

Adelaide Street Conservation Area management plan

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

General principles

In responding to the issues raised in the Conservation Area appraisal, and in exercising its powers within the Adelaide Street Conservation Area, Plymouth City Council will follow the policies and objectives set out in the Core Strategy of the Local Development Framework. In particular the management plan conforms to Policies CS02 and CS03, which relate to the delivery of a quality city, and Area Vision 2 – Millbay and Stonehouse - and its associated objectives. It also conforms to the Millbay and Stonehouse Area Action Plan (at Submission stage at March 2007) and the emerging Design Strategy Supplementary Planning Document. Guidance provided in *Planning Policy Guidance Note 15* and English Heritage's '*Guidance on the management of Conservation Areas*' are also used as key reference points for the management plan. In order to interpret these policies and guidance for the Adelaide Street Conservation Area the following principles will be adhered to in the consideration of any changes proposed in the Conservation Area.

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

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

Principle 3 – Priority will always be given to the retention and enhancement of buildings of heritage value identified in the Conservation Area appraisal and management plans.

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

Principle 5 - New transport and parking provision will be expected to respect and where possible enhance the character of the Conservation Area. Prominent insensitive parking provision will therefore not normally be acceptable, and opportunities will be taken wherever possible to reduce or remove any adverse impact of existing parking provision.

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

Principle 7 - Historic surfaces and street furniture will be retained, enhanced, and restored wherever practicable.

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

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

Management proposals

1. Statutory and other designations

Almost every building within the Adelaide Street Conservation Area is listed. It is not proposed at this time to propose any further buildings for statutory listing.

Non-listed buildings that are considered to make a positive contribution to the Conservation Area (see page 10) may however be considered for local listing if they meet criteria which will be laid out in the forthcoming Design Strategy Supplementary Planning Document.

Proposed management plan action - Possible candidates for any local list will be considered within 12 months of the adoption of the completed appraisal and management plan.

2. Enforcement

The most effective means of preserving and enhancing the special interest of Conservation Areas is through efficient use of existing legislation and other powers, and Plymouth City Council will use the full range of powers available to it if necessary. This may include the use of Building Preservation Notices, Urgent Works Notices, Repairs Notices, Dangerous Structures Notices, Tree Preservation Orders and Section 215 Notices (used in cases where it is considered that the condition of land or buildings adversely affects the area). Informal contact, discussion and advice will also be used to encourage owners to undertake repairs and maintenance.

One of the main threats to the quality of the Adelaide Street Conservation Area is the gradual erosion of its character by cumulative alterations to listed and unlisted buildings. This also

includes damaging alterations to external features like garden and boundary walls and fences and outhouses. While Listed Building Consent is required for works of alteration affecting the special character and/or appearance of Listed Buildings, unlisted buildings which are single dwelling houses enjoy the benefit of considerable permitted development rights, which allow, for example, minor extensions, demolitions and replacement doors and windows, without any requirement for planning permission. This means that some buildings have been altered to the detriment of their townscape quality, and important architectural features lost. Articles 4(1) and 4(2) of the General Permitted Development Order 1995 allow Local Planning Authorities to make directions withdrawing all or some of the permitted development rights given under the Order. These have been found to be an effective means of controlling the sort of piecemeal alterations that contribute to the overall degeneration of buildings that contribute to the character or appearance of Conservation Areas.

Proposed management plan action – An assessment of the possible benefits of Article 4 Directions for the Adelaide Street Conservation Area will be undertaken within twelve months of the adoption of the completed appraisal and management plan. A Direction will be made within the same period if deemed appropriate.

3. Buildings at risk (BAR)

Buildings in disrepair or disuse have a particularly negative effect on the quality of Conservation Areas. The compilation of a register of buildings 'at risk' is a useful tool to focus attention on this problem and define the scale of the problem. This indicates the level of resources necessary to bring these buildings back into good repair and, where appropriate, beneficial use, and helps prioritise action by English Heritage, local authorities, building

preservation trusts, funding bodies, and all who can play a part in securing the future of these outstanding and irreplaceable parts of our heritage.

