

General condition

While it is clear that Ebrington Street is not without its problems ('Issues' p.45 below) overall the area feels busy and well-used. There is little dereliction and there are few empty or run-down properties, though maintenance is poor in a few cases.

A useful indicator of the general condition of the built heritage is the number of buildings and structures that are considered to be 'at risk', either because of poor, or little or no maintenance, or because they are vacant or underused. An audit of 'Buildings at Risk' in Plymouth in 2005 identified eight properties within the Ebrington Street Conservation Area. They are:

- 43 Ebrington St
- 53 Ebrington St
- 57-59 Ebrington St
- 65 Ebrington St
- 67 Ebrington St
- 67a Ebrington St
- 72 Ebrington St

This represents only a small proportion of the total number of properties within the Conservation Area however, and none of these are considered to be at immediate risk of serious deterioration. The shop units at nos. 43, 53, 65 and 67 are also now occupied and used, with some upper floors in use or under refurbishment, which removes the principal reason for their inclusion on the register. This picture supports the general impression of a Conservation Area in reasonable condition.

Beaumont Park is well preserved and does not appear to suffer particularly from the usual problems of casual vandalism or anti-social behaviour that often affect urban parks. It is reasonably

well maintained, and recent works such as the provision of the arbour at the entrance from Beaumont Place show that there has also been investment. The recent refurbishment and occupation of the former lodge house also contributes to the sense of good overall condition.

Nevertheless one of the purposes of this appraisal and management plan is specifically to identify those aspects of the Conservation Area which need improvement, and these are identified in the following sections.

Negative factors

The main factors that detract from the special quality of the Conservation Area are:

- inappropriate and insensitive modern development
- poor quality shopfronts
- poor quality prominent frontages
- poor aspects of the public realm
- the cumulative effect of ill-considered modern 'improvements'

The most significant **inappropriate and insensitive modern developments** are:

No.55 Ebrington Street, a poor quality modern shop front with an 18th century townhouse to the rear, which has been subject to substantial inappropriate modern alterations.

No.61a Ebrington Street, a singularly unsympathetic and intrusive modern build which contributes nothing to the Conservation Area.

'West Point' No.71 Ebrington Street, a modern 4-storey office block which respects neither the scale, mass, design or materials of the rest of the Conservation Area.

No.64-66 Ebrington Street, another singularly unsympathetic and intrusive modern build which contributes nothing to the Conservation Area.

Nos.80/80a - 82 Ebrington Street, single storey rendered facades fronting two Nissen huts. While of some historic interest these buildings contribute nothing to the Conservation Area, and present a rather down-at-heel appearance from the northern end of Gasking Street.

5-9 Beaumont Road, apparently modern infill.

Gascoyne Court, a modern residential block in a particularly sensitive position, which contributes nothing to the Conservation Area.

Poor quality shopfronts of unsympathetic design, including a number attached to otherwise good historic buildings, predominate along Ebrington Street and Beaumont Road. Only Nos 51, 57-59 ('Goulds'), 60 and 65 Ebrington Street and 1 Beaumont Road still retain shopfronts that are appropriate to their buildings. The quality of this principal thoroughfare within the Conservation Area would be immeasurably enhanced if the quality of the shopfronts could be improved.

Some of these negative developments and poor shopfronts also produce **poor quality frontages**, including on the major streets, that detract significantly from the special quality of the Conservation Area. The most prominent examples are Nos 80-82 Ebrington Street returning into Gasking Street; the weak frontage created by Gascoyne Court between Gascoyne Place and Beaumont Place; Nos. 5-9 Beaumont Road, and particularly the very weak frontage onto Regent Street along the northern boundary of the Conservation Area.

The quality of the **public realm** is a major factor in the overall quality of the Conservation Area. While areas of historic floorscape and individual remnants of historic railings and other detail survive in a number of locations, the majority of the public realm is at best mundane, or at worst has a demonstrably negative effect on the Conservation Area. This is most dramatically seen at the Charles Cross roundabout, which not only effects the setting of the Lanyon Almshouses, but also this western entrance into the Conservation Area. Ebrington Street is also a busy thoroughfare for pedestrians and vehicles. Whilst this adds to the vibrancy of the street, traffic undoubtedly compromises pedestrian movement and access through the area, particularly across Ebrington Street and generally North-South.

