



Plymouth City Centre Precinct

Assessment of strategic options for the management of its heritage assets.

Report prepared by Planning Services, Plymouth City Council

September 2008

1. Purpose of the report

- 1.1 The evidence base produced so far for the City Centre Area Action Plan has identified a number of issues relating to the importance of the post-war heritage of the City Centre. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes on local authorities the obligation to 'determine which parts of their areas are of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance'. Planning Policy Guidance (PPG) 15 expands on the legislation and provides further guidance on the designation and management of Conservation Areas, which is one of the statutory options available to local authorities to secure appropriate stewardship of the historic environment.
- 1.2 This report reviews the evidence that has been prepared on the importance of the heritage of the City Centre and recommends how this should be addressed through the Area Action Plan. This report will then be used as evidence to guide the emerging policy direction of the City Centre Area Action Plan.
- 1.3 The Study Area is identified in Appendix 1 and is based on the area of the City Centre that has been identified as of particular heritage interest in the evidence-based documents produced to date.

2. Policy context

- 2.1 The current planning policy framework for the City Centre is identified in the Plymouth Local Development Framework (LDF) Core Strategy (adopted April 2007). This sets out the following vision for the City Centre:

'To reinforce the City Centre's role as a vibrant and thriving regional destination, providing high quality shopping, recreation, culture, civic, education and commercial facilities, well connected to surrounding neighbourhoods, as well as being a safe place of quality in which to live'.
- 2.2 The Core Strategy acknowledges that a major transformation of the City Centre as a regional centre for shopping and employment, as well as a vibrant mixed use centre, is an essential component of Plymouth's overall growth strategy. This aspiration has also been acknowledged in the Draft Revised Regional Spatial Strategy for the South West (incorporating the Secretary of States proposed changes) (July 2008). The City Centre currently significantly under-performs in this respect. Yet it has huge potential, as identified in the Plymouth City Centre Future Direction Investment and Development Strategy, prepared for Plymouth City Centre Company and the Council, by Cushman & Wakefield (October 2008). Achievement of the Core Strategy Vision for the City Centre will require significant investment of the right quality over the longer term.
- 2.3 The Core Strategy vision is not just a vision for growth, but a vision for **high quality** growth. In this respect, Policies CS02 and CS03, which are concerned with the quality of the city, are of equal importance. Delivery of change in accordance with these policies requires that the historic environment of the City Centre is clearly understood at the outset, and that the most appropriate option for its management is identified.

3. Background

- 3.1 In 2001 the City Centre Urban Design Framework was produced to provide a strategic framework to guide future development within the City Centre. This framework developed the City Centre urban design principles contained within the City of Plymouth Local Plan (1995-2011) First Deposit, and was informed by a thorough analysis of the City Centre by Caroline and Jeremy Gould, entitled '*Plymouth Planned: The Architecture of the Plan for Plymouth 1943-1962*' (2000). This work, commissioned by the Council, covered the history and development of the planned post-war City Centre, providing a detailed analysis of the architecture and the public realm. The study was based on both primary and secondary sources, the former including Abercrombie's '*Plan for Plymouth*' (1944); original drawings and plans of buildings; and contemporary documents and articles. Most importantly, Gould placed a value on the City Centre both locally, and in its national and international context. He concluded '*.....despite all the changes that have happened in Plymouth, the city still has the most comprehensive and best preserved fifties City Centre in Britain*'. (Gould, 2000, p1).
- 3.2 In November 2003 the City unveiled a framework for Plymouth's future development prepared by MBM Arquitectes and AZ Urban Studio and led by the renowned Barcelona-based architect David Mackay. This '*Vision for Plymouth*' included recognition of the importance of retaining a memory of place when creating new places and of drawing on the legacy of earlier generations. For the City Centre in particular the Vision proposes:
- Greater intensification and density of mixed use development to include new residential leisure and cultural evening uses.
 - Improvements to the quality of the built environment and the public realm with improved links to the waterfront.
 - Taller buildings.
 - Shared attractive spaces.
 - Quality landmark buildings.
 - Improved public transport interchanges.
- 3.3 The Vision reflects on the importance of heritage and the need to regenerate the City Centre so that it can compete as a regional centre. The Vision states that the City Centre "... must be conserved, not as a fossil, but rather alive to the present circumstances and shift in cultural values. In other words, we must identify its soft or weak parts, where we can act, and readjust to balance the poles of attraction where people will want to go".
- 3.4 In March 2005 the Council published the City Centre Area Action Plan Issues and Options report. One of the key matters raised in the report was "To consider the possibility of a conservation area for the City Centre".
- 3.5 Further analysis of the heritage value of the City Centre was carried out by Alan Baxter Associates, in the Rapid Urban Character Assessment (February 2005) and the Plymouth Waterfront Characterisation Study (June 2006). Both documents were produced to inform the emerging Local Development Framework and follow good practice promoted by English Heritage with regard to landscape characterisation techniques. The Waterfront Characterisation Report recommended that the Council considered the City Centre, including the principal roads, as a Conservation Area.

- 3.6 More recently the Council and the City Centre Company commissioned an investment and development strategy for the City Centre by Cushman and Wakefield. As part of this commission the consultants were asked to consider the historic environment context of the investment and development strategy and, in particular, to review the historic importance of the post-war plan for Plymouth to guide future development. Cushman and Wakefield's study proposed an urban design strategy that respects the historic significance of the post war planning and includes an audit of the quality of existing buildings and streets.

4. The heritage value of the City Centre

- 4.1 The architectural interest of the City Centre focuses primarily on Royal Parade, Derry's Cross, St. Andrew's Cross, Old Town Street, and parts of Armada Way and New George Street. The Goulds argue that buildings such as Pearl Assurance House, Dingles, and the former National Provincial Bank, as well as others, are nationally significant examples of 1950s and 60s architecture and that some warrant statutory listing. The Alan Baxter Associates report agrees with the Goulds in part, though giving less value to some of the buildings, proposing that most buildings are of local, rather than national, interest.
- 4.2 The existing City Centre includes much of what was proposed in the '*Plan for Plymouth*', and is particularly evident in the arrangement of streets and land uses around Armada Way, Royal Parade, New George Street, and Cornwall Street. Guiding principles and policies for the protection and improvement of the best parts of the existing centre were set out within the City Centre Precinct Urban Design Framework.
- 4.3 However significant elements of the '*Plan for Plymouth*' were not implemented as intended. In particular, towards the northern and western end of the City Centre there is a distinct deterioration in building quality, and the only elements of the Plan that were realised in these parts of the City Centre were the basic pattern of roads. The reason for this decline in quality was due, to a large extent, to the necessity to complete the post war reconstruction as quickly as possible, and to a decline in the commercial values of the City Centre land.
- 4.4 There are a few aspects of the City Centre's public realm that are positive, particularly the re-landscaped part of Armada Way immediately north of Royal Parade, the tree-lined southern side of Royal Parade, and the Jellicoe-designed civic square. However, much of the landscape quality of the City Centre proposed in the '*Plan for Plymouth*' was never realised.
- 4.5 The Waterfront Characterisation Report included a SWOT analysis (see Appendix 2). This shows that while there are obvious strengths to the City Centre, there are also elements which weaken the planned form and may impact on any justification for designation. The most significant of these include:
- The 1980s landscaping scheme, which, while recently redesigned adjacent to Royal Parade, has obscured the vista along Armada Way, a key aspect of the Abercrombie Plan.
 - The architecture of much of the City Centre, particularly towards the north, is considered poor in terms of architectural quality and height. It fails to meet the aspirations of the 'Plan' and sits in stark contrast to the buildings to the south.
 - Car ownership and usage were underestimated by the Plan, so that the principal roads (a fundamental part of the Plan) now divide the centre from surrounding areas, making connections difficult.

