

# Chapter 10 Development Principle 7: A healthy and safe environment

## 10.1 Creating healthy neighbourhoods

### DRC Objectives

- Provision of and access to high quality health care facilities for all ages and groups
- Support healthy living initiatives
- Adequate provision of and easy access to health care facilities for all ages and groups

### DRC target

To work toward the national targets in Our Healthier Nation to reduce the death rates amongst those under 75 years of age

- from heart disease / stroke by more than 40%
- from all cancers by more than 20%

DRC Key Outcome 6

The need to create a much more healthy community is a major focus for the DRC. Within parts of Devonport, life expectancy is significantly below the national average - 73.6 years compared to 77.6 nationally. Incidence of circulatory disease, coronary heart disease, strokes, cancers and death by accidents are all higher than for the rest of Plymouth - the result is a much higher average mortality rate than is normal. Suicides are also more common than elsewhere in the City. Local people are all too aware of the need to improve healthcare provision, as indicated opposite:

The two GP surgeries offer a limited service - the Cumberland Centre has closed its list and Marlborough Street is not fully accessible. There is no co-ordinated provision of health facilities. Yet there is widespread recognition of the need for improvement and Devonport is part of Plymouth's Health Action Zone area. Within this context, there are four principal ways that the Development Framework provides the physical setting to facilitate this improvement:

- Major improvement in the quality of homes, as described in Chapter 8. Improving heating, insulation and reducing damp. New heating systems such as CHP could also play an important role in this (see Chapter 9);
- Introducing a range of new and improved recreational and sports facilities, described in Chapter 10.3;
- Improving access to high quality local food shopping, including a new small-medium sized supermarket (see Chapter 7);
- Strongly recommending that a new health centre is pursued via the LIFT initiative, described overleaf.

### Health issues identified by local people

(source: PCM Theme Day)

- *Inadequate access to health care services can affect health and well being*
- *Not all of the community are able to access knowledge and affordable resources to improve their health and well being*
- *Smoking has a detrimental affect*
- *Low expectations of health amongst women and inadequate women's health services and health understanding*
- *Absence of services for men to improve their health, well being and family relationships outside normal GP services*
- *Poor levels of income, poor diet and knowledge of nutrition and healthy cooking*
- *Inconsistencies in midwifery care and childbirth advice*
- *Inadequate and inconsistent health visiting services*
- *GP and other healthcare services do not adequately address BME needs*
- *Limited access to female GP's*

## The LIFT health centre

### *Demonstration of need*

Plymouth Primary Care Trust (PCT) is currently implementing the NHS Local Improvement Finance Trust (LIFT) programme for modernising primary care in Plymouth. Devonport's acute health problems are recognised, as is the fact that it is some considerable distance from Derriford Hospital, where patients have to travel for consultants' clinics and intermediate (i.e. not just acute) bed care.

The local community have demonstrated their enthusiasm for a new health centre, placing it as the second most preferred use of the Storage Enclave at the Devonport Day community event.

Devonport therefore has a strong case for a new centre. A Local Care Centre would provide comprehensive, high quality health services at the heart of Devonport. It is proposed that such a facility would be best located within the new Storage Enclave. It would be an integral part of the new 'district centre' for Devonport, rather than a stand-alone 'iconic building', and would include:

- 30 inpatient beds for rehabilitation and intermediate care
- General practice surgeries
- Consultant, therapist and nurse facilities for outpatient care
- Podiatry
- Speech and language therapy
- Minor operations
- Low tech diagnostics (x-ray, ultrasound, endoscopy, Doppler, audiology)
- Occupational therapy
- Pharmacy
- Benefits advice
- Healthy living centre
- Links to the voluntary and employment sectors
- Physiotherapy
- Dental practice
- Optometrist
- Midwifery.

However, it should be noted that other areas of Plymouth make similar claims, and that the Devonport Health Centre may not include the 30-bed intermediate care element. This decision is in the hands of the Plymouth Primary Care Trust. The proposed layout of the Stores Enclave enables the larger 30 bed facility to be readily absorbed should this be confirmed.

### *Funding and Delivery*

The LIFT Programme operates via a 'LIFTCo'; a Joint Venture Company owned by the PCT and its partners, which will let a contract to a development consortium to build the various schemes and projects in Plymouth. The LIFTCo will be structured with 60% private, 20% Government and 20% local community (PCT) equity and will include all "partnering services" - from land assembly, to architectural design, planning, management and maintenance. The land for the LIFTCo would need to be owned by the LIFT partnership (i.e. by the PCT and its partners), to ensure that it forms part of the Primary Care Estate.

There are currently three partnerships bidding to take the role of the 20 year LIFTCo. These bidders are currently working up their proposals competitively for two first tranche 'test sites'. Second tranche candidates are currently being considered.