Otherwise the quality and character of the wider Conservation Area is adversely affected by the usual rash of **modern 'improvements'**, primarily the replacement of traditional doors and windows by plastic and other alternatives; the loss of traditional renders and their replacement with pebbledash and other modern finishes; the loss of architectural detail, and the loss of historic railings and boundary walls. This sort of piecemeal change affects both commercial and domestic properties and is endemic throughout the Conservation Area, emphasised by the small number of historic buildings that have escaped its effects.

Summary of special interest

- Survival of a still remarkably intact late 19th/early 20th century shopping street retaining active and varied uses
- High quality late 18th and 19th century residential terraces
- Good historic building groups and good individual buildings
- A strong sense of identity and 'place'
- A well-used historic public park with particularly fine tree cover
- Some fine and arresting views, especially out of the Conservation Area
- Survival of much of the original 18th century street plan

Issues

The main issues that adversely affect the 'special interest' of the Ebrington Street Conservation Area are:

- **inappropriate and insensitive modern development**, notably Nos.55, 61a, 64-66, 71 and 80-82 Ebrington Street, 5-9 Beaumont Road and Gascoyne Court.
- **poor quality shopfronts**. Only Nos 51, 57-59 ('Goulds'), 60 and 65 Ebrington Street and 1 Beaumont Road still retain shopfronts that are appropriate to the special historic quality of the Conservation Area.
- **poor quality prominent frontages**. Opportunities for developing or enhancing these sites should be explored.
- **poor quality public realm**. The majority of the public realm is modern and mundane. Very little historic street furniture survives, and there are only limited areas of historic paving along Hill Street, North Street, Gasking Street and Park Terrace, and a few isolated runs of historic railings. It is important that these survivals are retained, and where possible, restored. They are an important feature of the special character of the Conservation Area.
- **the cumulative effect of ill-considered 'improvements'**. Throughout the area there are examples of inappropriate additions and alterations such as the installation of plastic doors and windows, the removal of boundary walls and railings, use of pebbledash and other inappropriate wall finishes, and loss of architectural detail. Cables, conduits and satellite dishes also disfigure many properties. This piecemeal loss of original detail is a major issue that impacts significantly on the character of the Conservation Area.
- **poor maintenance** of some properties. A number of properties are in multiple occupation, and some have had little or no maintenance over long periods. There are a small number of empty properties. Eight properties within the Conservation Area were identified as 'at risk' on the 2005 survey of Buildings at Risk.

Whilst traffic movement adds to the vibrancy of Ebrington Street it also tends to dominate the area, notably along Ebrington Street itself, where it creates an effective barrier to north-south movement, and particularly at the Charles Church entrance into the Conservation Area, where traffic completely dominates the public realm. Effective means of managing this needs to be explored.

Ebrington Street Conservation Area 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 and Approach

In responding to development proposals for the Ebrington Street Conservation Area, Plymouth City Council will follow the objectives and policies set out in the Core Strategy of the Local Development Framework, in particular policies CS02 and CS03, which relate to the delivery of a quality city. 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, and will be interpreted with reference to the following general principles for the good management of Conservation Areas.

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 the city.

Principle 2 - The position, scale, massing and materials of new development will be expected to respect the existing character of the Conservation Area.

Principle 3 – Priority will always be given to the retention and enhancement of buildings of heritage value identified in the Conservation Area Appraisal and Management Plans.

Principle 4 - New development will be expected to be of the highest quality design that respects and enhances the character of the Conservation Area. High quality contemporary architectural design will be encouraged, though high quality replication in appropriate cases will not necessarily be rejected.

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 traffic management or 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.

Principle 8 – The historic views and vistas identified on p.17 above, 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.

The Ebrington Street Conservation Area is a fine – indeed, in view of the post-War history of much of the historic city - a remarkable survival of a 19th/early 20th century shopping and residential area including a fine 19th century park. This essential character still shines through despite economic problems, poor quality modern development, and casual degradation.

