

Exmouth Conservation Area Appraisal

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The Beacon contains a continuous terrace of late 18th and early 19th century properties overlooking the pleasure gardens and impressive sea views to the south. Note the ironwork and classical detailing to the porches.

1. HISTORIC AND TOPOGRAPHICAL BACKGROUND

1.1 The present town covers two ancient parishes; Littlecombe and Withycombe Raleigh, both earlier settlements having now been absorbed into the extensive suburbs. It is the oldest seaside town in Devon, and is known to have been frequented by Exeter residents since the early 18th century. Like Budleigh and Sidmouth it acquired a wider reputation among fashionable people when the Continent was closed to English visitors during the Napoleonic Wars. Before then it

was small settlement around a harbour which had considerable foreign trade, and there were several inns, and groups of fishermen's huts. Leland called Exmouth "a fisher townlet"; its harbour lies just within the Exe estuary.

1.2 The Manor of Littleham, on which Exmouth developed, was owned by the Rolle family from the 17th century onwards, and it is they who did much to develop the town as a watering-place, and have continued to have an influence almost to the present. The once very fashionable houses on the

Beacon were built in the 1790's in a pleasing variety of profiles. The former offices of the Exmouth Urban District at No 6 were once occupied by Lady Nelson for a time, and No 19 by Lady Byron, but discretion has not made it known whether this was while their respective husbands were philandering. Nevertheless Exmouth continued to attract influential visitors until the mid 19th century.



The Beacon; an example of the two lamp standards of c.1800.

1.3 Much further but more modest building was soon to follow, and is still largely intact, for example in Bicton Place, Bicton Street and Louisa Terrace. There was undoubtedly a

hiatus when the South Devon Railway on the other side of the estuary reached Torquay in the early 1840's. For almost 20 years Exmouth could only be reached by coach from Exeter or a ferry crossing from Starcross.



Trefusis Terrace from Gunfield Gardens; a mix of large 19th century houses.

The railway from Exeter to Exmouth, first projected in 1842, became ensnared in the battle of the gauges. A further attempt in 1854 failed because of insufficient finance and the line did not finally open until 1861. By now Exmouth had become less fashionable, and because it is the only town in East Devon with extensive sands, became archetypical of a 19th century seaside resort orientated to day trips and family holidays, although like other adjoining resorts "many permanent residents find this a good place in which to spend the evening of their days"¹. The town greatly expanded from the 1860's under the Hon. Mark Rolle the then chief landowner.

¹ Shell Guide



Louisa Terrace was started in 1824 and contains substantial Victorian and 20th century villas.



Decorative detail on Lion House in Trefusis Terrace

1.4 The seafront is pleasantly spacious and well landscaped with many trees and later 19th century buildings fronting it also have a measure of grandeur, and many remain

as holiday accommodation. Other extensive 19th century housing was also built further inland, following the rapid expansion which took place after the arrival of the railway, but much is rather cramped and laid out in sometimes lengthy and undistinguished terraces mainly of red brick and occasional grey Devonian limestone especially in the larger villas.

1.5 A medieval chapel of the Holy Trinity, licensed in 1412, stood on Chapel Hill, and was rebuilt in 1779. A new church became necessary with the growth of the town and was erected on the present site in 1823-25. In 1905-07, it was again rebuilt in grey limestone, the architect being G.H.F.Prynne, and is a landmark for many miles.



Holy Trinity Church from Bicton Place



Bicton Place contains good 19th century detail on a much smaller scale than The Beacon

1.6 The sea wall was begun in 1841-42 by Smeaton, and was greatly extended in 1870, and later to Orcombe Point, thus forming a fine promenade with views down the coast to Berry Head.

1.7 To give an indication of the rapid population increase of the town during the late 19th to early 20th century; the population in 1851 was 5,123; in 1891 was 8,097 and by 1911 was 11,962.

2. SETTING OF THE CONSERVATION AREA

History of Designation and Extent

2.1 Exmouth has three separate conservation areas at present:

- 1) Louisa Terrace/The Beacon (designated in 1973)
- 2) Bicton Street (designated in 1973)
- 3) Albion Street/Windsor Square (designated in 1986)

Within the conservation areas are 134 individual listed buildings, giving 60 separate list entries, which are distributed as follows:

	Listed	Separate Entries
Louisa Tc/The Beacon	41	31
Bicton Street	41	12
Albion St/Windsor Sq	52	17

Basic Form and Layout

2.2 The Beacon represents the earliest planned development of the town in the late 18th century.

2.3 Bicton Street consists of mainly early 19th century terraced houses forming a gentle curve on rising ground.

2.4 The Albion Street/Windsor Square conservation area is mainly housing but with some commercial uses, mainly mid to late 19th century date, and varies from plain terraces to large three-storey villas.

2.5 The three areas are predominantly residential. The Beacon and Louisa Terrace contain hotels and holiday flats as well as private dwellings often in multiple occupancy. The Beacon is characterised by having garden flats to the rear at basement level with access from Beacon Place.