### *Linkages to other Devonport themes and projects*

The Health Centre will form a cornerstone of the regeneration of Devonport, improving the quality of life in the area and making it a more attractive place to live. It will also potentially link to other key projects, in particular with the vocational training element of the potential 'extended schools' initiative (and with the Peninsular Medical School in Plymouth) in terms of offering placements, and with a neighbourhood nursery.

A key link in terms of development would possibly be with a prospective complementary development partner, for example a housebuilder or a supermarket operator.



The LIFT health centre: facing onto Granby Green

## 10.2 Planning out crime

### DRC Objective

- Effective urban design and community policing measures that reduce the incidence of crime

### DRC target

To reduce the incidence of crime to a level below the Plymouth average

DRC Key Outcome 5

Levels of crime have fallen over the last two years, but remain above the Plymouth average. St Peter ward ranks as one of the worst areas of the city for burglary - almost a third of households have been victim over the last 5 years - and requires focused attention. Incidents of violent crime and domestic incidents are particularly bad in Devonport. Local people have identified a series safety-related issues that need to be addressed:

### Safety issues identified by local people

(source: PCM Theme Day)

- Few opportunities for young people to meet with the community police team
- The relatively high risk of crime and fear of crime is detrimental to residents, businesses and visitors - and all the regeneration targets
- Poor security to the communal areas of flat blocks
- Domestic violence and a poor response from city wide services affects the health and well being of children, families and vulnerable adults
- Vandalism, domestic violence, anti-social behaviour and arson severely degrade quality of life
- BME residents fear racist groups and high crime rates, and have little victim support
- BME young people feel unsafe in their home, school and on the streets
- High levels of crime deter business ventures and enterprise
- Poor public toilets
- Inappropriate use of cars and private vehicles is a nuisance



The Development Framework seeks to create a much more secure environment for Devonport's residents and workers. The starting point has been to apply Secure by Design guidance provided by the Police. This is an initiative to encourage the adoption of a range of crime prevention measures to assist in reducing crime and the fear of crime. The main Secure by Design features of the DDF include:

- the creation of a permeable layout - a traffic calmed environment, but one that has a choice of routes for pedestrians and cyclists to ensure that streets and footpaths are well used;
- a structure that promotes natural surveillance - with perimeter blocks that ensure buildings front onto the public realm with plenty of windows providing 'eyes onto the street';
- the promotion of a high overall standard of security for the building shell;
- the creation of an approach to planning and urban design that encourages a feeling of neighbourliness, with a sense of stewardship and responsibility;
- the creation of subtle but effective 'defensible spaces' where necessary in front of buildings;
- proposals to improve the provision of secure parking;
- upgrading of public open spaces to provide adequate lighting of common areas.

Further detailed requirements will be set out in more detailed design codes and / or site development briefs. These should encourage that planning applications should be accompanied by a Secured by Design Certificate.

## 10.3 Enhancing sports and recreation facilities

### DRC Objective

- To double levels of satisfaction of residents with sporting,

#### Open space network: Overall concept

Devonport has an excellent provision of open space of interesting and variable character that forms a broad 'Green Arc'. The main centre of existing and proposed population is however poorly connected to this open space and therefore much of its potential is unrealised. There are few areas of green open space within Devonport's built area, and therefore the connection between urban areas and green space is especially important, as shown in Figure 28.

The overall open space aim is to maximise the potential of the existing green space for the people of Devonport as well as to encourage increased use by visitors from elsewhere. The various heritage and leisure attractions do, and will increasingly, attract visitors from further a field. Part of the open space strategy will be to encourage those visitors to stay longer and explore further in Devonport. As well as providing facilities for local people, it is the intention to keep Devonport outward-looking, vibrant and welcoming to visitors.

The open space concept will encourage a wide variety of different uses and activities that are sensitive to each particular environment. Historic features of value will be retained and restored. New uses and activities will provide the maximum recreational opportunities for the whole community with all its varied needs and interests.

#### Integrating the Green Arc of spaces and activities

These activities could be expanded or introduced as appropriate in various parts of the Green Arc that once lay beyond the town's defensive walls and to this day clearly defines its margins. However an essential part of this aspiration is the connection of all the individual parts into an overall, integrated whole. This is not only the expression of a general aim in the regeneration of Devonport, but it is also an aim to encourage easy access and interaction between different interest groups who have an interest in open space, thus creating a greater sense of community. The connection will be provided by a new pedestrian and cycle link that is both direct and unmistakably defined by a clear theme. This will provide access between and join up all the different activities.

#### Ensuring high standards are sustained

The importance of open space maintenance must be stressed. Currently, this appears to be very varied around Devonport. The open space at Mount Wise and Richmond Walk promenade on the water's edge is maintained to a high standard and many streets are well swept and tidy. Devonport Park is maintained to a more variable standard, pedestrian routes are sometimes poorly maintained, and sometimes even reasonably new facilities such as the viewpoint and adjoining play area at Pottery Quay have been neglected.