A three-fold approach is proposed for the management of this Conservation Area:

1. **RETAIN** what is important and significant
2. **RESTORE** and/or improve what has deteriorated but is still useable
3. **REPLACE** poor quality and unsympathetic development with good quality modern proposals that respect the essential character of the Conservation Area.

Management proposals

1. **RETAIN what is important and significant.**

The appraisal has identified the following buildings, structures and townscape features as of particular importance and significance to the character of the Conservation Area. These include those considered as 'buildings which make a positive contribution to the character or appearance of a conservation area' as highlighted in Planning Policy Guidance Note 15.

Individual buildings

4, 7, 9 & 10 Gascoyne Place
Beaumont House
1, 19 & 21 Beaumont Road
Church of the Holy Cross
St Teresa House
51, 53, 57-59, 61 & 63 Ebrington Street
19 North Street
'Woodside' public house

Building groups

13-19 Gascoyne Place
1-11 & 12-16 Beaumont Place
50-62 Ebrington Street
The Lanyon almshouses

Public realm

Beaumont Park
Boundary walls to former Friary Goods Yard, Beaumont Road
Historic street surfaces in Hill Street, North Street, Gasking Street and Park Terrace
Garden trees along Gascoyne Place

Proposed management plan action

Statutory protection 4, 7, 9 & 10 Gascoyne Place, Beaumont House, and the Lanyon almshouses are already statutorily protected as Listed Buildings (see Appendix 1). This is the most effective means currently available to protect important historic buildings from inappropriate change.

Proposed action

Consideration will also be given to statutory listing for 61 Ebrington Street and the 'Trafalgar' public house, and if considered appropriate, these buildings will be assessed and proposed for statutory listing within six months of the adoption of the completed appraisal and management plan.

Local listing 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 supports 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.

Proposed action

Possible candidates for any local list will be considered within 12 months of the adoption of the completed appraisal and management plan. This list will be drawn from, but will not necessarily be restricted to, those buildings and structures identified in the above list.

Article 4 Directions The City Council will also consider the application of 'Article 4 Directions' to buildings within the Conservation Area that are considered to make a positive contribution to the character of the area. 'Article 4 Directions' mean that planning permission is required for a wider range of

development proposals than would otherwise be the case. They have been found to be an effective means of controlling the sort of piecemeal alterations that so often contribute to the degeneration of the architectural or historic character of buildings.

Proposed action

A detailed schedule of buildings and structures in the Ebrington Street Conservation Area that could benefit from the imposition of Article 4 Directions will therefore be drawn up and submitted for consultation and Council approval within twelve months of the adoption of the completed appraisal and management plan. This list will be drawn from, but will not necessarily be restricted to, those buildings and structures identified in the above list.

Public realm

Beaumont Park

The Park appears to be well-managed and is a generally good condition. There is no obvious need to change the current management regime.

Historic street surfaces

The areas of historic surface that still survive, particularly the setts along North Street, Gasking Street and Park Terrace, and the small area of pavement on the western side of the Regent Street car park should be retained. Recent guidance² states that 'streets....(especially in historic areas) requires a careful and multi-disciplinary approach that balances potential conflicts between different objectives.'

² Dept for Transport Manual for Streets 2007

2. RESTORE and improve

As with virtually every other part of Plymouth that retains some degree of historic character, the Ebrington Street Conservation Area suffers throughout from inappropriate additions and alterations, particularly the replacement of traditional wooden doors and windows with plastic alternatives; the removal of historic boundary walls and railings; use of pebbledash and other inappropriate wall finishes, and loss of architectural detail. Cables, conduits and satellite dishes also disfigure many properties. In a number of cases this is exacerbated by poor maintenance. There is also a particular problem with poor quality modern shopfronts along Ebrington Street and Beaumont Road.

This piecemeal loss of original character is a major issue that impacts significantly on the character of the Conservation Area. The removal of inappropriate and disfiguring works, and the restoration, where appropriate, of architectural detail, would contribute enormously to the 'preservation and enhancement' of the Conservation Area.