2.6 Albion Street and the part of Exeter Road within the conservation area have mixed frontages with commercial properties at ground floor level predominating. There are a number of public buildings of note, mainly churches and their landscaped setting. Chief among these is Holy Trinity Parish Church in its extensive churchyard.

3 THE BUILT ENVIRONMENT

THE BEACON/LOUISA TERRACE



The front and rear aspects of The Beacon. The basements flats to the rear have walled garden space.

- 3.1 A classical urban context of great quality. The formal emphasis of The Beacon, a continuous terrace, contrasts with the changed alignment and aspect of Louisa Terrace and Trefusis Terrace which

together form a much more broken frontage. The use of "Terrace" is therefore misleading, but may refer to the raised position on a spur above The Esplanade. In Louisa Terrace the road first intercepts private garden space, but in Trefusis Terrace forms a break between garden space and public open space opposite, and finally at Douglas Avenue, the direct route along the raised edge continues as a footpath to the rear. Thus in traversing the conservation area from west to east there is a complete shift of emphasis from formal townscape to informal landscape, but always with an element of conscious design.



Louisa Terrace; a fine early 19th century stuccoed villa with classic Regency detailing including niche and urn, cornice and pilasters.



Properties in Bicton Place face onto Holy Trinity Church and step down to Rolle Road.

3.2 A separate part of the conservation area is the parish church of Holy Trinity within its large churchyard and Bicton Place which faces it on the north-western side. On the south-western the rear elevation of The Beacon faces the Parish Church where some garden flats at basement level and rear projecting semi-circular stairwells, sometimes slate-hung in Cornish slate, provide a very mixed rear view "frontage". The fine specimen trees in the churchyard, the plain red brick and painted stucco of Bicton Place contrast well with the grey limestone of the church.

natural spur facing out to sea. There is a pleasing variety of frontage detail in terms of height differential, entrance and window detail, and facing material; mainly brickwork or stucco to the front elevation, and some slate-hung stair turrets to the rear elevation. which is otherwise mainly brick.



Tall stair windows and bowed sashes characterise the rear of The Beacon.



The Beacon looking north.

3.3 The Beacon dates from 1792 onwards and is mostly in the form of a terrace with 3 main storeys and additional basement and roof level floors. One aspect of this very urban frontage is its location on a raised

3.4 Particular details are the wooden shutters which although not a universal feature, are a unifying element of the townscape. Likewise there are some good examples of cast iron and wrought iron railings forming part of the front entrance to dwellings. Balustraded steps, porches supported by freestanding columns, moulded doorcases, four and six panelled doors and decorative fanlights all add to the prevailing character. Across the road from the long terrace frontage are some original lamp standards of c.1800 having square tapered shafts with Greek key pattern.

3.5 In Louisa Terrace, started c.1824, and further east where there are large Victorian or early 20th century villas the frontages eventually become reversed (Douglas Avenue) and a short pedestrian promenade with seating forms the boundary between the rear and a sharp drop of well-wooded slopes towards the sea.



Open sea views from Louisa and Trefusis Terrace.

3.6 The frontage of Bicton Place, pleasingly intimate and varied in style, especially when viewed from within the churchyard provides townscape of great quality.

BICTON STREET



Bicton Street, north side showing early 19th century detail including double-hung sash windows with glazing bars and a mix of brick and painted render.

3.7 Bicton Street a mainly early 19th street of modest terraced houses is a separate entity as a conservation area, and its particular character derives from the gentle curve on slightly rising ground throughout its length. Together with some adjoining streets, not at present within a conservation area, to some extent Bicton Street forms a larger visual whole with many buildings having a strong group identity.

3.8 Whilst there is a pleasing intimacy of scale, the dwellings are at a density which is somewhat inconvenient by modern standards, and the tendency for contrasting modern adaptations which compromise the original

harmony has led to a measure of discordant features to intrude, for example loss of original fenestration, later square bays added to ground or ground and first floors, second floor dormers, rendered-over and painted brickwork.



Bicton Street; a mix of early and late 19th century cottages provide an eclectic variety of styles and detailing.

ALBION STREET/WINDSOR SQUARE



Much of the conservation area is defined by mid 19th century terraces such as George Street.

3.9 This area is the hardest to place in a particular context, other than that it represents a slightly later phase of the development of Exmouth up to about the middle of the 19th century with some larger late 19th century villas along the northern and eastern flanks.

3.10 The character of the area is that of early inner suburbs, with short terraces and semi-detached two and three-storey villas. The former are a mix of red brick or render although there is a pleasing terrace of grey limestone fronting a raised pavement. There are fairly discreet period features. The villas are largely of stucco with bolder features such as gate piers,

balustrades, rustication and margin lights to fenestration.



Chapel and Albion Street retain some good shop fronts with a mix of grand and modest 19th century housing.