The 1998 Plymouth Buildings at Risk Register was instrumental in providing the justification for a Heritage Lottery Fund 'Townscape Heritage Initiative' scheme, which together with funding from the Empty Homes Grant scheme, supported the repair and restoration of No.1 Adelaide Street.

The 2005 Plymouth BAR Register has already enabled Plymouth City Council to start to deal with some of the buildings in its own management, and it is hoped that this will also be the case for other buildings including those identified as 'at risk' within the Adelaide Street Conservation Area.

There are 9 buildings or structures within the Adelaide Street Conservation Area recorded on the 2005 'Buildings at Risk' Register, (three less than recorded in 2000). They are:

Nos. 2 and 6 Adelaide Street
Royal Adelaide Arms, No. 9 Adelaide Street
Nos. 13, 26, 43, 48 and 51 Adelaide Street
Prince Alfred Public House, No. 2 Clarence Place

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

4. Opportunities

The appraisal has identified a small number of specific sites and areas within the Conservation Area that currently have either a neutral or negative effect on its overall character. With sensitive development or improved management these sites could contribute positively to the 'preservation or enhancement' of the Conservation Area, and support the vision and objectives of the Area Action Plan, especially those proposing 'to capitalise on the historic assets of the area such as the historic townscape and important historic buildings'. These 'opportunity' sites are identified below along with possible delivery mechanisms. These will primarily include the positive management of Council-owned land, partnership working, internally as well as externally, and positive use of the development consents process including the use of Section 106 agreements to deliver opportunities.

- a) **The public realm is fragmented and run down, as demonstrated by the landscaping scheme in Adelaide Street which is now tired and does little to contribute positively to the street scheme.**

Proposed management plan action: The Stonehouse Living Neighbourhoods Project Phase 3, funded by the Safer Stronger Communities Fund and the Local Transport Plan, seeks to extend the existing Adelaide Park Home Zone to include Adelaide Street and Clarence Place. This will include a comprehensive enhancement of the public realm within the Conservation Area.

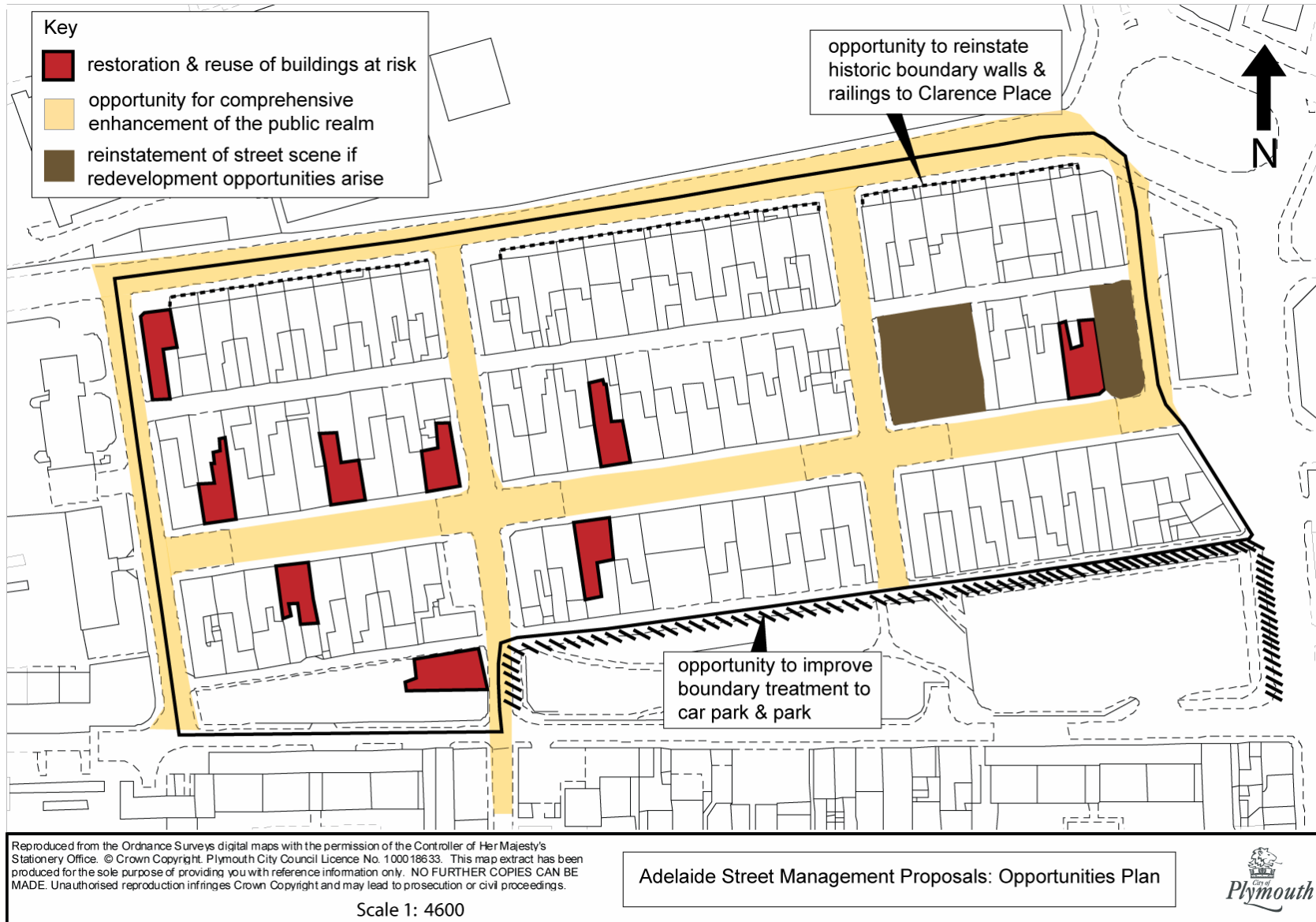
Delivery: Through the implementation of the Stonehouse Living Neighbourhoods Project Phase 3, this is expected to begin during 2007.

