

Sidmouth Interim Conservation Area Review

Purpose of the Review

There is a requirement under Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 of all local authorities to review their conservation areas and publish proposals for their preservation and enhancement. Reviews must be carried out every five years as the character and appearance of a conservation area can change over even small periods of time. The purpose of this interim review is to identify the principal changes since the publication of the Conservation Area Appraisal and to outline potential changes to the conservation area boundary which will form part of a full consultation exercise when the draft Management Plan is produced.

Key recent changes in Sidmouth Conservation Area.

Sidmouth has a general air of prosperity, the fabric of the town being well-maintained but with some obvious development pressures on the central town.

The town of Sidmouth is of national importance and is in danger from its own popularity, the main danger being the inappropriately large developments of flats spreading over former gardens and wrecking the small scale delight of the original houses' (Pevsner).

- There have been a striking number of new residential developments and pressure for more of varying quality in this relatively small area since the appraisal was written. For instance Dunard, Cedar Shade and, just outside the conservation area, Fortfield Lawn and Abbeydale. Almost all the developments are for numbers of flats replacing single dwellings. In a small area this inevitably means considerable alteration of the built environment and an increase in traffic and parking. The Fortfield Hotel is now derelict and there is development pressure on this site which, while not in the conservation area, is highly visible from the conservation area and affects the important setting of Fortfield Terrace.
- The esplanade lighting which was an unusual period survival has been entirely replaced. While the lamps are similar to the previous units the fluted oak posts have been replaced with black metal replacements.



New lamp standards on The Esplanade



Recent new developments in All Saints Road

- Upgrading of the grade II listed Esplanade is happening piecemeal but a coherent enhancement scheme covering the entire esplanade including the eastern end would be preferable. Development of this area will need very careful management to avoid spoiling the authentic working/fishing eastern end of the Esplanade.
- There are some new and some modern railings on frontages. PVCu replacement windows have been installed on both listed and non-listed buildings.
- Traffic and parking are problems in the main holiday season, the town being near to capacity in the summer months. Inevitably this has led to calls for measures to restrain traffic and control parking. Two zebra crossings and one pelican crossing have been installed. Unfortunately the signage and road markings that accompany them are inevitably detrimental to a conservation area. The car parks continue to be overly prominent within the conservation area with no obvious planned enhancement or screening.
- A substantial restoration of The Church House (Kennaway House) has just been completed. The grade II* building was previously at risk from deterioration but an injection of Heritage Lottery money and local fund raising the prominent building is now once again a valuable heritage asset in Sidmouth.
- An interesting modern entrance has been built to the Methodist Church in the High Street.
- Fortfield Terrace has been substantially renovated with new terrace surfacing, lottery-funded railings and renovated balconies. However the listed flint retaining wall of the terrace is suffering erosion and impact damage. Fortfield Terrace would benefit from a Conservation Management Plan to help secure the future of this vital component of the Sidmouth Townscape.



A recently completed restoration of Kennaway House.



Sidmouth Methodist Church has recently been extended with a very contemporary entrance foyer.

- There have been very changes to the Sidvale, Elysian Fields and Bickwell valley areas of the conservation area. This area has seen more widespread use of PVCu replacement windows, more prolific road signage and road markings, and small-scale development. One major recent development has seen the re-building of Salcombe Hill House.

Potential review of conservation area boundary.

The existing conservation area boundary covers the most historic area of the town. However the 1999 appraisal mentions areas which should be surveyed for possible inclusion in the conservation area. These include Connaught Gardens and Peak Hill to the west, the area up to Knowle and St Johns School to the north. (The first mention in Sidmouth Area 1 conservation area appraisal is Knowle Cottage, built by Lord Depenser in 1805) This could include an extension to join with Bickwell Valley to north encompassing Pauntley, Glen Close, Sidmouth House and Peak House. The eastern end of the town including the area known as New Town, plus Holmdale, Mill Street, Russell Street, Riverside Road, York Street and Glen Vista could also be considered.

The existing conservation area boundary covers the Byes and the immediate area around it. The adjacent area round Hillside Road contains at least one very good quality Arts and Crafts house built by a prominent architect, and some very fine stone walls. Consideration could be given to including this area in the conservation area, to extend to Windmill House and the stone-walled area in Hillside Rd. The area around Lawn Vista and the adjacent allotments should be considered for an extension to the conservation area because of their immediate impact on The Byes.

This aspect of conservation area review will be fully considered during the consultation process.

Principle reasons for erosion or changes to conservation area character.

- Development pressure leading to demolition of larger houses that make Sidmouth special, redeveloped as blocks of flats with a lack of coherent design standard for replacement buildings resulting in new blocks of flats of varying design quality.
- Lack of coherent seafront enhancement scheme covering the entire Esplanade including the eastern end.
- Traffic and parking pressures leading to featureless car parks, signage and street clutter associated with the control of traffic.
- Loss of flint and chert stone walls in Station road and All Saints Rd, demolition and subsequent poor repair in Station Rd and general decay of walls. A lack of understanding of quality of the existing flint walls and the contribution they make to the appearance of the conservation area.

SIDMOUTH

**AREA 1 - TOWN CENTRE & SEAFRONT, AREA 2 - SID VALE
AREA 3 - ELYSIAN FIELDS**

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with contributions from Town and Parish Councils and Amenity Societies in East Devon

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SIDMOUTH

INTRODUCTION¹

Sidmouth is one of the most attractive seaside towns of the south coast of England, being framed in a narrow valley opening to the sea and sheltered from the east and west by tremendous red sandstone cliffs that rise to over 500 feet. For centuries it was a small market and fishing town. Risdon in the early 17th century calls it "one of the especialist fisher towns of the shire", but this had much declined by the early 19th century.

Visitors had begun to discover its mild climate and beautiful scenery from the 1780's when it was increasingly patronised, even during the winter. "The town is of late tolerably frequented in the bathing season"². The Napoleonic wars gave a great stimulus to the town by closing the Continent to the upper and upper middle classes who began to settle and build themselves "cottages" in every sheltered spot. These "cottages" - now frequently converted to hotels - are a delightful feature of Sidmouth architecture, and it remained "select" throughout the 19th century. Shingle failed to attract families with children and the town did not set out to offer other attractions.

The railway came late (1874), and stopped well short of the town centre. The town has therefore managed to preserve its early 19th century character to a surprising extent. Knowle Cottage (now the District Council offices) was typical of the type of building that created modern Sidmouth but was more opulent than most. It was built by Lord le Despencer in 1805, a thatched building then of about 40 rooms in 10 acres of ornamental grounds with a suite of drawing-rooms nearly 100 feet long.

In a similar manner, Woodlands Hotel was built as a cottage by Lord Gwydir; Salcombe House was occupied by the Marquess of Bute, and Woobrook Glen (now the Royal Glen Hotel) was occupied during the winter of 1819 -20 by the Duke and Duchess of Kent and their infant daughter Victoria. Sid Abbey is also early 19th century in a neo-Gothic style. Besides these and numerous other "cottages" scattered about the vale, a number of terraces of "lodging houses" were built between 1800 and 1820, when the population of the town more than doubled. Fortfield Terrace, Clifton Place, York Terrace and Elysian Fields are characteristic developments of this period.

There are four conservation areas within the urban area of Sidmouth. These are:

1. The Town Centre and Seafront
2. Sid Vale
3. Elysian Fields
4. Bickwell Valley (see separate report)

With the exception of Bickwell Valley which was not designated until 1978 the Sidmouth Conservation Study published

by the Conservation Section of Devon County Council in August 1975 laid the foundations for the designations as currently constituted. This report recommended minor extensions to the Town Centre Conservation Area which had been designated prior to 1974, and also the creation of the Elysian Fields conservation area. These revisions were designated in January 1977

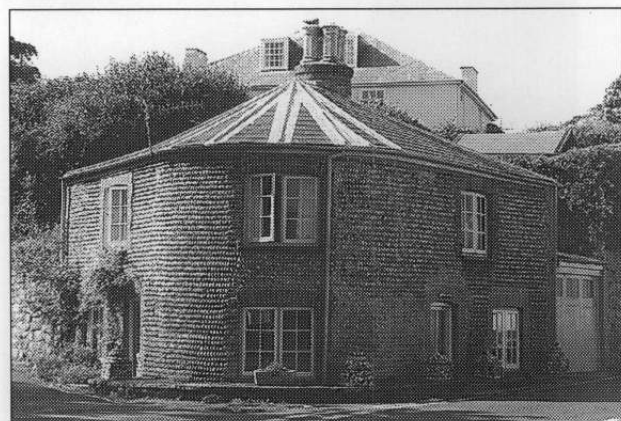
In view of the quite separate identity of the four Sidmouth Conservation Areas each is considered separately from this point of the report, starting with the Town Centre and Seafront overleaf.

¹ Historic information is mostly derived from "Devon" by W G Hoskins first published by Collins 1954; revised edition published by Devon Books 1992

² Copper Plate Magazine, 1796



Esplanade looking east. In the foreground are late 19th/early 20th century hotels, not listed but with good original detail.



Station Road; 19th century house with use of beach boulders as a walling material.

SIDMOUTH

AREA 1 - TOWN CENTRE & SEAFRONT

1 SETTING OF THE CONSERVATION AREA

1.1 The conservation area covers much of the town centre and esplanade. Also included is a large proportion of outlying Regency development. To the west is the Royal Glen and a finger of public gardens known as Glen Goyle Walk extending north. Between is the majestic Fortfield Terrace, and other less ambitious early 19th century development extending further to the north and east. Finally are several of the large "cottages orné" mainly north of All Saints Road which started to appear slightly later, from about 1820 onwards.

1.2 Designation of this area pre-dates the formation of East Devon District Council in 1974, but following publication of the Sidmouth Conservation Study in August 1975, extensions were proposed and these were incorporated into an amended designation in January 1977. The conservation area contains around 150 statutorily listed buildings covered by 105 list entries. There are also an additional 13 entries included in the local list.



(Above and below) Fortfield Terrace; impressive in scale and detail.

2 BUILT ENVIRONMENT

2.1 The conservation area can be subdivided into separate areas which give an understanding of the different historic components of the town and its separate phases of development. These are briefly outlined below.

1 Town Centre (North)

2.2 The main entry point into the town centre from the north and east and most subject to traffic congestion. There is an attractively grouped concentration of mainly early 19th century listed buildings around the junction of Salcombe Road and Vicarage Road, but little of remarkable note within this part of High Street, which contains some bland modern infill and several examples of poor frontage treatment.

2 Town Centre (South)

2.3 This part of the town centre is of great quality with a preponderance of buildings listed, and many finely preserved shopfronts with good fascia lettering. There has also been a recently implemented enhancement scheme covering much of this part of the shopping centre, based on recommendations contained in the Sidmouth Town Centre Enhancement Programme published in November 1988.



Royal York and Faulkner Hotel with characteristic frontage detail and recently restored porch.



Esplanade looking west; unusual street lamps on fluted wooden columns.

3 The Seafront

2.4 Here are most of the important three to four storey well-preserved hotel frontages which provide Sidmouth with much of its unique resort character. The dramatic views along the coastline in both directions are also an important feature.

4 The Regency Terraces and Suburbs

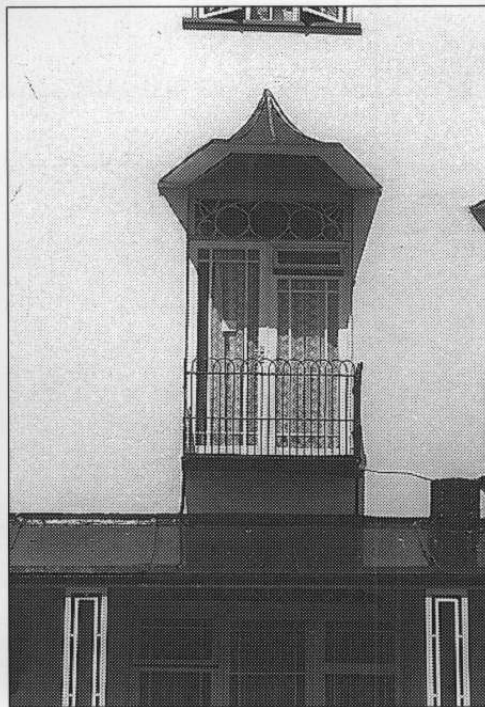
2.5 Apart from containing many of the extensive parks, gardens and recreational facilities for which Sidmouth is also renowned, this part of the town centre reflects the early 19th century speculative Regency and Victorian Gothick developments, most notably Fortfield Terrace, and other more scattered groups of buildings of similar date to the north and east.

5 The Cottages

2.6 This area is similar in form and date of origin to the separate conservation area of Elysian Fields and forms the other main group of "cottages orné". More than elsewhere, character here has somewhat regrettably been eroded by large extensions or adjoining recent development that has tended to conceal or overshadow several of the buildings as originally conceived.

6 The Glen and Seafront Cottages

2.7 This part of the conservation area both contains and adjoins several of the largest hotels in Sidmouth which are somewhat overbearing in scale and not considered to merit listing since much of the earlier building has been absorbed by later extensions. Nevertheless two separate areas of character are maintained by the group of discreet, mainly thatched, and largely unspoilt "cottages orné" facing the sea; and to the north by the Royal Glen Hotel and finger of beautiful landscaped gardens which has recently been extended beyond the present conservation area boundary. The character of this area is further enhanced by the small stream that snakes through the narrow glen.



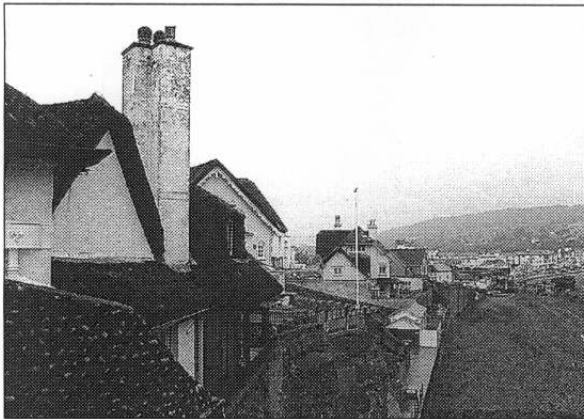
Bedford Hotel, Esplanade.