4.6 The Cushman Wakefield study also identified that much of the existing building stock is approaching some 50 years since its original construction and is showing evidence of deterioration.

5. The importance of the City Centre within the United Kingdom and internationally

5.1 The pattern of wartime destruction followed by reconstruction is common to a number of British and European cities including Coventry, and parts of Berlin and Le Havre, and illustrates a key period in 20th century history. The historic importance of this has been recognised through the designation of Le Havre as a UNESCO World Heritage site (2005).

5.2 Within the history of town planning, the '*Plan for Plymouth*' and the association with Abercrombie is important. The City Centre plan with its symmetrical boulevards is one of the last examples of Beaux-Arts town planning and also relates to the international City Beautiful Movement, which informed the planning of Chicago (1909), New Delhi (1913) and Le Havre. The Alan Baxter Associates report also identified an association with Albert's Speer's mostly unrealised plan for Berlin. Le Havre was designed in the 'modernist' style by the French architect Auguste Perret, and is an outstanding example of post-war reconstruction and the integration of pioneering modern development in architecture and technology (use of prefabrication/concrete) and town planning. Le Havre is superior to Plymouth in its grandeur, architecture and the involvement of a renowned architect, but both are important within the history of post-war reconstruction. Both were developed using a modular grid and the axial arrangement, and both were ambitious plans, led by key, influential figures. On a local level, the rebuilding of the City Centre was of great significance historically and socially, and has shaped the character and appearance of the city today.

6. Options for management of the Historic Environment of the City Centre

6.1 **Conservation Area designation** is one of the most obvious options, and one that is recommended in both the Goulds' report and the Alan Baxter Associates study. A number of post-war developments have been designated as Conservation Areas in the UK. The majority are housing developments, but include, although on a much smaller scale than Plymouth, the post-war town planning of the New Towns of Easthampton, Stevenage and the Landsbury Estate. Although both Easthampton and Landsbury were designed as housing estates with a community focus, their designation as Conservation Areas recognises their importance in post-war planning, and the value of their surviving layout and built form, and shows the increasing recognition of this period of history. A closer parallel is Stevenage Town Square, designated in 1988, the first designed pedestrianised and traffic-free town centre in the country. The boundary, tightly drawn around the Square, is considered to be of particular interest for its buildings, the planned layout and public realm. Plymouth's post war development has been executed on a much grander and ambitious plan, together with a few notable architectural examples.

Implications of Conservation Area designation

6.2 Conservation Area designation seeks to preserve the 'special' architectural or historic interest of an area that derives from its history, buildings and open spaces, and their relationship with one another. It is also one of the measures available to local authorities to help raise the quality of development. It is a proven tool when used in an appropriate context for improving the quality of the environment. The designation criteria for Conservation Areas is set out in Government Planning Circular 8/87 and confirmed in Planning Policy Guidance Note 15.

The proposed area should:

- a) Be of special architectural or historic interest.
- b) Have a definable 'character' or 'appearance'.
- c) Be of such quality and interest as to make it desirable to 'preserve or enhance'.

6.3 Designation of Conservation Areas imposes a number of direct obligations on Local Planning Authorities. These are:

- From time to time to formulate and publish proposals for the preservation and enhancement of their Conservation Areas. (Conservation Area Management Plans).
- To pay special attention to the desirability of 'preserving or enhancing the character or appearance' of their Conservation Areas in the exercise of any of their powers under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- To exercise a general control over total / substantial demolition, and of a number of permitted development rights.
- To ensure that special publicity is given to applications for development within Conservation Areas.

Advantages of Conservation Area designation

6.4 Conservation Area designation would reinforce the need for quality by:

- Establishing the existing quality of the City Centre and recognising the elements of the original design that are worth preserving. This would be set out in the Conservation Area Appraisal and Management Plan (CAAMP), which would give greater guidance for the policies and proposals within the Area Action Plan and provide area specific detail to support the Design Supplementary Planning Document. The CAAMP would provide a sound basis, defensible on appeal, for such Local Development Framework policies and development control decisions.
- Giving stability to the area by clearly identifying where change will be permitted and where it may be more restricted. The appraisal, if used in conjunction with existing statutory planning policies, detailed guidance and site-specific development briefs, could assist greatly in the management of the City Centre precinct.
- Playing a key role in reinforcing key areas of character, as well as identifying key areas for change.
- Helping promote, locally and nationally, the City Centre as an important part of the city and nation's history.
- Seeking, through the Conservation Area management plan, to explain in more detail how the Core Strategy and City Centre AAP policies and objectives could be implemented within the context of an historically important area.

6.5 However Conservation Area designation is not the only option for delivering the outcomes and it is essential that the management option selected is compatible with the delivery of the City Centre as set out in the adopted Core Strategy.

Disadvantages of Conservation Area designation

6.6 The advantages of designation set out above, are also matched by disadvantages, which should be considered in making a judgement on the appropriateness and benefits of designation:

- The requirement to seek Conservation Area Consent for the demolition of buildings within the City Centre could be seen as unnecessary since there is currently no significant threat of demolition within the City Centre without redevelopment schemes being approved first, and quality of design should be capable of being ensured through the normal planning

process. Conservation Area status could be seen as slowing down the development process by introducing additional layers of bureaucracy.

- City Centre Conservation Area designation would enable the Council to adopt an appraisal and management plan to manage the development process in the City Centre. However, these same ends could equally be achieved by a strong and evidence-based planning framework delivered through the City Centre Area Action Plan and appropriate Supplementary Planning Documents.

- 6.7 Of particular concern, in the context of delivering the Core Strategy's growth vision for the city (of which City Centre regeneration plays a key part) would be the perception, particularly among prospective developers and investors, of what Conservation Area status actually means. A common perception is that designation will restrict development, or make it more difficult to progress schemes. Recent English Heritage guidance and Government documents, including the draft Heritage Bill highlights the potentially proactive nature of Conservation Area designation, which is concerned not only with protecting the character of areas, but also with ensuring they remain vibrant and prosperous. The intention is not to prevent change but rather to ensure that change is managed properly and is sympathetic to the character of the area. This places a great emphasis on a clear communication and awareness raising strategy, as the risk that investors will react negatively from their perception of Conservation Area status is real. Designation would change the planning control landscape at a time when creating a positive environment for investment is crucial to delivering the city's vision.

Alternatives options for the management of the historic environment importance of the City Centre

- 6.8 Alternative options to Conservation Area designation are set out below. These are not stand-alone alternatives; but could be used in conjunction with one another.

Use of landlord controls

- 6.9 The fact that the Council is the ground landlord for the majority of properties within the City Centre brings a significant degree of control. Similarly any proposals to amend the grid layout would involve the Council as the Highways Authority. The Council can therefore deliver an integrated approach to management, disposal and development of Council owned property, to ensure that high quality management and design is achieved that properly reflects and respects the historic interest of the City Centre.
- 6.10 The use of landlord controls does rely on the Council to take a responsible and joined-up approach to the management of its estate rather than relying on the statutory legislation that would be provided by Conservation Area designation which would control demolition and provide tighter controls on advertisement consent. However the City Centre Area Action Plan (AAP) will include a delivery programme to meet the aspirations set out in the AAP proposal. As a corporate document the AAP will be used throughout the Council as a basis for making development and management decisions.

