

## Barbican images



Imposing late 19<sup>th</sup> century buildings at the corner of St Andrew's Street and Whimble Street



Harbour reflections in the converted Fishmarket on Barbican Quay



Southside Street looking west



The Barbican from Shepherd's Wharf



16<sup>th</sup> century gateway beside Lambhay Street church hall



Quay Road from Guy's Quay



Looking north towards Friary Lane

# Barbican images



West Pier from Lady Astor's Garden



St Andrews Church from St Andrew Street



The Fishermans Arms, Lambhay Street



Looking east down White Lane towards Southside Street



Former warehouse, Southside Street



Former warehouse complex, New Street



Former police headquarters, rear of Guildhall, Catherine Street

## Barbican images



Looking west along New Street



The Kings Head, Bretonside



Macmillans Day School,  
Hoe Street



St Saviours church hall, Lambhay Hill



View into the Elizabethan garden



Entrance to Plymouth Gin on Southside Street

# Barbican Conservation Area draft management plan

*'It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas'* (s.71(1) Planning (Listed Buildings and Conservation Areas) Act 1990).

## General principles

In responding to the issues raised in the Conservation Area appraisal, and in exercising its powers within the Barbican Conservation Area, Plymouth City Council will follow the policies and objectives set out in the Core Strategy of the Local Development Framework. In particular the management plan will conform to Policies CS02 and CS03, which relate to the delivery of a quality city, and Area Vision 5 – Sutton Harbour - and its associated objectives. It will also conform to the Sutton Harbour Area Action Plan (at Submission stage at October 2007), and the emerging Design Supplementary Planning Document. Guidance provided in *Planning Policy Guidance Note 15*, and English Heritage's *'Guidance on the management of Conservation Areas'* will also be used as key reference points for the management plan. In order to interpret these policies and guidance for the Barbican Conservation Area the following principles will be adhered to in the consideration of any changes proposed in the Conservation Area.

**Principle 1** - Proposals to develop or redevelop sites and convert buildings to new uses will be required to preserve or enhance the character of the Conservation Area, and to contribute positively to the wider regeneration of Sutton Harbour.

**Principle 2** - The position, scale, massing and materials of new development will be expected to respect the existing character of the Conservation Area. This will include respecting historic plot widths.

**Principle 3** – Priority will be given to the retention and enhancement of buildings of heritage value identified in the Conservation Area Appraisal and Management Plan. (Primarily Listed Buildings and buildings identified as making a positive contribution to the Conservation Area).

**Principle 4** - New development will be expected to be of the highest quality design and to positively respect and enhance the special interest and character of the Conservation Area.

**Principle 5** - New transport and parking provision will be expected to be limited and respect the character of the Conservation Area. Opportunities will be taken wherever possible to reduce or remove any adverse impact of existing transport and parking provision.

**Principle 6** - There should be early Historic Environment input into all proposals for significant public works within the Conservation Area.

**Principle 7** - Historic surfaces and street furniture will be retained, enhanced, and restored wherever practicable. Historic street lines will be expected to be respected.

**Principle 8** – The historic views and vistas identified in the appraisal will be retained, enhanced, and restored.

**Principle 9** - Advertising and signage proposals will be expected to respect the character and appearance of the Conservation Area in terms of siting, size, number, materials, colours and illumination.

## **Management proposals**

### **Statutory and other designations**

The most significant buildings and other structures that are not currently statutorily protected will be considered for appropriate designation. Local designations may be considered for buildings of townscape value that are considered to contribute positively to the Conservation Area, though it is expected that this provision will be used primarily to protect unlisted buildings outside Conservation Areas.

On this basis the following buildings within the Barbican Conservation Area will be considered for statutory listing:

Nos. 25-27, 44, 46-48 Bretonside  
24 Hoe Street  
15 St Andrew Street  
Former St Theresa's mission church, Palace Street  
Former Treville Street Board School  
Former Palace Street school  
Former St Saviour's church hall, Lambhay Hill

**Proposed management plan action** – These buildings will be assessed and proposed for statutory listing if warranted, within twelve months of the adoption of the completed appraisal and management plan.

