

Shaldon Conservation Area



Character Appraisal



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Local information and photographs were provided by Shaldon Parish Council and Teignmouth and Shaldon Museum. Archive information and historic maps were obtained from the Devon Records Office in Exeter. The archaeological analysis was provided by Devon County Council from the Historic Environment Record.

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TEIGNBRIDGE DISTRICT COUNCIL

Shaldon Conservation Area

Character Appraisal

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1.0 Introduction

The purpose of this Character Statement is to provide a basic summary of the elements that together contribute to the special character and appearance of the conservation area.

It is intended also to be supporting information for a conservation area extension.

The appraisal and management plan was adopted by Teignbridge District Council as a Technical Guidance Documents on 19th May 2008. Fieldwork was completed on 1st May 2008. A public meeting was held on 28th March 2008.

It is hoped that local residents, the Parish Council, Devon County Council and others (such as utility companies) will also find the document useful.

The Conservation Area Appraisal has been compiled to analyse the Conservation Area at the time of analysis. The Management

Plan is to be read in conjunction with the Appraisal and puts forward proposals for its future which may be extensions and revisions to boundaries and how the area will be managed.

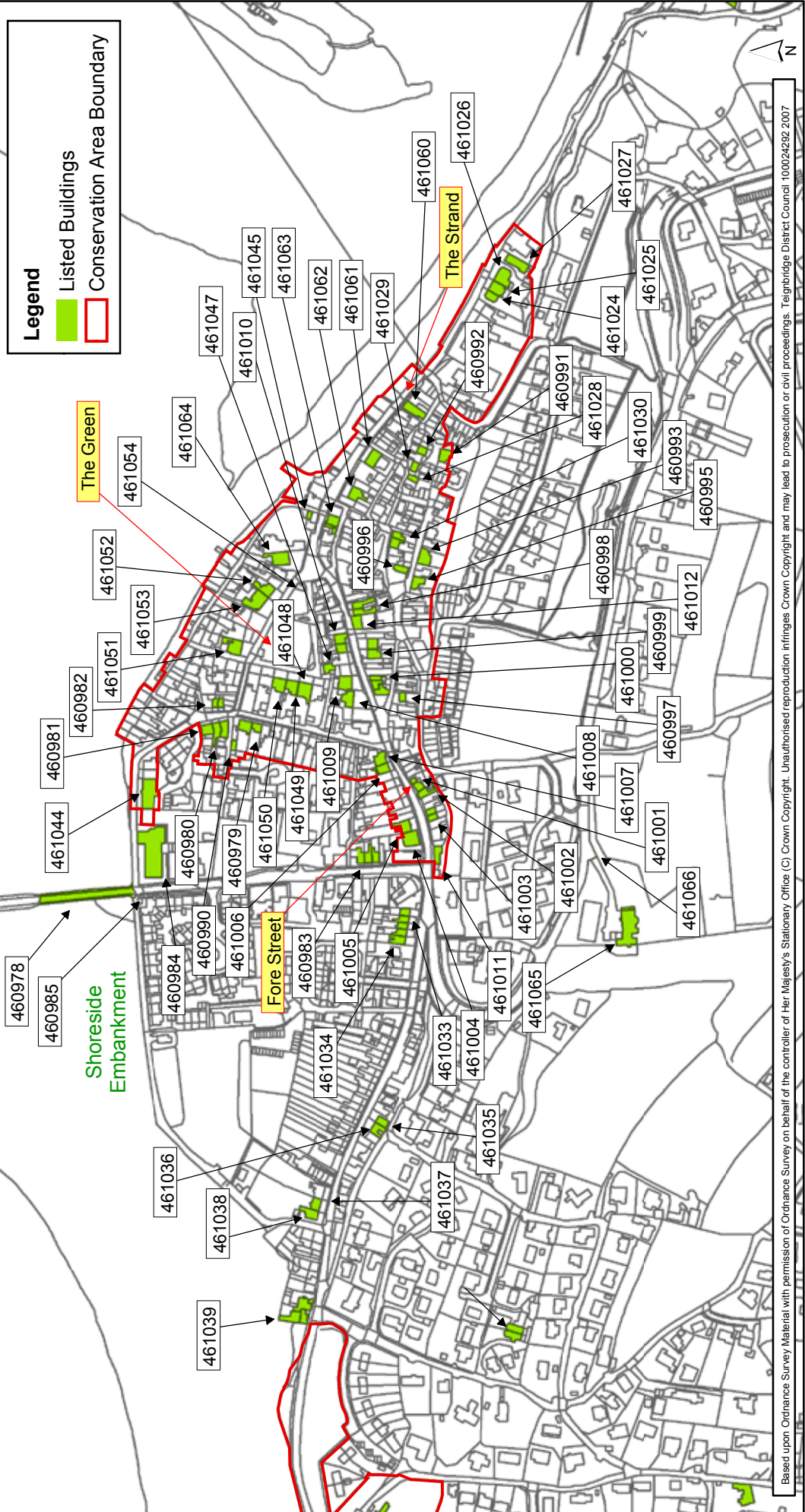
1.1 Community involvement

Prior to commencing preparation of the draft documents Shaldon Parish Council, Teignmouth and Shaldon Museum and ward members were consulted.

Displays were made available at the local library, documents are available to view at the local Council offices and consultation is available online. The consultation was advertised through the local media and Council channels. Views were invited from Teignmouth and Shaldon Museum, Shaldon Parish Council, Ward Members, English Heritage and Devon County and site notices were posted locally. A second public consultation was advertised locally showing revised conservation area boundary extensions.

2.0 Facts and figures

Date of Designation: 10th December 1974
Number of Listed Buildings: Grade 1 = 0, Grade II* = 0, Grade II = 79
Size of Conservation Area: Conservation area is 6.57 hectares



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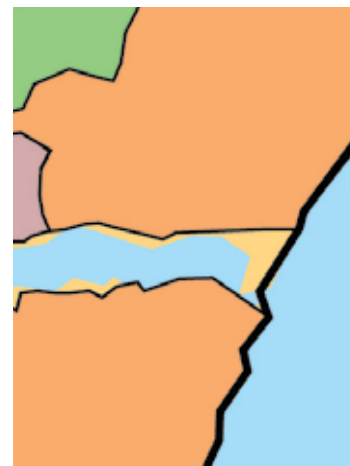
3.0 Location and Geology

Shaldon is a large village situated on the southern shore of the Teign Estuary at its most easterly, seaward end; a quarter of a mile east of Ringmore and facing Teignmouth on the opposite shore from just within the estuary mouth. Like the Den in Teignmouth, the village lies mostly on sand banks and beach deposited in geological time and subsequently reclaimed to accommodate the settlement's expansion. This low-lying land is all north of a cliff face running to the rear of properties on Marine Parade, Crown Square, Dagmar Street, Fore Street and Ringmore Road. The length of the settlement is dominated by a backdrop of rolling hillsides, which culminate most dramatically at the seaward end with the steeply inclined slopes and red sandstone cliffs of the Ness to the west. Alongside the estuary a considerable length of green remains to preserve the distinction between Shaldon and Ringmore.

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Map 2



Geology

- Sandstone & Breccia
- River/Estuarine Alluvium
- Slate
- Flint Gravels



Map 3



Map 4 Shaldon Conservation Area



Fig 1 Historic coursed limestone used on higher status buildings.



Fig 2 Historic red sandstone rubble mix



Fig 3 Heavitree stone 20th buildings in Shaldon

4.0 Historical Background and Development

Shaldon's origins as a permanent settlement are recent compared to those of nearby Teignmouth and Ringmore. A church dedicated to St Michael had been built at Teignmouth by the year 1044, while in the church of St Nicholas at Ringmore, the bowl of a font survives to suggest a church existed here in Saxon or early Norman times. Its dedication to St Nicholas, the patron saint of sailors, suggests a maritime connection for its congregation, and it is possibly the case that the first to settle at Shaldon, probably no earlier than the 16th century, were families from Ringmore involved in the fishing trade.