3.11 Much of Albion Street contains three-storey brick or rendered dwellings and shops, and some 40 properties are on the non-statutory local list. Many retain some period detail and there are a few examples of almost complete

original frontages. However, a considerable number of replacement doors and windows are beginning to appear and unless this street, which lacks adequate statutory protection, is taken into hand fairly urgently it is likely that residual character will continue to be eroded fairly rapidly. There is a good survival rate of early shop fronts. Most of these are probably later insertions of the late 19th/early 20th century, but retain sufficient traditional features to make them worthy of retention or enhancement to reflect their original form as far as possible.



Grade II listed terraces in Montpellier Road off Albion Street.

4 LANDSCAPE AND TREES

4.1 Only The Beacon and Louisa/ Trefusis Terraces have a significant inter-relationship between townscape and landscape. This is most marked on the southern and western flanks where sharp contours together with a sometimes dense cover of mature trees, provide a remarkable contrast between dramatic distant views and an intimate wooded setting with pathways threading through the trees where a footpath link is provided between the different levels. At just one point is the effect broken where Carlton Hill breaks through the frontage and descends to the shore.



The interrelationship between landscape and buildings in Bicton Place.

4.2 Another important green space surrounds the church of Holy Trinity. This building is easily the most dominant landmark in the town, and clearly visible from many points around the Exe estuary. It is set at an angle within an extensive churchyard, and its relationship to Bicton Place is one of the most pleasing urban spaces within the town, and with ready public access forms, in effect, a small park.



The Beacon is well screened from The Esplanade by the planted slopes of The Plantation.

5 BUILDING MATERIALS AND ORNAMENT

5.1 One particular quality of Exmouth is the extent of fine architectural detailing in each conservation area. Brick and stucco predominate as building materials, particularly the latter on larger villas and terraces, but also interspersed with brick in a pleasing contrast (e.g. Bicton Street and Bicton Place). Natural stone occurs widely in the case of the larger public buildings, mainly churches, but is also used in boundary walls and very locally in some modest terraces, notably at the top of Fore Street.



A typical doorcase in Albion Street.



North Street, general view showing mix of earlier houses with differing roof materials.

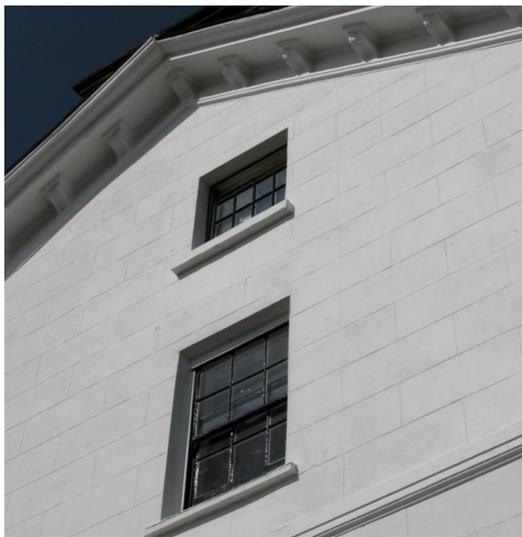
5.2 In each conservation area there are excellent examples of pedimented doorcases, panelled doors, porches in various forms of classical and ornamental detail. Apart from The Beacon conservation area, entirely preserved frontages are relatively rare with considerable modification to or replacement of doors and windows, particularly the latter having occurred widely.

5.3 Much architectural detailing is sufficiently robust for the underlying elevational detail and main proportions of the building to be maintained. Nevertheless there is an urgent need for retention and adaptation of any salvageable original doors and windows as some of these appear to be suffering lack

of maintenance and the rate of replacement without any apparent reference to statutory controls or attempt to co-ordinate aspects of design detail is leading to considerable corrosion of character.



Bicton Street, north side; this example of a projecting porch is definitely a later 19th century addition with typical colour patterned glass.



Early 19th century sash windows set into an ashlar lined gable elevation on The Beacon.

6 SYNOPSIS OF LISTED AND OTHER IMPORTANT BUILDINGS

Distribution

6.1 By far the majority of listed buildings in Exmouth are within the three conservation areas. As the maps indicate the main concentrations are in The Beacon and Louisa Terrace, Bicton Street and Bicton Place; North Street, Henrietta Road and Montpellier Road. As earlier noted Albion Street contains almost all of the locally listed buildings with other examples more scattered elsewhere, in Montpellier Road, Bicton Street and Bicton Place.

Summary of Townscape Quality and Important Buildings

6.2 Holy Trinity Parish Church, Rolle Road is a complete remodelling in 1905-7 by G.H.Fellowes-Prynne of a chapel of 1824 by John Lethbridge to which a chancel had been added in 1856 at the expense of Lady Rolle. There is now a tall west tower of the Somerset type with flamboyant tracery and the whole building is in grey limestone with Bath stone dressings.