Use of planning policy framework

- 6.11 The emerging City Centre AAP will provide a strong framework for development within the City Centre, recognising and respecting the importance of the '*Plan for Plymouth*'. There is ample evidence from the evidence-based work listed in this report to develop robust and informed design policies that will take proper account of the heritage value of the City Centre. In particular the evidence base could be used to create a strong and heritage-focused design framework into

the Area Action Plan that will allow future developments and public realm proposals to take their reference from the City Centre's past as well as its future.

- 6.12 The statutory proposals and policies outlined in the AAP could be accompanied by Supplementary Planning Documents (SPD) covering specific design and historic environment issues. The SPD could include areas of design that have particular relevance to the heritage of the City Centre, such as guidance on shop fronts, and could help to articulate the design criteria that should be included into a City Centre Design Code.
- 6.13 The City Centre public realm is perhaps as important to its heritage as its buildings and the AAP will allow the Council to identify public realm improvements that need to take place to ensure the heritage issues are properly addressed. The public realm issues could be incorporated into a public realm strategy for the City Centre that forms part of the AAP statutory document. These public realm improvements could be funded as part of the Council's Planning Tariff which will be adopted through the Planning Obligations and Affordable Housing SPD.
- 6.14 This is a management option with very strong powers which will avoid the potentially damaging impact that a Conservation Area designation might have on attracting major investment to the City Centre.

Use of City Centre management plan

- 6.15 Historic environment management issues could be incorporated into the City Centre management plan operated by the City Centre Company. In particular the management plan could help to promote the historic significance of the City Centre as part of its ongoing marketing and interpretation programmes.
- 6.16 The City Centre Company is an excellent vehicle to raise awareness of the heritage of the City Centre both to potential investors in the City Centre and Plymouth's own residents. The evidence base outlined in this report gives ample information to the City Centre Company to promote the City Centre as a place of real value to both Plymouth and the country's heritage without the potentially negative constraints that might be perceived through the statutory Conservation Area designation.

Statutory listing

- 6.17 Listing is a proven and very effective way of preserving the special character and appearance of important buildings. It brings very different controls from Conservation Area designation however. In particular, listing protects specific identified buildings and does not necessarily protect spaces adjacent to these buildings, and the streets and spaces within the City Centre are as significant to the character of the area as are the individual buildings. The Alan Baxter Associates and Goulds' reports also demonstrated differences of informed opinion as to which individual buildings might meet the national criteria for listing. There are therefore questions as to how effective listing might be as a sole means of protection, especially of the City Centre as a planned whole.
- 6.18 The Council has considered the merits of listing those buildings identified as being of heritage and architectural importance in the Goulds, Alan Baxter Associates and Cushman and Wakefield reports and considers that only three buildings merit statutory listing. These are outlined in section 7 and appendix 3.

Local Listing

- 6.19 A number of buildings would meet the criteria for local listing, and many are recommended in Alan Baxter Associates' Waterfront Characterisation Study. However, while the Heritage Protection Bill places greater emphasis on local designations, there are no proposals for any meaningful powers to protect locally listed buildings, and on that basis, Local Listing would need to be backed up by strong Area Action Plan policies to provide the appropriate statutory planning controls. Section 7 and appendix 3 lists all the buildings that the Council feel should be considered for local listing, taking account of the heritage / architectural importance attributed in the Goulds, Alan Baxter Associates and Cushman and Wakefield reports.
- 6.20 All the above options have advantages and disadvantages and a judgement needs to be made on the basis of the balance of the issues. The option(s) chosen should aim to secure effective management of the historic environment while also safeguarding the delivery of major new quality investment into the City Centre.

7. Conclusion and recommendations

- 7.1 The historic importance of the City Centre is well documented. Of particular significance is the axial/grid layout of the streets as proposed in the *Plan for Plymouth*. Additionally, some of the buildings – particularly in the southern part of the centre – are historically and architecturally important. Attitudes to, and understanding of, the value of post-war development are changing with a growing interest beyond the boundaries of academic study. It is important that Plymouth seizes the opportunity that this changing perception presents, and ensures that future decisions are made with a full appreciation and understanding of the original concepts and design of the '*Plan for Plymouth*'.
- 7.2 Conservation Area designation would be a bold statement in demonstrating this understanding. However, the view has been reached in this report that such a designation is neither necessary nor the most appropriate way of achieving the twin objectives of effective management of the historic environment while attracting new investment. The basis of this report has been that an option which cannot effectively deliver both these aspirations should not be supported. It is considered that Conservation Area designation is unlikely to satisfy this test.
- 7.3 The favoured option is therefore to deliver these aspirations through proactive use of other powers open to the Council in its capacity as Local Planning Authority, landowner and partner of the City Centre Company.

Recommendation 1. Not to designate the City Centre as a Conservation Area.

Recommendation 2. Not to consider any further buildings for statutory protection at this time. However a number of buildings should be considered for local listing. These should include:

- ***8-14 Royal Parade***
- ***Barclays Bank, 151 Armada Way / 50-52 Cornwall Street***
- ***122-124 Armada Way***
- ***Marks and Spencers, 7-9 Cornwall Street / 29 Old Town Street***
- ***25 Old Town Street***
- ***12-16 Old Town Street***
- ***4-5 St Andrew's Cross***
- ***11 St Andrew's Cross***
- ***11-19 New George Street***

- **33-37 New George Street**
- **79-81 New George Street & 1-4 Courtenay Street**
- **‘Norwich Union’ Building, 1-3 St Andrew’s Cross / 1-21 Old Town Street, 2-6 Royal Parade & 1-9 New George Street**
- **16-22 Royal Parade**
- **26-28 Royal Parade**
- **30-36 Royal Parade**
- **‘Dingles’ 100-120 Armada Way / 40-46 Royal Parade**
- **Pearl Assurance Building, 101-107 Armada Way / 52-84 Royal Parade**
- **109-121 Armada Way**
- **‘Derry’s’, 1 & 2 Derry’s Cross**
- **Derry’s Cross**
- **11-13 Derry’s Cross**
- **Athenaeum, Derry’s Cross**
- **Theatre Royal, Derry’s Cross**

The following buildings are currently under consideration by English Heritage for statutory listing:

- **Unitarian Church, Notte Street**
- **Catherine Street Baptist Church, Catherine Street**
- **‘National Provincial’ Bank (now Royal Bank of Scotland), St Andrew’s Cross**

Recommendation 3. To incorporate a strong and heritage-focused design framework into the City Centre Area Action Plan, based on a robust evidence base of the centre’s historic environment.

Recommendation 4. To develop Supplementary Planning Guidance in relation to key aspects of the City Centre’s design, which will include its historic interest. This should include shop front guidance and potentially a City Centre Design Code.

Recommendation 5. To work with the City Centre Company on raising awareness of the historic environment of the City Centre and developing this as a marketing opportunity.