Consideration will also be given to the use of a 'local list'. The City Council has maintained a Local List of Buildings of Architectural or Historic Interest since 1966. The Government White Paper (March 2007) on reform of heritage protection reinforces this approach and encourages authorities to make more effective use of it. Local designation would mean that the architectural or historic interest of a building would be a 'material consideration' in any planning application, which would allow that interest to be properly considered against development proposals.

### **Enforcement**

Targeted enforcement programmes have been shown previously in Plymouth to be effective means of preserving and enhancing the special interest of Conservation Areas, including previously in the Barbican area. The range of powers available to the City Council includes the use of Building Preservation Notices, Urgent Works Notices, Repairs Notices, Dangerous Structures Notices, Tree Preservation Orders and Section 215 ('untidy land') Notices, and these will be used if necessary. However, enforcement would not be an action of first resort. Informal contact, discussion and advice would always be used first to encourage owners to undertake repairs and maintenance.

One of the main threats to the quality of the Barbican Conservation Area is the gradual erosion of its character by cumulative alterations to listed and unlisted buildings. While Listed Building Consent is required for works of alteration affecting the special character and/or appearance of Listed Buildings, unlisted buildings which are single dwelling houses enjoy the benefit of considerable permitted development rights, which allow, for example, small extensions, demolitions and replacement doors and windows, without any requirement for planning permission. This means that some buildings have been altered to the detriment of their special architectural or historic interest. Articles 4(1) and 4(2) of the

General Permitted Development Order 1995 allow Local Planning Authorities to make directions withdrawing all or some of the permitted development rights given under the Order. These have been found elsewhere to be an effective means of controlling the sort of piecemeal alterations that can seriously devalue the overall character or appearance of Conservation Areas.

**Proposed management plan action** - A detailed schedule of buildings in the Barbican Conservation Area that would benefit from the imposition of Article 4 Directions will be drawn up and submitted for consultation and Council approval within twelve months of the adoption of the completed appraisal and management plan.

### **Buildings at risk (BAR)**

Buildings in disrepair or disuse have a particularly negative effect on the quality of Conservation Areas. The compilation of a register of buildings 'at risk' is a useful tool to focus attention on this problem and define the scale of the problem. This can help clarify the scale of resources necessary to bring these buildings back into good repair and, where appropriate, beneficial use, and can help prioritise action by English Heritage, local authorities, building preservation trusts, funding bodies, and all who can play a part in securing the future of these outstanding and irreplaceable parts of our heritage. The 2005 Plymouth BAR Register has already enabled Plymouth City Council to start to deal with some of the buildings in its own management, and it is hoped that this will also be the case for other buildings including those identified as 'at risk' within the Barbican Conservation Area.

Plymouth City Council has a target of removing 5% of properties from the BAR Register each year because their future has been secured. Opportunities for grant assistance and other support to achieve this aim will be explored.

**Proposed management plan action** – A strategy to address Plymouth City Council's target of removing 5% of buildings from the Buildings at Risk Register will be developed within twelve months of the adoption of the completed appraisal and management plan. It is envisaged that this will initially comprise advice and guidance on repairs and restoration in the form of leaflets and publications and through Plymouth City Council's website.

### **Opportunities to be considered within the Local Development Framework plan period (2006 – 2021)**

The appraisal has identified a number of specific sites and areas within the Conservation Area that currently have either a neutral or negative effect on its overall character. With sensitive re-development or improved management these sites could contribute positively to the 'preservation or enhancement' of the Conservation Area. These 'opportunity' sites are identified below along with possible delivery mechanisms. These will include the positive management of Council-owned land, partnership working, internally as well as externally, and positive use of the development consents process including the use of Section 106 agreements to deliver opportunities. Many of these 'opportunity sites' are identified and addressed in the Sutton Harbour Area Action Plan (Submission version, September 2007).

