

Characterisation

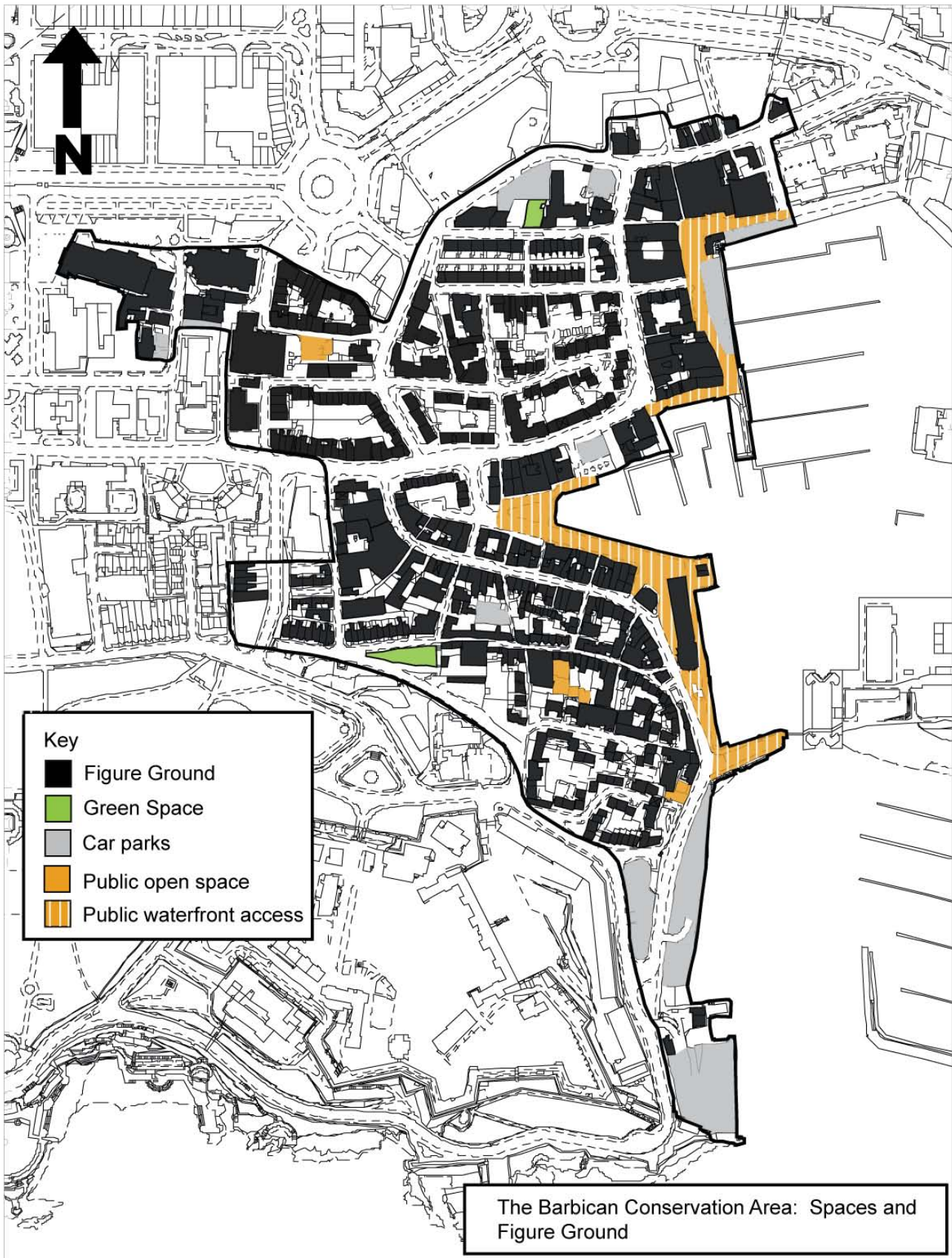
The following sections aim to define the character of the Conservation Area. The text is illustrated with annotated maps and photographs illustrating the spatial and other characteristics that combine to make up the overall character of the area.

Even the most casual observer is likely to note that there is a clear difference in 'feel' between the northern and southern parts of the Conservation Area, and it effectively divides into two character areas, defined primarily by current use, along the line of Notte Street and Vauxhall Street. To the north and west of this line, the area is primarily residential including large areas of 20th century housing imposed on a more or less historic street plan, while to the south and east lies the predominately commercial and recreational area and historic harbourside. The line of Notte Street and Vauxhall Street forms a significant barrier to easy pedestrian movement between the two areas which reinforces their separateness. While the difference between these two character areas is recognised throughout the following sections, for the most part the Conservation Area is treated as a single unit.

