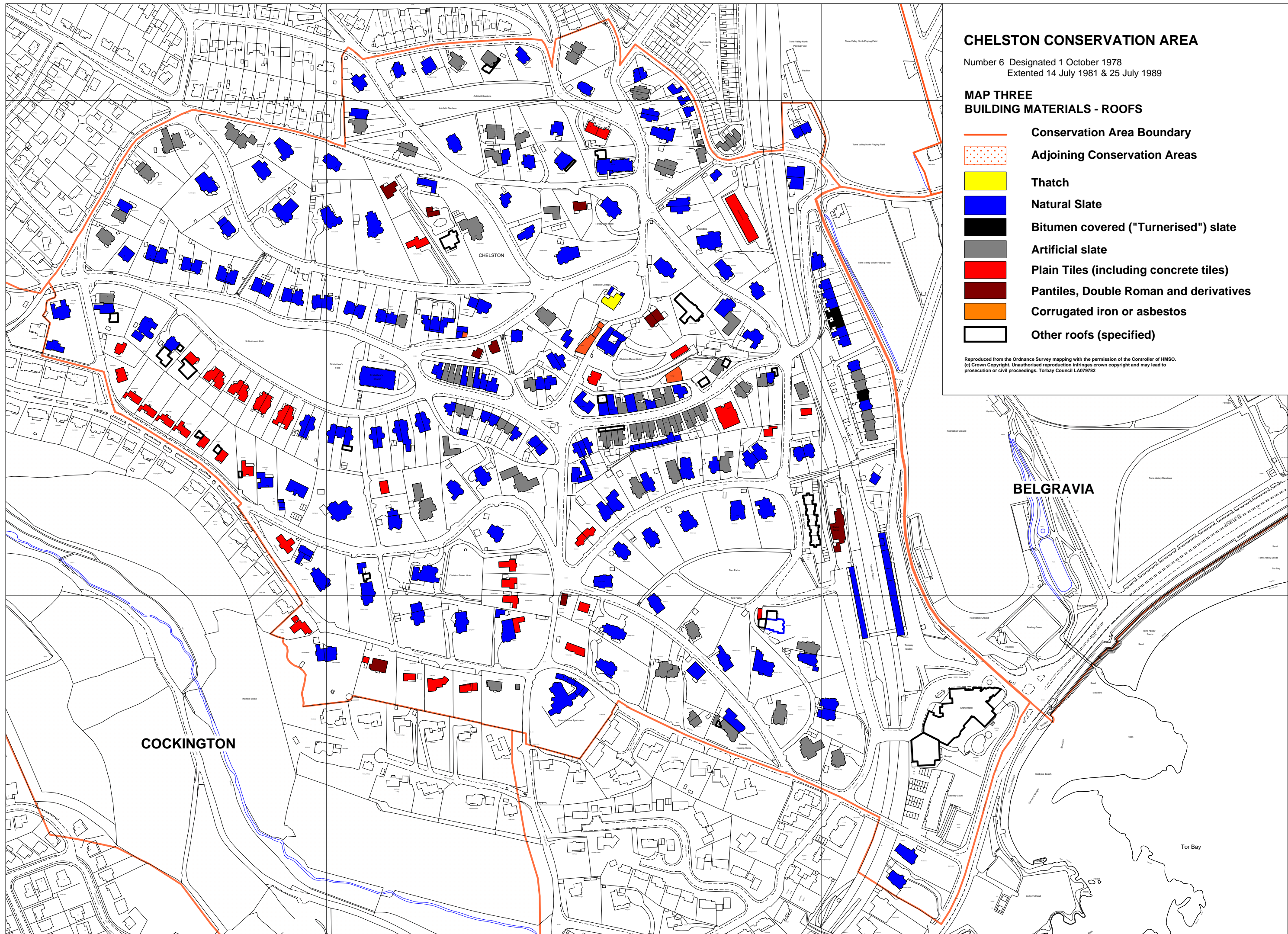
CHELSTON CONSERVATION AREA

Number 6 Designated 1 October 1978
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MAP THREE BUILDING MATERIALS - ROOFS

-  Conservation Area Boundary
-  Adjoining Conservation Areas
-  Thatch
-  Natural Slate
-  Bitumen covered ("Turnerised") slate
-  Artificial slate
-  Plain Tiles (including concrete tiles)
-  Pantiles, Double Roman and derivatives
-  Corrugated iron or asbestos
-  Other roofs (specified)