The first written evidence of Shaldon's existence dates from the reign of James I, between 1603 and 1625, when it was mentioned in Chancery proceedings. Even then, though, it could have been little more than a small cluster of humble cottages and huts, since the oldest buildings in the village today are thought to date from no earlier than the late 17th century (such as 10 Crown Square (fig 4), 10A Dagmar Street and 5 and 7 Middle Street).



Fig 4 10 Crown Square

Possession of the manor of Ringmore, with the part that became Shaldon included within it, has been traced to a Saxon thane called Britric Meau of Gloucester and, after the Norman Conquest, to Baldwin the Sheriff of Devon. Twenty years later the Domesday Book described it as being held by Stephen, Lord of Haccombe. Later the Carews of Haccombe came to own it until, in 1671 when it was sold to Lord Clifford of Chudleigh whose principal residence was at Ugbrooke House about four miles north of Newton Abbot. A significant legacy of Lord Clifford's ownership is a map prepared in 1741 showing not only the buildings existing in Shaldon and Ringmore

but also the pattern of the surrounding fields and highways as well as the estuary shoreline before the bridge and the new turnpike road to Torquay were opened in 1827.

The old route from Torquay approached the village down Commons Old Road before joining the 'cliff-top' approach from Ringmore and descending to 'cliff-bottom' level at what is now called Dagmar Street. The furthest cottage west of this entry point can be identified



Fig 5 Wyche Cottage

as Wyche Cottage (fig 5); at the end of a line of possibly four that faced directly onto the beach with the waves at high water lapping as close as where Albion Street meets Fore Street today. The map shows no evidence of Fore Street existing in 1741, nor indeed of any other streets to its north, casting doubt it seems, on it being the location of the hunting lodge built by the Carews around 1650 and later used by the map's author, Lord Clifford. The 'dry' route to Ringmore was along the top of the cliff, not its bottom where Fore Street is today, while, like the Den at Teignmouth, the Green at Shaldon and all buildings to its north, south, east and west was also created on reclaimed land that was formerly an expanse of foreshore sand. One building only had been built in this exposed location by 1741; said to have been the 'Horse Ferry Inn' and believed to have been incorporated into 17 Albion Street (fig 6) early in the 19th century.



Fig 6
17 Albion
Street

In its day, however, the inn would have been a convenient place to wait for the tide to recede, since at its lower levels the Teign was shallow enough to be forded – at least by cattle and horses en route to Exeter markets.

Although most of the buildings shown on the map have since been demolished, rebuilt or radically altered, they show that the settlement developed in an organic, somewhat disjointed fashion, mainly along the lines of Dagmar Street, Middle Street and Arch Street with a number of cross streets giving access directly onto the beach. This tight-knit, irregular pattern persists today, particularly along the length of Middle Street and around Crown Square, characterising this part of Shaldon as being at the heart of the original settlement. In contrast, the parts that came later have a more regular, formalised pattern, eg. along Fore Street, Albion Street and around the Green.

The small population living in the village up to end of the 18th century was mostly involved in the considerable fishing industry it shared with Teignmouth; supplied by local catches as well those brought from the cod fisheries off Newfoundland. Landings were onto the beach, mostly, it seems, close to where 4, 5 and 6 Marine Parade (fig 7) stand today, as the terrace is said to be a remodelling of a former



Fig 7 4, 5 & 6 Marine Parade

warehouse that was used either for fish smoking or for the salting and storage of cod. Clay, too, was exported, while the principal import was coal, supplemented it seems by limestone which was burnt in a kiln at the back of the beach to the rear of where Bay Cottage stands today. Towards the end of the 18th century and into the 19th, Shaldon's popularity as a good place to live and retire to grew immensely, and, as was also the case at Teignmouth, pressure was building to expand the settlement through the reclamation of both the remaining expanse

of sandbank and the lagoon-like tidal pool to its west which extended from about the line of Albion Street, right across to where the Shipwright's Arms on Ringmore Road stands today. There was impetus, too, for constructing a road bridge across the estuary to Teignmouth and a more convenient, turnpike road towards Torquay in the south.

Both the bridge and the turnpike road were completed in 1827, each with their associated Toll House (fig 8); the one serving the bridge on the Teignmouth side, and the other serving the turnpike built into the cliff, so that its first floor



Fig 8 Former Toll House

was level with rising gradient of the new road, while its ground floor was entered off Ringmore Road below. It seems likely that the cliff-bottom link between Shaldon and Ringmore (i.e. via Fore Street and Ringmore Road) was also constructed around this time, as well as the long approach road to the bridge across what was formerly the tidal pool. Altogether, these highway improvements transformed Shaldon's accessibility, and with the accompanying reclamation of both pool and sandbank (chiefly through the construction of a tidal defence wall from the north end of Albion Street to the bridge and then on to the Ringmore Road near to where Ringmore Towers stands today), the foundation for the village's rapid expansion during the rest of the 19th century had been laid (between 1801 and 1901 Shaldon's population very nearly doubled from 585 to 1,121). As the Tithe Map of 1841 shows, Fore Street, The Strand and Marine Parade by-passed the older village core to become Shaldon's principal thoroughfare, although the route east to Ness House (which had been built by Lord Clifford as a summer residence) was gated next to Shaldon House and remained private until the house and its grounds were purchased by Teignmouth Urban District Council in 1949.

The Green, on the other hand, became Shaldon's principal open space, providing a venue for village functions before being put to more purposeful use as a Bowling Green. Originally, however, the area served a workaday purpose, being given to the village by Lord Clifford as a place where local fishermen could dry and mend their nets. Later, however, it was favoured by well-off traders and sea captains as a desirable setting to build a house or convert a fisherman's cottage into something more commodious.

The most sought after locations, however, were doubtless those facing the beach along Marine Parade and the Strand or along the river frontage along the north end of Albion Street and Riverside even though industrial activities persisted here until early in the 20th century. The unusual garden areas on the (fig 9) beach along much of the Strand (fig 12), for example,



Fig 9 Garden areas, the Strand

originated as plots for the storage of boats, nets and other fishing gear, being allocated to houses built nearby by the Newfoundland Fishing Company to accommodate fishermen and their families. As if heralding the change in Shaldon's maritime connection, from 'working village' to 'residential resort', a sailing club was established on Marine parade in 1823, which is said to be the second oldest in the country. On the other hand, the existence of a Poor House (fig 10) in the village (on Poor House Lane before it was re-named School Lane) gives an impression of the consequences of this change, producing problems as well as opportunities as employment became increasingly confined to the service and retail trades.

After the rapid expansions of the 19th century and the early part of the 20th, it wasn't until the very end of the latter



Fig 10 Poor House



Fig 11
Former Wesleyan
Chapel

century that any substantial development occurred in the older or 'reclaimed' parts of the village this being the major housing scheme at Shoreside (figs 13 & 14), fronting the embankment to the west of the bridge. Previous developments of note, however, are those which essentially completed the village scene, namely the construction of the school and St Peter's Church on reclaimed land alongside Bridge Road; the school in 1876 on a plot called Home Marsh, and the church between 1893 and 1903 on a plot formerly occupied by Gowrie House – which was purchased by the Vicar, and quickly demolished so that the vacant site could be used for its construction.