6.3 There are two churches in the Albion Street conservation area. The Free Church of England, North Street, is in a Classical style with a triple-

arched two-storey centrepiece. The United Reformed Church, Exeter Road, built 1866 is in grey limestone with an octagonal turret.



The Free Church of England, North Street.

6.4 Bicton Place is mainly distinguished by good examples of doorcases with Doric pilasters and steep open pediments above fanlights, and this is continued in simpler form in Bicton Street which Pevsner/Cherry² refer to as "mutilated" but this is more of a first impression.

6.5 The Library in Exeter Road is the former Board School of 1877 by H.Lovegrove. Of picturesque red brick and patterned tiled roof it has neo-gothic windows, surrounds of red and black brick and a wooden belfry.

6.6 From here North Street climbs uphill with some older houses including The Old Manor House of seven bays

and rendered with Georgian sash windows. Manor Cottage (No 15) has a Georgian doorcase, thatched roof and lower walls of exposed stone.



Exmouth Library, Exeter Road, 1877 by H Lovegrove.

6.7 In Clarence Road is an elegant group, each house of only two bays but with wooden porches and clustered columns, doorcases with reeded columns and deep bracketed eaves.

6.8 A debased Tudor style appears in two groups of tall gabled houses at right angles to each other, one in North Street the other in Windsor Square (formerly Brunswick Square). in George Street and

²The Buildings of England: Devon

Henrietta Street are short but quite significant early 19th century terraces. No.s 14-22 Montpelier Road are an unusual villa design with Tudor arch doorways in gabled projections with no windows above.



Tudor style semis in North Road.

6.9 The upper end of Albion Street has quite ambitious early 19th century frontages which are only listed as of local interest, probably because many have had their brick subsequently painted or rendered over. The doorcases have carved brackets on flat Ionic pilasters, and many of these survive.

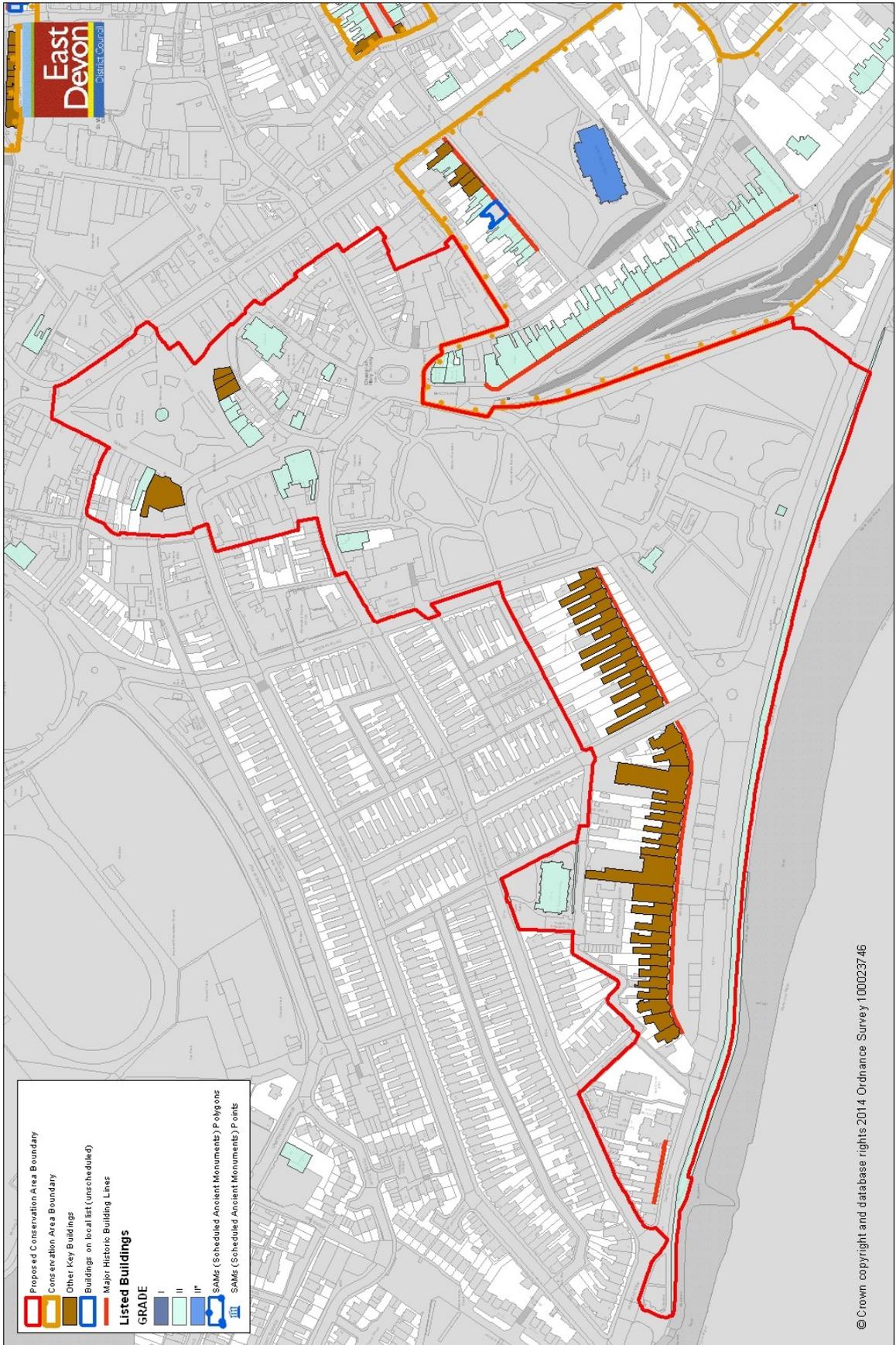
7. Extensions to the Conservation Areas.

