



Fig 11 Townscape Analysis

Negative Factors

Some factors which detract from the special quality of the Conservation Area are:

Overhead wires and cables

A proliferation of telephone wiring extends from two telegraph poles at the junction of Back Lane, Underwood Road and Fore Street to houses opposite. The same situation, to a lesser extent, exists at the western end of Fore Street junction with Longbrook Street. Wiring is also obtrusive opposite the London Inn.



Wiring on Underwood Road

Inappropriate or insensitive development

There are a number of factors which could contribute to the cumulative degradation of a conservation area. These include, inappropriate siting of satellite dishes, poor quality replacement windows and inappropriate building cladding. At the time of appraisal Plympton St Maurice has a good record in the control of these negative factors and has suffered little from the above.

General Condition

The Conservation Area, which focuses upon the ancient core of Plympton St Maurice, retains a village-feel particularly along Fore Street and in the area around the Church. It is an attractive and very interesting historic area with an origin stretching back to Saxon times and thus predating Plymouth itself.

The area has a great sense of pride with a very active and hard-working Civic Association which has proved to be very vocal and able in defending community interests and which is at the forefront of various enhancement projects including locally erected plaques recording historic buildings and events.

There is no outright dereliction and very little vacant property or property in need of repair.

One of the principal indicators of the general condition of the built heritage is the number of buildings and structures which are considered to be 'at risk' either because of poor maintenance, or because they are vacant or underused. An audit of 'Buildings at Risk' (BAR) in Plymouth in 2005 identified only 5 buildings or structures at risk within the Plympton St Maurice Conservation Area. These are:

- The Gate Piers of St Peter's Convent, Longcause
- Kitchen Garden Wall, St Peter's Convent, George Lane
- Boundary Wall, St Peter's Convent, Longcause
- The Guildhall, Fore Street
- 164 Underwood Road

Whilst the BAR is a useful measure of historic buildings and structures which may be at risk of deterioration, it is important to understand that in Plympton St Maurice none of the structures and buildings listed above are at serious risk and they represent only a very small proportion of the number of buildings within the Conservation Area.

Summary of Special Interest

Plympton St Maurice is a picturesque village in a sheltered location some 7km east of Plymouth. It has a rich and varied past dating back to the Saxon period. Many of its important monuments and architectural qualities remain today.

The existing remains of Plympton Castle date from a rebuild in 1140. They are of Norman motte and bailey origin, but sit upon a much earlier defence thrown up by the Saxons against the Danes. Until it became too silted, a navigable channel of the River Plym allowed river traffic to approach close to the settlement. This settlement continued to grow around the castle and by 1155 Plympton St Maurice had developed into a borough. By 1328 the Borough had become a thriving stannary town.

In the early Middle Ages, Plympton was far superior in importance to Sutton, the core of modern Plymouth. Although the importance of the Castle declined during later years, Plympton St Maurice continued to prosper as a market town.

The village developed in a cluster around the castle and church and is a fine example of a medieval planned settlement, this being one of its prime interests. Today it is characterised by a tight urban form, with long narrow burgage plots, a strong building line particularly along Fore Street, and many houses dating between the late 17th and early 19th Centuries. The houses front onto candy tiled pavements and irregular narrow streets.

The rich townscape is greatly enhanced by the fine views, particularly along Fore Street, glimpses through narrow alleys between the burgage plots, and views of the medieval settlement from the southern fields.

The area comprises many buildings of individual historic importance. Key landmark buildings include the late 17th century Guildhall, the Rectory on the south side of Fore Street, the Grammar School (now the Sir Joshua Reynolds Centre) founded in 1658 to educate 'all poor persons children', and Plympton House built by Sir George Treby in 1700.

A special claim to fame is Plympton's close association with nationally recognised artists, especially Sir Joshua Reynolds (first President of the Royal Academy in 1768), Benjamin Haydon and Sir Charles Lock Eastlake who also became a President of the Royal Academy in 1850.

Issues

This appraisal has identified a number of issues which impact upon the Plympton St Maurice Conservation Area.

The most significant of these include:

Preservation of the setting

The Conservation Area represents a superb example of a rural settlement which has retained its village feel and sense of community despite the spread of urbanisation from nearby Plymouth. The rural setting is further emphasised by a backcloth of farmland and wooded hills to the south. In order to preserve this rural setting any development pressures on open land, both to the north and south of the village, should be resisted.

Protection of historic buildings and fabric

The need to ensure that all buildings and other structures within the Conservation Area, which warrant statutory or other protection, are identified and appropriately designated. Statutory protection has been shown to be an effective means of protecting the special interest of Conservation Areas. Statutory designation is already extensive within the Conservation Area so, apart from one or two candidates for statutory listing, it is likely that Local Listing will be the only significant requirement.