Fig 12
View of
the Strand

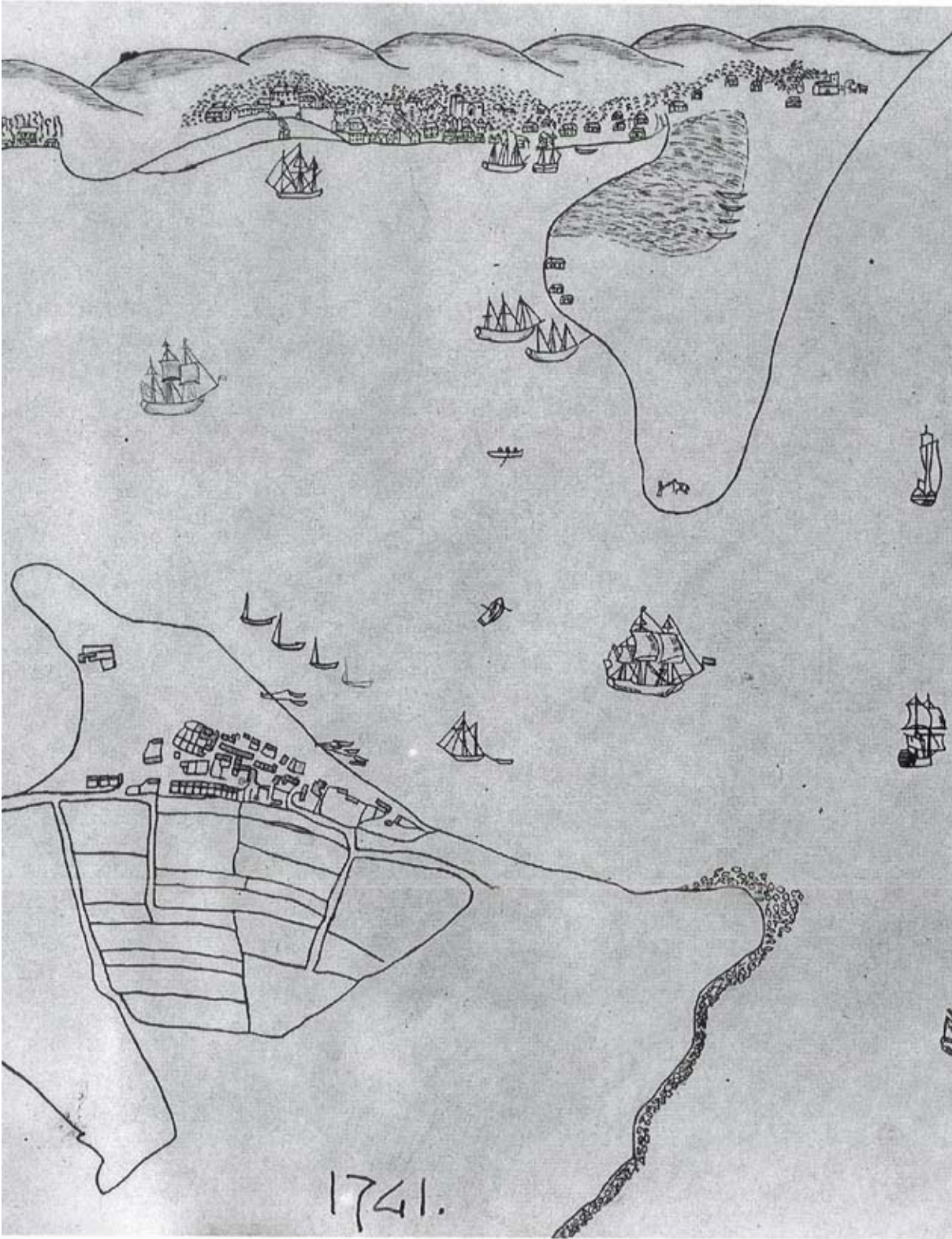


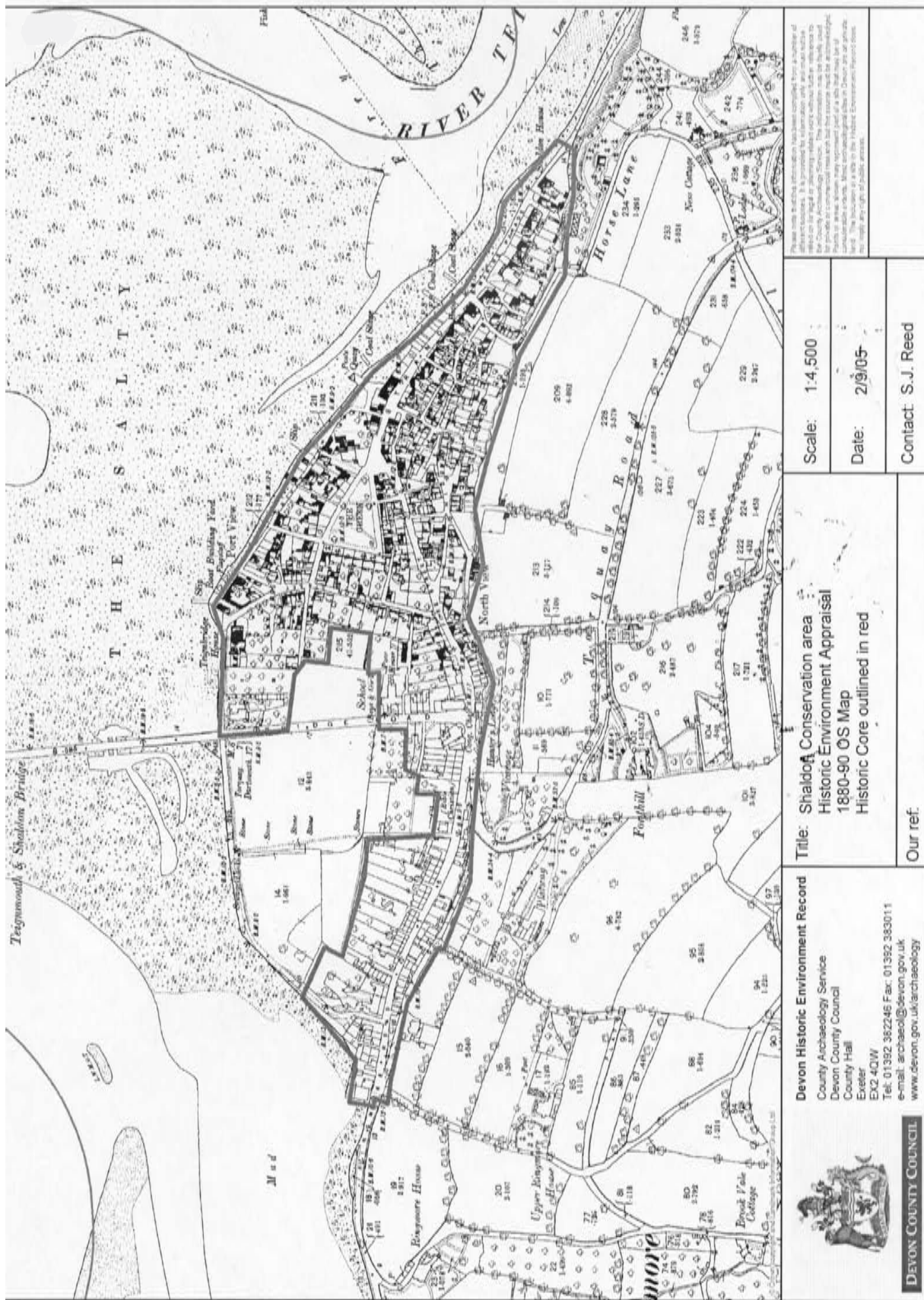
Fig 13
Shoreside



Fig 14 Shoreside

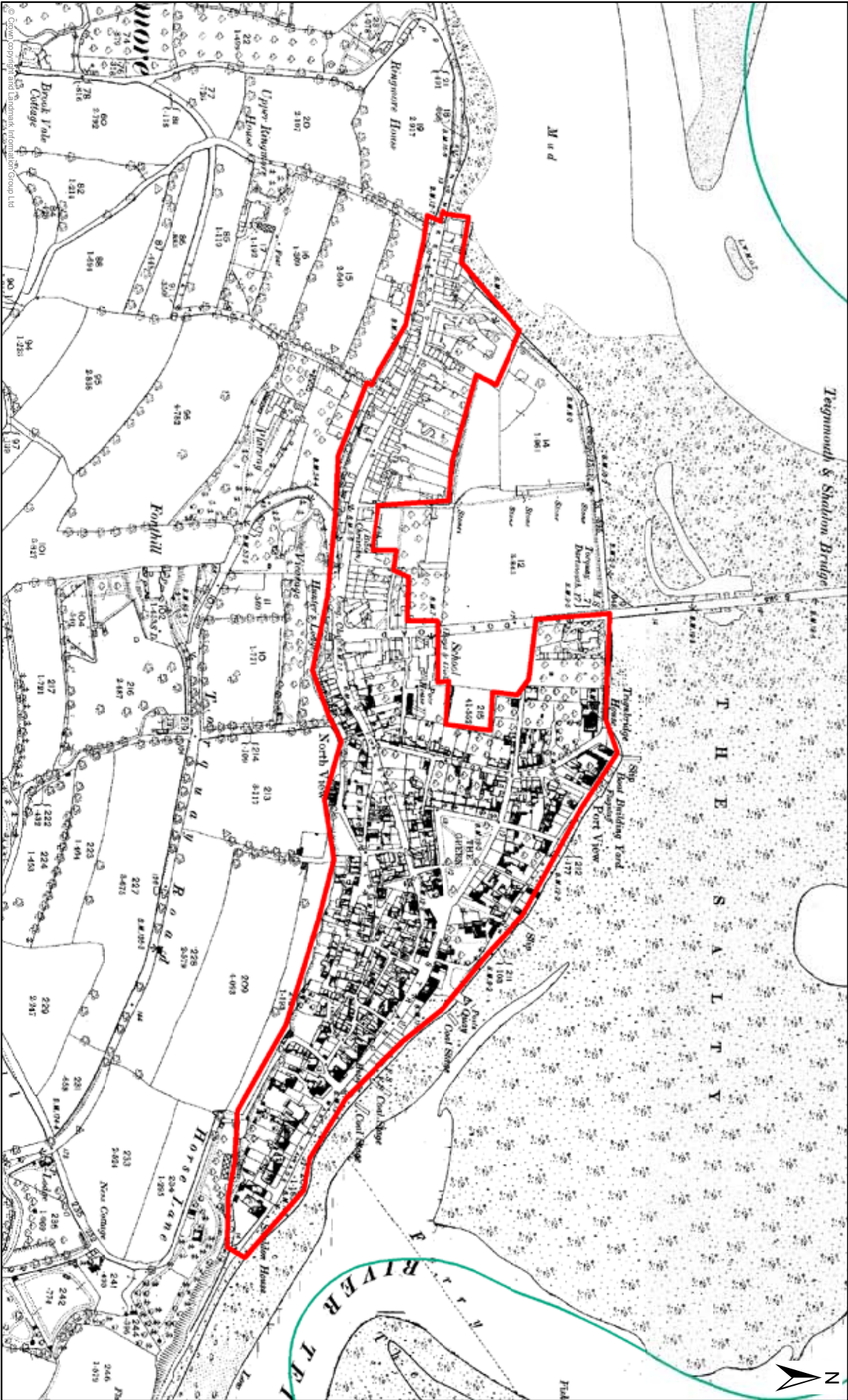
Map 5 Shaldon and Teignmouth 1741



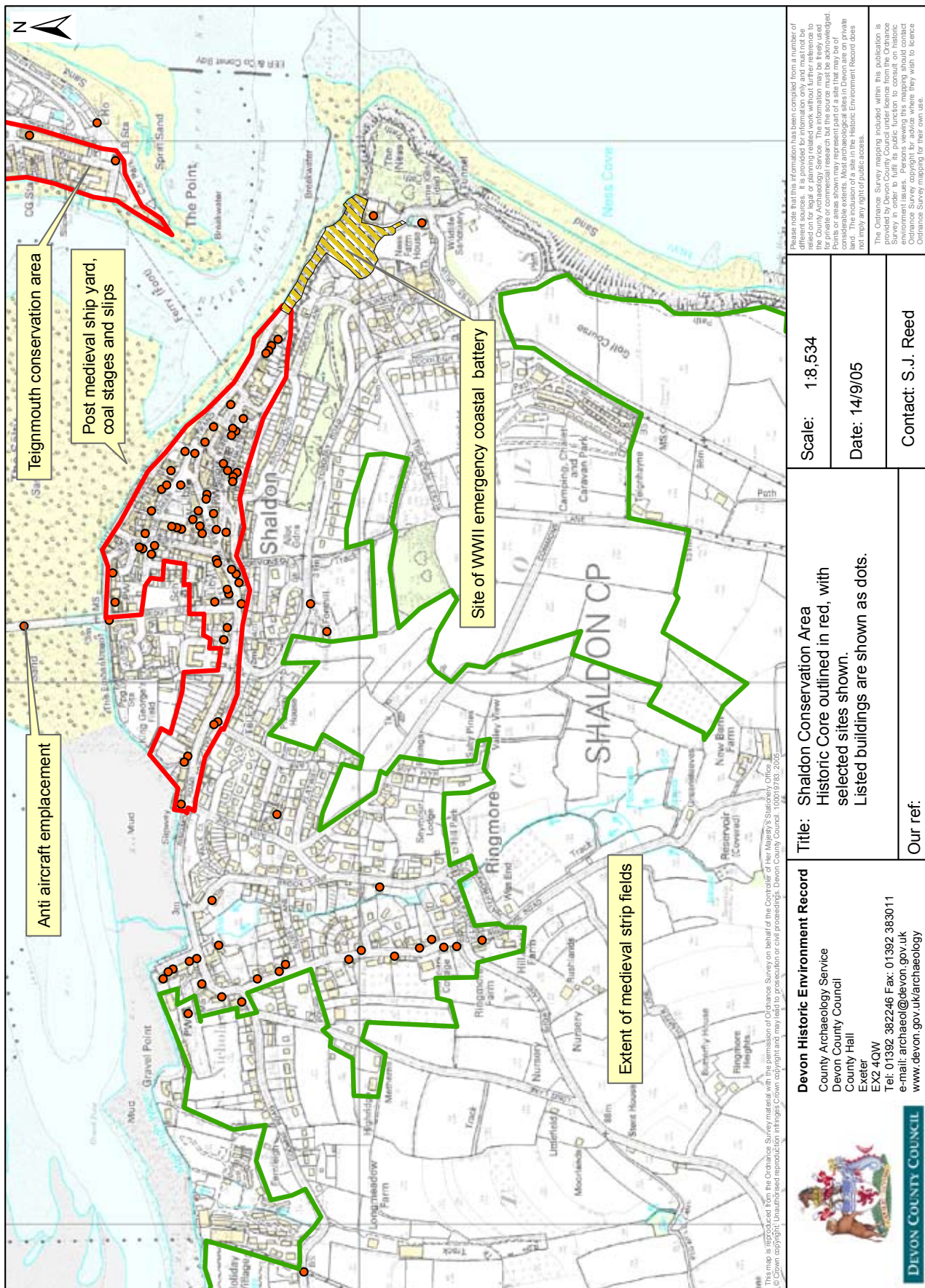


**Map 6 Historic Environment Record –
Shaldon 1880 - 90 OS Map**

4.0 Historical Background and Development



Map 7 Historic Environment Record –
Shaldon 1904 – 06 OS Map



Map 8 Historic Environment Record – Shaldon Historic core of Shaldon

4.0 Historical Background and Development

5.0 Archaeology

This archaeological background relating to Shaldon is based on information that is currently held in Devon County Council's Historic Environment Record. The knowledge it embodies is likely to evolve and be revised over time.

5.1 Medieval and Earlier

Current knowledge suggests Shaldon is a post-medieval settlement since prehistoric, Roman, Saxon and indeed medieval sites are unknown within the Conservation Area. On the higher ground to its south, however, above the former sandbanks and beaches on which it is built, is an area of well-preserved medieval strip fields which represent an important landscape feature.

5.2 Post Medieval

The growth of Shaldon in the late post medieval period when the village became a seaside resort is attested to by the density of Georgian and Victorian buildings within the village. However, there are buildings which predate this expansion of the village, such as Wyche Cottage (fig 5) in Dagmar Street that dates to the early 18th century, and other houses in Middle Street that may be earlier still.



Fig 15 St Peter's Parish Church

A scatter of post medieval potsherds was recovered from the beach during archaeological monitoring of the construction of a pipeline on the foreshore.