7.1 **Extension area A:** (Please refer to map 1) Morton and Alexandra Terraces are bold and prominent stuccoed buildings on the seafront. Dating from the late 19th century their linear form, scale and detailing contribute to the character of Exmouth. To the east and north of these terraces the seafront is dominated by the open space of the pleasure gardens, most notably Manor Gardens linking the seafront with the town centre.



Morton Terrace is a significant building with a commanding position on the sea front.

Map 1 Historic Building Character - Area A



The gardens and formal landscaped parts of the seafront give a sense of place and contribute to Exmouth's distinctive character.

Tower Street and Queen Street contain some remarkably unaltered 18th and early 19th century cottages with well maintained surviving multi-paned sash windows. Although unlisted these buildings located within the core of the town offer a further insight into the evolution of Exmouth.



Early nineteenth century cottages in Tower Street.



An interesting juxtaposition between the nineteenth century corner building and the attached art deco building in Chapel Hill.

This is a significant building group in a relatively unspoilt area of Exmouth. Tower Street and the small lanes leading off create a very intimate streetscape which open up into the formal spaces of Manor Gardens and The Strand to the north.

The Strand once formed a quayside onto an inlet formed by a sand spit and therefore is a significantly historic part of the town centre. A handful of listed buildings face into the principal public space which has recently been undergone significant re-landscaping works by Devon County Council.

7.2 Extension area B: (please refer to map 2) The formal laid-out and rather more spacious scale of mostly later Victorian development is a good example of the better living conditions provided by what came to be termed "Byelaw Housing" of the second half of the 19th century. The late Victorian and more predominantly Edwardian villas of Douglas Avenue, Portland Avenue and Cyprus Road make up a significant and very attractive suburb. Properties have very fine brick detailing and are set in substantial grounds set in tree-lined avenues. The resulting townscape is very distinctive and is certainly worth preserving. While the designs of these properties were probably taken from catalogues of the time it