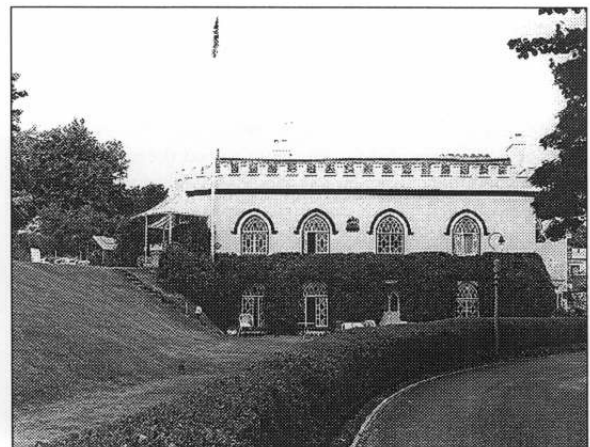
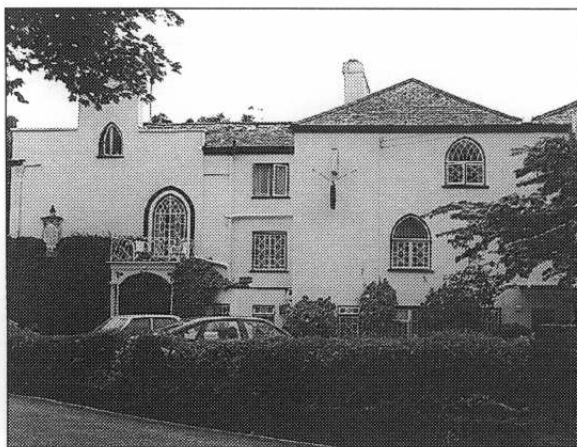
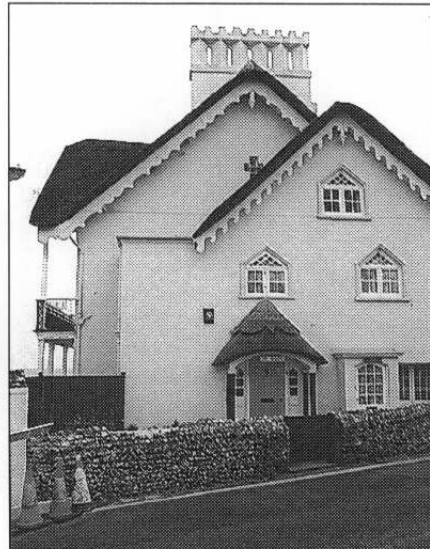
Esplanade; randomly beached boats in a natural setting adds to the character of the conservation area, close to its eastern boundary.



Regency houses in Coburg Road. Brick is less common than stucco.



Seafront "cottages orné" with distinctive ornamental features.



Royal Glen Hotel, front and side elevations respectively; Grade I listed in view of its architectural and historic importance.

3 LANDSCAPE AND TREES

3.1 Trees within the conservation area are concentrated to the east of the town centre with important groups or individual specimens in the following locations:

- The Blackmore Coronation Gardens: mainly deciduous with several evergreen oaks
- The churchyard north of Church Street: mainly yews and horse chestnuts
- South and east of the Library and Coburg Road: an avenue and several rows of deciduous species with sycamore predominating
- Glen Goyle Walk: a narrow glen with stream forming an ornamental landscape of mixed, mainly deciduous trees and shrubs. South of Glenside in Manor Road is a prominent row of limes and horse chestnuts.



Trees are not a substantial element of townscape within the town centre, which makes these examples in Vicarage Road at the northern approach all the more important.

3.2 There are also significant numbers of trees, including several large pines, in and around All Saints Road where they are of particular importance to the setting of large buildings in extensive grounds. Elsewhere trees are few, for example in proximity to the several hotels in the western part of the conservation area. This is undoubtedly partly due to coastal exposure, although the lack of trees does create a somewhat stark setting to buildings of considerable proportions. Large swathes of open space surround these hotels, and extend to the south of Fortfield Terrace, including the Coburg Pleasure Ground south of Coburg Terrace. These open areas and their associated tree cover, provide Sidmouth with one of its great amenities and contribute to the spaciousness that shows off much of the Regency development to such good effect.



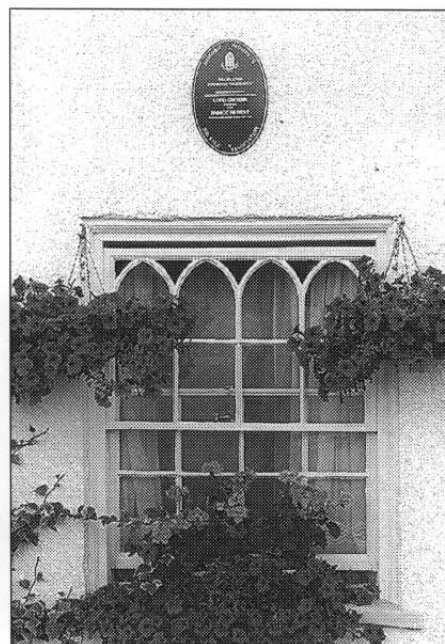
The Parish Church viewed across Coburg Leisure Ground; a dominant landmark and attractive foil to the once symmetrical Amyatt's Terrace.

4 BUILDING MATERIALS AND ORNAMENT

4.1 Stucco is overwhelmingly the dominant exterior finish within the Regency parts of the town. It is applied mainly to buildings constructed of brick. Exposed brickwork of similar date is also found quite widely. Slate is the most common roof covering although artificial slate is increasingly being used when roof covering needs replacing. There has also been some bitumen coating of slate although this is not as widespread as elsewhere and does not appear to be current practice. It is important to stress that coating of natural slate and introduction of artificial roofing materials should not be considered acceptable within the conservation area, particularly in highly visible locations.

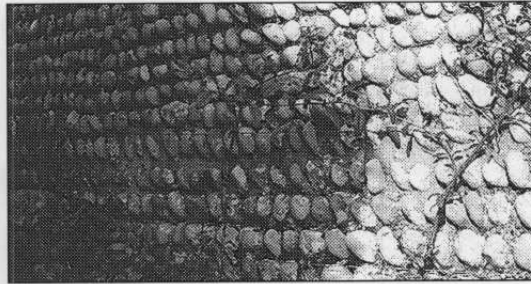
4.2 There is some use of natural stone, occasionally used decoratively, mainly in the larger public buildings. The entrance to the Belmont Hotel is a typical example of 19th century exuberance, characteristic of follies. It is in the local conglomerate sandstone which has weathered very badly, and before long will need major repair in order to secure its future. Most other buildings in Sidmouth are well-maintained although some ornament (doors, windows, iron railings) will also need specialist treatment to ensure long-term survival.

Esplanade, Beach House (1790); Regency detail at its best; cantilevered balconies with decorative wrought iron, canopied bays, coloured margin glazing.

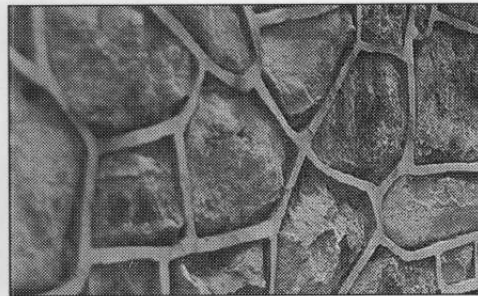


Typical Regency fenestration. Detail is sometimes in need of restoration. (far left) The Sid Vale Association has marked many buildings with blue plaques. Woodlands, (left) the former home of Lord Gwydir.

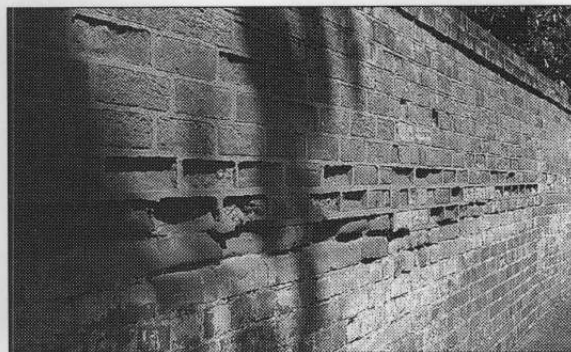
Vicarage Road; late 19th century stucco terrace and contrasting rustic flint walls and gate piers; a typical Sidmouth feature.



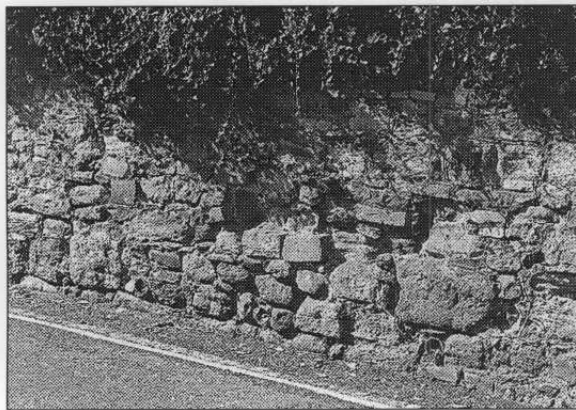
Church Path; an attractive wall of water-worn boulders.



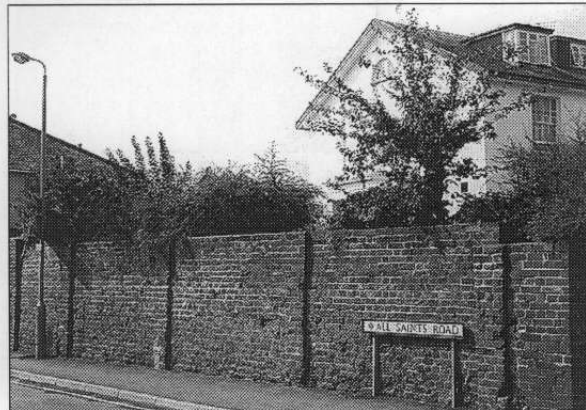
Limestone wall in All Saints Road. This type of pointing is rarely to the advantage of the stonework it is supposed to protect.



Glen Road; a wall of handmade red brick. Severe erosion has been probably caused by unsuitable mortar.

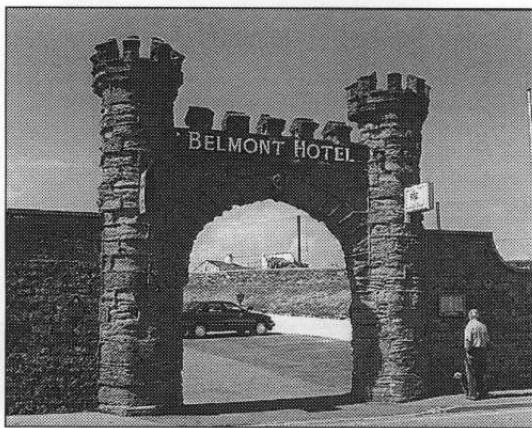


All Saints Road; decaying walls of intrinsic character where careful restoration is required.

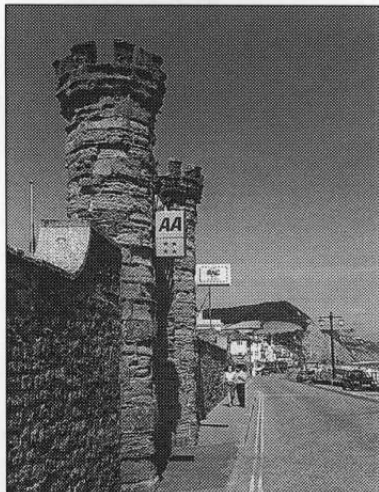


4.3 A particular Sidmouth feature is the many boundary walls, some distinctly ornate. Several are listed in their own right and in places are two metres or more in height. They are constructed of a variety of materials, but are mainly of brick or flint. Pyramid-capped square section gate piers of flint construction are a particular feature in some locations, but it is noted there are instances where these are becoming unstable with flints dropping out of the mortar. In some locations, beach boulders are similarly used as for example the west wall enclosing the Blackmore Gardens.

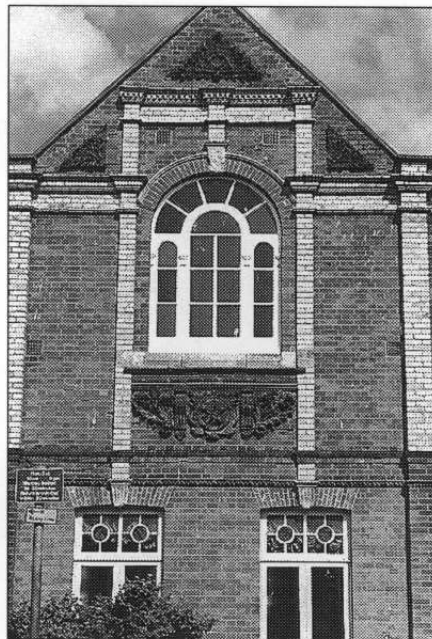
4.4 Some continuous sections of wall are also in an indifferent condition, and on occasion the methods of repair that have been employed are less than satisfactory. As at the Belmont Hotel a section of sandstone wall in All Saints Road is badly corroded partly due to water and salt splashing.



Belmont Hotel; ornate 19th century entrance of local conglomerate sandstone, heavily weathered and in need of urgent conservation.



4.4 Regency buildings are usually rich in ornament with much evidence of originality and Sidmouth has some particularly fine examples. Study of the great variety of detail employed is rewarding. Although this can be best appreciated in the grandeur of Fortfield Terrace together with the raised pavement and extensive ironwork, there are numerous other examples. Although some are standard pattern-book designs ranging from window detail to entire villas, there are also delightful examples of eccentric detailing. Almost unique to Sidmouth, are some of the cottages (or cottage conversions) - for example on the seafront - with their haphazardly quaint agglomerations of thatched roofs, ornamental gables and the lacy detail to windows.



Masonic Lodge; Impressive brick frontage, including carved brick motifs.