#### **a) The flats at the junction of Vauxhall Street and Basket Ope do not contribute positively to the character or appearance of the Parade, which is one of the focal points of the Conservation Area.**

**Proposed management plan action:** As a key site within the conservation area, if redevelopment opportunities arise, any development proposal will be expected to make a positive contribution to the Conservation Area, and would be subject to full

consultation with tenants/residents. Proposals should be considered particularly against the provisions of Principles 1, 2, 4, 5 and 7 above.

**Delivery:** Through the positive use of the development consents process.

- b) **Despite use for a range of water-based leisure activities including sailing, fishing, diving, and pleasure cruises, Commercial Wharf, Phoenix Wharf and Elphinstone Wharf lack character and vibrancy. They neither contribute positively to the Conservation Area nor reflect their historic uses which included the 17<sup>th</sup> century Lambhay naval victualling yard and later the Elphinstone Emigration Depot.**

**Proposed management plan action:** Sutton Harbour Area Action Plan Proposal SH1 proposes the comprehensive redevelopment of these sites. This is welcomed as an opportunity to enhance the Conservation Area, though any redevelopment proposals should be sensitive to the area's historic importance and character. In particular they should ensure that the Grade II Listed Phoenix Wharf and Mayflower Sailing Club are properly integrated into any new development, and should respect the setting of the Royal Citadel. Proposals should be considered against the provisions of Principles 1-5 & 7-8 above.

**Delivery:** Through partnership working with Sutton Harbour Company and other stakeholders, and through the positive use of the development consents process including the use of Section 106 agreements.

- c) **North Quay and Sutton Wharf similarly lack character and vibrancy with large areas of the quaysides given over to car parking. This use creates a barrier to access to the waterside, and does not enhance the Conservation Area.**

**Proposed management plan action:** Sutton Harbour Area Action Plan Policy SH6 supports enhancement of these areas, including the removal of quayside structures that do not enhance the special interest of the Conservation Area; the relocation of car parking from the quay edges, and improvements to the public realm. These proposals are to be welcomed as an opportunity to preserve and enhance the Conservation Area, though any redevelopment proposals should be sensitive to the area's historic importance and character, and considered against the provisions of Principles 1-7 above.

**Delivery:** Through partnership working with Sutton Harbour Company and other stakeholders, and through the positive use of the development consents process including the use of Section 106 agreements.

- d) **The southern end of Sutton Wharf supports a pier-like structure (Sutton Jetty) which projects into the harbour on stilts and contains a poor quality 1-2 storey commercial building. This adversely affects the otherwise attractive character of Vauxhall Quay, and of the wider harbourside. The removal or replacement of the building on Sutton Jetty would significantly improve the appearance of this prominent part of the Barbican Conservation Area. Completion of the harbourside walkway from Vauxhall Quay to Exchange Street would also be highly desirable as an enhancement of public enjoyment of the Conservation Area, though the impact on the listed harbour walls would need very careful consideration.**

**Proposed management plan action:** Sutton Harbour Area Action Plan Policy SH6 supports the completion of the waterside walkway with due regard for the historic interest of the listed quay walls. While it is considered unlikely that the building on Sutton Jetty will be replaced in the short to medium term, if and when proposals for the redevelopment of Sutton Jetty come forward, they will be expected to enhance the character of this important part of the Conservation Area. Proposals should be considered against the provisions of Principles 1-4 & 7 above.

**Delivery:** Through partnership working with Sutton Harbour Company and other stakeholders, and through the positive use of the development consents process including the use of Section 106 agreements.

- e) **The Exchange Street car park was created from a World War II bombsite. Its continuing use as a car park does not contribute positively to the character or appearance of the Conservation Area, though it does provide enticing views of the harbour from Notte Street.**

**Proposed management plan action:** Opportunities should be taken through environmental enhancements to improve the appearance of this important site in the Conservation Area.

**Delivery:** Through the positive management of Plymouth City Council-owned land and through the positive use of the development consents process including the use of Section 106 agreements.