Adequate provision should therefore be made for the maintenance of both hard and soft open space in any regeneration proposals. Regular landscape maintenance and supervision, via park wardens for instance, must be essential ingredients if the aspirations for the successful regeneration of the community are to be realised.

#### A series of inter-linked projects

A series of landscape-related projects is summarised in Table 10.1. Some of the key initiatives are summarised overleaf.

Table 10.1 – Suggested landscape projects (refer to Figure 28)

| Plan ref. | Suggested projects   |
|-----------|--|
| 1         | High quality quayside public realm improvements: Pottery Quay  |
| 2         | Redevelopment / reuse of Ferry Inn as gateway to Plymouth and 'Green Arc'  |
| 3         | Improved pedestrian crossings linking Devonport Park and Pottery Quay  |
| 4         | Landscape upgrading of New Passage Hill - potential dedicated youth space  |
| 5         | New frontage onto New Passage Hill   |
| 6         | New 5-a-side football pitches on former reservoir site   |
| 7         | Refurbish playground   |
| 8         | Devonport Park upgrading: memorials and recreational facilities  |
| 9         | All-weather tennis courts at Parkside available for community use  |
| 10        | Improved tennis court could include joint use as basketball courts   |
| 11        | Major re-landscaping of southern area as Community Park - potentially with community gardens, wildlife garden, urban farm etc. Possible skateboarding area to north-east       |
| 12        | Restored Lodge as new community hub  |
| 13        | Madden Road area re-landscaped as entry to Brickfields, with refurbished Raglan Gatehouse  |
| 14        | Major upgrading of Brickfields - integrated series of sporting and recreational facilities   |
| 15        | New pedestrian and cycle link to City Centre   |
| 16        | New landmark bridge for pedestrians and cyclists links Green Arc spaces across Devonport Hill  |
| 17        | Mount Wise cricket pitch acquired for public use. Improved pedestrian route to the east  |
| 18        | New pedestrian and cycle link around Admiralty House   |
| 19        | Landscape improvements to Mount Wise headland - linking Admiral's orchard and potentially terraced community gardens   |
| 20        | New headland walkway integrates Scott Memorial and Redoubt mast area   |
| 21        | Critical mass of recreational activities around pools - potential Watersports Adventure Centre and/or BMX / skateboard park  |
| 22        | Potentially new water-related uses integrated into redevelopment of Richmond Walk waterfront: possible Watersports Centre, enhanced waterfront walkway and links to Mount Wise |
| 23        | Potential new water-related recreational spaces at Mutton Cove (potential dinghy/boat park), enhanced picnic area and toddler play - linking to Naval Base Visitor Centre      |
| 24        | New square at the southern end of George Street - entrance to Admiralty House  |
| 25        | Improved public space in conjunction with new highway proposal   |
| 26        | High quality public space improvements around the Guildhall, viewpoint and play area.  |
| 27        | Re-landscaped Cumberland Gardens in conjunction with highway improvements  |
| 28        | New Market Square  |



Figure 28 Open space network

- **A new future for Devonport Park**

Devonport Park has a fascinating heritage, but in large part today remains rather down-at-heel. A series of improvements are suggested, based on significant consultation with a variety of local users. In totality they constitute radical regeneration of this much-valued community resource.

The formal area to the north has a series of interesting features surviving from the Victorian era. The war memorials, rose garden and bowling green all have significant potential for restoration and improvement. This could also include additional uses incorporated into a new central focal point combining café, changing rooms and equipment store, though this should be considered in relation to the proposed activity hub around the park lodge.

West of this, new residential development is proposed along the southern edge of New Passage Hill - providing natural surveillance of the parkland with new frontage and helping to improve connections with the Pottery Quay community.

- **A new focal point of activity around Devonport Lodge**

Key to Devonport Park's regeneration is to provide a strategically located point, close to the centre of the Green Arc that will provide a focal point. The area of the existing lodge and nursery at the junction of Fore Street, Devonport Road, Kings Road and Paradise Road is considered the best location for this - at the entrance to Devonport Park with new direct connections to Brickfields.

This new centre will further enhance the existing plant nursery, expanding training initiatives that already exist there, and possibly developing it into a more commercially orientated centre, growing and selling plants and associated products where trainees can learn practical and management skills in a live situation that includes interaction with the public. This could include a Park Rangers base and a meeting space for Devonport's elderly residents. Associated with this could be a small cafe that could offer other training

opportunities. The Friends of Devonport Park would be based in the adjoining existing attractive Victorian lodge.

The intention is to make this location into a lively and active open space focus for the local communities, and a variety of different activities could be located in and around this facility. A multi-functional building available to a wide variety of activities could be developed in this locality - providing opportunities for formal gatherings, education and private hire away from residential properties. The location also has direct frontage onto a principal road junction, and there is space for a small car park.

This critical mass of activities will help make the provision of common services, such as the cafe, viable. It would also have the benefit of drawing the community towards the open space and its activities which is poorly achieved at present. It would create activity and surveillance within the park generally, making it a safer and more appealing place.