Proposed management plan action

Restoration of shopfronts The shops along Ebrington Street and part of Beaumont Road are a major element of the Conservation Area and have a particularly significant impact on its character and appearance. While most of them occupy historic buildings, including buildings which have been identified as making major contributions to the character and appearance of the Conservation Area, many of the actual shopfronts are inappropriate modern types that detract significantly from the character and appearance of the Conservation Area. A programme to replace and/or restore shopfronts would be a significant enhancement of the Conservation Area.

Restoration of railings to Nos. 13-19 Gascoyne Place

Despite modern 'improvements', principally plastic doors and windows, Nos. 13-19 still retain their imposing form and character. Restoration of their frontage railings would be a significant enhancement of this important part of the Conservation Area. The short length of original railing outside No.14 provides an authentic pattern. Any restoration programme should also consider the restoration of railings to front entrance steps as still survive at Nos. 17, 18 and 19.

Restoration of railings to Beaumont Place New 'period' railings were installed to several properties along this street in 1989. Consideration should be given to revisiting this project. The length of original railing outside No.19 provides an authentic pattern.

Delivery: Funding for appropriate schemes will be sought through:

Heritage-led regeneration projects such as the Townscape Heritage Initiative

Heritage-led regeneration projects funded through s.106 planning contributions

Repair and enhancement projects funded as part of housing improvement schemes – 'Empty Homes Grant'

Other possible funding opportunities such as through the Local Area Agreement.

Pedestrian Improvements to the public realm. The public realm is dominated by vehicle movement which in areas make pedestrian movement difficult and creates a poor environment to move through. In particular, the entrance to the conservation area creates a very negative impression and relates poorly to the historic character of Ebrington Street.

Delivery: Improved pedestrian crossings are being considered at the western end of Ebrington Street through the Local Transport Plan 2 Capital Programme, (06-11) which will include

the reinstatement of high quality, natural paving. Subsequent phases will focus on the wider junction into Ebrington Street from Charles Church/Charles Street and will be potentially delivered through the Transport Capital Programme, and the positive use of development consents process, including the use of Section 106 agreements.

Enforcement

Participatory restoration and enhancement programmes may not be enough in themselves to produce the degree of improvement that would have a significant impact on the character and appearance of the Conservation Area, and the possibility of enforcement action cannot be ignored. Targeted enforcement programmes have been shown previously in Plymouth to be effective means of preserving and enhancing the special interest of Conservation Areas. 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.

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.

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 force attention on this problem and defines 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 Ebrington Street 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.

Delivery

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.

3. REPLACE

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. These are listed on p. 41 above, repeated here for clarity:

- **No.55 Ebrington Street**, a poor quality modern shop front with an 18th century townhouse to the rear, which has been subject to substantial inappropriate modern alterations.
- **No.61a Ebrington Street**, a singularly unsympathetic and intrusive modern build which contributes nothing to the Conservation Area.
- **'West Point' No.71 Ebrington Street**, a modern 4-storey office block which respects neither the scale, mass, design nor materials of the rest of the Conservation Area.
- **No.64-66 Ebrington Street**, another singularly unsympathetic and intrusive modern build which contributes nothing to the Conservation Area.
- **Nos.80/80a -82 Ebrington Street**, single storey rendered facades fronting two Nissen huts. While of some historic interest these buildings contribute nothing to the Conservation Area, and present a rather down-at-heel appearance from the northern end of Gasking Street.
- **5-9 Beaumont Road**, apparently modern infill.
- **Gascoyne Court**, a modern residential block in a particularly sensitive position, which contributes nothing to the Conservation Area.

It is the objective of this management plan to encourage the appropriate redevelopment of these sites, not only to remove the blight, but also to contribute positively to the 'preservation and enhancement' of the Conservation Area by encouraging high quality redevelopment. 'High quality' is the key in this context, with the use of quality materials and good design crucial to the development of schemes that respect and contribute to the special character of the area. To assist this

objective, it is expected that development within the Conservation Area will be considered against the principles on p. 45. Further guidance will be provided in the forthcoming Design Supplementary Planning Document (Sustainable Design in Plymouth).

Proposed management plan action

Proposals for redevelopment of these sites will be considered against their potential for preserving or enhancing the 'special character' of the Conservation Area, and against the above principles.