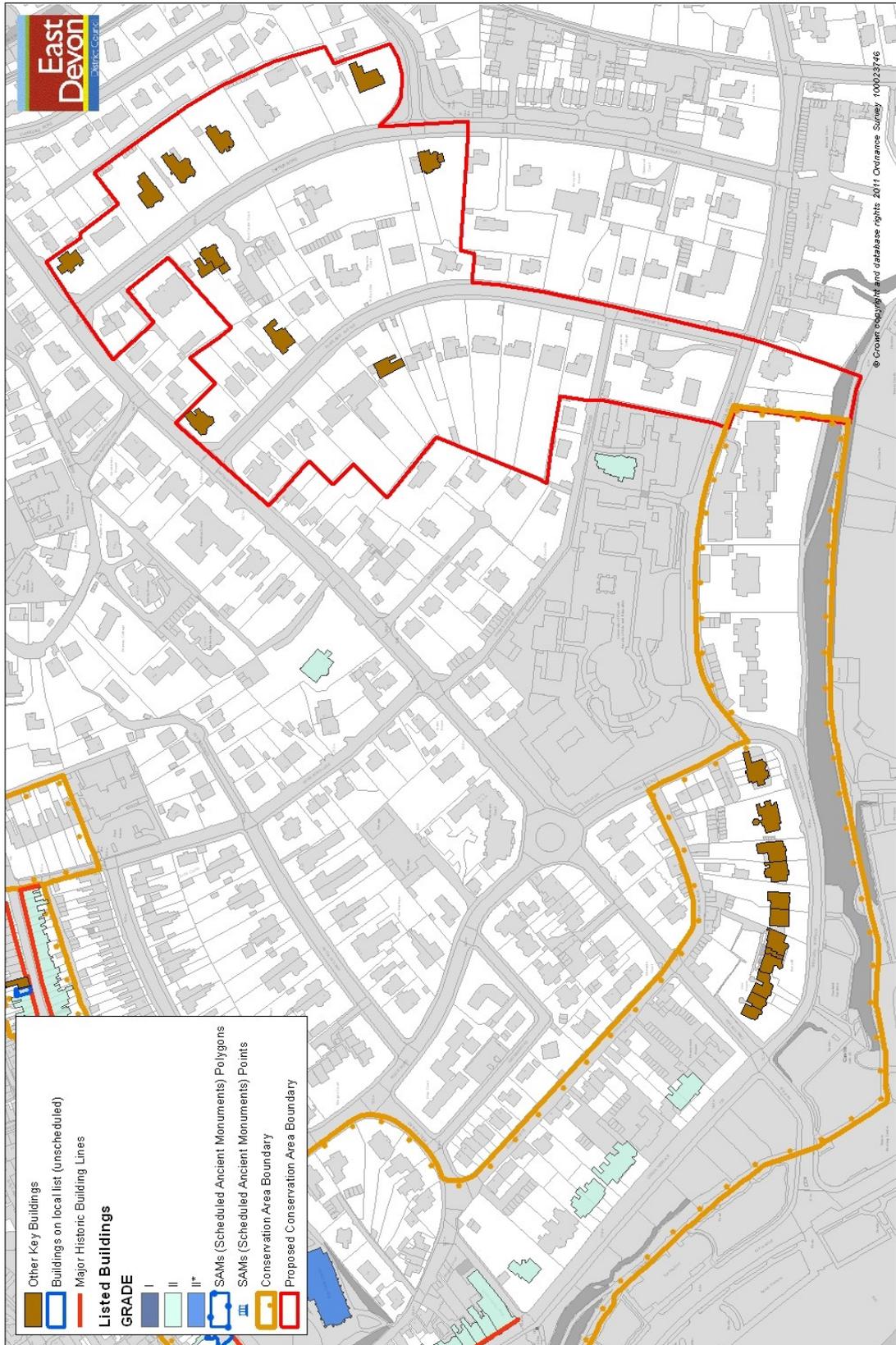


is becoming more important to recognise the significance of historic suburbs. The incremental removal of large Victorian villas and re-developing these sites has a detrimental impact upon the architectural integrity of the area.



Attractive Edwardian villas and mature landscaping in Cypress Road and Portland Avenue.

Map 2 Historic Building Character - Proposed Extension Area B



8. FEATURES OF SPECIAL IMPORTANCE TO THE SIGNIFICANCE OF THE CONSERVATION AREA.

THE BEACON/LOUISA TERRACE

8.1 The Beacon conservation area has a number of character elements which particularly contribute towards its character. Among these are the following:

-fine examples of well preserved and maintained period houses (mainly late 18th/early 19th century), both as terraces (The Beacon and Bicton Place) and as detached or semi-detached villas (Louisa Terrace Trefusis Terrace and Douglas Avenue).

-associated detail of high quality; porches, windows, shutters, iron railings.

-a pleasing contrast of building materials; mainly brick, stucco, natural stone, sometimes combined.

-good frontages, sensitively restored and well maintained with original detail little compromised.

-wide vistas resulting from the contrast of buildings, foreground open space, the raised site, trees in

pleasure grounds with gaps providing distant views across the bay and towards the estuary.

-fine specimen trees within the churchyard of Holy Trinity Church



Fine examples of iron railings and door cases in The Beacon and Bicton Place.

BICTON STREET

8.2 Within the Bicton Street Conservation Area there is at first sight an impression that much of the character has been lost, but on closer examination it is noted that a surprising amount of original detail has survived. This street, part of the early growth of Exmouth, appears to have been a hotchpotch of speculative development right from the start without ever having been consciously planned as an entity. There is therefore a riotous mixture of style, use of materials and fine detail which is its main charm and later additions, although fairly numerous, are not as extensive or intrusive as an initial impression would suggest.

8.3 The 1907 group of houses at the top of the street remain remarkably little altered.



Hatherleigh Cottages at the eastern end of Bicton Street.

ALBION STREET/WINDSOR SQUARE



Stuccoed pairs of semi-detached villas in Albion Terrace.

8.4 This area contains the most listed buildings. The area as a whole has little collective identity except that much is in the form of compact terrace houses that front directly on to the street and mainly date from the mid-nineteenth century. This type of housing is nevertheless some of the oldest and most important on the outer fringe of the town centre. In addition is the considerable number of somewhat later and often much larger mainly semi-detached villas further to the north and east.

8.5 Within the Albion Street Conservation Area the following features are of note and where policy considerations are of particular importance:

-the range and variety of architectural style and detailing from late 18th century classical through early 19th century Regency to late 19th century ornament.



Building frontages in Albion Street with surviving door cases. Many of the sliding sash windows have been removed in favour of inappropriate top-hung PVCu units.

-although increasingly rare there are complete survivals of frontage detail the appropriate conservation of which should be actively encouraged

-Albion Street has lost few original shop fronts, undoubtedly due to lack of commercial pressure. The need to preserve this important survival of early townscape should be emphasised

-a range of boundary detail; walls, gate piers, railings, paved surfaces, some of which have been lost entirely or where the original concept is being eroded. This may be partly due to the need to provide on site vehicular access.