- **Integrating the activities of Brickfields**

A series of major improvements are proposed for Brickfields, as depicted in Figure 28. The recently completed Music Zone will sit alongside a new multi-use sports hall (planned for construction in 2004), combined rugby / American football stadium, enhanced athletics facilities and other sports pitches. They constitute a fantastic new community resource. It is recommended that a Development Brief be prepared to co-ordinate the planning and design of these projects within the context of a Green Open Spaces Strategy for the whole of the Green Arc. This would ensure that each project is pursued in an integrated way - with buildings that inter-relate, are outward-facing and welcoming rather than introverted and fenced off. Attention in particular should be paid to enabling strategic routes to pass through the area - linking with Devonport Park and the newly opened MoD Mount Wise area and headland beyond. Vehicular access and parking requirements will also need detailed attention.



A new focal point of activity at Devonport Park Lodge is envisaged

- **Remodelling of Cumberland Gardens**

A major re-design of Cumberland Gardens is envisaged (see Figure 29). Landscape improvements will complement changes to the road layout, with the introduction of a cross-roads that aligns Cumberland Road with the market clock tower and replaces the subway with surface level pedestrian crossings.

- **Opening up public access to Mount Wise**

Opening up public access to the MoD Mount Wise site offers exciting opportunities to introduce a series of recreational spaces sweeping around the headland (see Figure 30) - linking Brickfields with the cricket pitch, Admiral's Garden and Orchard and onwards to the headland centred on the Scott Memorial and Redoubt. From here, improve links will connect to the waterfront. It is critical that the future use of Admiralty House strengthens the Green Arc concept.

- **Making much more of the waterfront**

A key strategic thrust of the landscape proposals is to fully capitalise on Devonport's close identity with its waterfront setting and its naval heritage. New activities, public spaces and walkways are proposed. Water-related recreation, marine enterprise, arts and culture-related uses will all be encouraged - combining to boost the image and use of the waterfront.

- **A network of neighbourhood spaces**

In addition to the principal areas of green open space that encircle Devonport, several small public spaces will be provided in the more immediate vicinity of where people live. These are likely to be very different in character, being predominantly hard surfaced, but they will be fully integrated into the overall urban fabric, principally in the form of small squares. These smaller public places will be overlooked and associated with other activities, such as local play spaces and community buildings.

It is proposed that these include improvements to the public open space shaped by the Greenlink public arts, which created a series of imaginative public artworks. These are somewhat 'lost' and let down by the poor quality of some of the immediate environment including the Mount Wise Neighbourhood Centre. Landscaping improvements should be introduced in conjunction with the new strategic road link proposed here and potential redevelopment of the Neighbourhood Centre.



Figure 29 Remodelling Cumberland Gardens

## 10.4 Developing Devonport's cultural offer

### Culture-related issues identified by local people (source: PCM Theme Day)

- Devonport Park is not inviting and does not provide enough for people to do
- There is no specific work with young people in Devonport around the arts ie. drama, dance
- There is no skate park
- We feel that there are not enough exciting opportunities for art, drama, music and photography
- High quality cultural and recreational activities do not exist for children
- The Brickfields development does not cater for the Devonport community
- Limited opening times of local public buildings such as schools and libraries restricts opportunities for wider community involvement in the regeneration process
- Recreation facilities along the waterfront do not meet the needs of local residents
- BME residents feels oppressed with regards to celebrating their culture and have limited access to an appropriate range of recreational facilities
- The perception is that people do not celebrate important life and religious events

### The Cultural Plan

The DRC's Cultural Plan (2001) sets out a number of cultural-related projects that can be brought forward within the context of the Development Framework. These take on board the issues local people have raised in relation to Devonport's cultural offer (see opposite). "Culture" is seen here in its widest sense to include:

- The performing, visual, media and published arts, including design
- Broadcasting, recording and Information / Communication Technology (ICT)
- Museums, heritage and archives
- The built environment, architecture, landscape and heritage
- Children's play, young peoples adventure play
- Parks, open spaces, informal recreation
- Sports events, facilities and development
- Tourism and visitor attractions and initiatives

There are far-reaching potential economic, social and environmental benefits to pursuing an integrated cultural strategy, including:

- Developing skills and self-confidence within the local community, particularly young people, faith groups, people from ethnic minorities and disabled people
- Establishing a sense of local pride
- Promoting a sense of community well-being
- Producing health gains in the local community
- Encouraging local people to seek training
- Changing the image of Devonport for the better