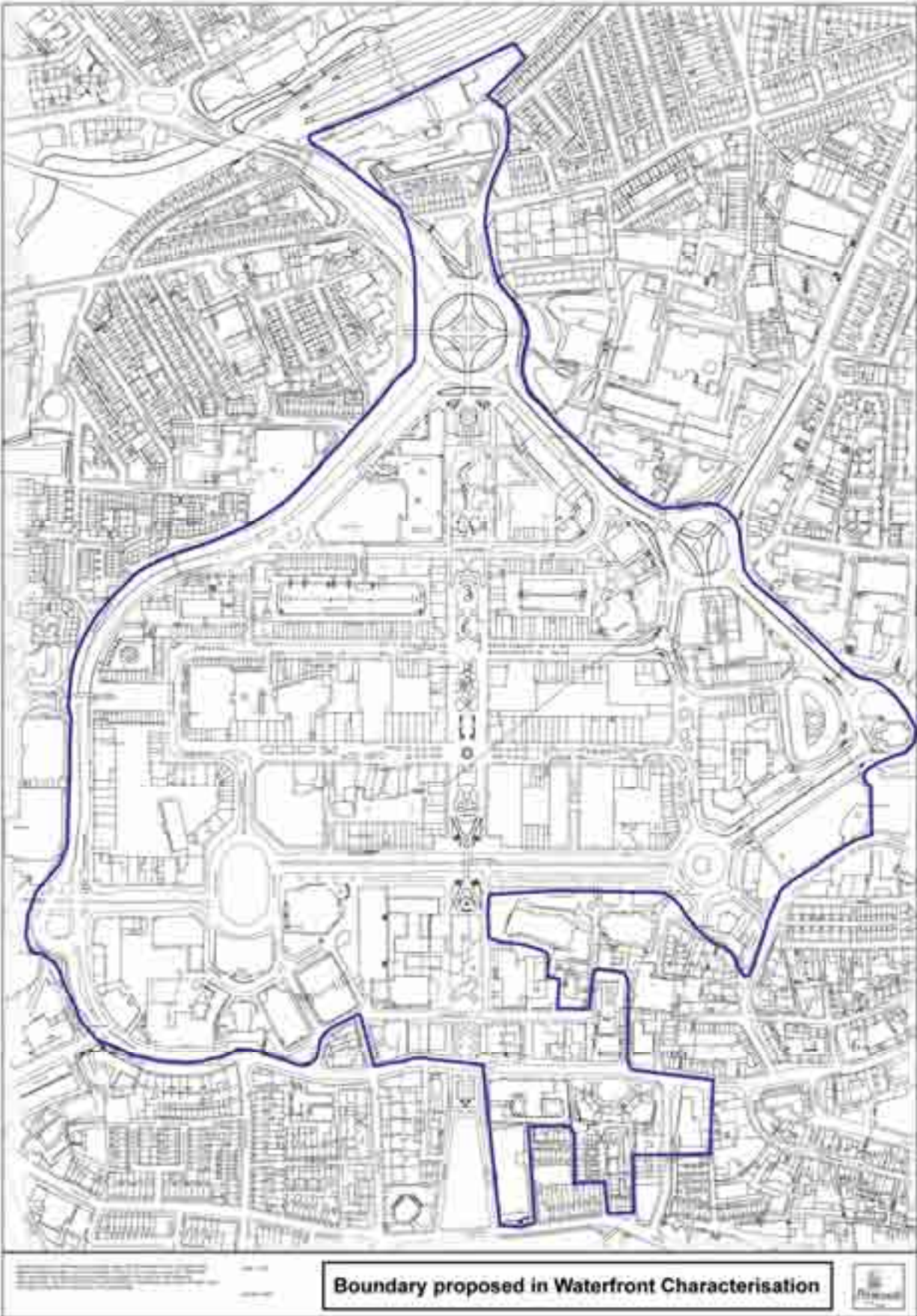
Recommendation 6. To deliver an integrated approach to management, disposal and development of Council owned property, to ensure that high quality management and design is achieved that properly reflects and respects the historic interest of the City Centre.

Recommendation 7. To prepare a City Centre Public Realm Strategy and incorporate City Centre public realm improvements as one of the infrastructure measures, potentially to be funded in part through the new Planning Tariff.

References:

- Gould C and Gould J (2000), *Plymouth Planned: The Architecture of the Plan for Plymouth 1943-1962*
- Plymouth City Council (2001), *City Centre Precinct Urban Design Framework*
- MBM Arquitectes and AZ Urban Studio (2004) *A Vision for Plymouth*
- Alan Baxter & Associates (2005), *Rapid Urban Character Assessment*, February
- Alan Baxter & Associates (2006), *The Plymouth Waterfront Characterisation Study*
- Plymouth City Council (2007), *Local Development Framework Core Strategy*
- Plymouth City Council and City Centre Company (2008), *Plymouth City Centre: Future Direction, Investment and Development Strategy*, Cushman & Wakefield,

Appendix 1 Study area



Appendix 2 SWOT Analysis of the City Centre (Source: Alan Baxter & Associates, *The Plymouth Waterfront Characterisation Study*, June 2006)

This analysis concentrates on the quality of the area, particularly the buildings and environmental quality. It helps consideration of whether the area should be designated a Conservation Area and forms the basis of objectives for the area's future management.

Strengths

- Surviving fine example of Beaux-Arts town planning with symmetrical axial boulevards, strong building lines, generous public realm and strong north–south and east-west links
- Important north-south axis connecting railway station to the Hoe, including visual links
- High quality examples of 1950s and 60s architecture, and a small number of pre-war survivals including the only Art Deco buildings within the City Centre
- Important Public Square of 1957-62 designed by Jellico and part of the designed civic layout of the City Centre.
- Important shopping destination and heart of the city
- Has a distinctive homogenous character
- Mature trees and some positive areas of landscaping particularly along Royal Parade.

Weakness

- Poor quality shop-fronts and increasing lack of quality away from the principal streets
- Poor quality street surfaces and street furniture, and fragmented public realm
- Some areas of landscaping, particularly along Armada Way, obstructing views and direct pedestrian routes
- Lack of mixed use with vacant upper floors and lack of evening uses
- Modern design elements, especially shop-fronts, undermines the 1950s and 60s design
- High volume of traffic along the gyratory roads making pedestrian movement difficult
- Inward looking shopping centre restricting pedestrian accessibility