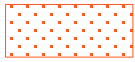





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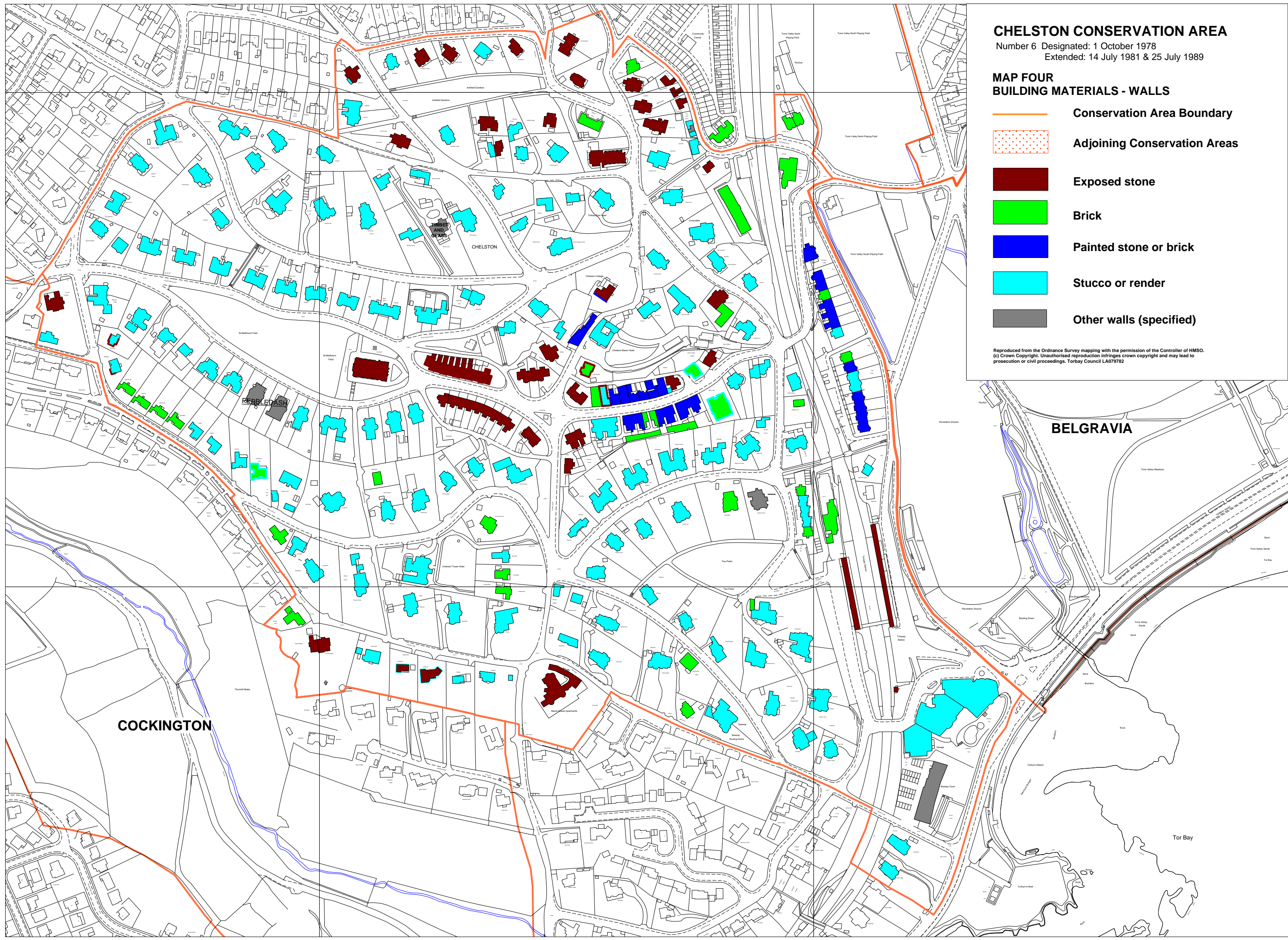
CHELSTON CONSERVATION AREA

Number 6 Designated: 1 October 1978
Extended: 14 July 1981 & 25 July 1989

MAP FOUR BUILDING MATERIALS - WALLS

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

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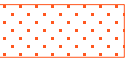