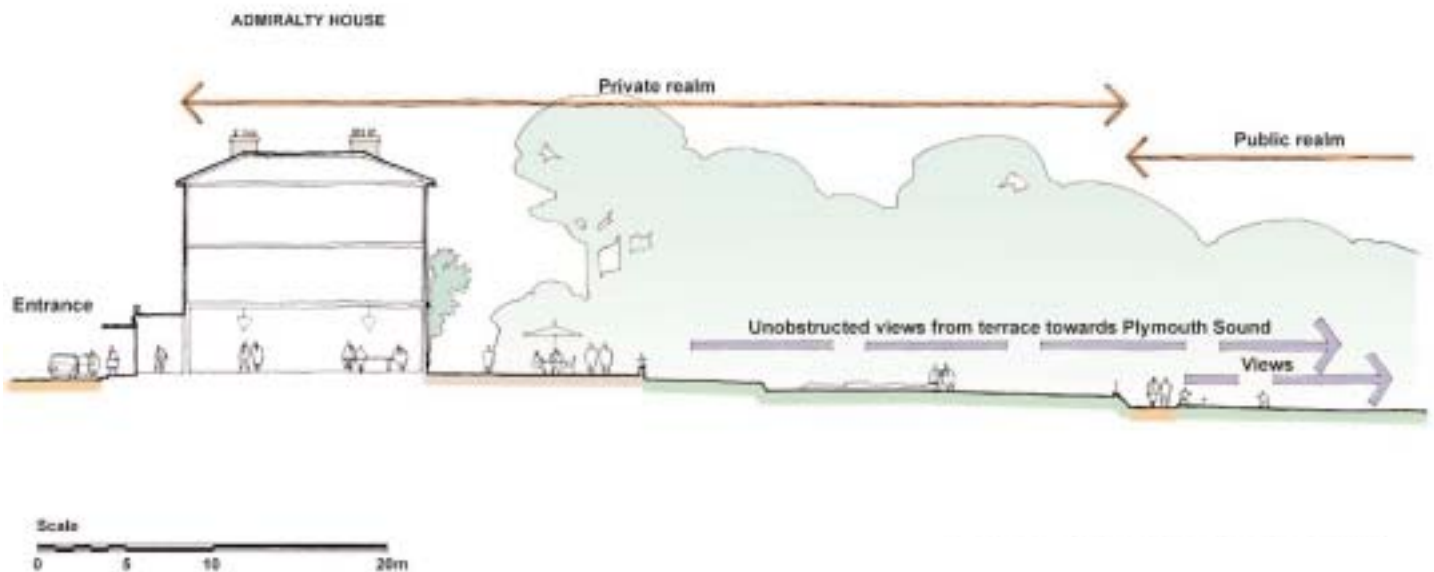


Figure 30 Mount Wise in section: landscaping around Admiralty House will secure community access whilst clearly differentiating between public and private space

## Key projects

The Development Framework will seek to fulfil these objectives by:

1. **encouraging small creative businesses** to set up within the new central area, with workshop and studio space (that could take the form of 'live-work' units) that act as business incubators. This could be branded as Devonport's "**creative village**". This could include a gallery space, together with media and creative IT-related uses (linking to education and potentially heritage interpretation)
2. pursuing a **public art strategy** that promotes high quality art architecture and landscape design and provides opportunities to introduce murals, sculpture and other creative expressions to further enhance Devonport's identity. This should link into existing arts activities such as Devonport Playhouse.
3. establishing a **heritage trail** that weaves together places and buildings of interest and vantage points via an inter-connected series of waymarkers, plaques and maps, for instance.
4. Introducing a series of much-improved, **inter-linked sports and recreational facilities** that include a series of children's play facilities geared to different age groups, high quality landscaped spaces linked to wildlife interpretation and Devonport in Bloom, for instance, and new activities such as a new mixed-use hub including community garden centre at Devonport Park's entrance.
5. Forming a **stronger network community buildings**, with shared use of the Guildhall, Devonport Playhouse and St Aubyn's Church, for instance.
6. Landscaping urban squares and improving community facilities to provide **settings for festivals and local celebrations**

7. A conservation plan that sees each of Devonport's principal **historic buildings brought to life** (see below).

8. A **Watersports Activity Centre**, located off Richmond Walk and relating to the existing pools, providing opportunities for young people to get involved in canoeing, scuba training, yachting and life-saving, for instance.

## New life for Devonport's heritage buildings

The history of Devonport has been the history of the royal Naval Dockyard, ever since William III originally commissioned it in 1691. As the importance of the Navy has waxed and waned over the last 300 years, so have the fortunes of Devonport. During its heyday in the late 18th and early 19th centuries, when the population of Devonport (formerly Plymouth Dock) exceeded that of Plymouth itself, prosperity found its expression in the construction of many buildings of quality and notable architectural character.

The wealth of remaining buildings and structures of historical and architectural importance has an essential role to play in the renaissance of Devonport's self esteem. It will be the aim of this study to bring as many of these structures to the fore as possible with proposals to ensure their preservation, by giving them a new life in the redevelopment of the town.

The City Council's Conservation Officer advises on the need for a Conservation Plan for Devonport to establish the constraints for future development of the area.