Protection of special elements of the built heritage

The need to recognise and understand the historic character of the area. In addition to the statutory protection measures, the retention and enhancement of historic street surfaces (candy tiles) is particularly important in this respect.

Guard against inappropriate development

The need to ensure that development within the Conservation Area is appropriate to the character of the Conservation Area and sympathetic to the architectural tradition.

Public realm - open space

The need to improve public realm open space (notably The Pathfields) with enhancement projects which will promote more active use of the open space.

Traffic Management

The need to recognise that the Conservation Area should not attract additional traffic movements beyond those already existing. This is particularly true of Fore Street where vehicles are unable to pass each other due to on-street parking.

Impact of the Sherford new community

The need to ensure that the nearby Sherford new community does not adversely impact upon the Conservation Area. Vehicle movements into the Conservation Area, particularly from the south following the construction of the Sherford new community, should be restricted.

Parking within the Conservation Area

The need to recognise the severe lack of parking places within the Conservation Area which results in on-street parking.

Plympton St Maurice 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 the issues raised in the Conservation Area appraisal, and in exercising its powers within the Plympton St Maurice Conservation Area, the 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 the emerging Sustainable Design in Plymouth 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 Plympton St Maurice 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.

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.

Approach

The Plympton St Maurice Conservation Area is a remarkable survival of a medieval planned settlement centred around the remains of a fine Norman Castle which is a Scheduled Ancient Monument. The Conservation Area includes a Grade I listed building (St Peter's Convent) with its associated Registered Park and Garden, and 68 other listed buildings. Plympton St Maurice has one of the best records in the city for the care of its Conservation Area character, primarily due to the work of the local Civic Association (in partnership with the Council) which encourages good stewardship of the Conservation Area and works towards enhancement of the area and its setting.

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

1. **retain** what is important and significant
2. **restore** and enhance.
3. **monitor** and review the management of the Conservation Area.

1 Retain

Retain that which is important and significant

The appraisal has identified a number of buildings, structures and townscape features as of particular importance and significance to the character of the Conservation Area. These include Plympton Castle, a Scheduled Ancient Monument, and the gardens of Plympton House, a Grade II Registered Park and Garden, and a large number of listed buildings. There are also a significant number of buildings considered to make a positive contribution to the character or appearance of the conservation area, in terms of Planning Policy Guidance Note 15.

Statutory projection and other designations

The most significant buildings and other structures that are not currently statutorily protected will be considered for appropriate designation. Local designation may be considered for buildings of townscape value that are considered to contribute positively to the conservation area.

Proposed Management Plan Action - Within 12 months of the adoption of this management plan, the following buildings and structures will be assessed and proposed for statutory listing/scheduling if warranted:

- 77 Fore Street (Mayoralty House) – for statutory listing
- the siege mound at St. Peter's Convent – for scheduling

Possible candidates for the local list will be considered within 12 months of the adoption of the management plan. The list will be drawn from, but will not necessarily be restricted to, those buildings and structures identified within this document.

Article 4 Directions

Many conservation areas suffer from inappropriate alterations, additions and loss of historic features, for example the replacement of traditional wooden doors and windows with plastic alternatives; the removal of historic boundary walls and railings and the loss of architectural detail. This piecemeal loss of original character is a major issue which often impacts significantly on the character of Conservation Areas.

Article 4 Directions can help to retain the special character of a Conservation Area's buildings of townscape merit. This means 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. The Council will consider the application of Article 4 Directions within the Conservation Area to unlisted residential buildings that are considered to make a positive contribution to the character of the area.

Proposed Management Plan Action - A detailed schedule of buildings and structures in the Plympton St Maurice 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 management plan. This list will be drawn from, but will not necessarily be restricted to, those buildings and structures identified in this document.

Public realm

Historic Street surfaces

The areas of historic street surfacing ('candy tiles') which still survive within Fore Street, School Lane and Church Street, should be retained.

2 Restore and Enhance

Restore and enhance historic features or public realm areas

Conservation Areas can suffer from inappropriate additions and alterations, particularly the replacement of traditional features, such as windows and the use of pebbledash and other inappropriate wall finishes. Cables, conduits and satellite dishes can disfigure many properties. There are also structures and buildings which either lie vacant or are in need for repair.

Within the public realm, the piecemeal loss of original character, such as walls and railings, the inappropriate replacement of historic surfaces and the proliferation of overhead wires are issues which impact significantly on the character of the Conservation Area. The removal of inappropriate and disfiguring works, and the restoration, where appropriate, of

architectural details, will contribute enormously to the preservation and enhancement of this Conservation Area.