- f) **The Parade is one of the focal points of the Conservation Area, and is characterised by its broad triangular expanse of granite setts and its open aspect. The extensive car parking that is allowed here currently compromises this character, and opportunities should be sought to rationalise this.**

**Proposed management plan action:** If and when parking provision on the Parade is reviewed, consideration should be given to its reduction or removal. It is expected that this would only take place as part of a review of car use and parking provision within the wider area.

**Delivery:** Through the positive management of Plymouth City Council-owned land, and internal and external partnership working.

- g) **The Bretonside coach station and the ‘ragged’ edge to the Conservation Area on the north side of How Street form a most unsatisfactory boundary and setting for the northern side of the Conservation Area. Imaginative and sensitive redevelopment of this area should be considered a priority to improve the setting of the Conservation Area, and to establish a better physical and visual connection between the city and the Barbican.**

**Proposed management plan action:** Sutton Harbour Area Action Plan Proposal SH2 proposes the comprehensive redevelopment of this site. These proposals are to be welcomed as an opportunity to preserve and enhance the Conservation Area, though any redevelopment proposals should be sensitive to the area’s historic importance and character. Proposals should be considered against the provisions of Principles 1-5 & 7-8 above.

**Delivery:** Through the positive management of Plymouth City Council-owned land, and partnership working with other stakeholders, and through the positive use of the development consents process including the use of Section 106 agreements

- h) **Southside Street is one of the principal historic streets in the Conservation Area, but suffers from excessive traffic use, especially in the summer, and is also the only major street in the southern core of the Conservation Area that is not surfaced with granite setts.**

**Proposed management plan action:** As and when they arise, and subject to economic appraisal, opportunities should be taken to remove or reduce traffic along Southside Street and resurface with setts in those sections that have been tarmaced. It is expected that any proposal to remove or restrict car access to Southside Street would take place as part of a review of car use and parking provision within the wider area.

**Delivery:** Through the positive management of Plymouth City Council-owned land, and internal and external partnership working.

- i) **The public toilets on Barbican Quay immediately south of the former Fishmarket are an intrusive and poorly designed block in a particularly high profile position.**  
**Proposed management plan action:** Sutton Harbour Area Action Plan Policy SH6 supports the removal of quayside structures that do not enhance the special character of the harbour. Proposals to remove the toilet block and redevelop the site will be supported. Further enhancement of the surrounding public open space would probably be most desirable, but any proposals should be considered particularly against the provisions of Principles 1, 2, 4, 7 and 8 above.  
**Delivery:** Through the positive management of Plymouth City Council-owned land, and partnership working with Sutton Harbour Company and other stakeholders, and through the positive use of the development consents process.
- j) **The Conservation Area benefits from a specially designed Heritage Trail, which leads visitors on a point-to-point tour of heritage sites around the harbour. However this is not well advertised or signed, and the main ‘Trail Room’ is tucked away in an annexe to a commercial restaurant.**  
**Proposed management plan action:** Sutton Harbour Area Action Plan Policy SH6 supports the improvement and enhancement of the Heritage Trail. Means of improving both the promotion and signage of the Trail should be explored as a positive contribution to improved understanding and appreciation of the Conservation Area.  
**Delivery:** Through partnership working with the Sutton Harbour Partnership and other stakeholders.

## **Monitoring and review**

### **Monitoring**

An annual Conservation Areas Monitoring Report will be prepared. This will record progress on each of the main action areas and opportunities as identified in the management plan. This will be reported to the Historic Environment Champion, and will form part of Plymouth City Council's Local Development Framework Annual Monitoring Report. It is envisaged that the first Conservation Areas Monitoring Report will be produced at the end of 2007.

### **Review**

The Conservation Area Appraisal and Management Plan will be reviewed every 3-5 years. This may result in a revision or expansion of the existing appraisal and management plan, and will include:

- *recording changes*
- *re-assessing the definition of special interest that warrants designation*
- *identifying any new issues affecting the Conservation Area, and revising the management plan accordingly.*

Reviews will, wherever possible, link with the review of the Sutton Harbour Area Action Plan so that development opportunities can be properly considered against the heritage interests of the Barbican Conservation Area.