Opportunities

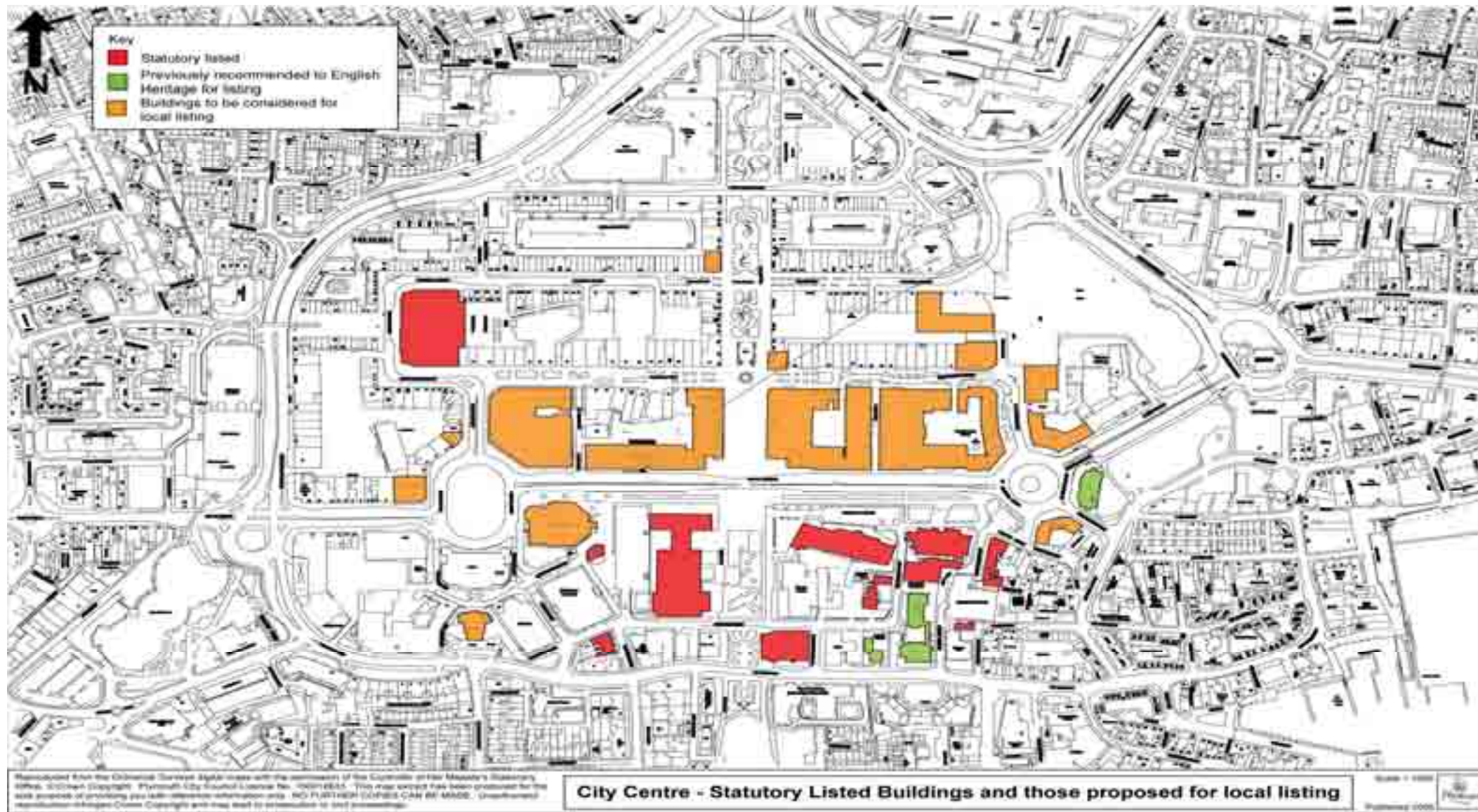
- Improvement in the care of the historic buildings and area through appropriate legislation and control mechanisms. This could include conservation area designation and statutory and local listing.
- Prepare specific guidance on shop fronts for the City Centre and actively encourage shop owners to improve existing shop fronts through DC process.
- Replace and rationalise existing street furniture and public realm.
- Marketing and branding of area to celebrate and promote its post-war heritage and character as a reason to visit
- Potential for increased heights within centre, as per guidance, introducing opportunities for residential and other uses of upper levels
- Encouraging redevelopment opportunities which respect the Abercrombie Plan and key buildings
- Promoting the City Centre's architecture
- Enhancement of the public realm
- Improvement of connections and permeability between the City Centre and surrounding areas – in particular across the gyratory roads
- Encourage further mixed uses within centre

Threats

- The erosion of historic fabric and key elements of the Abercrombie plan through incremental changes as well as large scale redevelopment
- Environmental pollution from the ring road, particularly with possible increased congestion through increased pedestrian crossings.
- Loss of the shopping centre and character areas defined by land use – e.g. the civic area – through encouraging a wider mix of uses
- Poor quality shop fronts and badly maintained buildings, which display an air of neglect.
- Lack of investment in the City Centre

APPENDIX 3

CITY CENTRE: LISTED BUILDINGS AND BUILDINGS TO BE CONSIDERED FOR LOCAL LISTING



DESCRIPTION

8-14 ROYAL PARADE

1955-57 Lloyds brought the third distinguished firm of London architects to Plymouth. Easton & Robertson had started their practice in the 1920s and were not only responsible for a succession of important buildings but were influential teachers and academics and pillars of the architectural establishment. Lloyds were supporters of grand, classical buildings and wished to grasp the opportunity to produce a building to outdo Barclays. The revised scheme of May 1955 was more obviously American neo-classical with a 'grand order' of Portland stone pilasters in seven bays supporting a continuous cornice-cum-balcony with a full attic storey above, divided into ten tall windows. There were almost no mouldings except for a Greek key incised into the outermost pilasters, miniature lunettes and the hint of a frieze on the attic wall and stripped, almost Roman, doorways of travertine and dark granite and bronze doors. A major departure from the Portland stone style was the use of a timber curtain wall. The ground floor shop windows were of bronze, but all of the upper floor cladding was cedar with teak windows and teak fascia to the canopy (the windows have been replaced with brown aluminium and the shopfront altered with brown aluminium opening lights inserted into the original bronze frames; the original light well on the east side has been filled in to make an atrium).

COMMENTS

Gould: Building of highest quality

Cushman & Wakefield: Building of high/good quality

Baxter: No comments

- High quality design and build
- Internationally renowned architects
- Integral element of important Royal Parade elevations
- Prominent building which makes very positive contribution to City Centre
- Still in original use, likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST



BARCLAYS BANK, 151 ARMADA WAY/50-52 CORNWALL STREET

1955-57 by Lucas Roberts & Brown of Exeter. Interesting for its three-dimensional composition, and for marking the gradual shift away from the Portland stone style to the introduction of curtain walls. Another play on the indented corner plan and a composition of blocks with a main symmetrical block to Armada Way, supported on a lower block which forms the entrance and side stair and another lower block which faces New George Street. Design won the Premier Award at the Paris Salon in 1957 and its facades set a precedent for later buildings in Armada Way and New George Street.

Gould: Building of highest quality
Cushman & Wakefield: Building of little architectural significance
Baxter: No comments

A strong difference of opinion between Gould and Cushman here. Gould is the acknowledged academic expert.

- High quality design and build
- Nationally renowned architects
- Prominent building which makes very positive contribution to City Centre
- Epitomises City Centre character (3 storeys, Portland stone cladding, strong horizontal and vertical lines)
- Still in original use, likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST



122-124 ARMADA WAY

1953-4 by EH Davie of Hillier Parker May & Rowden. Innovative and unique corner building with the whole structure and the canopy cantilevered from concealed columns within, with no support at the corner, and with the upper floor windows as a highly articulated projecting curtain wall sitting on the hugely extended canopy. The curtain wall was of aluminium with closely spaced semi-circular aluminium mullions giving a tall, narrow proportion, unlike any other façade in Plymouth before or since.

Gould: Building of highest quality (*'the most adventurous small corner building in the city centre'*)
Cushman & Wakefield: Building of high/good quality.
Baxter: No comments

- Unique and innovative design
- High quality design and build

CONSIDER FOR LOCAL LIST



MARKS & SPENCERS, 7-9 CORNWALL STREET/ 29 OLD TOWN STREET

1953 to designs of Lewis & Hickey. A good example of their post-war classical/Egyptian style. Sparingly adorned with two delicate stone reliefs by E Bainbridge Copnall who had worked on the RIBA Headquarters. Otherwise, its façade was reduced to a severe grid of reconstructed Portland stone pierced by three two-storey metal windows in a 2-3-2 pattern divided by spandrels, an arrangement which was derived from Robert Lutyens' 'modular' system used for many of the stores from 1934. The effect is cleaner and more delicate than Burtons or Boots. The façade to Cornwall Street, which was designed at the same time but not completed until 1954 was more adventurous and more typical of Marks & Spencer façades elsewhere with a pair of sub-Egyptian engaged columns *in antis* flanking a large five-bay central window with bays of smaller windows beyond.

Gould: Building of good quality

Baxter: Recommended for local listing

Cushman & Wakefield: Building of high/good quality

- Nationally renowned architect ((Robert Lutyens son of Sir Edwin Lutyens was employed by Marks & Spencer as a design consultant from 1934-52).
- Epitomises City Centre character (3 storeys, Portland stone cladding, strong horizontal and vertical lines)
- High quality design and build
- Still in original use, likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST



25 OLD TOWN STREET

Boots 1950-1953, by staff architect C St C Oakes. Contrary to Oakes' usual work, which was rectilinear and faced in brick, the design looked backwards to the 'thirties using a double cornice and a great window to negotiate the concave splayed corner (originally the main entrance), porthole windows to express the stairs and lozenge-shaped windows for the showcases on the ground floor. The corner canopy was perforated with glass lens lights. Above it, the main window had a similar flowerbox balcony to Burtons but the side windows were separate and of a vaguely 'Georgian' proportion, note the window box-cum-cornice half expressing an attic, designed to reduce the apparent height. Unusually the building was concrete framed (a steel frame was almost standard) and used reconstructed Portland stone.