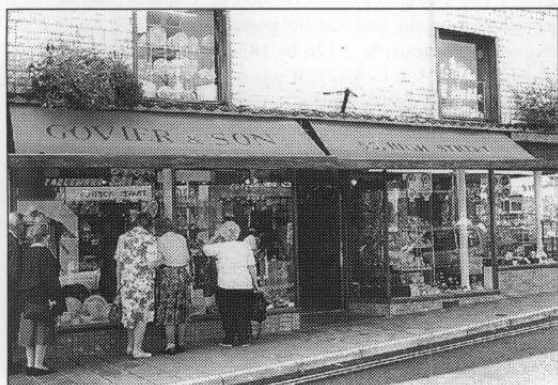
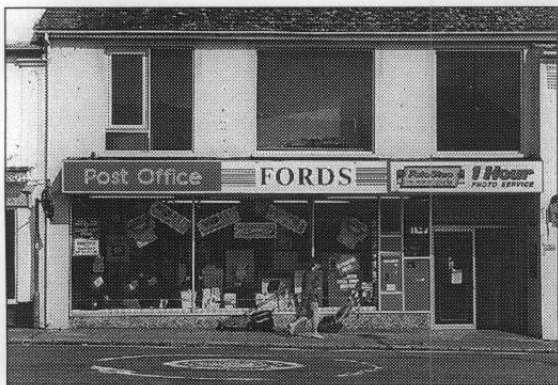
4.5 Buildings fronting the Esplanade are slightly different again. There is a profusion of balconies, bays, colour-patterned glass with lettering incorporated, (for example the Devoran Hotel), fanlights and other openings with ornate glazing bars. Timber is widely used in open work to balconies, and often including supports beneath. In other examples the balconies are supported by rounded columns and form ornate porches or covered arcades. Outstanding examples are Beach House (c.1790) and the York and Faulkner Hotel (c.1830). Many of the windows are double-hung sashes with only the upper light having glazing bars, a feature that appears to be largely peculiar to Sidmouth.



Esplanade showing distinctive frontage detail.

4.6 Another feature of Sidmouth Town centre is the survival of many fine shopfronts, mainly 19th to mid 20th century. Among them are Fields, and most shops in Church Street beyond; Gliddons, Rodds, Potbury's, Goviers, Albion House, and most outstanding of all, Trumps (also with fine interior fittings). Mountstephens retains an ornate signwritten glazed fascia, now very uncommon. Knights has some good 1930's glazing to the shopfront, although the fascia sign is disappointing. Nevertheless, very few towns can boast such a rich range of early and authentic survivals.

4.7 The northern part of the town centre is much less satisfactory with few good examples and mainly modern plastic signage with internal illumination. The multiple store groups, building societies etc. are often the worst offenders with apparently no attempt to identify with the character of the locality, merely to ensure their corporate image achieves maximum impact regardless of the adverse affect this can have upon historic buildings.



Fore Street (north); there are some examples of poor frontage treatment in terms of bad design and use of inappropriate materials. Nonetheless the blinds at Goviers are of a traditional type which is fast disappearing and there is good use of lettering.

5 STREET FURNITURE, HARD SURFACES AND OTHER FEATURES

5.1 The town centre enhancement scheme has provided a pedestrian precinct in Old Fore Street, New Street and Church Street and was completed in July 1990. The litter bins, direction signs, bollards, seats, use of herringbone brick pavoids, retention of the traditional red telephone boxes and planting of a few trees are typical and whilst not detracting from the importance of the historic environment tend to result in a solution that appears more meretricious than authentic. A wider acknowledgement of the importance of natural paving materials and their judicious use even in a limited context could perhaps have achieved a more satisfactory and lasting result.

5.2 At Fortfield Terrace, steps and a low retaining wall have become worn, and the asphalt covering of the raised pavement is very uneven in places. Extensive iron work is also showing some signs of deterioration. It is considered there is a strong case for an enhancement scheme that would secure the setting of this vital component of Sidmouth townscape.

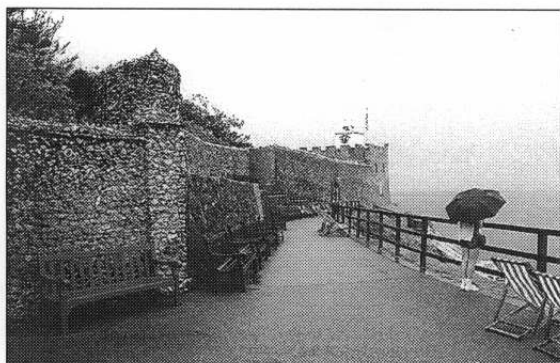


Fortfield Terrace; corroded ironwork in need of restoration.

5.3 Streetlighting along the Esplanade with square fluted timber columns and lamps enclosed by 10 sided obscure glass cases, is a good example of an unusual period survival. There are slight signs of deterioration and at least one column has warped considerably. Adjoining is a somewhat unpleasant concrete wall separating carriageway from promenade. Some hotel frontages also have rather unsuitable blockwork walls separating them from the carriageway. A case could also be made for some enhancement of this part of the conservation area.

5.4 At the eastern limit of the conservation area where uninterrupted cliff views are most dramatic is the small fishing quarter, with beached boats - some upturned, nets, lobster pots, direct fish sales chalked on blackboards. Similarly, slightly beyond the western limit is the clock tower and Jacob's Ladder and

nearly what appears to be a Toll House. An 18th century lime kiln stood on the cliff top at Jacob's Ladder. Chalk was brought by boat and carried up by donkey. Having ceased production it was incorporated into the grounds of "Sea View". It later formed the foundations of a mock fort with clocktower, lookout and boat-house complete with boat on davits. Of significance to the town's history and also a site for appreciating Sidmouth's dramatic coastal setting there is perhaps a case for inclusion within the conservation area.



Seafront in the vicinity of Jacob's Ladder (not currently within the conservation area).

6 SYNOPSIS OF IMPORTANT BUILDINGS

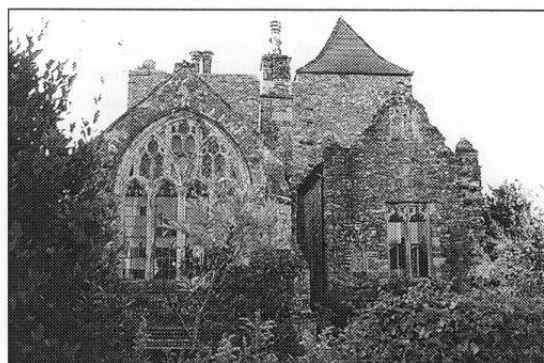
6.1 Sidmouth has well over 100 listed buildings. The following is a selection of the most significant.

6.2 **The Parish Church of St Nicholas and St Giles** although 15th century in origin with a perpendicular west tower of this date, underwent a complete rebuilding of 1859-60. The west window was given by Queen Victoria in memory of her father who died in 1820 while a Sidmouth resident. Some of the rescued medieval fabric was incorporated in the **Old Chancel**, by Peter Orlando Hutchinson who lived there. It is now a feature overlooking the Coburg Pleasure Ground some 200 metres to the northwest of the church.

6.2 **All Saints Church** was built in 1837 by J.H. Taylor to serve the growing suburbs. It is in a Gothic Revival style with galleries on iron columns to the transepts and west end.

6.3 The **Congregational Chapel**, Chapel Street, dates from 1820 and is stuccoed with Gothic style windows. The **Unitarian Chapel** (established 1710 and much rebuilt 1884 by the Presbyterians) is also stuccoed, has ornamented bargeboards with an octagonal window in the east gable.

6.4 **Fortfield Terrace** is the only completed part of an ambitious formal layout dating from 1792 planned by a London speculator but never completed. Later terraces are few and short and the speciality became the "cottage orné". By 1836 there were some 35 of these. The earlier ones are particularly rich in haphazard ornament; some with thatched roofs, ornamental gables, eccentrically detailed Gothick windows and elaborate



Coburg Terrace; Regency houses in a pleasantly informal setting, including the Old Chancel sometime home of Peter Orlando Hutchinson (1810-97) who wrote a five volume history of Sidmouth.

Regency ironwork. Good examples are **Cliff Cottage** and **Royal Glen Hotel**. From the 1820's onwards solid spacious villas, of pattern-book origin were built including several of the hotels.

6.5 This phase in the town's rapid development can be appreciated from the fact that the population in 1801 was 1,252; increased dramatically to 3,126 by 1831, but then only by a further 134 to 3,360 by 1871. It was not until after the arrival of the railway in 1874 that the quite extensive later Victorian brick terraces to the north and east of the town centre were built (e.g. All Saints Road and Vicarage Road).

6.6 The sea wall and promenade were built in 1835-8 and by this date most seafront houses were converted to hotels. A good example is the **Royal York and Faulkner** which has been embellished by tented balconies and Edwardian bays and porch, the latter recently reinstated.

6.6 Early 20th century buildings in the town centre have continued to reflect the Regency tradition, whilst many of the better residences that have been built since 1900 in the suburbs reflect an Arts and Crafts, in neo-classical or vernacular style. Some are not included within the present conservation area boundaries. Among the most important are **Peak House**, Cotmaton Road built in 1904 by Evelyn Hellicar for Sir Thomas Dewey, founder of Commercial Union which is in a Baroque style of ashlar and rusticated quoins, Gibbs style windows, and a good interior of early 18th century manner. **Windmill House** (formerly Home Orchard), Hillside Road was built in 1909 by M.H. Baillie-Scott in a compact but classic Arts and Crafts style by one of its better known practitioners.³

³ see also Sid Vale Conservation Area Appraisal



Esplanade hotels with continuous first floor balconies.

6.7 Part of the reason for the town's particularly good preservation of early 19th century architecture and the well-cared for and restrained appearance of the seafront and majority of commercial frontages, as well as a considerable number of definitive plaques, results from the distinguished contribution made by the Sid Vale Association. This active voluntary group has metamorphosed from the Sidmouth Improvement Committee originally founded in 1846 which makes it one of the earliest amenity societies in the country.

7 FEATURES OF SPECIAL IMPORTANCE

7.1 The main character elements in Sidmouth conservation area which may be considered as most worthy of note are as follows:

- the dramatic setting between the red sandstone Peak Hill to the west and similar Salcombe Hill Cliff to the east also providing extensive views across the town from higher ground
- the arcadian nature of early 19th century development



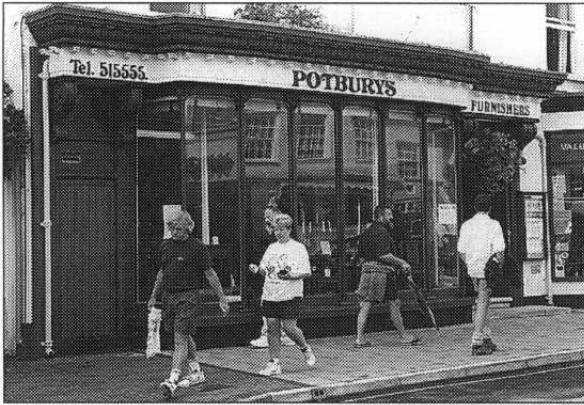
Further Regency brick houses in Coburg Road.

(together with Elysian Fields conservation area), now mostly hotels, residential homes or flats, some in imposing terraces, where the spacious landscaped surroundings should be retained. The retention and conservation of surviving period details such as balconies, iron and timber balconies, iron railings, windows, doors, porches, parapets, chimneys, stucco etc. is considered essential. Accurate records should be made of these buildings and their significant features. Owners should be made aware of their historic significance and of the importance of ensuring that measures are taken to follow appropriate methods of conservation when repairs or alterations are being considered

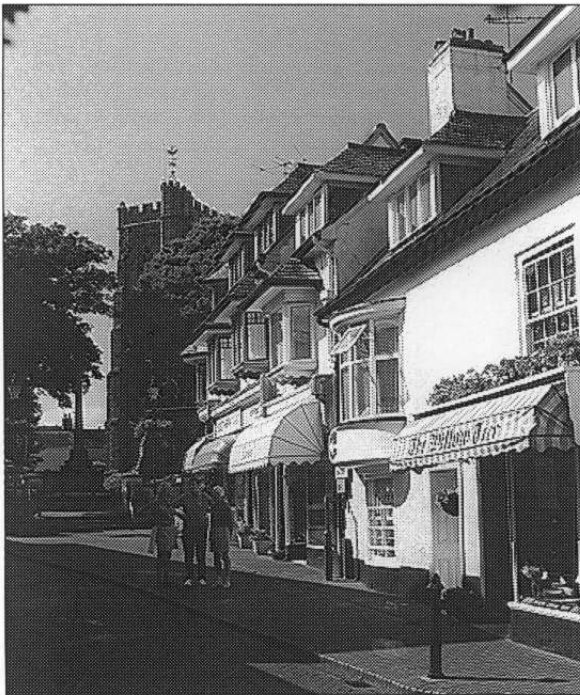
- fine original shopfronts especially in Church Street, Old Fore Street, New Street (cf. section 4.6) with decorative brackets, cornices or friezes, and examples of good signwritten lettering of the correct scale. There are also several unusual and pleasing instances of the early to late 20th century, for example Gliddons two-storey frontage and the restrained brick frontage to the National Trust shop. A few of the traditional single-pitch shop front blinds also still survive.
- largely unspoilt frontages facing the sea, retaining much original detail with largely restrained updating although some PVCU double glazing is starting to make inroads. Nevertheless, generally well-balanced and co-ordinated colour schemes and discreet signage ensure an exceptional survival of seafront architecture able to be appreciated largely as originally conceived.
- some extensive private and public open space, tree-lined walks, and hotels and residences in a predominantly parkland setting with fine specimen trees of great variety, and several breaks in tree cover providing well-concealed and intimate spaces.
- several prominent and visually important mature trees within the urban fabric of the town centre, for example within the churchyard adjoining Church Street, and on the approach to the town centre from the north.



The conservation area boundary includes the frontage of this cinema and adjoining parade of shops (note continuation of the cornice between ground and first floor level). Although not of listable quality such purpose-built mid 20th century buildings are beginning to have some recognition and these typical examples have so far retained almost all their original detail.



Fore Street; there are many fine shopfronts in the town centre. These are two good examples.