Delivery

Through the positive use of the development consents process including the use of Section 106 agreements

Monitoring and Review

Monitoring

An annual Conservation Areas Monitoring Report will be prepared. This will record progress on each of the main action areas as identified in the management plan. This will be reported to the City Council's Historic Environment Champion, and will form part of the City Council's Local Development Framework Annual Monitoring Report. It is envisaged that the first monitoring report for the Ebrington Street Conservation Area will be produced at the end of 2008.

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.

The input of local stakeholders and local conservation groups 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 Buildings in the Conservation Area

Area 1. Ebrington Street/Beaumont Road

The buildings fronting Ebrington Street and the western end of Beaumont Road are mainly commercial properties in use as shops of varying descriptions, usually with residential accommodation on the upper floors. The line of the modern Ebrington Street and the western end of Beaumont Road are shown on Donn's map of 1765, and there are no buildings that are demonstrably earlier than the late 18th/early 19th century, with the possible exception of No.61 Ebrington Street, (Ebrington House) which is a fine brick-built townhouse of apparent early 18th century date. There may well be earlier buildings under later facades and rebuilds of course.



Most of the commercial properties are two or three storey brick or rendered buildings with shop fronts on the ground floor. The majority appear to be 19th century. While the architectural and historical quality of these buildings has been compromised in

many cases by inappropriate changes such as modern windows and doors, loss of original architectural detail, and inappropriate modern shopfronts, Ebrington Street/Beaumont Road nevertheless retains much of the appearance of a 19th and early 20th century shopping and residential area, with some very fine building groups and individual buildings.

The western end of the north side of Ebrington Street consists of a large plot, which was undergoing redevelopment during the preparation of the appraisal. Nos.50-62 follow to the east, a fine row of 3-storey mid-late 19th century rendered buildings with ground floor shops with residential accommodation over. The two end buildings are elaborated to provide architectural stops, with No.62 (the 'Trafalgar' public house) a striking achievement in brick and plaster. Though the row has been damaged by the addition of unsympathetic shopfronts - with the exception of No.60 - this is a good group, which makes a very positive contribution to the Conservation Area.



East beyond Trafalgar Street, Nos.64-66 is an ugly modern intrusion, while Nos 68-70 display very fine late 19th century upper storey frontages with elaborate brick and terracotta decoration spoilt by poor ground floor modern shopfronts, though the cast iron pillars that would have framed the original shopfronts are still *in situ*. Nos 72-74 and 76-78 still show something of their original 19th century quality, but have been extensively damaged by inappropriate additions and alterations and poor quality shopfronts. Nos. 80-82, while contributing nothing to the quality of buildings in the Conservation Area, are nonetheless of some interest in being one of the very few survivals in the city of the Nissen huts that were ubiquitous in the Second World War and post-War years.



The north side of Beaumont Road begins on the east side of Gasking Street with a fine late 19th century three-storey residential block with shop on the ground floor. Apart from plastic windows this building is largely original and also retains a good shopfront, though this is possibly a replica.