**Table 10.2 Existing and potential uses for Devonport's Listed Buildings**

| Building Name              | Listing Grade | Located within MOD land to be vacated Dec. 04 | Located within MOD land to be retained | Existing use  | Potential Uses            |                       |               |                      |               |                   |              |                  |                              |             |                            |        |         |
|----------------------------|---------------|---|--|---|---------------------------|-----------------------|---------------|----------------------|---------------|-------------------|--------------|------------------|------------------------------|-------------|----------------------------|--------|---------|
|                            |               |   |  |   | Naval Base Visitor Centre | Community Arts Centre | Local Library | Maritime Art Gallery | One Stop Shop | Evening Institute | Public House | Sports Pavillion | Residential inc. Guest House | Educational | Business Enterprise Centre | Market | Offices |
| 1 THE GUILDHALL            | I             |   |  | Local Library/<br>Nursery/<br>Egg Bus Project/<br>Indoor Sports<br>Facility |                           | ✓                     | ✓             | ✓                    | ✓             | ✓                 |              |                  |                              |             |                            | ✓      | ✓       |
| 2 THE OLD LIBRARY          | II            |   |  | Billiards Club  |                           |                       | ✓             | ✓                    | ✓             | ✓                 | ✓            | ✓                | ✓                            |             |                            |        | ✓       |
| 3 RAGLAN GATEHOUSE         | II            |   |  | Derelict  |                           | ✓                     |               | ✓                    |               |                   |              | ✓                | ✓                            | ✓           | ✓                          |        | ✓       |
| 4 MOUNTWISE HOUSE          | II            | ✓   |  | Vacant  |                           |                       |               | ✓                    |               |                   |              |                  | ✓                            | ✓           | ✓                          |        | ✓       |
| 5 ADMIRALTY HOUSE          | II            | ✓   |  | Vacant  |                           | ✓                     |               |                      |               |                   |              |                  | ✓                            | ✓           | ✓                          | ✓      | ✓       |
| 6 DEVONPORT MARKET         | II            | ✓   |  | Vacant  | ✓                         | ✓                     |               |                      | ✓             |                   |              |                  |                              |             |                            | ✓      | ✓       |
| 7 MASTER ROPEMAKER'S HOUSE | II            |   | ✓                                      | Visitor Attraction  | ✓                         |                       |               |                      |               |                   |              |                  |                              |             |                            |        |         |
| 8 ROPE SPINNING HOUSE      | II            |   | ✓                                      | Visitor Attraction  | ✓                         |                       |               |                      |               |                   |              |                  |                              |             |                            |        |         |
| 9 FORMER PAY OFFICE        | II*           |   | ✓                                      | Visitor Attraction  | ✓                         |                       |               |                      |               |                   |              |                  |                              |             |                            |        |         |
| 10 FORMER FIRE STATION     | II            |   | ✓                                      | Visitor Attraction  | ✓                         |                       |               |                      |               |                   |              |                  |                              |             |                            |        |         |
| 11 NO 1 COVERED SLIP       | II            |   | ✓                                      | Visitor Attraction  | ✓                         |                       |               |                      |               |                   |              |                  |                              |             |                            |        |         |

Note: Studies are being commissioned to propose viable sustainable uses for the Guildhall, Admiralty House, Mount Wise House, The Market Hall and the Raglan Gatehouse.

### The Devonport Conservation Area

In July 1999 PCC designated the area around Ker Street as the Devonport Conservation Area. This contains a nucleus of listed buildings which have traditionally formed a civic, retail and commercial centre for the town and will be nurtured as the basis for re-establishing the new street grid. There are, however, many listed buildings of note in Devonport (both within and outside the Dockyard walls) which do not fall within the Conservation Area but which, nevertheless, will have an important role to play in reviving the fortunes of Devonport.

### The South Yard Heritage Area

The South Yard "Heritage Quarter" contains a number of significant historic buildings, the future of which, if released by the MOD, could be secured through visitor/tourism and potentially other uses.

This part of the Dockyard is considered to include a wealth of built and buried remains dating back to the inception of the yard three centuries ago which, if restored and suitably interpreted, could become an important tourist attraction providing benefits to the local community through employment and commerce.

A project currently being worked up by the Plymouth Naval Base Visitor Centre Trust sees these areas managed as one large tourism / leisure attraction. Feasibility work is underway and viability has yet to be determined.

Following repositioning of the security fence around the western perimeter of these areas of land to the satisfaction of the MoD, the potential will exist for these buildings to be integrated with the adjacent Storage Enclave development and be brought into the public realm. Seen in this way, the two areas would become a "living visitor centre", with individual buildings in different ownerships brought to life as a mixture of uses that could include a museum, workshops, offices, training facilities and even housing. One of the intrinsic difficulties in making the Naval Base Visitor Centre work as one unified attraction is that the two areas containing listed buildings are not contiguous. The preferred strategy is therefore for these two areas to fuse with the adjacent redevelopment sites, opening the areas up for public access and promoting a range of complementary uses. Establishing this in practice will require 'surgical incisions' to be cut into the dockyard wall - establishing public routes through onto Holmans Buildings and Edinburgh Street / James Street.