Spaces and figure ground (Fig.7)

Key characteristics

- Private space is restricted and largely inward looking within the Conservation Area, the result of intensive development within the restricted area of the historic town. The tall three and four storey buildings fronting directly onto the pavements produce a similarly enclosed feel to many of the streets.
- This is also reflected in the groups of 20th century flats which while having a more 'open' plan, are still inward looking, with little recognition of historic pattern. This is particularly clear in the layout of the pre and post- Second World War blocks of flats along the north side of Notte Street, and between Castle Street and Lambhay Hill towards the southern end of the Conservation Area.
- The main areas of public open space are along the quays and harbourside, notably North Quay, Sutton Wharf, the Parade, Quay Road, the Barbican). The open nature of these spaces contrasts markedly with the more enclosed nature of many of the streets within the Conservation Area. Some of these areas however (particularly North Quay and Sutton Wharf) are also used for car parking which tends to present a barrier to easy access to the waterside.
- While many of the quays provide valued open space for tourists and residents alike there are smaller areas of public space away from the harbourside. These include the 'Elizabethan Gardens' and Lady Astor's Garden which are both attractive recreational areas, as well as the less successful Sir John Hawkins' Square and the Exchange Street car park.
- Green space is largely restricted to the north eastern edges of the Hoe Park
- There are large areas of underused/negative space at the southern end of the Conservation Area.



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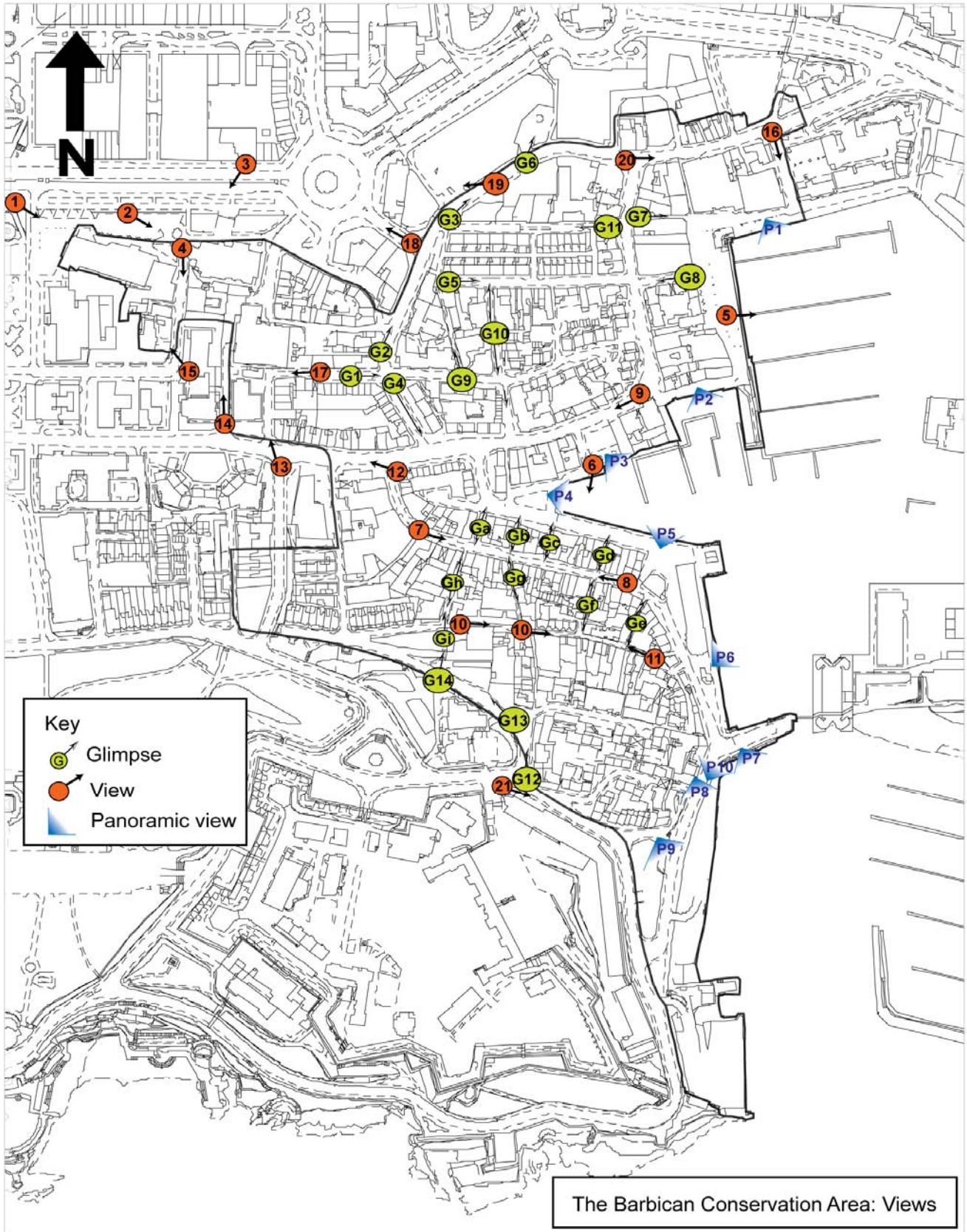