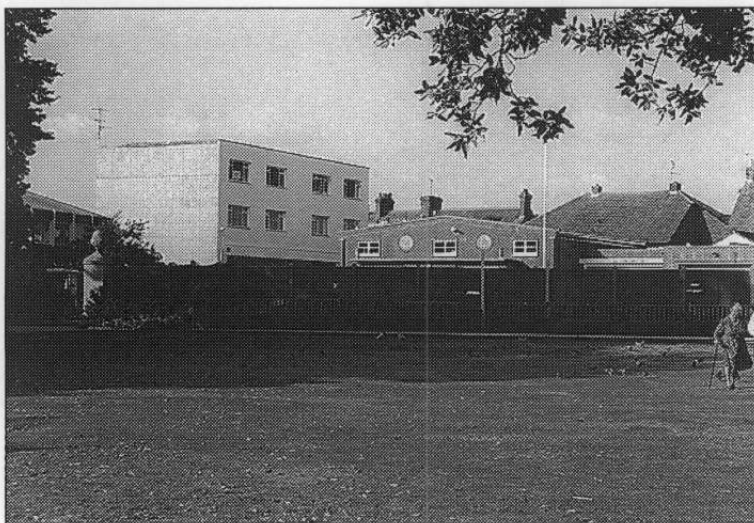


Church Street; one of the best shopping streets in the town centre with well preserved shopfronts, although blinds along south-facing frontages can detract if too highly coloured or uncoordinated.

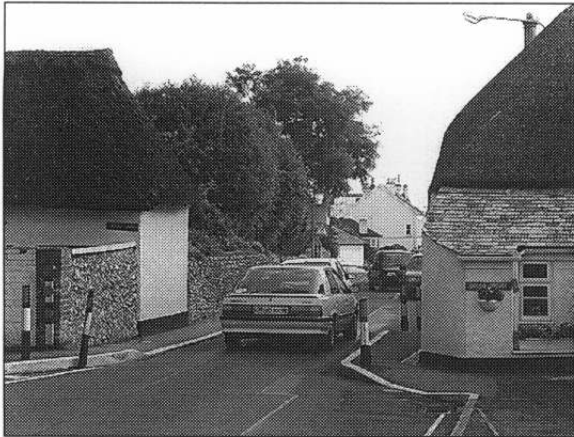
8 LOSS OF CHARACTER AND INTRUSION

8.1 There are some elements within the conservation area which are considered detrimental to its character and appearance. The following list may not be exhaustive and other factors may emerge with the passage of time. At present the major detractors are considered to be:

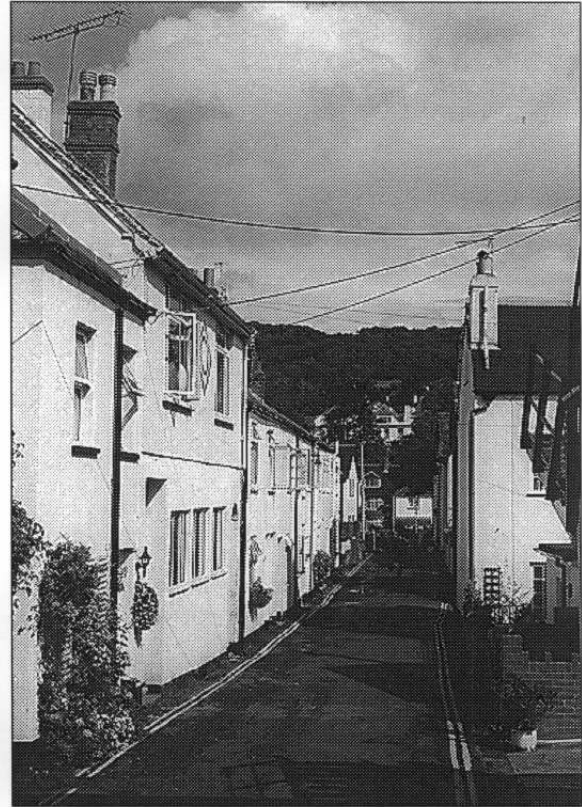
- large extensions or additions to original historic buildings, or major new developments adjoining them which are tending to swamp their identity, for example to some of the large villas in the All Saints Road area.
- new flats or hotel extensions (mainly to the rear), leading to loss of environmental quality, particularly where earlier buildings have become overshadowed by later development, for example in the Chapel Street area.
- some loss of natural materials, especially roofs where bitumen coating or replacement with artificial substitutes is tending to compromise the character provided by original natural Welsh or Cornish slate
- the loss of traditional shopfronts and replacement with plain fascias and large plate-glass windows. Plastic internally illuminated signage and strongly coloured folding plastic canopies can all too easily destroy any significant relationship between ground and upper floors.
- featureless car parks with large unrelieved spaces providing little if any screening or landscaping. Those immediately to the east of the conservation area (e.g. Mill Street) and on the seafront at the corner of Station Road and Esplanade would benefit from carefully designed enhancement.



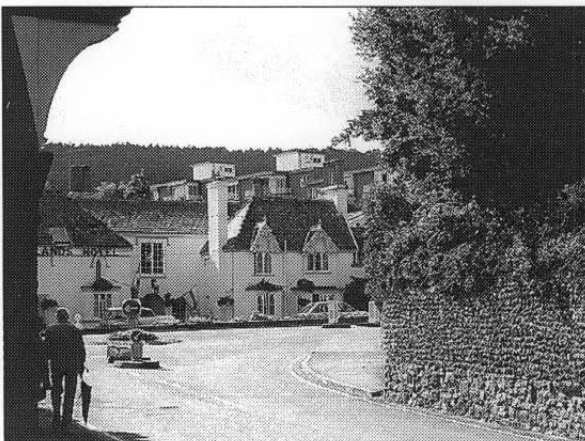
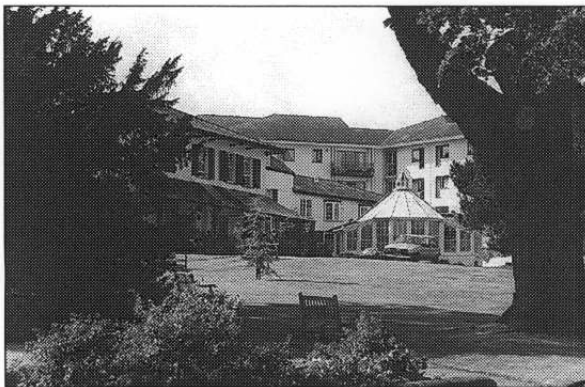
Coburg Pleasure Gardens; the unattractive rear elevations of Fore Street could be better screened.



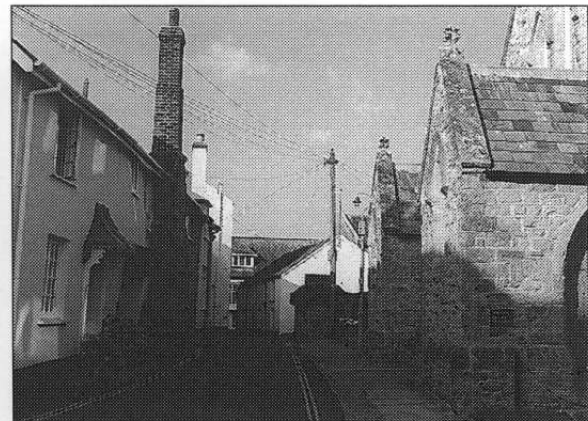
Station Road; here traffic greatly intrudes into an attractive setting. There is scope for limited use of natural materials for road surfaces to further encourage traffic calming.



There are several 19th century side streets with modestly proportioned terraces of pleasing scale immediately to the east of the town centre. Loss of original frontage detail in this part of the town is considerable because there are few if any statutory controls to afford protection.



Cedar Shade and Woodlands Hotel showing the unfortunate overshadowing effect of later development that has occurred particularly in this part of the town.



Chapel Street; remains of the original settlement with front projecting stack indicating 17th century date. Although intrusion by overhead power lines is not widely prevalent in the town centre instances such as this do occur away from main thoroughfares.

9 SUMMARY

9.1 Sidmouth is a coastal resort of exceptional architectural and historic interest and of national importance in terms of its representation of a particular style and quality of Regency and mid Victorian development much of which has been carefully preserved. The publication of the Sidmouth Conservation Study in August 1975 and the Sidmouth Town Centre Enhancement Programme in November 1988 as well as operation of the Town Scheme have clearly been influential in helping to maintain the high quality of environment.

9.2 The calibre of development control has generally been high and largely effective in maintaining Regency character and the continuation of a certain gentility which characterises the town and is undoubtedly appreciated by visitors. Nevertheless, the following observation in Pevsner and Cherry⁴ summarises certain aspects of Sidmouth's current strengths and weaknesses.

"Early 20th century building in the centre was generally in a tactful Regency spirit, the better suburban houses in an innocuous Arts and Crafts tradition. In the later 20th century this haven from the modern world is now in danger from its own popularity: the chief visual threat is from inappropriately large groups of housing and flats for retired people, spreading over former gardens and wrecking the small scale delight of the original houses".

The Town Council is much aware of what is perceived as a constant threat from developers and major corporate interests, and urges those responsible for planning decisions to be ever vigilant.

9.3 This appraisal has also emphasised some of the dangers threatening the character of the town centre conservation area, which includes adverse frontage alterations and also the sometimes advanced deterioration of fabric including brick, stone and ironwork as well as a lack of use of natural materials in paved surfaces. These are conservation issues requiring practical measures and assistance with funding. Grant aid is available from the District Council for repairs to listed buildings. Other possible sources of funding for specific projects include the Heritage Lottery Fund. A detailed audit of those features characteristic of the historic built environment and considered to be under greatest threat, owing to deterioration or pressure for alteration or removal, would be a useful first step.

9.4 The extensive areas of open space, some private, some public are a vital characteristic of the seaside resort and much of the early inner suburbs. Although most of these areas do not appear to be under immediate major threat, pressure for development upon them should be closely monitored since changing social and economic conditions can in time lead to subtle differences of interpretation.

9.5 One of the chief delights of Sidmouth is the relatively unchanging atmosphere of its historic setting in spite of having had to absorb many of the typically late 20th century insertions as well as increasing pressure for retirement whilst maintaining its reputation as an attractive seaside resort. It is a delicate balance that will need to be carefully safeguarded.

9.6 Some modification to the existing conservation area boundary is recommended to include part of the seafront west of the present limit. A closer look at some of the early 20th century housing developments may also reveal further areas that may be considered suitable for inclusion given that there is increasing recognition of the period, particularly where there is strong evidence of the Arts and Crafts influence.

⁴ *Buildings of England* by Nikolaus Pevsner & Bridget Cherry; 2nd Edition 1989; p.739



SIDMOUTH

AREA 2 - SID VALE

Prepared for East Devon District Council by John Fisher BA, MA, MRTPI
with contributions from Town and Parish Councils and Amenity Societies in East Devon

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SIDMOUTH

AREA 2 - SID VALE



Salcombe Road; view looking east and close to the adjoining town centre conservation area. On the north side is an impressive three-storey terrace of early/mid 19th century houses.

1 SETTING OF THE CONSERVATION AREA

1.1 The Sid Vale Conservation Area is situated mainly to the east side of the River Sid about one quarter to three quarters of a mile northeast of the town centre of Sidmouth. It is mostly an area of rich landscape, a large proportion of which is open space with public access in a parkland setting where there are many fine trees. Two main areas are known as The Lawn to the south, and Sid Meadow to the north, the latter being owned by the National Trust. There are also important groups of historic buildings, mainly to the south especially in Salcombe Road which forms the southern approach in what is essentially a mid 19th century suburb.

1.2 The conservation area was first designated in 1975 with a subsequent modification to include late 19th century terraced housing in Milford Road and a further 19th century group of villas for example, Woodbine and Devon Cottages and Myrtle Lodge. The extension was designated in January 1977. The area contains some 46 listed buildings giving 25 separate list entries. There are a further three local list entries. The location of these is shown on Map 1.



The former toll-house in an early 19th century Greek revival style with gate now forming the entrance to The Lawn.

2 BUILT ENVIRONMENT

2.1 The large areas of open space form an important setting for a number of listed buildings, particularly at the south end of Sid Road and east end of Salcombe Road, including the attractive toll house and former toll-gate adjoining which now forms an entrance to The Lawn. Other large buildings stand in their own grounds, for example Hunters Moon, Sid Lodge, Salcombe Lodge and Hills. Sid Road which closely follows the eastern boundary of the conservation area, contains some pleasantly enclosed walled sections with the 19th century buildings often close to the carriageway.

2.2 A further pleasant grouping of listed buildings exists in the extreme north of the conservation area, concentrated on Sid Lane, a short no through road gently sloping towards the river, and linking to the footpath system which here forms one of two footbridges across the river.

2.3 Several groups of late 19th century and early 20th century housing adjoin or overlook the conservation area to the west of the river. Whilst of no great architectural distinction of themselves they exert considerable influence as part of the overall townscape and form such a strong visual link with the adjoining open space that there is considered to be a case for additional control of frontage alterations.

3 LANDSCAPE AND TREES

3.1 Much of the character of the conservation area is derived from the range of species of mature trees and their distribution in a riverside setting. Also of great importance is the fine visual relationship this establishes, both with adjoining buildings and boundary features, especially walls and hedgerows. Within a well sheltered location some trees have grown to an exceptional height of 30 metres or more. The predominant species are lime, sycamore, horse chestnut, black poplar and beech, with some ash, willow, alder, pine and holly.

3.2 Most of the larger groups of trees and those of greatest height are within close proximity to the course of the river. There are further groups and individual specimens along much of the length of Sid Road. There has been some organised recent planting of young trees at The Lawn and some sporadic planting of younger trees at Sid Meadow.



An avenue of mature trees, towards the northern end of the conservation area, typifies what appears to be a consciously designed landscape associated with the 19th century growth of Sidmouth.

Sid Road; much of the conservation area is largely open landscape with groups of mature trees and a scattering of larger houses.

4 BUILDING MATERIALS AND ORNAMENT

4.1 As with so much of Sidmouth, stucco is almost invariably painted white although some detail is highlighted in different colours. This continues the Regency to mid Victorian theme within the built up part of the conservation area. In Salcombe Road in particular, windows as well as entrances have decorated pediments and architraves. As elsewhere in Sidmouth where buildings front or are largely surrounded by open space, the intention of the original developers appears to have been to ensure that buildings are able to be appreciated in spaciouly landscaped surroundings. As well as the predominantly 19th century villa and terraced developments, there are also a few good examples of early to mid 20th century housing in brick or render with neo-classical detailing. One example has a 1946 date stone. Most buildings are well maintained. There is some pressure to replace earlier buildings as at Leigh Cottage, immediately south-east of Hills which has recently been redeveloped.