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 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 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. The Council will also encourage informal contact and discussion and provide advice to encourage owners to maintain buildings in good order.

Proposed management plan action - Enforcement measures will be considered for unauthorised works. 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 Council operates a Buildings at Risk Register (BAR) aimed at monitoring those buildings identified as being 'at risk.' Promoting and encouraging the active management, regeneration and long-term stewardship of such buildings. The buildings and structures identified on the BAR within Plympton St Maurice are few, testifying the area's positive stewardship.

On the BAR in October 2007 are:

- The Gate piers of St. Peter's Convent, Longcause
- Kitchen Garden wall, St. Peter's Convent, George Lane
- Boundary wall, St. Peter's Convent, Longcause
- The Guildhall, 42 Fore Street – this building is currently under repair
- 164 Underwood Road

Proposed management plan action - The Council has a target of removing 5% of properties from the BAR Register each year. A strategy to address this target 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 the Council's website.

A long term maintenance programme for the Guildhall, which is in the ownership of the Council, will be prioritised in accordance with its maintenance strategy along with all other corporate buildings. Following the completion of repairs, which were underway in 2007,

the building will be removed from the BAR although certainty over its future ownership should be secured in order that a long-term management plan can be put in place.



Repairs to Guildhall 2007

Public Realm Enhancement Works

The significant areas of public realm within Plympton St Maurice are vitally important to the character of the Conservation Area. For example, the open space of the land to the north of the castle (Pathfields formerly Castlehays) is important in preserving views of the motte and bailey castle. The Castle motte and bailey provide significant open space at the heart of the village with the bailey used on a regular basis for community events during the summer.

Fore Street, the majority of which has candy tile paving, is the principal axis through the Conservation Area and provides good permeability with minor access routes through to the public areas of the castle and church. On the southern side of Fore Street there is a narrow pedestrian through-route to the countryside beyond between numbers 47 and 53.

The fields to the south of the Conservation Area retain a rural quality and are important in preserving the clarity of the medieval plan of the settlement which is seen to best effect from the south or from the motte of Plympton Castle.

The public realm open space both to the north and south of the village contributes significantly to the retention of the historic character of Plympton St Maurice.

Pathfields pond enhancement scheme and woodland walk

The Pathfields park is owned and maintained by the Council who act in partnership with the Civic Association who bring forward regular enhancement schemes. Previously, areas of rough overgrowth have been cleared, wood-chip paths created and new tree species introduced.



The Pathfields

Enhancement schemes actively pursued in 2007 involve the creation of a pond within the Pathfields to promote some wetland habitat and a woodland walk along the southern side of Pathfields to improve the area and to provide a public walkway with natural history interest.

Proposed management plan action - the Council will work in close contact with the Civic Association in order to achieve the best enhancement projects. Advice will be provided by the Parks Department and the Nature Conservation Officer of the Council. Delivery will be achieved for the pond enhancement by Section 106 funding (or equivalent) from the Pocklington development to the north of Pathfields. Delivery of the woodland walk will be achieved by way of funding from the Civic Association. Tree thinning and hedge-laying will be undertaken by Bicton College at the behest of the Civic Association.

Council-owned field to the south of Longbrook

The Council owns and maintains this pasture field with support from the Civic Association who have previously undertaken a programme of planting in part of the field in order to alleviate the effects of water-logging. The field has a public footpath crossing from east to west which provides good views of the Plympton St Maurice burgage plots. The field is used occasionally for community events such as barbeques.



Field south of Longbrook

Proposed management plan action - The Council will continue to work in close contact with the Civic Association on any future enhancement programmes particularly any relating to the proposed formation of the Countryside Park.

Enhancement and replacement of historic paving

Some original historic paving (candy tiles) exists in Fore Street and the streets surrounding the castle. The use of these tiles is rare within Plymouth and should be retained and restored. Much of the paving was removed in the post-War period but replaced by replica tiles in the 1970's. Care should also be taken to ensure that tiles are properly replaced where new street furniture is erected.



Candy Tile paving in Fore Street

Proposed management plan action - The restoration of Candy tiles removed from Longbrook Street would be a significant enhancement of this important part of the Conservation Area. The sourcing of appropriate replacement tiles needs to be undertaken. Funding for this initiative would be sought through the positive use of the development consents process including the use of Section 106 Agreements; other possible sources of funding, such as transport based schemes and through local heritage based initiatives.