5.3 Modern

The Parish Church of St Peter's (fig 15) (which is currently outside the Conservation Area) was built between 1893 and 1902. It was designed by E Stedding, the brother of J D Stedding the distinguished Arts and Crafts architect and is Listed Grade II*.

The late 19th and early 20th century Ordnance Survey maps show several coal stages, slips and quays on the eastern foreshore, as well as a boat building yard attesting to maritime industry.

A 'Poor House' is also shown on the late 19th century maps in what is now School Lane (fig 10).

The Teignmouth and Shaldon Bridge constructed in 1827 was originally built of wood and iron with 34 arches and had a swing bridge over the main channel to enable the passage of larger vessels. When built it was one of the longest bridges in England, being 1,671 feet (approximately 510m) in length. The bridge was closed for renovation between 1838 and 1840 and replaced by an iron structure (see fig 20), while the existing bridge dates to 1930-31 when it was rebuilt in steel and concrete. The structure is Grade II Listed.

Several military sites survive in the vicinity, reflecting the front-line status of England's south coast during World War Two. A temporary anti-aircraft gun emplacement was situated on the bridge itself, while the remains of anti-tank obstacles survive, in the form of sockets in the street surface within the village.



Fig 16 Machine gun point or Pill box WWII



Fig 17 Former WWII gun emplacement

To the south-east of the village on the Ness is the site of a WW2 emergency coastal battery, including an engine house, pill boxes and searchlight installations.

5.4 Archaeological Sites with Statutory Protection

There are no Scheduled Ancient Monuments within or in proximity to the Conservation Area.

5.5 Archaeological Potential

The areas of highest archaeological potential are within the historic core of the village, which is largely of Georgian origin. There is also the potential for the exposure of remains associated with the earlier settlement here. The Teign Estuary is a submerged lowland valley and there is potential for the survival of preserved archaeological sites as well as water-logged palaeoenvironmental deposits on the foreshore and estuary, including the remains of wrecks.



Fig 18 Boom used to secure chain across harbour



Fig 19 Air raid shelter at the Ness WWII

6.0 Activities and Uses

Although founded as a fishing village and with a history of boat building and sea-borne trading that reaches into the 20th century, Shaldon's transformation into an essentially residential settlement started around the beginning of the 19th century and gathered pace after the bridge across the estuary was built. By the middle of the century it had also become a favoured place to visit and stay during the summer season, no doubt aided by its proximity to Teignmouth which by then had itself become a fashionable resort. The 1868 edition of the National Gazetteer of Great Britain and Ireland described Shaldon as already being "much resorted to for sea bathing".



Fig 20 View of bridge from Teignmouth c1920

Industrial activities and uses are now very much a thing of the past with some of the buildings they occupied converted as early as the 1830's. The use of the beach has long been the province of recreational pursuits, with the last coal vessel unloaded onto one of the timber jetties sited there in 1911. (The jetties themselves were finally removed in the 1950's, with just one stump remaining which is set in concrete near to where the ferry lands). Today, therefore, residential properties dominate the village, for the most part as permanent homes, but some in seasonal use as holiday homes serving the tourism industry.



Fig 21 Fore Street



Fig 22 12 Fore Street

Many summer visitors arrive by the passenger ferry that crosses the estuary from Teignmouth, and has done so for centuries past. Many more arrive by car and coach, at times causing congestion along the narrow streets. Many are otherwise accommodated 'off-road' in the out-of-village car parks on Ness Drive where two of the area's main visitor attractions are located; namely a small zoo and an 18 hole approach golf course.

Despite Shaldon's attractions as a holiday and visitor destination, seasonal souvenir shops, ice-cream parlours and beach-side cafes are few and far between. The pattern of uses is similar, therefore, to villages that do not have a tourism role, and as a result - and as a resort - Shaldon is distinctive in that its appearance has not been spoilt by 'over commercialisation' (fig 21).

Commercial uses, including shops (figs 22 & 23), restaurants and estate agents, are focussed on Fore Street and The Strand, but as they are strung out along their combined lengths and



Fig 23 21 Fore Street

have residential properties, chapels and pubs mixed in, an intimate, 'villagey' atmosphere tends to prevail.

7.0 Landscape and Streetscape

The landscape around Shaldon has been categorised as being representative of late medieval enclosure, when many strip fields were created through the sub-division of earlier, medieval, open fields. Although some, close to the village, have been developed during the 20th century, the pattern of strips is nevertheless still in evidence and can be viewed from the Teignmouth side of the estuary. After the turnpike road leading off towards Torquay was built, the hillside above the village became more accessible, and by the 1880's was occupied by four substantial villas set typically in large gardens and grounds – thus transforming the farming landscape here into one dominated by trees (fig 55). This is true also of the Ness (fig 24), as the trees that clad its slope are said to have been planted to commemorate Queen Victoria's silver jubilee in 1862.



Fig 24 The Ness

7.1 Open spaces

As well as the landscape setting and the buildings located within it, the character of the Conservation Area derives also from the features that occupy and comprise the buildings' setting, including open spaces, boundaries, surfaces, trees and street furniture. The quay near The Clipper and the beach to its east, comprise what it perhaps Shaldon's most significant open space, as in an historical sense its use has defined the very nature of the settlement; at first a fishing village and a place of trade and in more recent times a residential, visitor resort whose character,

significantly, has not been unduly affected by commercialisation. The Green (fig 25), as well, is significant, not least because its existence tends to reinforce Shaldon's essential village character. Its triangular form was determined by the pattern of the settlement's growth in the 19th century along the corridors of Fore



Fig 25 The Green

Street, Albion Street and the estuary frontage and, not unlike the beach, its use has changed over time from a place of work to one of leisure. It's openness contrasts with most other parts of the settlement, and with the war memorial sited at its main point of entry, the setting gathers the sense of being a community, as well as a visual, focus.

Other open spaces in the village are mostly incidental and mainly associated with a broadening of the highway at angled junctions, such as the meeting of Fore Street and The Strand and Middle Street with Dagmar Street. In Middle Street (fig 26), however, a most attractive 'off-street' sitting area exists between numbers 16 and 19. It was once partly occupied by a pair of thatched cottages that extended into the highway between the frontage of 19 Middle Street and number 10 opposite, but they were demolished by their owner in 1937, apparently to create a play area for children that was away from the house he, himself, lived in.



Pic 26 Middle Street open space

More significant in both historical and visual terms, however, is the preponderance in the village of front garden areas – as these not only reflect the age of Shaldon's transformation (since front gardens only became typical of the urban scene in the 19th century), they also mean that most of the streets have a somewhat domestic, 'villagey' appearance that is quite unlike that of a town. Indeed, front garden areas were, until the 1880's much more prevalent in the main shopping street, Fore Street, but many shop extensions have since been built over them to bring building frontages out to the back of the pavement. It does seem, however, that such a back-of-the-pavement building line always existed on the south side of Fore Street towards the Hunters Lodge end, probably because the depths of the building plots here were severely restricted by the proximity of the cliff face behind.

7.2 Paving surfaces

Although historic paving surfaces in the area have largely been replaced or covered in tarmac, substantial lengths of blue limestone (fig 27) kerbing survive along Horse Lane, Albion Street, The Strand and Fore Street. At the first location cobbled guttering also survives on the west side, while at the last a good deal of limestone guttering survives along both sides of the roadway. A large proportion of Shaldon's public streets were never provided with pavements, however, and their omission contributes significantly towards its village-like character.

Old photographs show that areas of beach cobbles were often laid as a threshold



Fig 28 Beach cobbles



Fig 27 Limestone kerb and gutter

along the front of properties that didn't have a front garden or just outside their doors. One of the most complete examples to survive runs along the front of 1 School Lane, while a smaller section can be found outside 3A Dagmar Street. Cobbled pathways (fig 28) also survive in several front gardens, and although on private land they can nevertheless be glimpsed from the public domain to make a very significant contribution towards the area's historic and visual character (e.g. at 4 Middle Street, 10 and 78 Ringmore Road, Ivygarth and 14 The Green, Tideway on Riverside and 8 and 9 Albion Street). The most noteworthy example of all, however, is the expanse of cobbling that surfaces the broad passageway along the north side of 20 Albion Street – the pebbles for which are said to have come from Oddicombe beach in Torquay.