The input of local conservation groups and other stakeholders in this process, and in the wider management of the historic environment, such as monitoring buildings at risk, will be welcomed. Plymouth City Council's Historic Environment Champion will take an active role in championing the importance of Plymouth's historic environment. Officers will regularly meet the Historic Environment Champion and these meetings will be used to monitor and review the Conservation Area management plan.

## APPENDIX 1

### Listed buildings within the Barbican Conservation Area

There are 105 individual and grouped listed buildings and structures within the Conservation Area. The name of each is given below together with its listing grade:

- 21-23 Bretonside (the King's Head) Grade II
- Mayflower Sailing Club, Phoenix Wharf Grade II
- Castle remains, Lambhay Street (also SAM) Grade II
- West Pier, The Barbican Grade II
- Sutton Harbour Quay Grade II
- No 6 The Barbican Grade II
- No 9 The Barbican (Island House) Grade II
- No 12 The Barbican Grade II
- No 13 The Barbican Grade II
- Dolphin Hotel, The Barbican Grade II
- Fish Market, The Barbican Grade II
- Two K6 telephone kiosks Grade II
- No 7 The Parade Grade II
- No 9 The Parade (Monsen ship stores 1847) Grade II
- 10 The Parade (Custom House) Grade II\*
- Three Crowns PH, The Parade Grade II
- No 15 The Parade Grade II
- No 16 The Parade Grade II
- No 18 The Parade (Old Custom House) Grade II\*
- No 24 The Parade Grade II
- The Parade (Barbican Gallery) Grade II
- 1-4 New St Grade II
- 12 New St Grade II
- 15 New St Grade II
- 16 New St Grade II
- 17 New St Grade II\*
- 18 New St Grade II
- 22 New St Grade II
- 24-25 New St Grade II
- Bollards/steps in front of 23-24 New St Grade II
- 27 New St Grade II
- 31 New St Grade II
- 32 New St (Elizabethan House Museum) Grade II\*
- 33 New St Grade II
- 34 New St Grade II\*
- 35 New St Grade II
- 36 New St Grade II\*
- 37-38 New St Grade II
- 39-40 New St Grade II
- 41-42 New St Grade II
- 43-44 New St Grade II
- 45-45A New St Grade II
- 47 New St Grade II
- 5 Southside Street Grade II
- 6 Southside Street Grade II

- 10 Southside Street Grade II
- 20-21 Southside Street Grade II
- 22 Southside Street Grade II
- 23-24 Southside Street Grade II
- 25-26 Southside Street Grade II
- 33-33A Southside Street Grade II
- 34 Southside Street (Navy PH) Grade II
- 38 Southside Street Grade II
- 39 Southside Street Grade II
- 43-44-45-45A Southside Street Grade II
- 51 Southside Street Grade II
- 52 Southside Street Grade II
- 53-53A Southside Street Grade II
- 54 Southside Street Grade II
- 60-61 Southside Street (Gin Distillery) Grade II\*
- 1-4 Hoe Gardens Grade II
- 5-8 Hoe Gardens Grade II
- 3 Friars Lane (Trinity House) Grade II
- 1-9 Looe St Grade II
- 16-22 Looe St Grade II
- 27 Looe St Grade II
- 28 Looe St Grade II
- 29 Looe St Grade II
- 30 Looe St Grade II
- 31-32 Looe St (Minerva Inn No 31) Grade II
- 33 Looe St Grade II
- 36 Looe St Grade II\*
- 37 Looe St Grade II
- 38 Looe St Grade II
- 40 Looe St entrance (Virginia House/settlement) Grade II
- 54 Vauxhall St Grade II
- 56 Vauxhall St (Monsen's warehouse) Grade II
- 82-84 Vauxhall St Grade II
- 94 Vauxhall St Grade II
- 115-131 Vauxhall St Grade II
- 140 Vauxhall St (former mortuary) Grade II
- Vauxhall Quay (Monsen's warehouse) Grade II
- Vauxhall Quay (Store) Grade II
- 50-54 Bretonside Grade II
- Granite Archway, Buckwell St Grade II
- 12 Buckwell St Grade II
- 1 St Andrews St Grade II
- 2 St Andrews St Grade II
- 3 St Andrews St Grade II
- 4 St Andrews St Grade II
- 5 St Andrews St Grade II
- 11 Whimple St Grade II
- 40-41 Stillman St Grade II
- St Andrew's Church Grade I
- Guildhall including Old Treasury building Grade II
- 18 Catherine Street (former Public Dispensary) Grade II