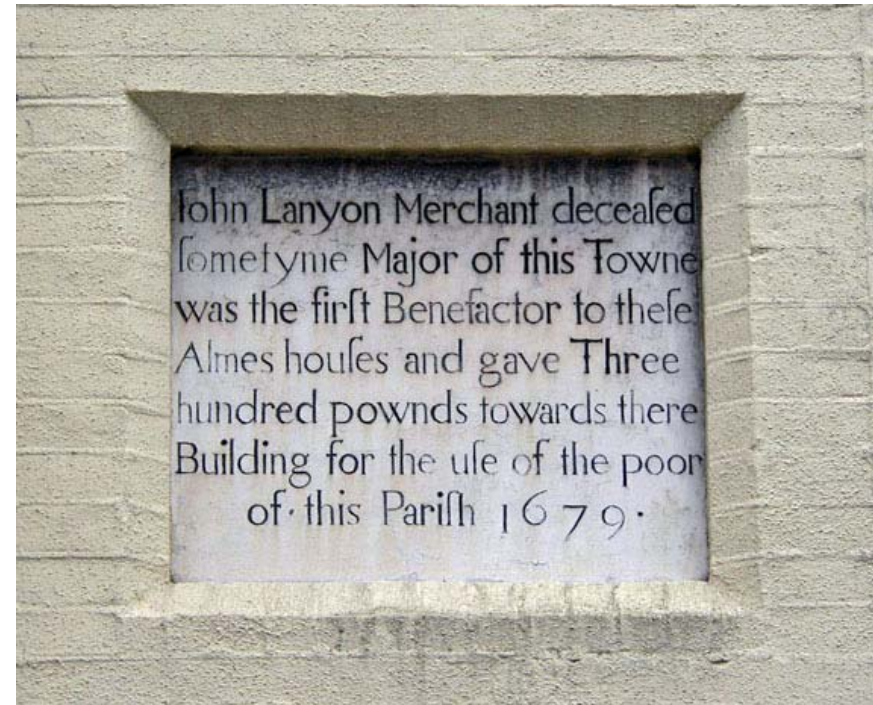
The quality of this frontage is however not continued eastwards along Beaumont Road, with Nos. 5-9 apparently modern infill, though respecting the historic building line, while Nos.11, 13 and 17, while possibly of early 19th century date, have lost virtually all their historic character. Only Nos.3 and 15 retain something of their original character, though No.3 is spoilt by a very poor shopfront, and No.15 has been poorly maintained. The row is finished by Nos 19 and 21, a pair of two-storey residential properties of early 19th century date with imposing stuccoed facades, with rusticated ground floors, under wide moulded eaves and parapets. While these have also been subject to replacement plastic windows and a plastic door to

No.19, overall they make a positive contribution to the Conservation Area. No. 21 retains its original slate steps.



The south side of Ebrington Street displays a similar range in the quality of buildings as the northern side. The western entrance from Charles Cross is formed by the striking L-shaped façade of the Lanyon Almshouses, a 17th century foundation rebuilt in 1868 in a Gothic Tudor style with prominent stepped gables. These are listed Grade II, and form an arresting entrance into the Conservation Area from the otherwise most unsatisfactory starting point of the Charles Cross roundabout.

Nos.41-45 are 19th century rendered 3-storey buildings with ground floor shops with accommodation over. Though the windows of No. 45 have been replaced, these are otherwise



good quality historic buildings that make a positive contribution to the Conservation Area. To the east by contrast, Nos. 47-49 Ebrington Street are undistinguished three-storey properties, but Nos.51-53 are good 19th century two-storey buildings with hipped roofs and ground floor shops. Though No.53 is spoilt by a poor shopfront, they are nevertheless an attractive pair of buildings that contribute positively to the Conservation Area. No.55 is an ugly modern intrusion, the first of a row here of single-storey shops broken forward from the townhouses behind. Nos.57-59 ('Gould's) immediately alongside, in contrast, displays the most prominent and finest historic shop front on Ebrington Street, consisting of an elaborate late 19th century double front with central entrance, in excellent condition, and still in use as a shop, and making a major contribution to the Conservation Area.



These single-storey shops are backed by a large and imposing row of 3 three-storey rendered townhouses. These appear to be of late 18th or early 19th century date, though all have been subject to inappropriate and damaging alterations and additions, or are in a run-down state. This row is adjoined on its eastern side by No.61, Ebrington House, as noted above, a fine 18th century brick-built three-storey town house with attic which makes a striking contribution to the Conservation Area, though its windows have been replaced by plastic alternatives. It adjoins No.61A, a particularly intrusive modern building finished in an unattractive cement render with ugly metal windows and utilitarian shopfront. Nos.63-65 are good two-storey 19th century properties arranged as shops with accommodation over, with No. 65 retaining a timber double sliding sash full-width display shopfront.

No.67 & 67a Ebrington Street appears to incorporate the remaining properties as far as the junction with North Street, comprising three 3-storey buildings. The corner building was originally elaborately detailed as an end stop to the row, but has been damaged by inappropriate modern additions and alterations, though the middle building still retains a small but original shopfront behind a modern grill. Clarendon House, 19 North Street, which fronts onto the west side of North Street just south of its junction with Ebrington Street, is noteworthy as an example of a modern building which has been carefully designed and sited to respect the historic interest of the area. It sits in pertinent contrast to the mass of 'West Point' directly opposite across North Street, a modern 4-storey office block which respects neither the scale, mass, design nor materials of the rest of the Conservation Area.