7.3 Boundary walls

As front garden areas are a common feature throughout most of the Conservation Area, waist-high boundary walls and railings form an integral part of most street scenes along with their associated gates and gate piers. Walls are a varied mix of red brick, red breccia and grey limestone although the majority are rendered and painted or simply painted.



Fig 29 Marine Parade



Fig 32 Important walls



Fig 30 Victoria Terrace



Fig 31 Shaldon House railings

Of the many gate piers that survive, most have pyramidal capping stones but a few have oval-shaped ones and at Victoria Terrace on Bridge Road (near to St Peter's) they are bell-shaped. The most ornamental piers are the pair at 4 Marine Parade (fig 29), whose panelled sides and multi-tiered capping stones add a touch of grandeur.

Making a particularly significant impact on the village's distinctive qualities

are the impressively scaled walls along the rear boundaries of a number of properties which are built of locally sourced red sandstone. These include the lengths to the side and rear of 19 The Green, Oldbury in Dagmar Street, the school on School Lane and the property along the west side of the passage next to the London Inn on The Green.

Old photographs also show that ironwork railings were once more prevalent in the area but were presumably sacrificed to the war effort. The two gateways alone survive at the former Congregational Chapel on the corner of Fore Street and Bridge Street. The same is true at Clifford House opposite (although the gate appears not to be original), while at Hunters Lodge the only sign that railings existed along its front is the line of bricks set into the pavement. Historic examples are therefore few, but the ornamental ones along the school frontage, and the plain, spear-headed ones that run alongside the garden of Shaldon House at the east end of Marine Parade, give an indication of the principal styles that existed. Some modern replacements (of gates especially) may appear a little too fussy, but nevertheless they appear more suited to their historic setting than do the few chain-link examples.

Other structures and artefacts that contribute towards the area's historic and visual character are varied in nature, the largest being the War Memorial on The Green (fig 33), which looks less monolithic than



Fig 33 War memorial

most, and, with its clock face, seems relevant to lives present as well as past. The mid 19th century village pump beside it (fig 36) (which was relocated here from near Coronation Cottage, that once stood on the corner of Horse Lane where the electricity sub-station now stands) is a tangible reminder of former times, as is the one situated on Riverside against the wall of Salthaven. Serving a

similar purpose, but also commemorating Queen Victoria's diamond jubilee in 1897, is the drinking fountain built into the wall opposite Clifford House.

Shaldon has four traditional red letterboxes, (fig 34) two of them freestanding outside 26 and 46 Fore Street, and the other two mounted in piers; the one at the east end of The Strand looking much like a gate pier, with a rendered finish and pyramidal cap, and the other at the west end of Ringmore Road in a substantial, red sandstone boundary wall adjacent to No. 70. The village is not without its red telephone call box which is at the west end of The Strand.



Fig 34 Letterbox



Fig 35 Drinking Fountain

Trees play an important role in creating and sustaining Shaldon's established character as a residential village resort. While on the one hand those forming an enclosing backdrop along much of the hillside to its south tend to disassociate the settlement from the surrounding, agricultural landscape and emphasise its focus on the estuary shore, those within it, although not numerous, reinforce its essentially residential, village-like character particularly so the front garden specimens in Fore Street.



Fig 36 Trough and Pump

8.0 Architecture

8.1 Background

The intensive building activity that accompanied Shaldon's rapid expansion during the 19th century which effectively transformed what was originally a small fishing village into a moderately-sized residential resort gave the place a very elegant and quite unified appearance. For the most part the houses were designed in a polite and dignified classical style that was characterised chiefly by tall, well-proportioned, multi-paned sash windows and rendered elevations, while many were also adorned with a range of architectural features, such as porches, doorcases, cornices or parapets at the eaves and raised string courses and quoins on the principal elevations. According to the 1850 edition of White's Directory, Shaldon was "a handsome village" that had become "a favourite sea-bathing place, during the last 20 years, in which many neat and tasteful houses etc have been erected on the Green, on the Marine terrace, in Clifford Place (possibly the name given to all or part of Fore Street) and in Bridge Street."

While in an architectural sense the transformation during the 19th century was almost complete, there are nevertheless a few buildings surviving which give a clear impression of Shaldon's former 'fishing-village' appearance. These have an essentially vernacular style whose chief characteristics include massive chimney stacks, steeply pitching roofs, low eaves lines and side-hung casement windows that vary in size and are arranged in quite an informal manner. Wyche



Fig 37 Pear Tree Cottage

Cottage (fig 5) and Peartree Cottage (fig 37) in Dagmar Street, Teigncote in Middle Street and Dolphin Cottage in Crown Square are perhaps the most significant examples, being amongst the least altered and surviving with their roofs clad in thatch. Although most of the other houses built in the 17th and early 18th centuries have since been radically altered or even demolished a few others survive with much of their original character intact, including 10A and 12 Dagmar Street whose alteration was mainly restricted to window upgrading, with larger 'fashionable' sashes inserted in place of casements.

8.2 Windows and Doors

Contributing most towards Shaldon's distinctive appearance, however, are the architectural features employed during the late 18th century and the first half of the 19th that brought a new-found classical elegance to the village scene. But because decorative renderwork is not at all common (buildings with quoins or pilasters, for example, number only about thirty), the windows and doors of a building are often the principal and sometimes the only features that contribute towards its historic interest and architectural character. Of foremost importance perhaps, as the type is so characteristic of seaside resorts of the period,



Fig 38 Bow Window

is the bow window (fig 38). Few other places of similar size can have more, with over forty original examples visible from the public realm that range in size and curvature from small and shallow (as at

17, 18, 21 and 22 Albion Street) to large and semi-circular (as on the first floor at 38 Fore Street). Some ground-floor examples incorporated fascias with the purpose of serving a shop (as at 24 and 25 Fore Street and 70 Ringmore Road), while others that rose through two storeys were clearly intended to impress (as at the Ferryboat Inn) (fig 49) The vast majority of the late 20th century examples (which number more than thirty in the Conservation Area and along

Ringmore Road) display little of the elegance and refinement of their authentic, 19th century counterparts, and in certain respects have a negative impact on Shaldon's integrity and character—particularly those manufactured in aluminium, upvc or stained hardwood, but doubly so those which are out of scale with the original building, not of its period and whose insertion involved the loss of an original, and usually more appropriate, sash window.



Fig 39 Window detail and cornice

While bow windows characterised many late 18th and early 19th century buildings, bay windows with canted (angled) sides became fashionable later in the century (fig 40), and these too are a common feature with a little over seventy period examples present. The most attractive and characterful are those which retain their original, painted-timber sashes. Some occupy just the ground (as at 13 Fore Street) although most rise to full height (as at 16 The Green). A few others, however, are at first floor level and are supported on sculptured or angled bases (as at 4 The Green). Many of the examples were actually added to earlier buildings (16 The Green, for example, dates from the early 19th century while the bays were added much later in the century). This practice continued through into the 20th century, but as with bow windows, those added in the late 20th century are generally of little merit in terms of their architectural qualities and design. This cannot be said of the three bays added to Hunter's Lodge (fig 41); an early 19th century building that was probably quite plain until it was remodelled later in the 19th century as a 'cottage orné' in a picturesque gothic style incorporating pointed-arched windows.



Fig 40 Painted timber sashes

The most decorative renderwork in the village is undoubtedly that applied to Ellerslie House (fig 42 on the Strand, which was originally built around 1880 with a 3-window symmetrical front but had a suitably matching wing added (front-left) in the early 20th century. The building's state of preservation is admirable indeed, including its painted-timber windows, cast-iron rainwater goods and the range of dormer windows which positively enhance the roof. Their traditional form, scale and detailing maintain the dignity and character of the building in a way that the several large picture-window roof extensions built in the late 20th century, which tend to create the incongruous appearance of an additional storey under a flat roof do not. Even small-sized dormers, however, are not characteristic of certain parts of the village such that their insertion would appear out of keeping. This is particularly so where the buildings have shallow-pitched roofs, such as around much of the Green and along Albion Street and Fore Street, but elsewhere too the absence of dormers is often significant in preserving an original and uncluttered roofscape which is characterised only by chimney stacks that contribute positively towards the area's architectural and historic qualities.