4.2 Specific ornament is again mainly confined to distinctive fenestration including fanlights and with panelled doors, some of which are being replaced. Roofs are mostly of slate, although plain tiles are the main roof covering in more recent development.

4.3 Extensive boundary walls are a feature of the conservation area, mainly of brick along Sid Road, but flint is also widely used, especially in Salcombe Road and enclosing some larger villas with the typical pyramid capped piers.

4.4 Very little post-1945 development has been permitted within the conservation area, although a recent housing scheme north of Redwood Road has considerable and somewhat adverse impact upon that part of the conservation area east of Hills, where a boundary revision would now seem appropriate.

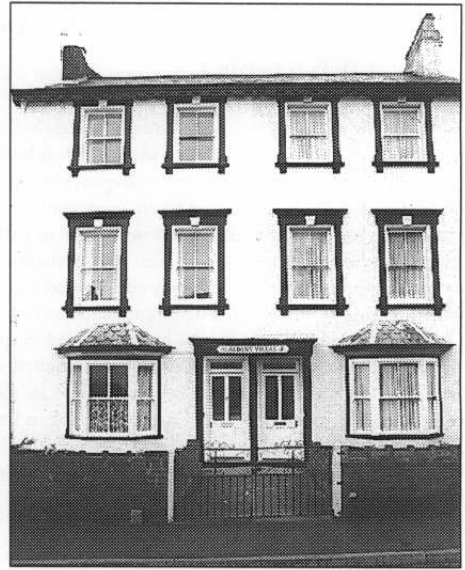


Salcombe Road; examples of mainly 19th century groups in slate and painted stucco/render. There are surviving flint walls but many have been removed to provide vehicular access. Otherwise original detail has largely survived intact. Most buildings shown are statutorily listed.





Salcombe Road.



Views from The Lawn show the impressive relationship between this attractive public park and the surrounding houses and hotel. The 19th century terraced houses in Lawn Vista which from the western boundary are not included within the conservation area, nor are listed but are an important visual element.





Sid Road; a good example of immediate post 1945 housing

5 SYNOPSIS OF LISTED BUILDINGS

5.1 Whilst there are no major public buildings or significant landmarks, attractive groups of Regency terraces, some with covered balconies extend along the north side of **Salcombe Road**. Close to the River Sid is **Barrington Villa** with cusped bargeboards and the small **Byes Toll House** in an early 19th century Greek Revival style.

5.2 At the beginning of **Hillside Road** is **Salcombe Cottage** and two further thatched cottages beyond almost creating the atmosphere of a village street. Either side and facing west is **The Mount Pleasant Hotel** and two pairs of semi-detached villas which provide a pleasant backdrop of buildings when viewed from **The Lawn**. Further north along **Sid Road** is **Hunter's Moon** (formerly **Salcombe Lodge**), which has a dignified late 18th century stuccoed front of five bays with Ionic porch. The windows have keystones and there is a reeded cornice. There is a later low side wing with Gothic windows and a clock tower. It was originally built for Sir James Cockburn, Dean of York. Some distance further north is **Sid House**, late Georgian red brick. Almost opposite and set well back from the road is **Salcombe Lodge** typical and somewhat plain early 19th century neo-Gothic. It has a low, flat two-storey five bay front; two-centre arched windows with attractive patterned glazing.

Important Buildings outside the Conservation Area

5.3 There are several important buildings somewhat beyond the existing conservation area boundary. Further to the north is **Sid Abbey** probably an older building remodelled in the early 19th century and quite ambitious in concept. It is two-storey neo-Gothic with bay windows and steep crow-stepped gables. Further north again and still in the Sidmouth "cottages orne" tradition is **Sidcliffe**, down a narrow lane and a neat building with especially intricate glazing patterns and a veranda.

5.4 To the immediate southwest of the conservation area in **Hillside Road** is **Windmill House** (formerly **Home Orchard**) a classic and compact Arts and Crafts house built in 1909 by M.H.Baillie-Scott, one of the best known exponents of the style. There are two large gables, sturdy chimneys and sweeping tiled roofs. A half-timber porch and flint with random brick and stone indicates an interest in using local materials to create different textures. The house is set towards the rear of a long terraced garden approached through a matching entrance with tiled roof and original wooden gate. It has survived well and is a treasure of its genre.



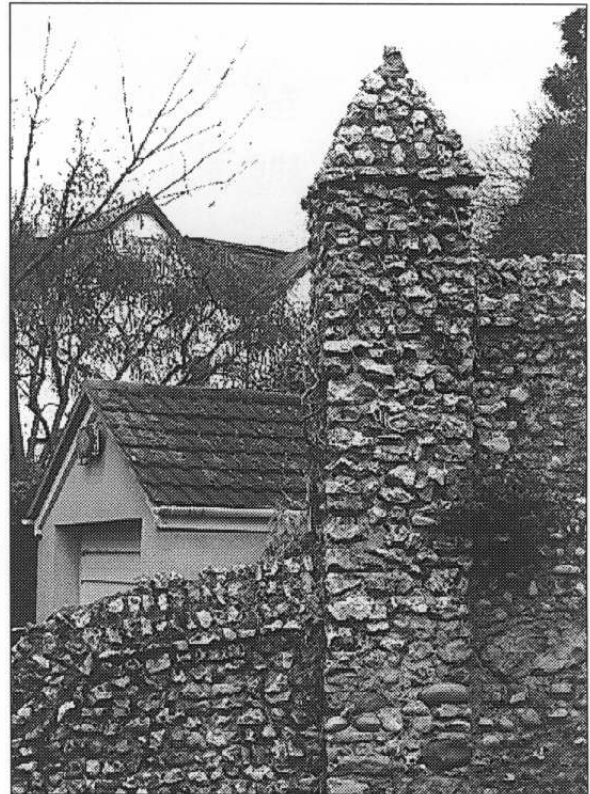
Mature trees and more recently planted trees are a particular feature of the northern half of the conservation area and alongside the River Sid. The boundary follows the front wall of the thatched building. This and the tree behind it are therefore just outside the conservation area but are important to its setting.



6 FEATURES OF SPECIAL IMPORTANCE

6.1 The main elements which make an essential contribution to the character of the conservation area are:

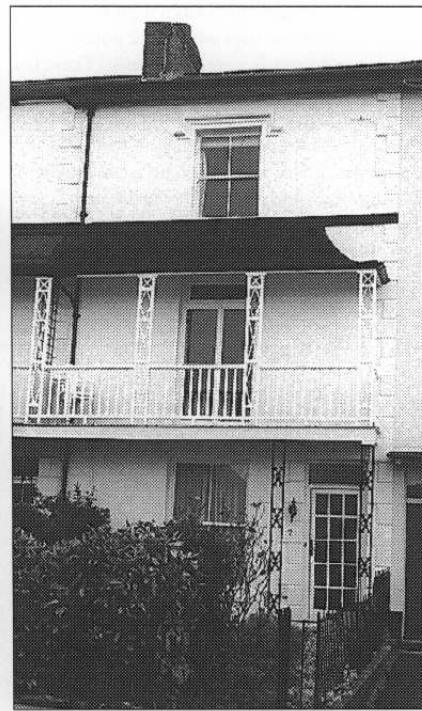
- the rich parkland setting and large areas of highly accessible open space
- the relationship of mainly 19th century development to the adjoining landscape features
- the spacious surroundings to historic buildings adequately guarded by restriction to further development
- the variety of mature trees able to flourish in a sheltered location
- the quality of 19th century development ranging from three-storey terrace to considerable two-storey villas in extensive landscaped grounds
- the largely natural setting of the River Sid and adjoining tree groups
- important footpath links providing a pleasant and safe pedestrian environment
- survival of much original detail to buildings and retention of important boundary walls



Flint wall off Beatlands Road; once enclosing a 19th century villa but since subdivided with recent infilling within the original boundary.



Westlea, Sid Road; one of four similar mid 19th century villas which is recorded on the non-statutory local list. Frontage detail and garden walls are original.



Salcombe Road; late Regency detailing. The original door may have been removed to provide more light.

7 LOSS OF CHARACTER AND INTRUSION

7.1 The following factors are tending to lead to a loss of character within the conservation area:

- the threat to the periphery of the conservation area by reason of pressure for new development and lack of control over frontage alterations to residential terraces which are either beyond the existing boundary or are not statutorily listed
- the threat to existing buildings owing to dilapidation or pressure to bring about site redevelopment leading to possible deliberate neglect
- the tendency for increasing commercial use or adaptation of former residential units resulting in a greater risk of loss of character
- the deteriorating condition of some boundary walls
- the indication that some trees may be close to the end of their natural life span without replacements having had an opportunity to become established



View towards Salcombe Hill Road; a mixture of 19th century villas and earlier thatched cottages provides a more intricate streetscape.



Sid Meadow, owned by the National Trust has only partial public access but provides extensive views to surrounding countryside.

8 SUMMARY

8.1 The Sid Vale Conservation Area is unusual in that trees or open landscape are the most dominant features over a wide sector. However there is also a strong urban context with residential development almost surrounding the open areas which must inevitably lead to pressure for further building to take place, if not within the conservation area itself, then close to the periphery. Much of the character of the area derives from the Regency and Victorian villas (which are part of the inner suburbs of Sidmouth) to the south, and the separate small community of Sid to the north. Salcombe Lodge, Salcombe Cottage and Hills Cottage which help to form a link between the two can be considered further examples of the “cottages orne” widely encountered elsewhere.

8.2 Existing planning policies take into account of the importance of the historic context of buildings within the area. This is apparently proving effective in preventing any intensification of development. There has been little adverse change by allowing, for example, houses within large curtilages to themselves be subdivided, or for land surrounding them to be released as smaller building plots. Unsightly building extensions and the need for excessive parking provision has also been largely avoided.

8.3 With a few exceptions the important link between the open character of Sid Vale and the wider largely wooded landscape setting to the east has also been maintained. One of the most pleasing seasonal aspects is the contrast between dense summer foliage and bare winter silhouettes when many buildings are made much more visible.

SIDMOUTH

AREA 3 - ELYSIAN FIELDS

Prepared for East Devon District Council by John Fisher BA, MA, MRTPI
with contributions from Town and Parish Councils and Amenity Societies in East Devon

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SIDMOUTH

AREA 3 - ELYSIAN FIELDS

1 SETTING OF THE CONSERVATION AREA

1.1 The Elysian Fields Conservation Area is in a secluded location, north of the town centre between Vicarage Road to the east and Station Road to the west; the former providing the main access. The Sidmouth Conservation Study describes this part of the town as "the one area of the town which retains, almost unchanged, the character and atmosphere of Sidmouth as it would have been in the early years of the 19th century". Regency architecture placed much emphasis on buildings in relation to their natural surroundings as this was the time of such famous landscape architects as Humphrey Repton and the building of town or city parks (e.g. Regent's Park, London). Characteristic features such as windows and balconies all combine to give the "cheerfulness, elegance and refinement" which so typifies the style.

1.2 In fact the spacious settings provided for each villa must now look much as originally envisaged since they have subsequently matured into a particularly fine landscape of trees and shrubs.

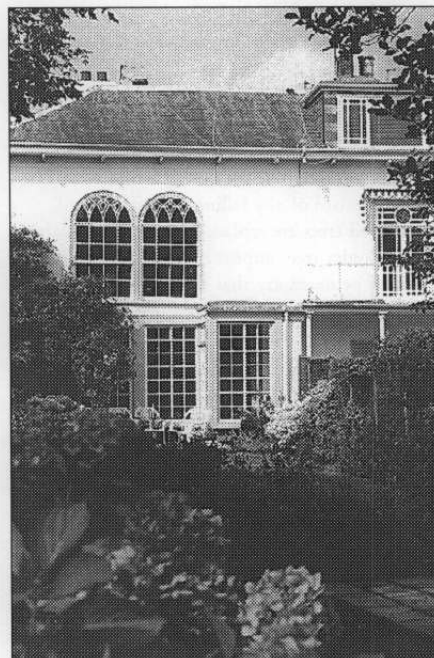
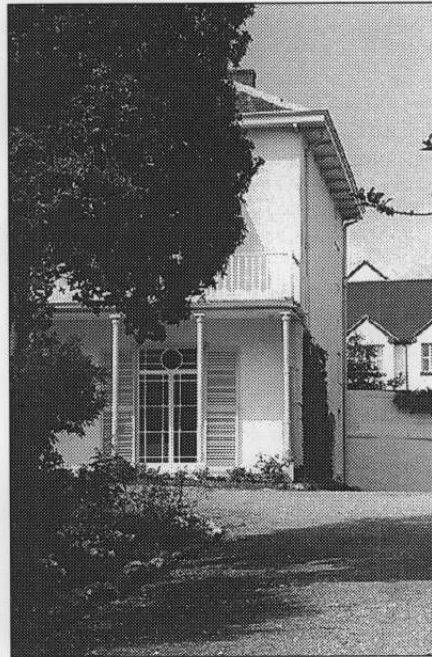
1.3 The Elysian Fields conservation area was first designated in January 1977 and includes part of the east side of Vicarage Road. The area contains some 24 individually listed buildings giving 13 separate list entries. There are a further two entries on the local list. Their location is shown on map 1.

2 BUILT ENVIRONMENT

2.1 The conservation area can be subdivided into three separate localities. Two consist of the informally laid out Regency villas with access from concealed private drives off Vicarage Road and Station Road respectively. Both have broadly similar character but are not interconnected and therefore form separate entities. The third area fronts both sides of Vicarage Road and is much more visible

1 Elysian Fields

2.2 There are five main villas in all with access from a winding private drive. Each is statutorily listed and originally built in the 1820's, although most have subsequently been considerably extended. All are well concealed in extensive wooded grounds, especially when trees are in leaf. To the west four substantial blocks of flats have been built c.1980. Although well conceived and in a relatively secluded setting this is clearly the kind of development foreseen in the 1976 Conservation study which if allowed to intensify indefinitely will undoubtedly "erode the uniqueness of the Elysian Fields".