- Catherine Street Synagogue Grade II\*
- Prysten House, Finewell Street Grade I
- Abbey Place Grade I
- Abbey Hall Grade II
- Merchant's House, St Andrew's Street Grade II\*
- Sutton Wharf (No 5) warehouse Grade II
- Sutton Wharf warehouse Grade II
- 3-4 Quay Road (Ship PH) Grade II
- 7 Quay Road Grade II
- 8-9 Quay Road Grade II
- 1-15 How St Grade II
- 16-21 How St Grade II

## **APPENDIX 2**

### **Buildings considered as making a positive contribution to the Barbican Conservation Area**

- Treville St Board School, Bretonside
- Martins Gate, Bretonside
- 2-4 Bretonside
- 25-27 Bretonside
- 35-47 Bretonside
- 36 Bretonside
- 44 Bretonside
- 51-53 Bretonside
- 18 Buckwell Street
- Barbican Theatre, Castle Street
- 217-235 Citadel Road East
- Artic House, Higher Lane
- 6 Higher Lane
- 24 Hoe Street
- Hoegate House, Hoegate Street
- Warehouse, backing onto Distillery, Hoegate Street
- 7A Hoegate Street Offices, How Street
- Former St Saviour's Church hall, Lambhay Hill
- 31 Lambhay Street ('Fisherman's Arms')
- 20-21 Looe Street ('Porters')
- 25 Looe Street
- 58-59 Notte Street
- 60 Notte Street (the Notte Inn)
- Former St Theresa's mission church, Palace Street
- Palace Court Annexe, Palace Street
- 15-18 Southside Street
- 27-28 Southside Street
- 29-32 Southside Street
- 35-37 Southside Street
- 40 Southside Street
- 46-50 Southside Street
- 55 Southside Street (The Queens Arms PH)
- 16-18 St Andrews Street
- 1 Stokes Lane
- 7 Stokes Lane
- 11 The Parade
- 25 The Parade
- Vauxhall Street Flats
- 62 Vauxhall Street
- 134 Vauxhall Street
- 155 Vauxhall Street
- 7-10 Whimple Street

### **APPENDIX 3**

#### **Properties in the care of the Plymouth Barbican Association**

- 29 Looe Street
- 32 Looe Street
- 33 Looe Street
- 36 Looe Street
- Batter Street car park
- 25 Parade
- 7 Stokes Lane
- 6 The Barbican
- 12 New Street
- 20 New Street
- 22 New Street
- 34-42 New Street
- Elizabethan Gardens

### **APPENDIX 4**

#### **Buildings on the Buildings at Risk Register**

- Citadel Ope, The Barbican
- 235 Citadel Road East
- Railings, piers and walls, Citadel Road East
- Fisherman's Lock-ups, Commercial Wharf
- Warehouse, How Street
- Church Hall, Lambhay Hill
- Railings and bollards, Lambhay Hill
- Plymouth Castle (Scheduled Ancient Monument SM PY217)
- Mayflower Sailing Club, Madeira Road (Grade II Listed Building)
- Wall (with memorial plaques), Madeira Road
- 15 New Street (Grade II Listed Building)
- 32 New Street "Elizabethan House" (Grade II\* Listed Building)
- 27 New Street (Grade II Listed Building)
- Highland Cottages, New Street
- 5-6 Southside Street
- 10 Southside Street
- 15 Southside Street
- 53A Southside Street
- West Pier, Sutton Harbour
- Quay Walls, Sutton Wharf
- 5 Sutton Wharf
- 82-84 Vauxhall Street (Grade II Listed Building)
- 155 Vauxhall Street