Good surviving villa facades and stone boundary walls in Albion Terrace.

SEA FRONT AND TOWN CENTRE



Morton Crescent forming a prominent linear form at the end of the sea front.

8.6 As a planned seaside resort from the nineteenth century the open spaces of Manor Gardens and the gardens to the Imperial Hotel are important to the significance of this part of the conservation area. Pleasure gardens all along the seafront have always been an intrinsic part of the seaside resort and in the case of Exmouth are framed by long, commanding terraces with the backdrop of The Beacon to the north.

8.7 The tight urban grain of the historic core of Exmouth, the urban open space of The Strand and survival of

good examples of nineteenth and early twentieth century shop fronts all contribute to the significance of the more urban aspect of the conservation area.



Good surviving shop fronts in High Street.

THE AVENUES

8.8 The aspects of the late nineteenth century urban expansion known as The Avenues that contribute to the significance of the conservation area are the surviving villas, their generous curtilages and the prominence of robust brick boundary walls set behind the pavements. Trees planted at time of this urban development are now mature specimens and also contribute positively to the conservation area.

9 LOSS OF CHARACTER AND INTRUSION

9.1 There are some elements within the Exmouth conservation areas which result in a compromising of character and these are considered to be as follows:

9.2 THE BEACON/LOUISA TERRACE

-loss of original windows with extensive UPVC replacements, especially in Louisa Terrace.



Top-hung replacement sash windows are considered inappropriate and spoil principal elevations.

-some boundary walls in poor condition, especially in the eastern part of the conservation area.

-seating, fencing, lighting and some ground surfaces could be of better quality with more imaginative de-

sign to make the area more attractive to visitors, some of whom may not even be aware of the quality of architecture to be found in this earlier part of the town.

9.3 BICTON STREET

-roofing materials, much altered and varied from the original which appears to have been mainly of slate. Replacements when needed should be selected from a more limited range of alternatives.

9.4 ALBION STREET & WINDSOR SQUARE

-in several locations a below average quality of ground surfaces, uneven pavements, and use of unsympathetic materials, adding to an overall feeling of neglect.

-likewise several locations (e.g. Albion Street) where a poor state of decoration, low levels of maintenance, neglected paintwork or inappropriate colour schemes have given rise to a run-down atmosphere in a street with great visual character that has much potential for enhancement.

-inadequate signage and below average quality of street furniture (e.g. street nameplates and street-lighting)

9.5 SEA FRONT AND TOWN CENTRE

- The most significant harm to the character of the historic town centre is the size, design and construction of replacement shop signage. These tend to be overly deep, of plastic construction and in garish colours, often externally illuminated. Where traditional shop fronts survive, signage and advertisements ought to reflect traditional designs and materials.



Extensive shop front advertising and lighting can have a cumulative harmful impact.

- Many windows in Morton and Alexandra Terraces have been replaced with PVCu units, but most prominently is the common top-hung mode of opening. When large numbers of these are open, oblique views of each of the terraces are adversely affected. Replacement windows should consider a vertical sliding mode of opening.



Top-hung replacement windows can have an adverse impact.

9.6 THE AVENUES

- Over recent decades several of the former nineteenth and early twentieth century villas have been demolished and replaced with large apartment blocks. These have tended to be on an increased footprint of the original dwelling and therefore extruding much larger and bulkier buildings. The cumulative impact upon prominent skylines and the more intimate streetscapes has had a significant impact in some areas. The loss of green space and front boundary treatments should be avoided.

10 COMMUNITY INVOLVEMENT

10.1 A full public consultation exercise took place on the proposal to extend the Exmouth conservation areas. The original boundaries subject to this consultation were slightly more extensive than the adopted extensions based on comments received and a further review.

10.2 The boundary of the conservation area extension to include the early phase of The Avenues was thought to be overly haphazard and attempted to omit modern infill developments. Properties in Salterton Road were also originally

included but subsequently omitted in order that the boundary defined a more consistent area of townscape character. There are still areas of modern and unsympathetic development included within the extended boundary. However these should be seen as opportunities for future enhancement and a more cohesive character in the long term.

10.3 The response to designating the historic town centre and Victorian seafront was more positive. The seafront in particular appears to be a cherished part of the town and extending the conservation area to cover this prominent part of Exmouth was fully supported and the significance of the character of the seafront recognised.

10.4 A significant representation was made with respect to no. 8 Douglas Avenue that formed part of the originally designated conservation area in 1973. A case was put forward that the section of Douglas Avenue designated as a conservation area had undergone extensive changes with the removal of no.6 and other neighbouring properties for the redevelopment with a large apartment block. Since the time of the public consultation no.8 Douglas Avenue within the proposed extension has also been

redeveloped. However, this elevated ridgeline overlooking the seafront is still considered to contribute to the significance of the distinct character areas either side and provides a 'green' link between Trefusis Terrace and The Avenues.

and its development in association with the Rolle Estate is of considerable local historic interest. There is varying architectural quality, and considerable updating and alteration of frontages has occurred in many instances to the detriment of the original concept.