Elysian Fields, Fairlawn and Lawn End a semi-detached pair of Regency villas with typical but contrasting fenestration

2 Sidmount and Claremont

2.3 This area contains two further detached Regency houses. "Claremont" is statutorily listed, whilst "Sidmount" is on the local list. Both maintain the villa style amongst a heavily landscaped setting, but considerable post 1945 housing adjoins to the north with at least two recent examples built between the villas and within the conservation area itself.

3 Vicarage Road

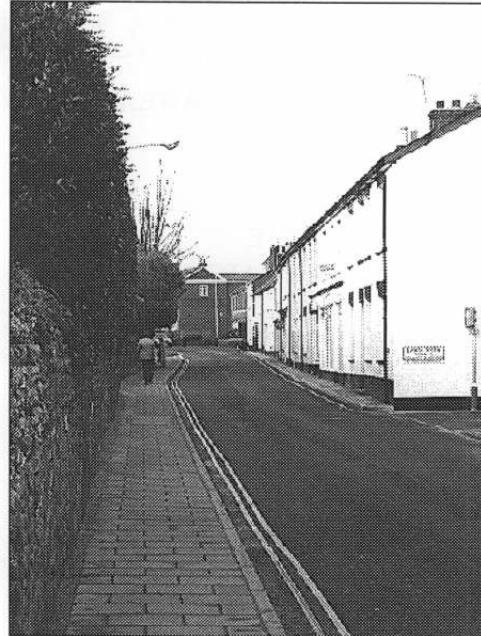
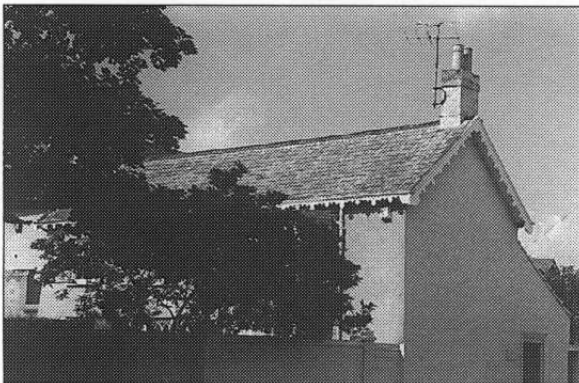
2.4 Here character is more varied. As with area 2, recent development is more obviously apparent amidst the further 19th century villas, and there is also a significant terrace fronting the east side of Vicarage Road. Trees are much less prevalent than elsewhere although there are several good specimens, and some important garden walls front Vicarage Road providing privacy to the larger buildings a pleasing sense of enclosure to the street scene.

3 LANDSCAPE AND TREES

3.1 Much of the conservation area is focussed on the setting of the large villas informally laid out along the edge of a shallow ridge overlooking the town. This has developed into a particularly rich landscape of mature trees and extensive lawned areas fronting or leading up to buildings whose gleaming white stucco provides a striking contrast to surrounding vegetation. Most have gravel and pebble drives, or walks through shrubberies with a mixture of grassy glades or areas of almost complete tree cover.

3.2 The overall effect is of a very varied but well-balanced distribution of deciduous and coniferous trees and shrubs with some unusual and exotic species including palms, almost as if the buildings are an afterthought deliberately spaced well apart in order to maintain the character of an arboretum. There are even some substantial trees fronting Vicarage Road.

3.3 Retention of extensive tree cover is of vital importance to maintain the character of much of the conservation area. The existing policy of strict control of any felling or clearing and ensuring that any removed trees are replaced appears to be largely effective although some older trees appear to be becoming over-mature. It may therefore be necessary that some replacement underplanting of suitable species is undertaken before the removal of trees that have started to die back or are becoming diseased, before the necessity to fell arises.



Vicarage Road; view towards Temple Street. An extensive flint on sandstone retaining wall forms the boundary to the original Elysian Fields villas

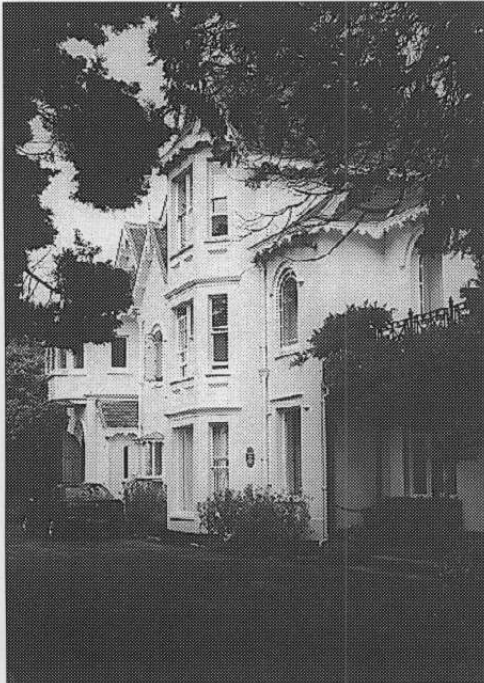


Vicarage Road; this pleasant late 19th century terrace, now mostly guest houses, immediately adjoins the conservation area

Vicarage Road, The Hermitage. Part of an attractive L-shaped group here abutting the road but maintaining privacy behind high walls

4 BUILDING MATERIALS AND ORNAMENT

4.1 In common with other Regency developments the villas are of white stucco throughout including stacks. Roofs are Cornish or Welsh slate, mostly restored original, and sometimes seen in contrasting patterns. There is much ornament; patterned bargeboards, balconies, iron gate entrances, and gables of different sizes. Fenestration is generally ornate with an emphasis on marginal glazing bars; a particular Regency feature together with delicate balcony ironwork.



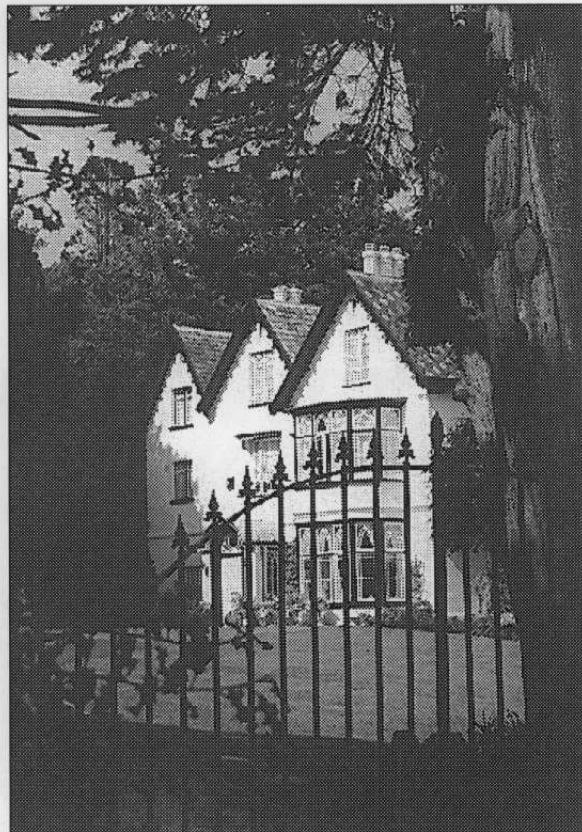
Elysian Fields, Sidholme is the largest of the villas, is three storeys in height and lies in extensive grounds.

5 SYNOPSIS OF LISTED BUILDINGS

5.1 Of the main villas, the largest and most interesting is **Sidholme**; very substantial and built in 1826 for the Duke of Buckingham. The front has ornamented gables, windows with dripstones and marginal glazing, and a continuous balcony, all with typical Regency refinement. The interior is no less delightful with classical-Rococo features including marble fireplaces and rib vault ceilings. It is now a holiday retreat and recently subject to major restoration involving English Heritage funds and limited public access is permitted.

5.2 Other villas although perhaps less impressive are no less typical of Regency flamboyance. **Long Orchard** also has patterned bargeboards, balconies and gables of different sizes. Other villas, **Fairlawn** and **Camden** are of the broad-eaved type with classical detail, whilst **Somerton Lodge** is similar but with Gothic windows.

5.3 There is an interesting small group of linked villas, **Appolonia**, **The Shrubbery**, **Balsters** and **The Hermitage** in a roughly L-shaped arrangement with their frontages and a gable-end facing Vicarage Road just south of the entrance to Elysian Fields. This group, the garden walls of Fairlawn, and the terraces to the north and on the opposite side of the road, have created, intentionally or otherwise, a particularly pleasant vista with almost a village street character along this important approach to the town centre.



Elysian Fields, Long Orchard, a typical detached villa has attractive Regency frontages on three sides

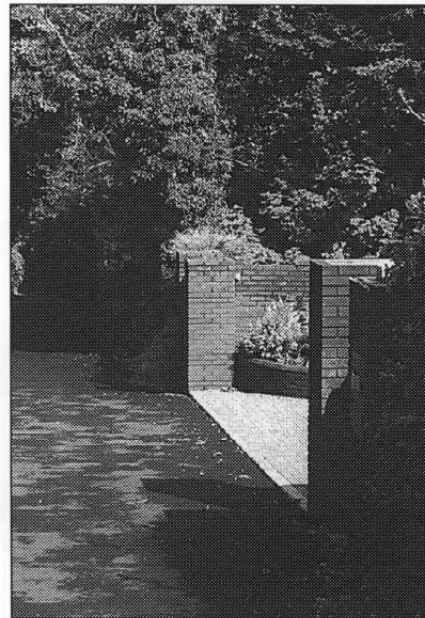


6 FEATURES OF SPECIAL IMPORTANCE

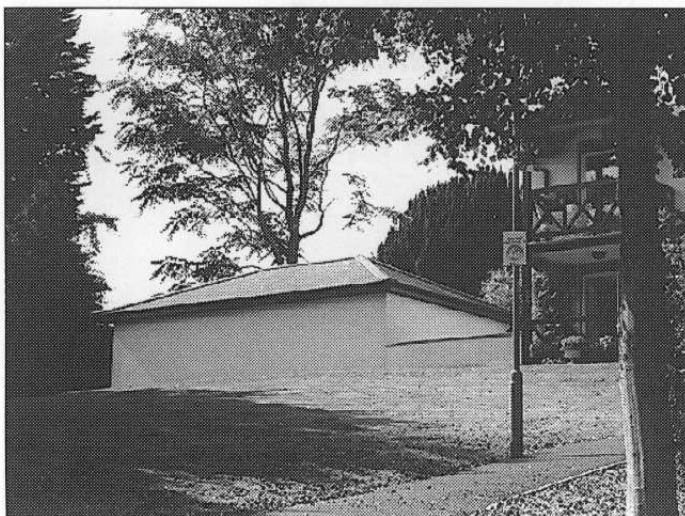
6.1 The character of the conservation area largely derives from the scale and well-preserved architectural detail of the villas as well as the rich landscape setting previously described. The high quality of design and finish of some recent developments has not so far proved unduly detrimental to character.



Elysian Fields, Camden has plainer classical detail and some replacement windows



Elysian Fields, entrance to the only recent individual dwelling to be built within the conservation area (above)



Elysian Fields; footpath to The Laurels; residential retirement flats in four blocks. Although relatively well screened by the extensive tree cover and designed to a relatively high standard of finish, this development has tended to erode the authenticity of the Regency concept and divide it into two halves (left)

7 LOSS OF CHARACTER AND INTRUSION

7.1 There are few particular features that can be said to detract from overall character, although the contrast between preservation of character and introduction of new features by addition or alteration would easily adversely affect the present delicate balance. Loss of original detail and insensitive replacements to frontage of the listed terrace in Vicarage Road is beginning to be detrimental to the townscape.



Temple Street; a mid 19th century terrace, now listed. The section shown has the best preserved original detail with one original and one later inserted shopfront; the former is now disused. Just one frontage survives intact.

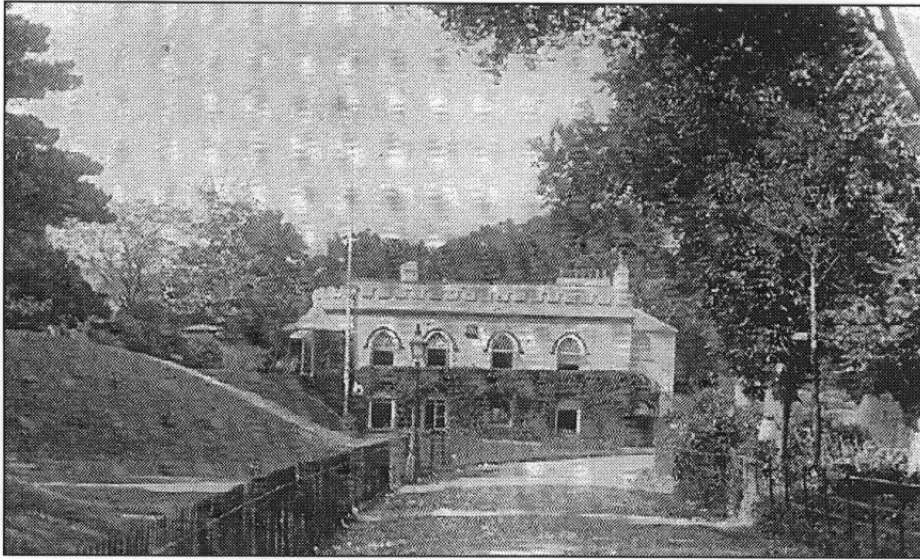
8 SUMMARY

8.1 The limited amount of recent development that has been permitted in Area 1, for the most part has been integrated successfully with apparent regard for the exceptionally high quality of landscape. Any further increase in the number or extent of buildings in this part of the conservation area would readily lead to significant loss of character unless especially sensitively handled.