The Guildhall, Column and Oddfellows Hall today (above) and as conceived by John Foulston in 1823 (right)



### Mount Wise

The Mount Wise site is of national archaeological importance in view of its military history and strategic role in guarding the Hamoaze River and Dockyard. The primary architectural feature on the site is the Georgian Admiralty House, built around 1793 for the Governor and set in spacious formal grounds facing the sea. This building now stands empty. A sustainable future must be assured by finding it a long-term use and the recommended strategy is explained in Chapter 7. The site adjoins, on its western side, a popular area of coastal open parkland comprising Mutton Cove, the Scott Memorial and various Napoleonic War gun emplacements. Each is a key feature within the Green Arc of public parkland.

### Historic Buildings

Table 10.2 records the existing uses and proposes new uses for the most significant of Devonport's listed buildings that are not currently in long-term sustainable use. It is anticipated that SWRDA and/or English Partnerships have a vital role in helping to bring some of the most precious buildings to life as part of a wider 'sustainable communities' programme. This table excludes those listed buildings that will remain behind the Dockyard wall and to which visitor access will not normally be available.

Table 10.3 records Devonport's listed buildings currently in sound condition and in viable secure use, whereas Table 10.4 records Devonport's listed buildings in viable use but in need of immediate repairs and planned maintenance.

Table 10.5 records Devonport's other buildings of architectural and/or historical interest for which alternative uses have not been considered.

### The framework for considering the future of Listed Buildings

Devonport has a rich inheritance of listed buildings. Many have current uses for all or part of the building; other buildings particularly within the current MoD area are being vacated prior to transfer. Many of the buildings require investment, both in repair and maintenance now, together with a long term investment strategy. Future uses will need to be considered in this context.

Current uses are assumed to meet current building regulations. Change of use may trigger higher requirements under the current Building Regulations - including upgrades to thermal and sound insulation, fire escapes or structure. This can only be assessed as part of a feasibility study which defines the number of occupants and the location of different uses within the building. In addition the Disabled Discrimination Act is coming into effect in stages, and more rapidly for new uses, affecting buildings that have employees and /or provide services to the public. Taking these issues into account, feasibilities are being undertaken for Admiralty House, Mount Wise House, the Market building, the Guildhall and Raglan Gatehouse as early priorities.

**TABLE 10.3 Listed Buildings currently in sound condition and in viable secure use**

| BUILDING              | LISTING   | CURRENT USE                        |
|-----------------------|-----------|------------------------------------|
| 1. HAMOAZE HOUSE      | GRADE II  | COMMUNITY BASED DAY SUPPORT CENTRE |
| 2. THE OLD CHAPEL     | GRADE I   | SUPERMARKET                        |
| 3. THE FORUM          | GRADE II  | BINGo HALL                         |
| 4. THE CROWN HOTEL    | GRADE II  | ROUTEWAYS                          |
| 5. THE KINGS ARMS     | GRADE II  | PUBLIC HOUSE                       |
| 6. THE MONUMENT       | GRADE I   | PUBLIC MONUMENT                    |
| 7. THE SCOTT MEMORIAL | GRADE TBC | PUBLIC HOUSE                       |
| 8. THE WAR MEMORIAL   | GRADE TBC | PUBLIC MONUMENT                    |

**Table 10.4 Listed Buildings in viable use but in need of immediate repairs and planned maintenance**

| BUILDING             | LISTING   | LOCATION      |
|----------------------|-----------|---------------|
| 1. ODD FELLOWS HALL  | GRADE I   | SOCIAL CLUB   |
| 2. ST AUBYN'S CHURCH | GRADE II* | C of E CHURCH |

**Table 10.5 Other buildings of architectural and / or historical interest for which alternative uses have not been considered**