11 SUMMARY

11.1 Exmouth is a town that is essentially Victorian in character, and its period of most rapid growth has been since 1860 which includes almost all of the town centre and substantial coastal frontages, some on reclaimed land.

11.2 The three separate conservation areas are a reflection of the town's origins as the first seaside resort in Devon and the fine examples of late 18th century and early 19th century development are almost unique in this respect.

11.3 The Albion Street/Windsor Square conservation area is in particular need of enhancement, and this may need to be encouraged by initiating a Heritage Economic Regeneration Scheme (HERS) Scheme. This will be explored further in the Conservation Area Management Plan.

11.4 Victorian Exmouth is extensive,





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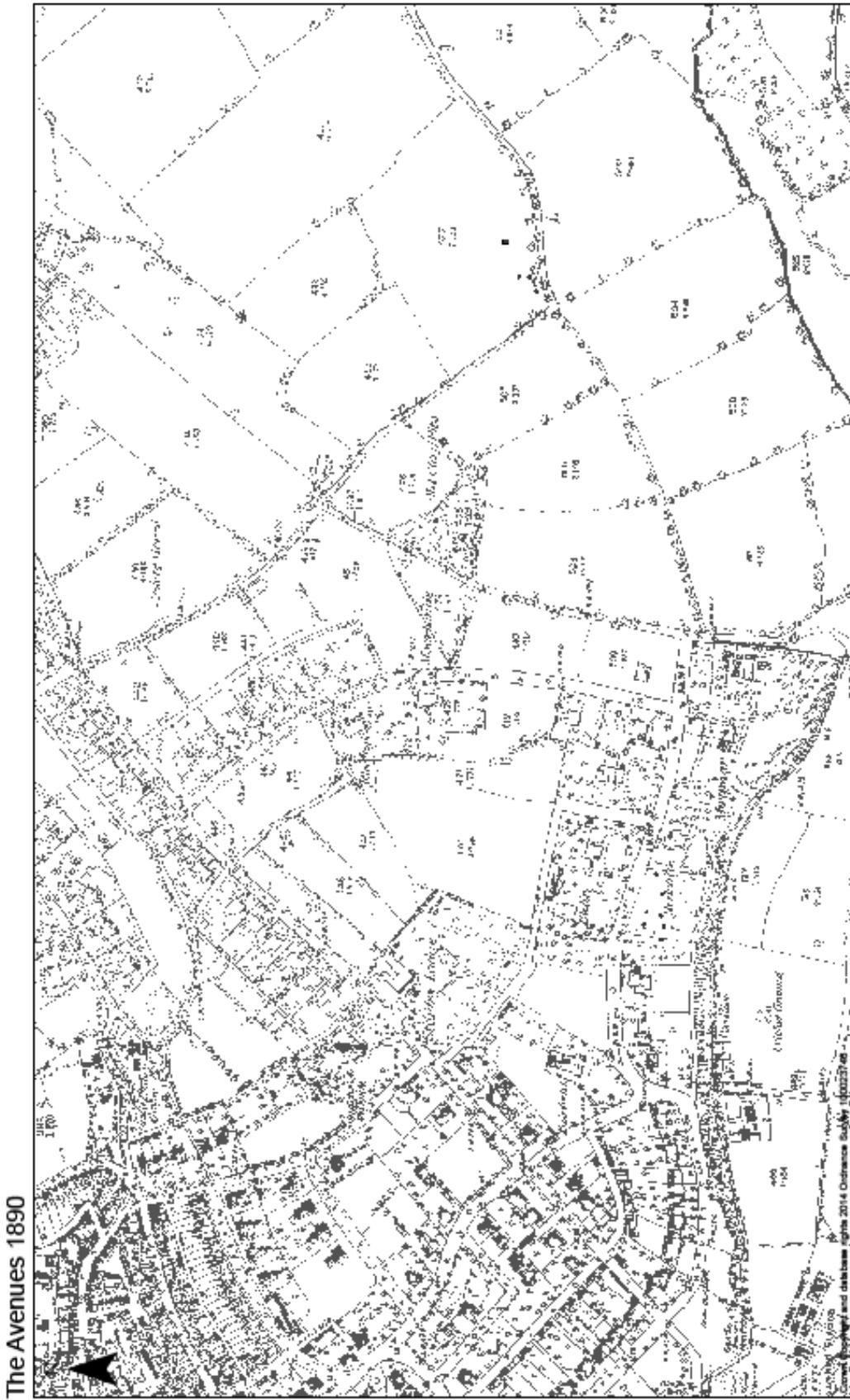


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The Avenues 1890