Gould: Building of good quality

Baxter: Recommended for local listing

Cushman & Wakefield: Building of moderate quality

- Good quality design and build
- Prominent building which makes very positive contribution to City Centre
- Still in essentially original use, likely to retain significant degree of original detail?

CONSIDER FOR LOCAL LIST



12-16 OLD TOWN STREET

Westminster House (1955-56) by Body, Son & Fleury. A robust and strictly symmetrical stop to New George St. The façade was an elongated version of the 32-42 New George Street type, except that the wall above the long first floor window was an almost blank plane of Portland stone, designed to make the effect more powerful. The long horizontal first floor window is reminiscent of the true Le Corbusier *fenêtre en longeur* and the structural divisions within it are clad in pale blue ceramic faience tile mullions (as many '30s buildings were) to accentuate the horizontality. The original shopfront designed by Pollards of London was exceptional. It was a car showroom and used huge undivided sheets of horizontally sliding glass in thin bronze frames with Verde Issogne marble.

Gould: Building of highest quality

Cushman & Wakefield: Building of high/good quality

Baxter: No comments

- High quality design and build
- Prominent building which provides end stop to New George Street, and makes very positive contribution to City Centre
- Still in original use, likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST as group with Nos 8-10 Old Town St



4-5 ST ANDREW'S CROSS

The design, by Christopher J. Woodbridge of the Ministry of Works, was published in 1954 and was exhibited at the Royal Academy and features in the architectural magazines. The change from the earlier city centre facades could not have been more pronounced. The building form followed its site boundaries with a concave façade facing St Andrews Cross and wings along Old Town Street and Exeter Street. The upper three floors were clad in thin sheets of Portland stone expressed as a frame around the concave façade and raised on (originally) black terrazzo-faced round *pilotis*. Within the frame the floors were expressed as horizontal bands of glazing and green slate spandrels, on the flanking elevations, the windows rectangular openings punched into the stone cladding. There were precedents for the framing idea in Norwich Union and in Dolcis, but the ultimate source was the side elevations of the Royal Festival Hall (designed by J Leslie Martin, chief architect to the LCC, with Peter Moro who later designed the Theatre Royal in Plymouth) which were also clad in Portland stone, framed and raised on round columns. The Festival Hall became a touchstone for much exterior and interior design of the 1950s, perhaps because its ideas were readily adaptable to different sites, building types and building materials. Hector Stirling was more willing than Catchpole to experiment with new materials, hence the approval for timber at Lloyds Bank and slate for the Gas Board, Martins Bank and, in greater areas, for the Post Office. New materials, textures and colours were introduced on the interior also. Apart from the black terrazzo columns, the floor was black and white tiles, the curving counter in hardwood and the walls lined in polished black granite.

Gould: Building of highest quality

Baxter: Recommended for local listing.

Cushman & Wakefield: Building of high/good quality

- High quality design and build
- Integral element of important St Andrew's Cross and Old Town St elevations
- Prominent building which makes very positive contribution to City Centre
- Likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST



11 ST ANDREW'S CROSS

1949-53 by Alec F. French & Partners in association with Sir John Burnet Tait & Partners. Of Portland stone with a granite plinth, of classical origin (much influenced by Sir John Burnet Tait & Lorne's pre-War London buildings) with a distinct base and cornice and a fifth, attic floor set back, giving exactly the right big scale to stop the east view along Royal Parade gardens. The double height windows facing the roundabout suggested a *piano noble* (although there are two standard height floors behind) and this feature was originally intended to run around all three main elevations. The form was intended to face both the roundabout and the (not built) Hoe Approach road.

Gould: Building of highest quality

Baxter: Recommended for local listing.

Cushman & Wakefield: Building of high/good quality

- High quality design and build with beautiful detailing
- Nationally renowned architects
- Integral element of important St Andrews Cross elevations
- Prominent building which makes very positive contribution to City Centre
- Likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST



11-19 NEW GEORGE STREET

1956-58. Concrete structure with red 2" brick and Portland stone side cladding and details. A group devised by Catchpole and Ivan Bellamy of Edward Narracott & Partner. No.19 designed by Bellamy, with Nos.11 and 15-17 by Arthur J Ardin of Ardin & Brookes. The pattern was based on 32-42 New George Street with the usual large first floor window and small square windows above but, on this side of the street, a fourth storey was added to align with Norwich Union. This storey was recessed, its concrete roof angled back and perforated with large circular openings seemingly supported on thin steel columns and the edge was finished with painted steel railings. The pattern closely followed that of the Erno Goldfinger Willow Road type and of its interpretation by Ralph Tubbs at the Indian Students Hostel which had just been published in the *Architectural Review*. This produced one of the most elegant frontages in the city which should have served

Gould: Building of highest quality

Baxter: Recommended for local listing

Cushman & Wakefield: Building of moderate quality

- High quality design and build with allusions to nationally important exemplars (Goldfinger's Willow Road and Ralph Tubbs' Indian Students Hostel, Fitzroy Square).
- Still in essentially original use, likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST as group with Nos 15-17 and 19 New George St

as models for future developments.



33- 37 NEW GEORGE STREET

1949-51 designed by Dolcis staff architect. Faced with red-brown 2” brick similar to the NAAFI and Dingles Bakery. The Committee, Catchpole or Dingles do not seem to have objected. The interior brought to Plymouth for the first time the style which was being made popular by the contemporary South Bank exhibition of the Festival of Britain, bright panels of colour, pendant lights, panels of exotic hardwoods and spindly, metal framed furniture. All this novelty was reinforced by the Dolcis sign in stylised block capitals, free-standing on the Portland stone window frame and placed asymmetrically to counterbalance the composition of the façade. It was the first new building in Plymouth to be published in the *Architects’ Journal*. A complete departure from the contemporary architecture of the surrounding block, Dolcis was the most

Gould: Building of highest quality

Cushman & Wakefield: Building of high/good quality

Baxter: No comments

- Early phase of City Centre development
- High quality and innovative design and build
- Still in essentially original use, likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST

fashionable shop of its time bringing to Plymouth the new, filigree architecture.



79-81 NEW GEORGE STREET & 1-4 COURTENAY STREET

It was originally intended that the glass brick elevations of the Plymouth Co-op should continue from Raleigh Street along New George Street to terminate at the Courtenay Street corner with a stair tower and entrance similar to that onto Royal Parade. But the building sequence faltered in 1953 half way along New George Street leaving the corner plot vacant. In 1960, W J Reed, who was responsible for the original building, re-designed the corner as offices for the Co-operative Insurance Society and changed the elevations from the early 'fifties design (Reed retired in July 1960 to be replaced by R C Steel who designed the shopfronts for the building). The new design was a fashionable aluminium framed curtain wall of three storeys above the shop canopy with elegant thin-thick-thick-thin bay divisions with olive green enamel infill panels (Stirling's favoured colour again). The curtain wall facing New George Street was framed out in Portland stone and the resulting rectangle projected slightly from the building line and expressed on the gable end in Courtenay Street as a plane of stone hanging over the canopy. The small return to the façade along Courtenay Street was also glazed and the whole elevation stopped against a solid stone 'bookend' at the loading bay to the old building. The clear idea of the composition was carried through to the details: all the edges and junctions were mathematically precise right angles and no conventional 'flashings' or building details, such as the cornice, were allowed to mar the abstract composition of solids and planes. The scale and level of detail was carefully judged and Reed had designed the perfect contemporary foil to his original building.