|  |           |                           |
|--|-----------|---------------------------|
| 1. The Admiral Steps                             | Grade II  |                           |
| 2. Military Headquarters                         | N/A       | RICHMOND WALK             |
| 3. PUE (Plymouth Underground Extension)          | N/A       |                           |
| 4. THE NORTH SMITHERY                            | GRADE II* |                           |
| 5. HEAVY LIFTING STORE                           | GRADE II  |                           |
| 6. OFFICERS TERRACE                              | GRADE I   |                           |
| 7. JOINERS SHOP/HEMP HOUSE                       | GRADE II  |                           |
| 8. LAYING HOUSE (FOUNDATIONS)                    | SAM       |                           |
| 9. WHITE YARN HOUSE                              | GRADE II* |                           |
| 10. TARRED YARN HOUSE                            | GRADE II* |                           |
| 11. TARRED YARN STORE                            | GRADE II* |                           |
| 12. KING'S HILL GAZEBO                           | GRADE II* |                           |
| 13. COMPOSITE SHIP BUILDING SHED                 | GRADE II  | SOUTH YARD                |
| 14. SOUTH SAW MILLS                              | GRADE II* |                           |
| 15. ROSE COTTAGE                                 | GRADE II  |                           |
| 16. SOUTH SMITHERY                               | GRADE II  |                           |
| 17. SWING BRIDGE                                 | GRADE II  |                           |
| 18. MAIN DOCK PUMPHOUSE                          | GRADE II  |                           |
| 19. NO. 1 DOCK AND BASIN                         | GRADE II* |                           |
| 20. NO. 2 DOCK AND BASIN                         | GRADE II* |                           |
| 21. NO. 3 DOCK AND BASIN                         | GRADE II* |                           |
| 22. NO. 4 DOCK AND BASIN                         | GRADE II* |                           |
| 23. BUILDINGS AT THEATRE OPE                     | GRADE II  | THEATRE OPE               |
| 24. BUILDING AT CLOWANCE CLOSE                   | GRADE II  | 57 GEORGE ST.             |
| 25. BLOCK BETWEEN DUKE ST. AND CUMBERLAND STREET | GRADE II  | DUKE ST AND CUMBERLAND ST |
| 26. THE MANOR HOUSE                              | GRADE II  | CHAPEL ST                 |
| 27. THE SCOTT MEMORIAL                           | uncertain | MOUNT WISE                |
| 28. WAR MEMORIAL                                 | uncertain | DEVONPORT PARK            |
| 29. NO.2 STORE MORICE YARD                       | GRADE II* | MORICE YARD               |



The Market Building

## 10.5 Cleaning up the land

Initial desktop studies have been undertaken into the area's ground conditions. Most recently, a Phase I Contamination Study has been prepared for the two MoD sites. This highlights key issues and points for further action, which are summarised below.

### Geology and Hydrogeology

Future design development and construction needs to be taken forward with regard to the area's solid geology, comprising Torpoint and Saltash Formation - underlain predominately by Plymouth Limestone. This natural strata is likely to be overlain by varying depths of made ground.

Deep underground high-permeability aquifers exist, which have a high vulnerability to contamination. Potentially contaminants could migrate rapidly into and through the aquifer, flowing out to the River Tamar.

### The Storage Enclave

Ground conditions relate to the past use of the site - first as the former centre of Devonport (with houses, shops, public houses, libraries etc), followed by the fact that 11 direct hits were sustained during World War II and most recently in relation to the site's use as 'general naval stores'. Although more detailed studies will need to be undertaken, it is possible to assume that although past activities may have led to localised contamination by the materials stored at the site, as long as buildings have not been used for storage of bulk chemicals or fuels, it is unlikely that this would pose a significant barrier to development of the site.

Three areas for particular action are highlighted:

1. The asbestos-lagged pipework for the underground heating system will, in particular, require further investigations to establish the type and condition of the lagging material, as the cost of the removal and disposal would be expensive and time consuming.
2. The likelihood of buildings to also include asbestos means that a Type 3 Asbestos Survey is commissioned for all of the buildings.
3. Surveys should also consider exploded ordinance from World War II bombing and associated debris may contain tri-nitro toluene and its derivatives, some of which are known to have carcinogenic properties. Caution should also be excised in relation to the possibility that unexploded ordinance may be present.

### The MoD Mount Wise Site

Historically there has been very little development on the site over the last century, and the area has remained largely as open space. However, two areas for priority attention are highlighted:

1. Refurbishment and the construction of new buildings (Mount Wise Court) during the 1960's indicate that asbestos-containing materials may have been used and therefore a Type 2 asbestos survey is recommended prior to any work being undertaken.
2. The site is underlain by a network of tunnels previously used by the Armed Forces. It is understood that some of the tunnels have been infilled and some remain open. It is recommended that the stability of the tunnels is ascertained prior to any development of the site.

### Taking action to remediate the land

From analysing site history, it is anticipated that low to moderate levels of contamination may be present in both MoD sites. Prior to development, it is recommended that an intrusive, comprehensive Phase II Site Investigation is undertaken. Soil samples should be recovered from the exploratory holes and tested for a broad suite of contaminants to assess the current ground conditions and also to provide geotechnical information for future construction.



North Croydon Medical Centre

### Priority Actions for Applying Principle 7

- *Do everything possible to secure a firm commitment for Devonport to have a new Local Care Centre as part of the second tranche LIFT programme.*
- *Further detail Secure by Design requirements in forthcoming site Development Briefs*
- *Prepare a Green Open Spaces Strategy to co-ordinate Green Arc recreation proposals such as Devonport Park and Brickfields*
- *Prepare detailed feasibility studies for assessing the conversion of potential re-use of key Listed Buildings in advance of preparing a Conservation Plan for Devonport*
- *Commission a Phase II Site Investigation for both MoD sites*