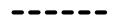





CHELSTON CONSERVATION AREA

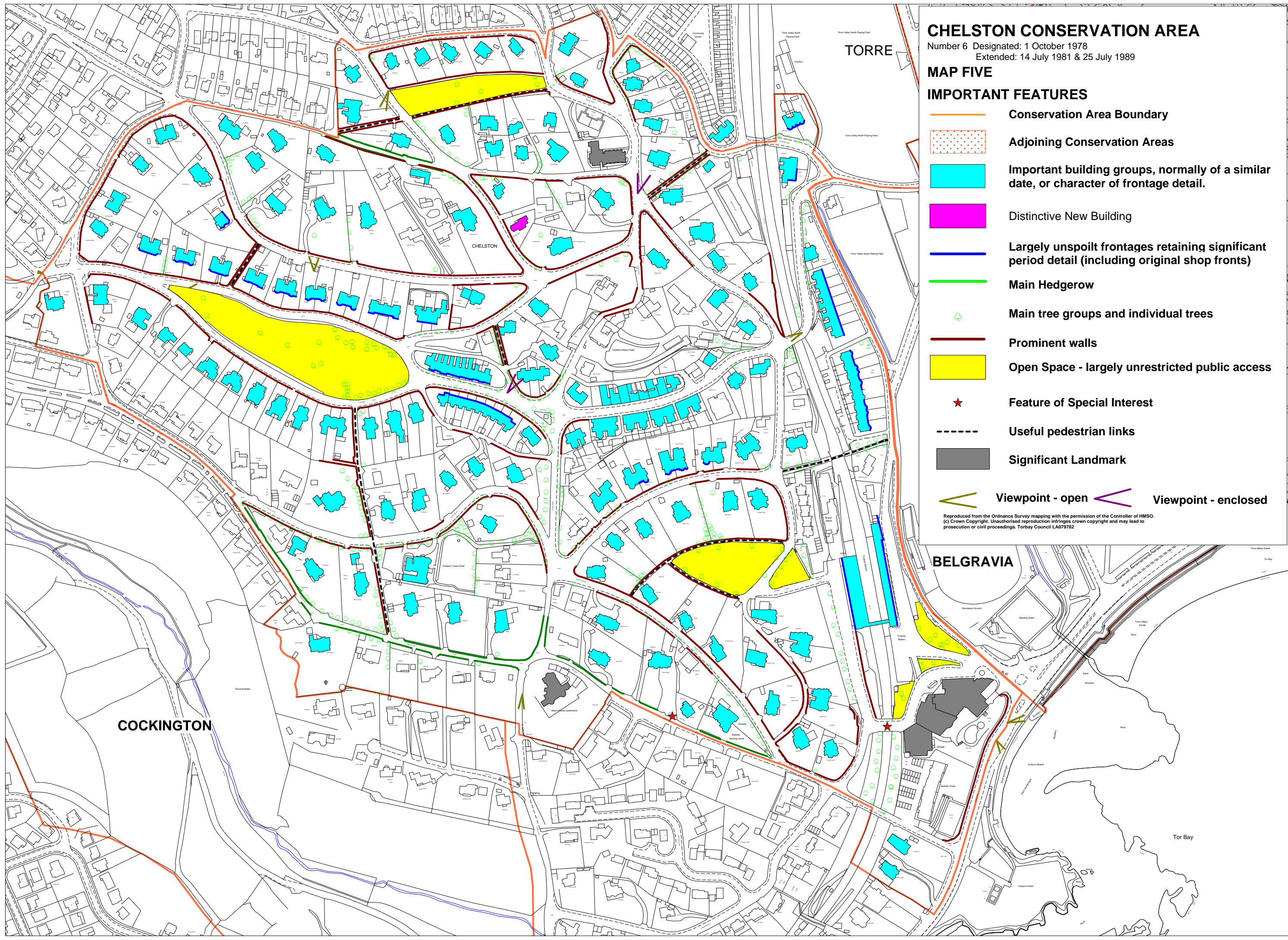
Number 6 Designated: 1 October 1978
Extended: 14 July 1981 & 25 July 1989

MAP FIVE

IMPORTANT FEATURES

-  Conservation Area Boundary
-  Adjoining Conservation Areas
-  Important building groups, normally of a similar date, or character of frontage detail.
-  Distinctive New Building
-  Largely unspoilt frontages retaining significant period detail (including original shop fronts)
-  Main Hedgerow
-  Main tree groups and individual trees
-  Prominent walls
-  Open Space - largely unrestricted public access
-  Feature of Special Interest
-  Useful pedestrian links
-  Significant Landmark
-  Viewpoint - open
-  Viewpoint - enclosed

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TORRE

CHELSTON

BELGRAVIA

COCKINGTON

Tor Bay