East of Gasking Street, the south side of Beaumont Road is dominated by St Teresa House, a brick and concrete three-storey building with a concrete slab façade and apparently original metal windows with stair tower to the east. Originally (1950) built as Dingle's bakery and store, and the first post-war building in Plymouth, it has been converted to residential accommodation with commercial ground floor use, and with an added penthouse storey. The front displays a bas-relief of a cornucopia, a reflection of a common theme in the post-war city. Despite its conversion and rather poor quality shopfronts, this is a good building, which makes a positive contribution to the Conservation Area.

The Holy Cross church to the immediate east is a decent Victorian Gothick building with attached presbytery and rebuilt primary school, which adds undoubted interest to the street scene.



Area 2. The residential streets

The streets to the north of Ebrington Street are primarily residential, ranging from the imposing 19th century terraces along Gascoyne Place to the modest two-storey terraces along North Street. Much of the integrity of these smaller streets towards the western end of the Conservation Area has been lost to modern development, so that only North Street now retains anything like its original terraces, and only on its eastern side. While these retain elements of their original detail, including some decorative door hoods and architraves, the historic character of these terraces has been significantly affected by the addition of the usual modern replacement doors, windows and render.



The southern side of Regent Street, which forms part of the northern boundary of the Conservation Area, presents a very poor frontage, consisting for the most part of garages and single storey outbuildings at the rear of the large early 19th century properties on Gascoyne Place. While some of these buildings may have started life as stables and carriage houses for the Gascoyne Place properties, they are now devoid of much historic character.

Much of the historic integrity of the streets on the southern side of Ebrington Street has also been lost, primarily to the post-War development of Exeter Street, which has truncated them, and divorced particularly North Street and Gasking Street from their direct historic links with Sutton Harbour. They are now sad cul-de-sacs ending at a busy main road now also backed by tall modern development, which reinforces their separation from their historic links to the harbour. With the exception of Clarendon House, a modern residential block on the western side of North Street opposite 'West Point', built in a restrained and respectful early 19th century style which shows that good quality replication can work in a Conservation Area, none of these truncated streets to the south of Ebrington Street retain any buildings that contribute positively to the Conservation Area.



Gascoyne Place by contrast contains some of the most impressive historic residential properties in the Conservation Area. The northern side was developed by 1820, and Nos. 4, 7, 9 and 10 retain much of their original interest and character including stucco or slate hanging, wooden sliding sashes with internal shutters, and original doors. They are listed Grade II. Nos. 3 and 4 retain striking pineapple finials to their gate piers, a 'must have' up-market motif in its time. Regrettably, the other properties in the terrace have been so altered over the years as to have lost most of their architectural and historic interest.



The southern terrace, Nos 13-19, is later but much more complete, consisting of six rendered 3-storey townhouses with basements set behind light wells. These have rusticated ground floors, while the upper floors display elaborate window hoods under dentilled eaves below deep interrupted parapets. Some original railings remain on the steps to the front doors, and there is a fragment of front railing surviving at No.14. The easternmost house, No.13, is of a different design to the rest of the terrace, being double fronted and of a loosely 'Italianate' character, and without the rustication or elaboration of the rest of the terrace. Overall Gascoyne Place is a fine piece of 19th century townscape with the late 18th/early 19th century 'Woodside' pub providing an interesting end stop to the west, with the curving and tree-overtopped boundary wall of Beaumont Park providing an attractive and inviting view to the east.



Beaumont Place is a later development of two-storey houses along a short street leading to Beaumont Park. The northern terrace consists of five houses of two bays each, with rendered facades behind shallow gardens. The windows are set into rectangular or arched insets with shallow hoods over the doors supported on brackets. The southern terrace of eleven properties is of comparable dimensions and style, but slightly more elaborated with rusticated ground floors. Most doors remain as well as some replica wooden sashes, and No.10 retains its original railings. Beaumont Place forms an attractive entrance to Beaumont Park, only spoilt by the intrusive mass of the modern Gascoyne Court at its western end.