Unlike Ellerslie House (fig 42) and true to their mostly earlier age, however, the vast majority



Fig 41 Hunters Lodge



Fig 42 Ellerslie House

of rendered buildings in the village are quite plain, and have only a doorcase, doorhood or an open or trellised porch to create a touch of individuality (as at 3 Fore Street, 14 and 15 Dagmar Street, 7 The Green and 27 The Green respectively). Where more decorative features are applied, quoins and string bands are the more common, while less so are pilasters and window surrounds (as at 7 to 9 Bridge Street) and cornices at the eaves (as at the Manor House on The Strand).

While architectural ironmongery is generally uncommon, a number of pieces are significant in adding a touch of elegance to the scene, including the staircase balustrading at 5 Marine Parade, the trellis supports to the verandah across the front of 10 Ringmore Road (fig 44) and the unusual covered approach to Magnolia House (fig 45) with its cast-iron trellis supports and arched roof.

its four-bay width, deep plan and assertive-looking gables, it appears more suited to the town resort of Teignmouth across the estuary. Of the thirty or so shopfronts in the Area, about half contribute positively towards its architectural and historic character. The finest amongst them are perhaps the five bow-fronted, multi-paned examples that date from the early to mid 19th century (at 20, 23, 24, 25 and 38 Fore Street) (fig 46), which are traditionally designed with classical styling that, in particular, includes cornices projecting above the fascias. In this regard, a number of later, bay-fronted examples are also worthy of note, including the mid to late 19th century examples at 12, 16a and 21 Fore Street.



Fig 43 Roof pitch, The Green



Fig 44 10, Ringmore Road



Fig 45 Cast iron work



Fig 46 24 & 25 Fore Street

The scale of the buildings in the Conservation Area plays a significant role in characterising Shaldon's status and character as a village resort. While dormers and roof extensions may give a false impression, very few historic buildings are actually more than two storeys. Indeed, within the current boundary of the Area, only about a dozen have three full storeys. With a height of four full storeys, Ferryman's Reach on the Strand, which was introduced in the late 20th century, appears incongruous in the village setting. It tends to dwarf its two-storey neighbours, and with

9.0 Building Materials

9.1 Render

Many buildings are rendered bringing a visual unity to the area as a whole and the finishes for the most part are to mask and protect walls constructed of local sandstone or cob. Although the majority are smooth in texture, and enhance Shaldon's status as an elegant resort, a good number in the older part of the settlement around Middle Street and Dagmar



Fig 47 Smooth and roughcast rendering

Street are roughcast and create a more rustic, vernacular appearance that reflects its origins as a fishing village. In the past, a number of owners in the older part appear to have recognised the more dignified appearance smooth rendering produces and consequently chose the finish when carrying improvements to the fronts of their houses while leaving the sides in their roughcast state (as at 4 Crown Square (fig 47), 25 Dagmar Street (fig 48) and 9 Middle Street).

With the same kind of purpose – to 'up-grade' appearances – a good many smooth



Fig 48 25 Dagmar Street

rendered facades had lines incised to create the look of finely jointed stonework (as at 4 The Strand) and this architectural device forms an essential part of their authentic character. Fortunately, however, there are few examples of render being marked with a trowel to produce an irregular pattern of crescent-shaped scars. This late 20th century practice was intended to create an appearance of old age and rustic charm, but it did quite the opposite, since its likeness to historic treatments is very superficial and the effect harms rather than enhances the genuine character of the buildings affected.

Very nearly every rendered building is painted, and very nearly all are white or pastel coloured, helping



Fig 49 Ferryboat Inn

to bring visual harmony to the area and preserving the dignified character that most buildings possess.

9.1 Brick

Although brick has a long history of use in Shaldon in the construction of chimney stacks, it was not until the very end of the 19th century, late in Victorian times, that it began to be

favoured as a material for constructing whole buildings. None of the Georgian buildings in Shaldon are built of brick, so while



Fig 50 Red brick with fawn dressing

the Georgian style of the late 20th century house next to Dolphin Court may reflect local characteristics, the use of brick represents an unfortunate and misleading anachronism. The prominent siting of certain brick buildings (such as 21 The Strand at the east end of Fore Street), and the siting of others in groups (such as Victoria Hall with Victoria Terrace, and 2, 4 and 6 to 12 Horse Lane), creates the impression that the material was commonly used, but in actual fact examples are relatively few, and number about two dozen in all. For the most part the bricks used are red, with contrasting fawn-coloured bricks sometimes used for dressings around windows and doors (as at Victoria Terrace fig 50). Whole facades of fawn bricks are uncommon, the only example being the estuary-facing elevation of Waterside on Riverside that dates from the early to mid 20th century.

9.3 Stone

Buildings with a natural stone face are much less common than those of brick, not least because the locally sourced red stone is a friable and porous breccia (a mix of stone



Fig 51 Ringmore Towers

house buildings have parts of their elevations also exposed. The most significant example, however, is Ringmore Towers (fig 51), occupying a prominent estuary-side location at the edge of the village on Ringmore Road. Although looking somewhat medieval, it was mostly built in about 1880 in the so-called Scottish Baronial style. It was extended in the 1930's, which is when the circular tower on the front was added.

Red sandstone is one of a variety of stones used to construct St Peter's Church (fig 52), the others being imported from elsewhere. Dating mainly from the 1890's, the building is recognised as a superlative example of Arts and Crafts inventiveness, both in its design and use of materials. Of a more 'standard' design are the other two stonework buildings on Bridge Road, namely the school and the former Congregational Church. Their grey limestone elevations (and the brick dressings to the windows of the school) are typical of their age and type, and help distinguish the buildings as non-domestic in use.

Other traditional materials are scarce indeed, so their absence rather than presence contributes towards Shaldon's individual character. The occurrence of slate-hanging, for example, is extremely rare, with only one obvious 'historic' example surviving on a small extension to the rear of 9 Middle Street.

fragments in a sandymatrix), so that a protective coating (usually of render) is normally required to make it serviceable. Now and again a sheltered side-wall may be found exposed (e.g. at 5 Middle Street), while on Riverside Lane two former boat

The slate is grey-blue in colour and appears to be local in origin (from a South Devon quarry) rather than imported from Cornwall or Wales. A few other, more recent, examples do exist, but these are limited mainly to the cheeks of dormers or the highest parts of side gables, filling the gap above the height of an abutting roof.

Other wall claddings are present, but fortunately these are few as they tend to look incongruous and erode rather reinforce Shaldon's distinctive characteristics. All were introduced in the late 20th century and include imitation timber-framing, tongue and groove boarding and stone pieces applied in a way that creates the appearance of vertical crazy-paving.



Fig 52 Church of St Peter



Fig 53 South Devon Slate

Before Shaldon's expansion in the late 18th and 19th centuries, when it was still a small fishing village serving local needs, the majority of its buildings would have been roofed in thatch. The significance of the seven surviving examples is therefore considerable, with those finished with a flush (not block-cut) ridge truly reflecting local Devon traditions. As the village expanded, slate replaced thatch as the dominant roof cladding, with

the grey-blue varieties brought from Cornwall a much closer match for the exhausted South Devon varieties compared to the normally dark blue colour of the Welsh. Cast-iron rainwater goods, with ogee or half-round profiled guttering (not square or angular) were the traditional norm, while windows, doors and fixtures such as bargeboards and fascias would have always been made of timber and given a painted finish, not stained. Modern replacements, such as concrete tiles and substitute slates for roofs, plastic for rainwater goods and aluminium, upvc or stained hardwood for windows and doors (whatever their design) are wholly incongruous, and their use even in small numbers harms the authentic architectural and historic qualities of the area as a whole.