Fig.7: Spaces and figure ground

Views (Fig.8)

Key characteristics

- A high proportion of panoramic views, particularly from the southern end of the Conservation Area, reflecting both the topography, with rising ground to all sides, and the openness provided by the Cattewater and Sound to the south. They serve as dramatic reminders that the historic town was - and remains - very much a working port, founded on the basis of its ready access to the sea.
- Other views are more intimate, characterised particularly by the series of glimpses along the lanes and opes to both sides of Southside Street, and are very characteristic of the enclosed nature of the historic town.
- There are also important views into the Conservation Area from the harbour, and a particularly important view from Vauxhall Quay across the harbour to Quay Road and its tightly mixed townscape that so characterises the town.



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Fig.8: Views

Views shown on Fig 8



Panorama 1 – looking south from North Quay



Panorama 2 – looking south from Vauxhall Quay



Panorama 3 – looking south east from Guys Quay



Panorama 4 – view from the Parade west across the harbour



Panorama 5 – looking north from Quay Road towards Vauxhall Quay



Panorama 6 – looking north east from the Barbican



Panorama 7 – looking south from the Mayflower Steps across the Sound towards Mount Batten and Staddon Heights



Panorama 8 – View from Castle Street south along Madeira Road



Panorama 9 – view from Castle Street car park across the Plym to the east



Panorama 10 – view from The Barbican north east across Sutton Harbour



View 1 – Looking across the Civic Square towards the Guildhall



View 2 – from Royal Parade towards St Andrews



View 3 – Looking across Royal Parade towards the Guildhall and St Andrews



View 4 – Looking south down Catherine Street



View 5 – Looking east from Vauxhall Quay



View 6 – from Guys Quay towards Quay Road



View 7 – Looking east along Southside Street



View 8 – Looking west along Southside Street



View 9 – looking west along Vauxhall Street



View 10 – west end of New Street looking east



View 10 – looking east along New Street



View 11 – east end of New Street looking west



View 12 – looking west along Notte Street



View 13 – looking north along St Andrew's Street



View 14 – looking north along Finewell Street



View 15 – looking north along Catherine Street to Public Dispensary, Synagogue and Treasury building



View 16 – looking south along Hawkers Avenue to harbour



View 17 – looking west along Palace Street towards the Merchants House



View 18 – looking towards St Andrews Cross along Kinterbury Street

View 19 – looking from Bretonside to rear of Royal Bank of Scotland building



View 20 – looking east along Bretonside from the corner of Vauxhall Street

View 21 – looking south east along Lambhay Hill



Glimpse 1 –towards the harbour looking east along Palace Street

Glimpse 2 –the spire of Charles church looking north along Buckwell Street



Glimpse 3 –the spire of Charles church looking north east along Bretonside

Glimpse 4 – the historic town above modern flats looking south east down Buckwell Street



Glimpse 5 –towards the harbour looking east along Looe Street

Glimpse 6 – Charles church and the new Drake Circus shopping mall looking north from Bretonside





Glimpse 7 –the tower of St John’s on Exeter Street from Tin Lane

Glimpse 8 – looking west towards Looe Street from Vauxhall Quay



Glimpse 9 – looking north along Peacock Lane

Glimpse 10 –historic warehouses on Vauxhall Street from Batter Street



Glimpse 10 – towards the Corporation Flats on Looe Street looking north along Batter Street

Glimpse 11 – towards the city centre from How Street



Glimpse 12 – north across the city centre towards North Hill with Charles church and St Matthias visible

Glimpse 13 – north west across the city centre including the Civic Centre and the university



Glimpse 14 – Charles church and beyond from the top of Friars Lane

Glimpse a – looking south along Citadel Ope





Glimpse a – looking north along Citadel Ope



Glimpse b - looking south along Southside Ope



Glimpse b – looking north along Southside Ope



Glimpse c – looking south along Parade Ope



Glimpse c – looking north along Parade Ope



Glimpse d – looking south towards Stoke Lane from the Parade



Glimpse d – looking north towards the Parade from Southside Street



Glimpse e – looking south along White Lane



Glimpse e – looking north along White Lane



Glimpse f – looking south along Stokes Lane



Glimpse f – looking north along Stokes Lane



Glimpse g – looking south along Pin Lane



Glimpse g – looking north along Pin Lane



Glimpse h – looking south along Friars Lane



Glimpse h – looking north along Friars Lane from New Street



Glimpse i – looking north towards Friars Lane from outside rifle range on Lambhay Hill