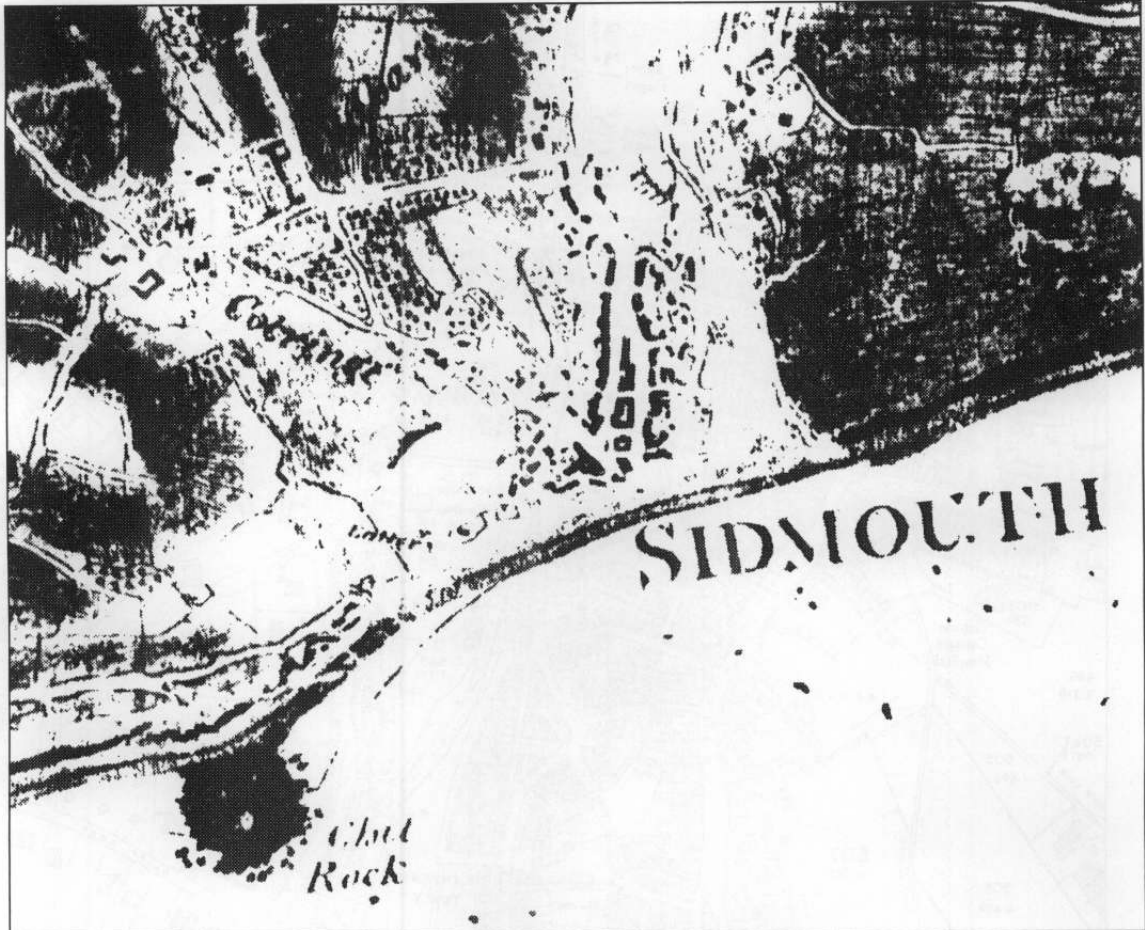
8.2 The western edge of Area 1, the central part of Area 2 and particularly Area 3 have absorbed considerable additional development since the recommendations made in the 1976 Conservation Study. In order to maintain existing character which is in danger of being eroded, it is considered inadvisable that there should be any further significant increase in development.

8.3 Here as elsewhere in Sidmouth, it should be possible to exercise adequate control of any changes to frontage detail of listed buildings although in order to afford maximum protection of surviving traditional features enforcement action may sometimes have to be taken. In particularly sensitive locations a photographic record of the setting and/or frontage detail of listed buildings together with other buildings that make an important contribution to the townscape would provide a valuable tool in monitoring any undesirable changes or instances where enforcement action may become necessary as a result of unauthorised changes.

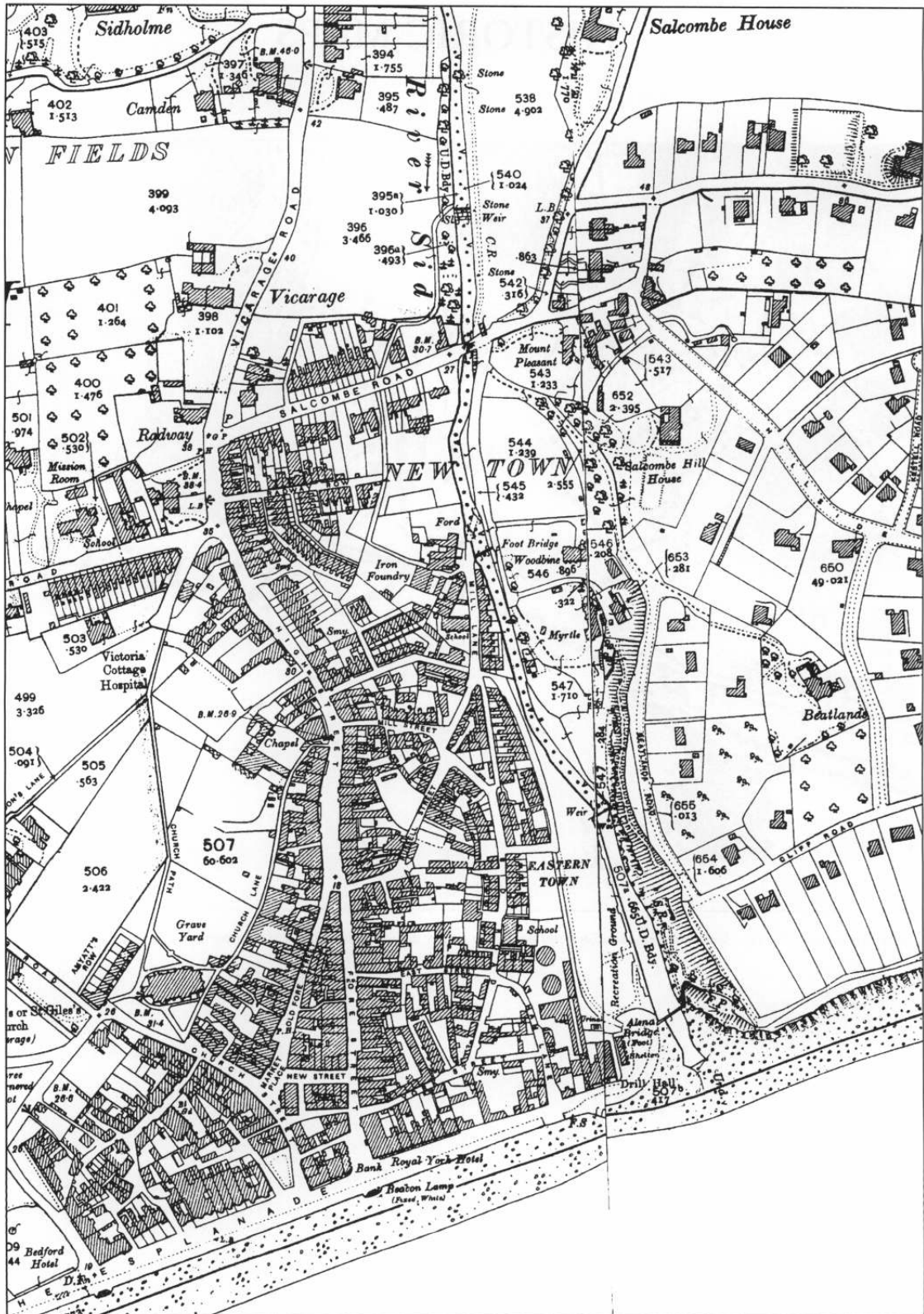
HISTORIC PHOTOGRAPHS



HISTORIC MAPS










1805 Devon County Survey: Scale: originally 3 inches to the mile (scale may be altered for the purpose of the report)

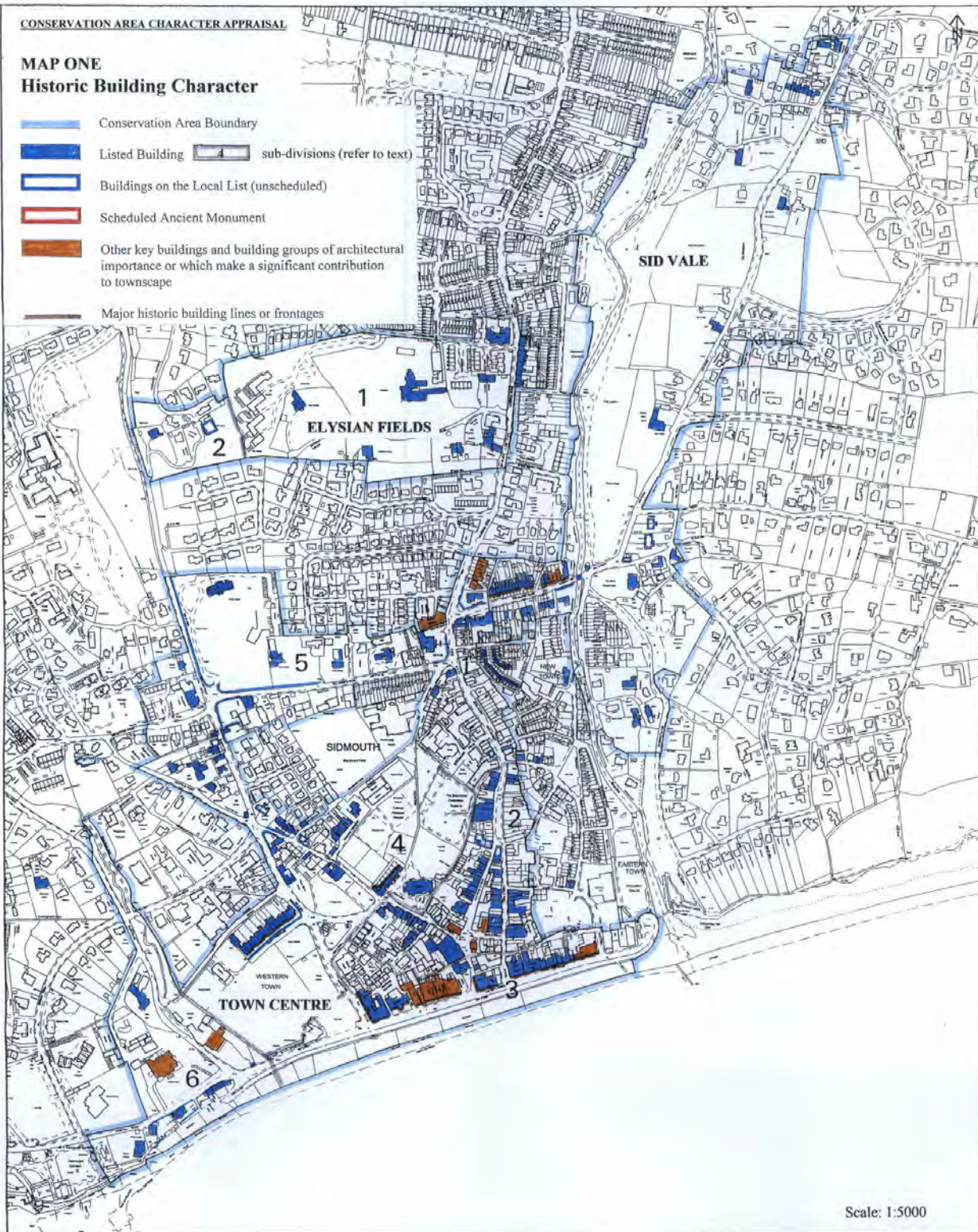


c.1905 Ordnance Survey Second Edition. Scale originally 25 inches to the mile (scale may be altered for the purpose of fitting the report)

CONSERVATION AREA CHARACTER APPRAISAL

MAP ONE
Historic Building Character

-  Conservation Area Boundary
-  Listed Building  sub-divisions (refer to text)
-  Buildings on the Local List (unscheduled)
-  Scheduled Ancient Monument
-  Other key buildings and building groups of architectural importance or which make a significant contribution to townscape
-  Major historic building lines or frontages



Scale: 1:5000






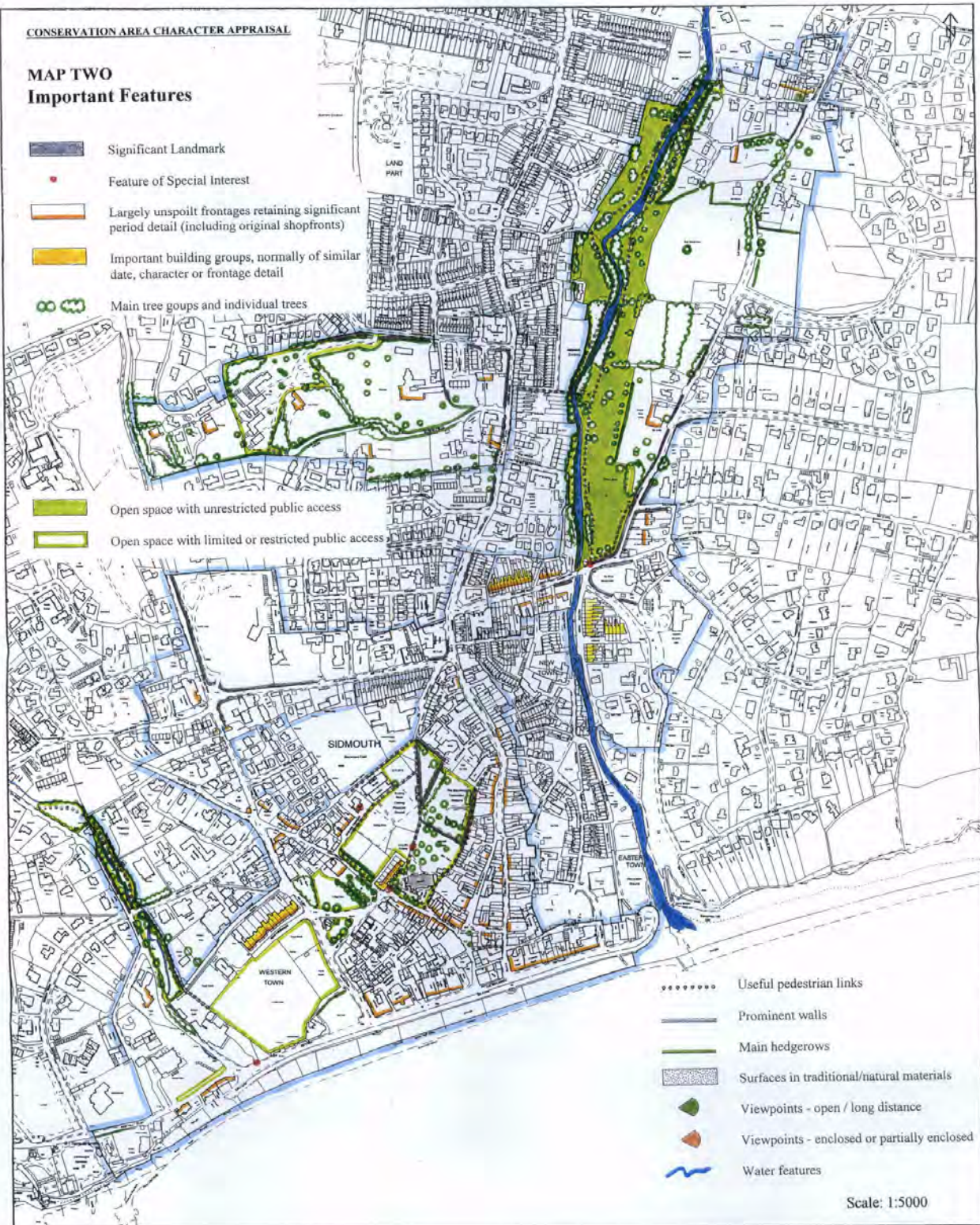
Sidmouth Conservation Area
East Devon District Council