10.0 Architectural Character Survey

The purpose of this survey is to identify the contributions buildings make to the character of the Shaldon Conservation areas. Three categories are used and the criteria for each are summarised below. Also identified are 'key' or 'landmark' buildings which, as the name suggests, occupy significant sites and are therefore especially important in a visual sense.

In assessing individual buildings, it is the combination of their form, design and architectural potential which is most important. Ephemeral considerations like plastic windows or slight disrepair will not usually result in buildings being categorised lower. This does not imply, however, that plastic windows in a building which makes a positive contribution to the area are in themselves a positive feature. They may, however, have prevented it from being classed as 'outstanding'. Where extensions to existing buildings are large in scale, they have been considered separately and may be in a different category to that of the original building.

10.1 Category 1: Outstanding

These buildings may be of any age, but are most likely to be either ancient and unspoiled vernacular buildings or distinctive examples of a particular architectural style.

Buildings identified as outstanding are the highlights of any conservation area. Planning applications and other proposals which may affect their character, or that of their setting, should only be considered if they offer an enhancement. Harmful proposals must be rejected and demolition is very unlikely to be accepted under any circumstances.

10.2 Category 2: Positive

Buildings in this category are the backbone of every conservation area. They will usually be unpretentious but attractive buildings of their type that do not necessarily demand individual attention, but possess considerable group value. Some may have been altered or extended in uncomplimentary ways, but the true character of these buildings could be restored.

The majority of structures in most

conservation areas are likely to fall into this category. Alterations should only be made to positive items if they result in an enhancement of the building and the contribution it makes to the character and appearance of the conservation area. Demolition must only be considered in exceptional circumstances where significant aesthetic enhancement and/or community benefits would be realised.

- Proposals which would detract from the special character of these buildings will be resisted

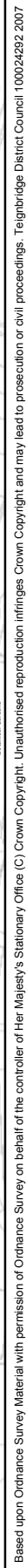
10.3 Category 3: Neutral or Negative

Most conservation areas have buildings that are neither positive nor negative in their contribution to overall character. These will often be 20th century buildings which may be inoffensive in scale and location, but which lack quality in terms of detailing, materials and design. It must also be accepted that there are usually some buildings in conservation areas which cause actual harm to the appearance and character of that area. These will most commonly be 20th century buildings which, by a combination of scale, form, location, materials or design, are harmful to the character of the area.

Judgements on these matters will always be open to criticism that they are subjective so the 'neutral' and 'negative' categories have been combined.

Planning applications for the alteration, extension or replacement of buildings in this combined category will be expected to offer a significant enhancement of the conservation area. Where a building is clearly detrimental due to design, scale or location, its replacement will be encouraged. The use of planting, or other landscaping, to reduce the visual impact of less attractive buildings, may achieve considerable aesthetic benefits at relatively low cost.

- Proposals to enhance the conservation area by either re-modelling buildings, or re-developing sites in this category will be welcomed. Re-development will be expected to demonstrate a very high standard of contextual design and a thorough understanding of prevailing character.



11.0 Recommendations for Statutory Listing

Whilst almost all the buildings identified as 'outstanding' in the Architectural Character Survey are statutorily listed, there are a small number which are not. Most of these are closely associated with listed neighbours, being of same age and style and forming an

integral part of an important group. Their formal consideration for statutory listing is therefore considered desirable, including:

25 Dagmar Street

Nos. 5, 6, 9, 10, 12, 13, 14, 18 and 19 The Green

Appendix A Summary of Buildings Listed as being of Special Architectural or Historic Interest in the Shaldon Conservation Area

*(Items marked *** are located in the proposed Conservation Area extensions)*

All are grade II except the Church of St Peter on Bridge Road which is Grade I

Ref. No.	Grade	Date Listed	ID(IE) No.	Item
Albion Road				
6/34	II	1983	460979	Nos. 15 Well Cottage and 16 Briar Cottage
6/35	II	1983	460980	Nos. 17 Almond Tree and 18 River Peep
6/36	II	1983	460981	No. 19
6/37	II	1983	460982	Nos. 21 Cherra and 22 Hops Cottage
Bridge Road				
6/38	II	1977	460983	Nos. 7, 8 and 9 ***
6/39	I	1949	460984	Church of St Peter ***
Coronation Street				
6/40	II	1996	460990	Ivy Cottage
Crown Square				
6/41	II	1983	460991	No. 4 Bell Cottage
6/42	II	1983	460992	No. 10 Dolphin Cottage
Dagmar Street				
6/43	II	1983	460993	No. 10A
6/45	II	1983	460995	No. 12 Little Green
6/46	II	1983	460996	No. 25 Peartree Cottage
6/47	II	1983	460997	Wyche Cottage
Fore Street				
6/48	II	1983	460998	Nos. 3 and 5
6/49	II	1983	460999	Nos. 8 Garston and 9A Littlewick Cottage
6/50	II	1996	461000	Nos. 12 Rose Cottage, 13 & 14 Corner Cottage
6/51	II	1977	461001	Nos 20 and 20A
6/52	II	1996	461002	No. 21
6/53	II	1983	461003	Nos. 24 and 26
6/54	II	1983	461004	No. 29
6/55	II	1983	461005	No. 30
6/56	II	1977	461006	No. 37 St Patrick's Cottage
6/57	II	1977	461007	No. 38 Cinderella
6/58	II	1983	461008	No. 40 Poplar Lawn incl. attached walls and gate piers
6/59	II	1949	461009	No. 41 Magnolia
6/60	II	1983	461010	Nos. 43 and 44
6/62	II	1949	461011	Hunter's Lodge
6/63	II	1996	461012	Wesleyan Chapel

Ref. No.	Grade	Date Listed	ID(IOE) No.	Item
Marine Parade				
6/64	II	1983	461024	No. 4 Cambria
6/65	II	1983	461025	No. 5 incl. steps and railings
6/66	II	1983	461026	No. 6 incl. gate piers and overthrow
6/67	II	1949	461027	No. 7 Bay Cottage Hotel
Middle Street				
6/68	II	1983	461028	No. 5 Teigncot
6/70	II	1996	461029	No. 7 Gull Cottage
6/69	II	1983	461030	Nos. 9 and 10 Kyrena Cottage (No. 10)
Ringmore Road				
6/15	II	1977	461033	Nos. 2 to 8 (evens) ***
6/16	II	1977	461034	No. 10 incl. attached front walls ***
6/17	II	1983	461035	No. 25 ***
6/18	II	1983	461036	No. 27 Rosings Cottage ***
6/19	II	1983	461037	No. 68 ***
6/20	II	1983	461038	No. 70 ***
6/21	II	1949	461039	No. 90 Ringmore Towers ***
Riverside				
6/73	II	1983	461044	Dolphin Court
6/74	II	1983	461045	Tudor Cottage
The Green				
6/75	II	1977	461047	No. 11 White Cottage
6/76	II	1983	461048	No. 15
6/77	II	1996	461049	No. 16 incl. attached wall and gate
6/78	II	1983	461050	No. 17
6/79	II	1983	461051	No. 28 Ivygarth incl. walls and gate piers
6/80	II	1977	461052	No. 33 Ferndale incl. wall, gate and railings
6/81	II	1983	461053	London Inn

Appendix B Glossary of Terms

Cob: Walls built of mud, straw and sometimes dung and horse hair.

Crinoid: Marine fossil indicative of warm shallow seas.

Cruck: Early (medieval) roof structure which rises from a basal point within the wall. May be a single piece of timber or two or more jointed together.

Devonian: Geological period around 400 million years before present.

Hoggin: Compressed aggregate of varied size and composition used as a surfacing material.

Lime: Binding agent in traditional mortars.

Limewash: Protective/decorative surface coating made using lime putty.

Mitred hips: Traditional roofing detail. Slate is cut so that two roof slopes meet almost seamlessly.

Ogee: Traditional decorative moulding profile, commonly used for guttering.

Plank and muntin: Timber partition screen made of posts with thinner planks set into grooves.

Spilitic lavas: Extrusive igneous rock similar to basalt.

Vernacular: The traditional architecture of a locality which is functional and uses locally available.

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