- b) **The car parking on the vacant site at the corner of Adelaide Street and Adelaide Street Ope does not contribute positively to the character or appearance of the Conservation Area, though it was upgraded in 2001. High quality redevelopment of the site would reflect the historic use of the site and would restore the historic building line, though it is recognised that provision for the lost car parking facility would need to be provided elsewhere.**

Proposed management plan action: If and when redevelopment opportunities arise for this area, preference should be given to proposals that will reinstate the residential use of this site. Proposals should be considered particularly against the provisions of Principles 1, 2, 4 and 5 above.

Delivery: Through the positive use of the Development Consents process.

Adelaide Street Conservation Area Management Plan: Opportunities Plan



5. Monitoring and review

Monitoring

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

Review

The Conservation Area 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.

Reviews will, wherever possible, link with the review of the Millbay and Stonehouse Area Action Plan so that development opportunities can be properly considered against the heritage interests of the Adelaide Street Conservation Area.

The input of stakeholders and other local conservation groups in this process and in the wider management of the historic environment, such as monitoring buildings at risk, will be welcomed. Plymouth City Council's Historic Environment

Champion will take an active role in championing the importance of Plymouth's historic environment.

Officers will regularly meet the Historic Environment Champion and these meetings will be used to monitor and review the Conservation Area management plan.

Appendix 1

Listed Buildings within the Adelaide Street Conservation Area

- Nos 1-19 (consecutive) Adelaide Street: Grade II
- Nos 24-26 (consecutive) Adelaide Street: Grade II
- Nos 28-39 (consecutive) Adelaide Street: Grade II
- Nos 42-45 and 45A (consecutive) Adelaide Street: Grade II
- Nos 47-53 (consecutive) Adelaide Street: Grade II
- Nos 2-23 (consecutive) Clarence Place: Grade II
- Nos 25-30 (consecutive) Clarence Place: Grade II

Appendix 2

Buildings considered as making a positive contribution to the Adelaide Street Conservation Area

- No 27 Adelaide Street
- Nos 8-9 Battery Street
- The Clarence Public House, No 31 Clarence Place
- Nos 26-28 (consecutive) Manor Street