Wider Protection Measures

Traffic management measures for Plympton St Maurice

The Council is committed to bringing forward measures proposed within the North Plymstock Area Action Plan (Proposal NP09) to mitigate traffic in Plympton St Maurice resulting from impacts from the proposed Sherford development. This includes the provision of measures, at the Ridge Road/Plympton Hill junction, to restrict vehicle movements from Sherford. This is welcomed as an opportunity to safeguard the important characteristics of Plympton St Maurice Conservation Area.

Proposed management plan action - To work with the Council's Highways Authority and Devon County Council Highways Authority to deliver the measures described above and proposed in the North Plymstock AAP with funding secured from Section 106 contributions from the developers of Sherford. To work in partnership with the Civic Association and other stakeholders in order to achieve the best location for a traffic management measure

which would restrict passage to emergency vehicles, public service vehicles and permitted vehicles only and thus prevent through traffic from Sherford entering the Conservation Area.

Countryside Park

Proposal NP11 of the North Plymstock Area Action Plan seeks to create a Countryside Park. The proposed boundary of the Countryside Park includes the fields to the south, which are within the Plympton St Maurice Conservation Area. This proposal would assist in the desire to protect and safeguard the setting and character of Plympton St Maurice.

Proposed management plan action - Part of the Countryside Park proposal brief is to establish a series of sensitively designed footpath, cycleway and bridlepath routes and circuits throughout the area which will promote access into the Countryside Park. Use of the existing footpath which runs parallel with the Longbrook and which offers views into the former burgage plots of Plympton St Maurice, will be encouraged. The opportunity to provide historic interpretation on the footpath entrance at Back Lane will be explored.

3 Monitoring and Review

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 the Council's Local Development Framework Annual Monitoring Report. It is envisaged that the first Conservation Areas Monitoring Report will be produced within 2008-09.

Review

The Conservation Area character 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.

This review will also take account of legislative changes to the heritage protection system. The input of local stakeholders and the Plympton St Maurice Civic Association in this process, and in the wider management of the historic environment, such as monitoring buildings at risk, will be welcomed. The 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

Designated Sites and Buildings

Scheduled Ancient Monuments

- Plympton Castle SAM PY78

Registered Park and Garden

- Plympton House (St Peter's Convent) Grade II

Listed Buildings

Address	Grade
Plympton House (St Peter's Convent)	I
Plympton House - kitchen garden wall	II
Plympton House - south boundary walls	II
Plympton House - gate piers and walls	II
Remains of castle keep	II*
Church of St Maurice, Church Rd	II*
Churchyard wall and lychgate, Church Rd	II
1 Church Road (St Maurice House)	II
4 Church Road (Island House)	II
The London Inn, 8 Church Road	II
10 Church Road	II
12 Church Road	II
16 Church Road	II
K6 telephone kiosk Church Road	II
2 Fore St (Parade House)	II
4 Fore St (South Neuk and attached railings)	II
9 Fore St (The Rectory)	II*
10 Fore St (Chapel House)	II
18 Fore St (The Cage)	II
20 Fore St (The Pent House)	II
22 Fore St	II
24 Fore St	II
28 Fore St (Brick House)	II
29 Fore St (Pellow Cottage)	II
31 Fore St	II
34 and 36 Fore St (Scotia and Edina)	II
38 Fore St (Castle House)	II
42 Fore St (Guildhall)	II*
43 Fore St (Carlton House)	II
48 Fore St (Milton House)	II
49 Fore St (Tan Cottage)	II

57 Fore St (Old Brewery Cottage)	II
62 Fore St (The Retreat)	II
63 Fore St (Tudor Lodge)	II*
64 Fore St (Mainstone House)	II
66 Fore St (Seale House)	II
67 Fore St (Eastlake House)	II
69 Fore St (Legassick House)	II
71 Fore St (Ivy cottage and shop)	II
85-91 odd Fore St (Caroline Place)	II
93 Fore St (Somercotes)	II
95 Fore St (Cedar Lodge)	II
95 Fore St garden wall	II
95 Fore St (outbuilding)	II
101 Fore St (Plympton St Maurice House)	II
103 Fore St (The Lodge)	II
103 Fore St (boundary wall)	II
Fore St (The Forester's Arms)	II
Barbican Road (Castle Hayes Cottage)	II
Barbican Road (Nos 3 and 5 Grange Cottages)	II
St Elizabeth's Hotel Longbrook Street	II
10, 12, and 14 Longbrook St	II
26 Longbrook St	II
1 and 2 George Lane	II
George Lane (former Grammar School)	II*
George Lane (Grange House)	II
George Lane (Homeleigh)	II
George Lane (Nos 1 and 2 Victoria Cottages)	II

Of the 68 listings there is only one Grade I (Plympton House, St Peter's Convent), 6 Grade II* and 61 Grade II buildings.