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CONSERVATION AREA CHARACTER APPRAISAL

MAP TWO
Important Features

-  Significant Landmark
-  Feature of Special Interest
-  Largely unspoilt frontages retaining significant period detail (including original shopfronts)
-  Important building groups, normally of similar date, character or frontage detail
-  Main tree groups and individual trees
-  Open space with unrestricted public access
-  Open space with limited or restricted public access



-  Useful pedestrian links
-  Prominent walls
-  Main hedgerows
-  Surfaces in traditional/natural materials
-  Viewpoints - open / long distance
-  Viewpoints - enclosed or partially enclosed
-  Water features

Scale: 1:5000

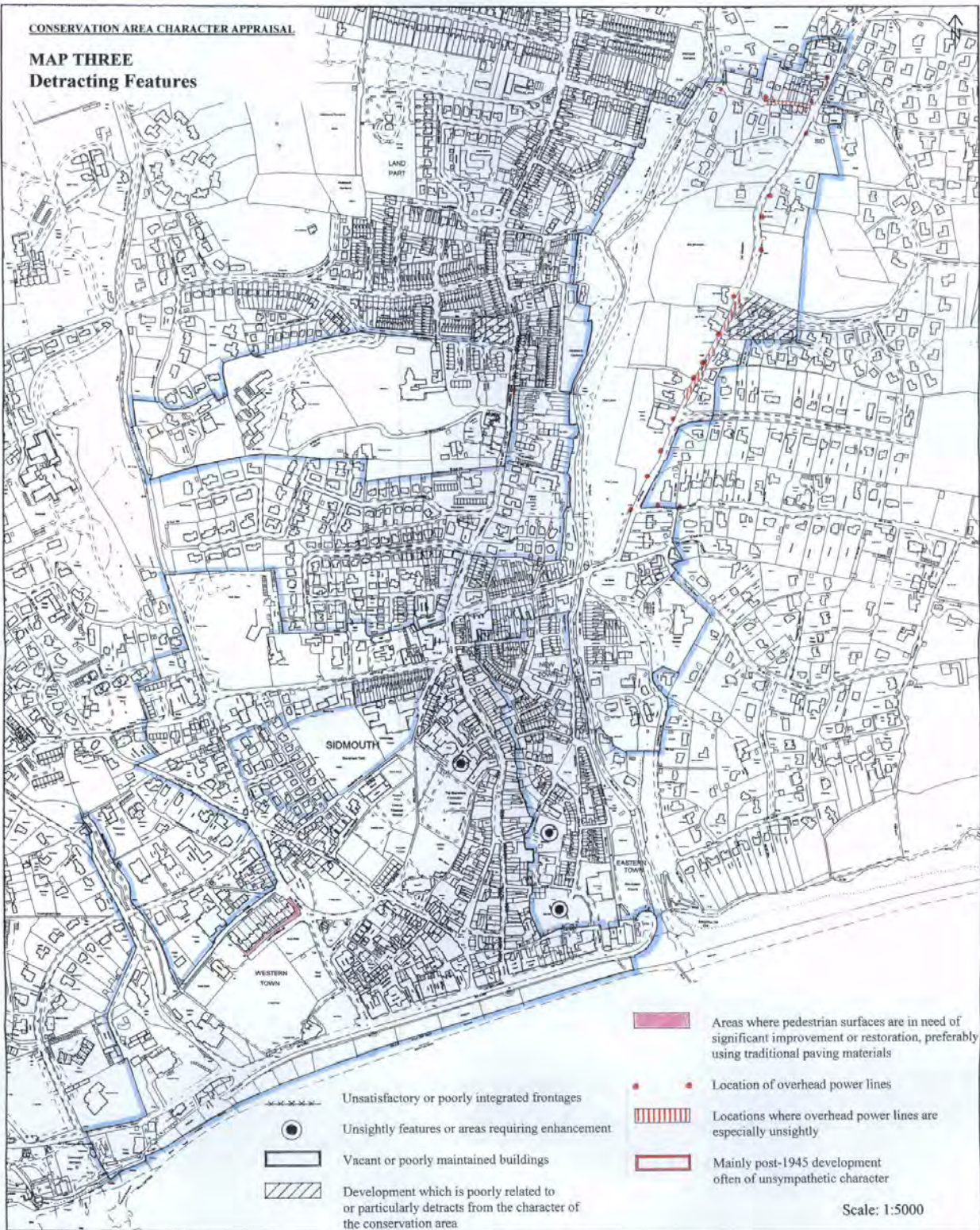


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CONSERVATION AREA CHARACTER APPRAISAL

MAP THREE
Detracting Features



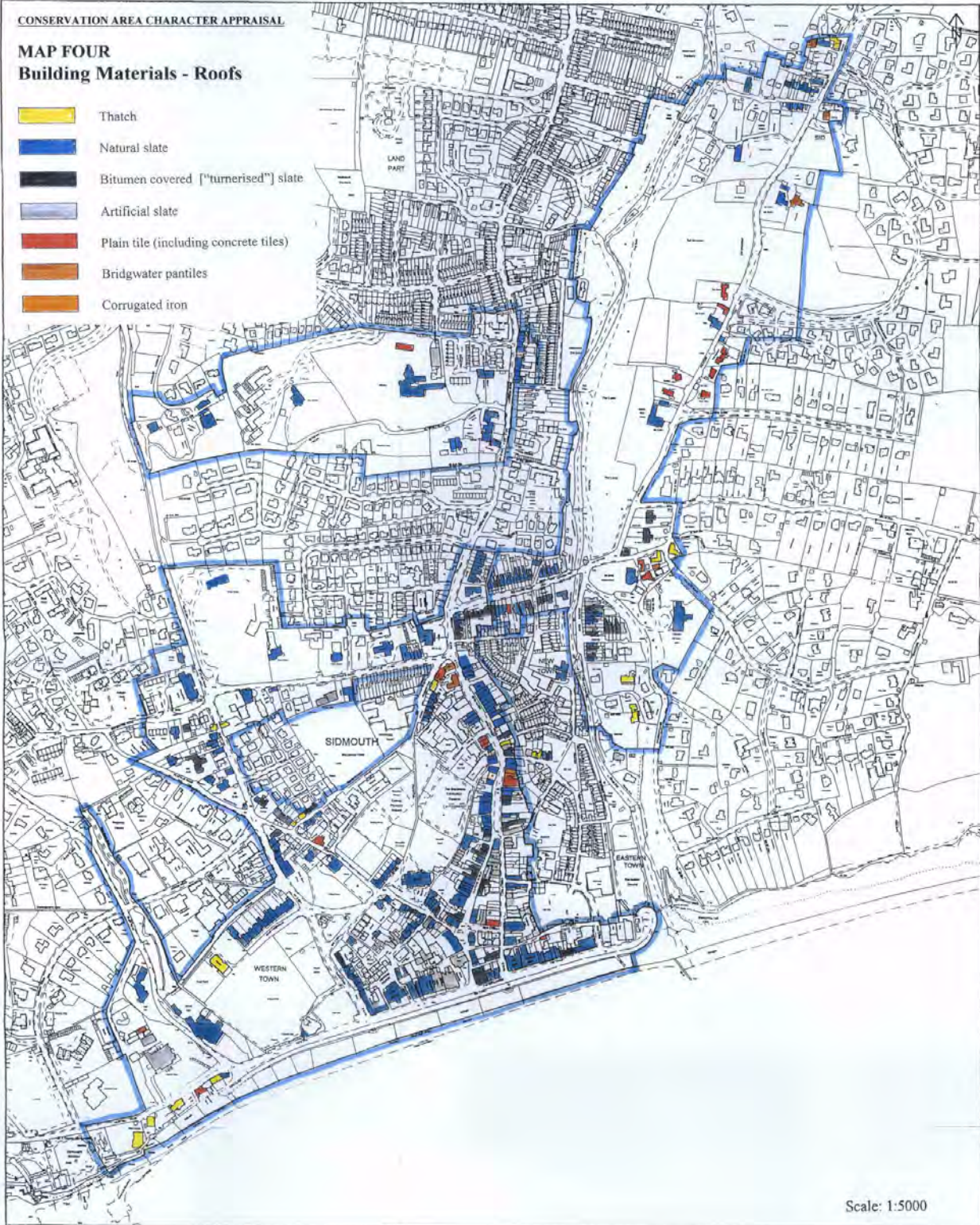
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CONSERVATION AREA CHARACTER APPRAISAL

MAP FOUR
Building Materials - Roofs

-  Thatch
-  Natural slate
-  Bitumen covered ["turnerised"] slate
-  Artificial slate
-  Plain tile (including concrete tiles)
-  Bridgwater pantiles
-  Corrugated iron



Scale: 1:5000



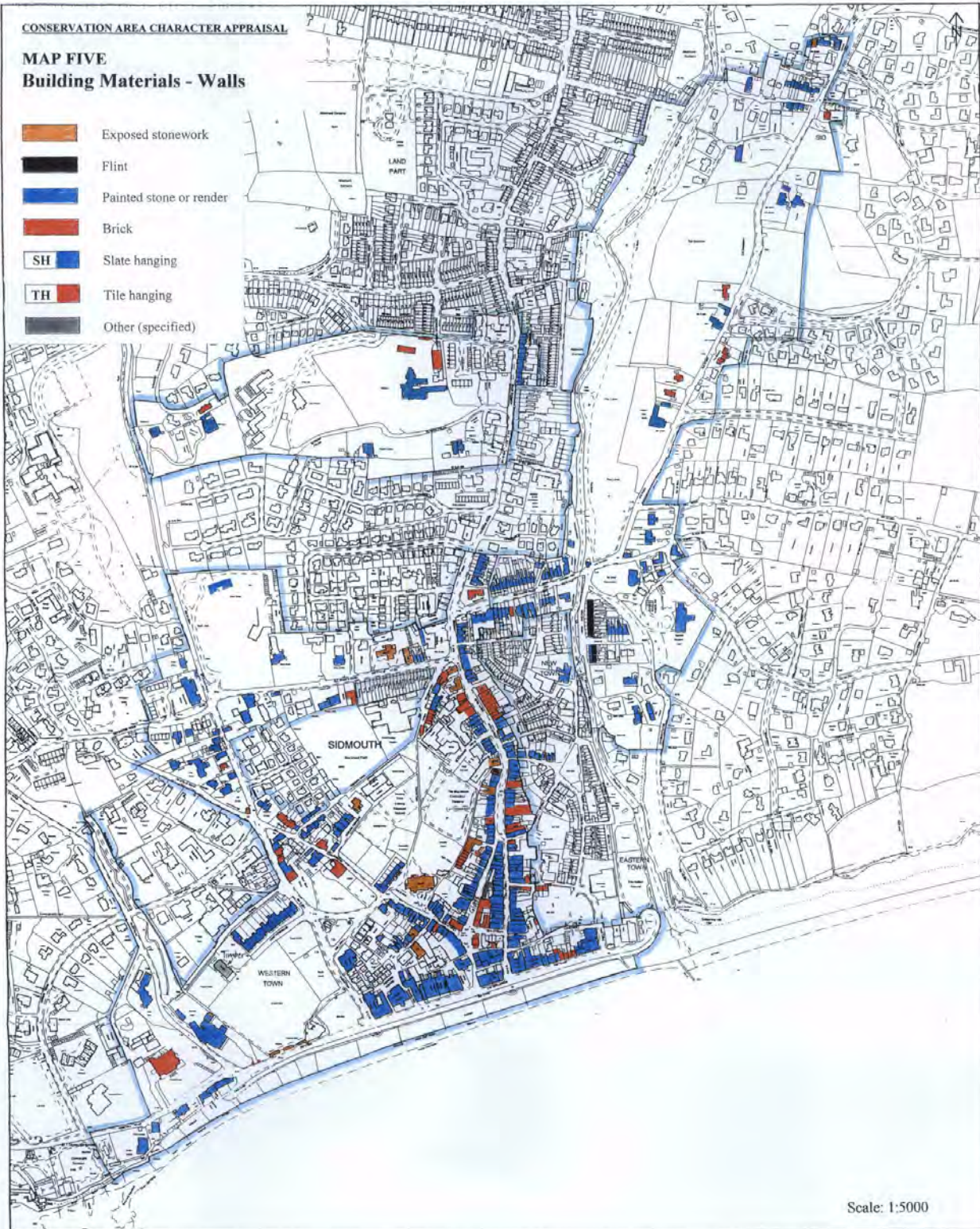
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CONSERVATION AREA CHARACTER APPRAISAL

MAP FIVE
Building Materials - Walls

-  Exposed stonework
-  Flint
-  Painted stone or render
-  Brick
-  Slate hanging
-  Tile hanging
-  Other (specified)



Scale: 1:5000



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