Gould: Building of highest quality
Baxter: Recommended for local listing
Cushman & Wakefield: Building of high/good quality

- High quality design and build
- Prominent building which makes very positive contribution to City Centre

CONSIDER FOR LOCAL LIST



'NORWICH UNION' BUILDING, 1-3 ST ANDREWS CROSS/1-21 OLD TOWN STREET, 2-6 ROYAL PARADE & 1-9 NEW GEORGE STREET

1950-52 by Donald Hamilton Wakeford & Partners. The firm completed many offices for the Norwich Union. Building had to face four ways with shops on the ground floor with showrooms above, offices for the Norwich Union at the southern end and the upper floors of the shops at the northern end for Ravenseft. With the height set at four storeys by Crabtree, it was extremely difficult to justify four levels of lettable shop space. The plan became thinner and thinner with the top floor only a few metres deep, hopefully labelled on the plans as 'tank room'. Thus what appeared to be a consistent elevation to Old Town Street became merely a screen as it progressed northwards and the back elevation, seen only from the service court, stepped floor by floor. If modernism can be explained by form following function, then it is in these sparse rear elevations, faced in anonymous red or light grey flint lime bricks, that a true modern architecture was discovered. The composition is at its best along Old Town Street. On the corner to St Andrews Cross, another storey was added and the stonework fluted to give greater emphasis to the main office entrance and the centrepiece behind twin oval columns was formed with a bronze framed curtain wall, again a precursor of later buildings. The great single sweep along the west side of Old Town Street remains one of the most dramatic gestures of the early 1950s.

Gould: Building of highest quality

Baxter: Recommended for local listing.

Cushman & Wakefield: Building of high/good quality

- High quality design and build
- Epitomises City Centre architecture as built (4-5 storeys, Portland stone cladding, strong horizontal and vertical lines) ultimately based on the Beaux-Arts tradition
- Integral element of important Royal Parade and Old Town St elevations
- Prominent building which makes very positive contribution to City Centre
- Likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST



16-22 ROYAL PARADE

Spooners department store (1954-56) by Thomas Overbury of Healing & Overbury of Cheltenham. In place of the spare, horizontal emphasis of John Yeo/Dingles block, the emphasis here was vertical with three 'Georgian' proportion windows to each bay set within a massive expanse of stonework from the canopy. Above the cornice on Royal Parade, another full attic storey was added which, despite its own cornice and the horizontally proportioned windows, reads as one plane with the main elevation. On New George Street the attic is set back behind the building line and the resulting scale is kinder to, though hardly in harmony with, John Yeo. As if to exaggerate the difference, the entrances to Spooners were indicated by two-storey cuts into the facades of the same proportion as the windows but flanked by twin engaged quarter-circle 'classical' pilasters, rather than the modest doorways under canopies designed by Hamilton or Tait.

Gould: Building of good quality

Cushman & Wakefield: Building of high/good quality

Baxter: No comments

- High quality design and build
- Epitomises City Centre architecture as built (4-5 storeys, Portland stone cladding, strong horizontal and vertical lines) ultimately based on the Beaux-Arts tradition
- Integral element of important Royal Parade elevations
- Prominent building which makes very positive contribution to City Centre
- Still in essentially original use, likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST



26-28 ROYAL PARADE

John Yeo's, the second Plymouth department store to be rebuilt. 1952 by Donald Hamilton Wakeford & Partners, though the process had started in 1949. The plan is of three bays onto Royal Parade and New George Street (with entrances in the centre bays) and fourteen bays deep facing Bedford Way. Portland stone with Clipsham stone infill panels, the stairs and lift were placed in the centre of the long blank side wall which opened into the service court. The elevations were reduced to a bare minimum, sets of two- and three-bay windows framed out horizontally, more or less aligning with and balancing Dingles on Royal Parade and here adorned with realistic sculpted stone reliefs but elsewhere with reeded Ham stone panels. The roof canopy (the roof terrace was completed as a second phase in 1957) lined through from 30-36 Royal Parade and returned parallel to Bedford Way only two bays deep.

Gould: Building of highest quality

Cushman & Wakefield: Building of high/good quality

Baxter: No comments

- High quality design and build
- Epitomises City Centre architecture as built (4-5 storeys, Portland stone cladding, strong horizontal and vertical lines) ultimately based on the Beaux-Arts tradition
- Integral element of important Royal Parade elevations
- Prominent building which makes very positive contribution to City Centre
- Still in essentially original use, likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST



30-36 ROYAL PARADE

1951-53 by Donald Hamilton Wakeford & Partners, adjoining Dingles, a simple exercise in the Plymouth Portland stone style, four storeys with a stepped section very similar to Norwich Union and a symmetrical front of five bays expressed in the elevations as a 2-1-2 rhythm of windows. The ground floor canopy, which Tait had been able to omit, began here with the intention of continuing eastwards down Royal Parade to connect to the canopy of Norwich Union. The cornice and stepped roof terrace aligned from Dingles. Rear elevation to Dingles' service court. Flint lime bricks. The stepped elevation produced by the need to build four storeys high without the functional necessity. The top rooms, tank rooms, are only a few meters deep.

Gould: Building of highest quality

Cushman & Wakefield: Building of high/good quality

Baxter: No comments

- High quality design and build
- Epitomises City Centre architecture as built (4-5 storeys, Portland stone cladding, strong horizontal and vertical lines) ultimately based on the Beaux-Arts tradition
- Integral element of important Royal Parade elevations
- Prominent building which makes very positive contribution to City Centre

Still in essentially original use, likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST



'DINGLES' 100-120 ARMADA WAY/40-46 ROYAL PARADE

1951 by T S Tait of Sir John Burnet Tait & Partners. The inspiration for this form came from pre-War buildings and especially from buildings in Germany by Erich Mendelsohn whom Tait admired and to whom he had awarded the first prize for the Bexhill Pavilion competition in 1934.

Gould: Building of highest quality

Baxter: Recommended for local listing

Cushman & Wakefield: Building of high/good quality.

- Iconic City Centre building
- First department store in the country to be rebuilt after the War
- Epitomises City Centre architecture as built (4 storeys, Portland stone cladding, strong horizontal and vertical lines) ultimately based on the Beaux-Arts tradition
- Internationally renowned architects
- High quality design and build
- Still in original use, likely to retain significant degree of original detail and interior spaces?
- Prominent building which makes very positive contribution to City Centre

CONSIDER FOR LOCAL LIST



PEARL ASSURANCE BUILDING, 101-107 ARMADA WAY/52-84 ROYAL PARADE

Designed by Alec F French in association with Sir John Burnet Tait & Partners, completed in 1952. Inspired as Dingles from German buildings by Eric Mendelsohn. Almost symmetrical to Dingles Department Store together marking the important junction of Armada Way and Royal Parade.

Gould: Building of highest quality
Baxter: Recommended for local listing
Cushman & Wakefield: Building of high/good quality.

- Iconic City Centre building
- Epitomises City Centre character as built (4 -5 storeys, Portland stone cladding, strong horizontal and vertical lines) ultimately based on the Beaux-Arts tradition
- Nationally renowned architects
- High quality design and build
- Likely to retain significant degree of original detail?
- Prominent building which makes very positive contribution to City Centre

CONSIDER FOR LOCAL LIST



109-121 ARMADA WAY

Northern extension added to the Pearl Assurance building (101-107 Armada Way) by in-house architectural section 1952-54 taking the elevations based on Pearl Assurance's designs by Alec F French & Partners/Sir John Burnet Tait & Partners and making a grander composition along Armada Way to match the elevation of Pearl Assurance along Royal Parade; this part is lower than Pearl with no roof canopy; Portland stone with copper canopy.

Gould: Building of highest quality
Cushman & Wakefield: Building of high/good quality.
Baxter: No comments

- Epitomises City Centre character as built (4 -5 storeys, Portland stone cladding, strong horizontal and vertical lines)
- High quality design and build
- Likely to retain significant degree of original detail?
- Integral part of prominent building which makes very positive contribution to City Centre

CONSIDER FOR LOCAL LIST



'DERRYS', 1&2 DERRY'S CROSS

1952, by Co-op staff architect, W J Reed. On a grand scale to match 101-107 Armada Way with three main floors and an attic floor set back under a thin flat roof canopy, supported on slim steel posts. Elevations based on repetition of a single bay with the bays marked between tapered engaged columns making a tall proportion of the first and second floors together. This proportion was repeated in the single metal window on each floor, which was enclosed in glass bricks, bringing a diffuse daylight into the deep sales floors. The effect was both highly abstract and very powerful. The shop windows were two bay-wide bronze-framed rectangles set in polished granite; the underside of the roof canopy was painted bright yellow.

Gould: Building of highest quality
Baxter: Recommended for local listing
Cushman & Wakefield: Building of high/good quality

- Iconic City Centre building
- Integral element of important Royal Parade/Derry's Cross elevations
- Epitomises City Centre architecture as built (4 storeys, Portland stone cladding, strong horizontal and vertical lines) ultimately based on the Beaux-Arts tradition
- High quality design and build
- Still in original use, likely to retain significant degree of original detail and interior spaces?
- Prominent building which makes very positive contribution to City Centre

CONSIDER FOR LOCAL LIST



4 DERRY'S CROSS

Alec F French & Partners 1954-1956; Portland stone and bronze spandrels and details, with five double height windows and a horizontal attic window in the centre, flanked by twin entrances, stair windows and flagpoles. The effect was classical, like a small version of their Royal Insurance at St Andrew's Cross, with a similar cornice and stonework details crammed into a tiny, symmetrical façade of the highest quality. Cleverly designed building which creates symmetry around a curve.

Gould: Building of highest quality
Baxter: Recommended for local listing
Cushman & Wakefield: Building of moderate quality

- High quality design and build
- Integral element of important Derry's Cross elevations
- Prominent building which makes very positive contribution to City Centre

CONSIDER FOR LOCAL LIST



11-13 DERRY'S CROSS

By the London firm of Whinney Son & Austen Hall 1950-54 for South Western Gas Board. Original designs underwent numerous changes with the main facades given a vertical emphasis with slim stone mullions dividing the window bays, the corner changed from a curve to a straight splay and only the porthole windows to the stair facing Union Street and the curved canopy remaining from the first design. The effect has more in common with the brick architecture of the Festival than the towers of Dingles & Pearl Assurance.

Gould: Building of good quality

Cushman & Wakefield: Building of high/good quality

Baxter: No comments

- Prominent building which makes very positive contribution to City Centre
- Integral element of important Derry's Cross elevations
- Reflects essential post-war City Centre character (4 storeys, Portland stone cladding, strong horizontal and vertical lines)

CONSIDER FOR LOCAL LIST



ATHENAEUM, DERRY'S CROSS

Original Athenaeum partly destroyed in the blitz. The idea of rebuilding it was always part of the *Plan* but it was not till 1958 that Walls & Pearn were commissioned to design a completely new building. Result was a mini-Festival Hall not dissimilar to the geometry of Stirling's Council House but this was smaller and neater with every plane and junction carefully articulated. The main front was raised on two round concrete *pilotis* (as with the Council House) to form the recessed entrance and the first floor window was divided into eight bays with the window mullions corresponding to the meeting room divisions behind. The concrete framed structure was carefully expressed on the outside like a box and within it the cladding was either delicate steel framed curtain walling or rectangular concrete panels similar to the Pannier Market. The resolution of the structure and function was fundamental to the design. The main auditorium was roofed in a lightweight steel space frame, a very early use of this type of structure, which provided both a clear span and fixing points for lighting. The interior details were sparse but carefully chosen; the Library, for example, was a plain double height cube with a simple steel handrail running around its gallery. On a very small budget, Walls & Pearn had achieved another exceptional building.

Gould: Building of highest quality

Baxter: Recommended for local listing

Cushman & Wakefield: No comment

- Well known City Centre building with extensive community associations
- High quality design and build
- Innovative design for main Auditorium
- Still in original use, likely to retain significant degree of original detail and interior spaces?

CONSIDER FOR LOCAL LIST



THEATRE ROYAL, DERRY'S CROSS

By Peter Moro Partnership (Peter Moro, Michael Heard, Andrzej Blonski & Charles Peel) 1979-82. Polygonal structure with cluster of concrete fly towers above sleek curtain wall. Irregular foyer space is on several levels. Steeply raked auditorium with two galleries. Alterations to foyer by Andrzej Blonski. A late example in a series of theatres designed by Peter Moro, including grade II* listed Nottingham Playhouse (1961-3), and grade I Theatre Royal in Bristol (exterior rebuilt by Moro in 1970-2).

Gould: Building of highest quality

Baxter: Recommended for local listing

Cushman & Wakefield: Building of high/good quality

- Nationally renowned architect with other Listed theatres to credit
- High quality design and build
- Prominent building which makes very positive contribution to City Centre

CONSIDER FOR LOCAL LIST



UNITARIAN CHURCH, NOTTE STREET

by Louis de Soissons RA & Partners 1955-58 with addition to back by Louis de Soissons, Peacock, Hodges, Robertson & Fraser c 1960. In the *Plan* there was no mention of churches and initially the idea of providing sites in the city centre for churches was resisted. However in 1951 a site in Notte Street was allocated for the Unitarian Church

Gould: Building of highest quality
Baxter: Recommended for statutory listing.
Cushman & Wakefield: No comment

PREVIOUSLY SUBMITTED FOR STATUTORY LISTING – DECISION AWAITED



**CATHERINE STREET BAPTIST CHURCH
CATHERINE STREET**

By Louis de Soissons RA & Partners 1956-59. There was no mention of churches in the Plan, and initially the idea of providing sites in the city centre for churches was resisted. However in 1951 a site in Notte Street was allocated for the Unitarian Church and by 1955 an adjacent site was being developed in Catherine Street for the Baptist Church and its Hall.

Gould: Building of highest quality
Baxter: Recommended for statutory listing.
Cushman & Wakefield: No comment

PREVIOUSLY SUBMITTED FOR STATUTORY LISTING – DECISION AWAITED



‘NATIONAL PROVINCIAL’ (now ROYAL BANK OF SCOTLAND), ST ANDREW’S CROSS

Designed by B C Sherren, the National Provincial Bank staff architect, assisted by F Norman, A E Souter and G F Miles (also staff architects), and completed in 1958. Clad in Devon granite, with grand four-storey portico with rear wall clad in turquoise, lilac and gold mosaic, curved copper roof and surmounted by a green-glass lantern clock. Jeremy Gould suggests Powell & Moya, Guiseppe Terragni, Figini & Pollini, Lucio Costa and Oscar Neimeyer influenced the design.

Gould: Building of highest quality
Baxter: Recommended for statutory listing.
Cushman & Wakefield: Building of high/good quality

PREVIOUSLY SUBMITTED FOR STATUTORY LISTING – DECISION AWAITED

