

Millfields 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 Millfields 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 will conform 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 references for the management plan. In order to interpret these policies and guidance for the Millfields 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

The most significant buildings and other structures that are not currently statutorily protected will be considered for appropriate designation. Non-listed buildings that are considered to make a positive contribution to the Conservation Area (see Fig.5) may 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 - The Old Laundry and 'The Office' public house will be assessed and proposed for statutory listing if warranted, within six months of the adoption of the completed appraisal and management plan. 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.

Conversion of historic buildings to residential use and the associated creeping 'domestication' that this can produce has been identified as one of the main threats to the character of the Millfields Conservation Area. 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 lead to the overall degeneration of buildings that contribute to the character or appearance of Conservation Areas.

Proposed management plan action - A detailed schedule of buildings in the Millfields Conservation Area that would benefit from the imposition of Article 4 Directions will be drawn up and submitted for consultation and Council approval within twelve months of the adoption of the completed appraisal and management plan.

3. Opportunities for enhancement

While the Millfields Conservation Area is generally well managed, 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 Millbay and Stonehouse 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 include the positive management of Council-owned land, partnership working, internally

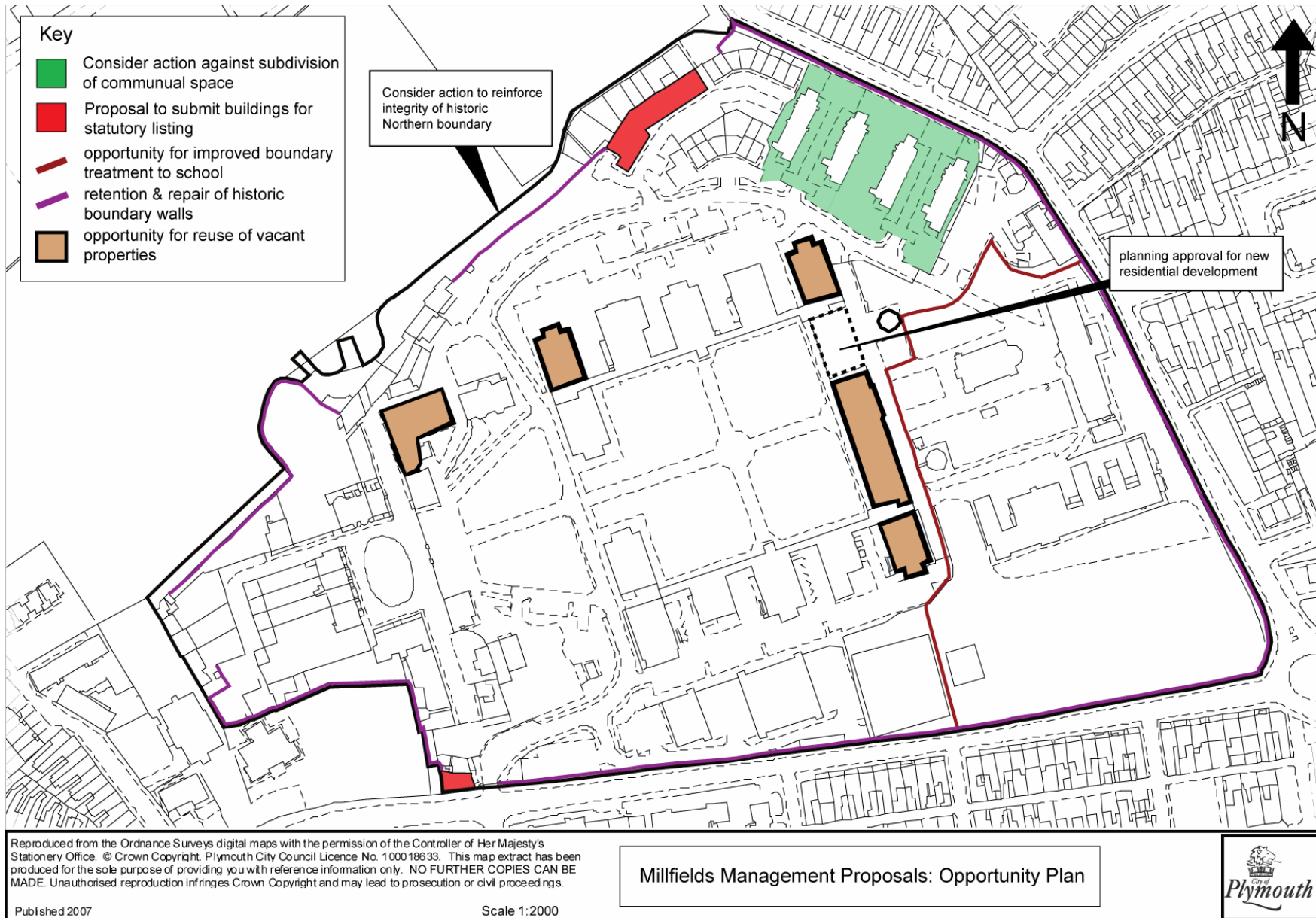
as well as externally, and positive use of the development consents process including the use of Section 106 agreements to deliver opportunities.

- a) **There is a danger of the gradual domestication and loss of communal landscape particularly around the former 'Zymotic' blocks and the former Water Tower.**
Proposed management plan action: Consideration will be given to the application of an Article 4 Direction within the Conservation Area (see section 2 'Enforcement' above) to control inappropriate development.
Delivery: Through the possible application of an Article 4 Direction, and through the positive use of the development consents process.
- b) **The northern boundary of the former Royal Naval Hospital has been obscured by the creation of domestic gardens, (including breaches of the historic boundary wall) and by the erection of inappropriate chain link fencing.**
Proposed management plan action: Consideration will be given to possible enforcement action if warranted, and/or to the restoration of the historic boundary.
Delivery: Through the possible use of enforcement powers, and through the positive use of the development consents process.
- c) **A number of the principal Quadrangle blocks were vacant at the time of the appraisal (2006). The sensitive restoration, redevelopment and long-term survival of these blocks is of fundamental importance to maintaining the 'special interest' of the Conservation Area.**
Proposed management plan action: Proposals for re-use of the blocks should be considered particularly against the provisions of Principles 1, 3, 4 and 5 above.

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

- d) **The historic boundary wall to the Millfields was seen to be beginning to deteriorate in places at the time of the appraisal (2007)**
Proposed management plan action: The condition of the boundary wall will be informally monitored over the life of the management plan.

Millfields Conservation Area management plan: Opportunities plan



4. 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, including the effect of grant schemes such as the Townscape Heritage Initiative. 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 Millfields Conservation Area.

The input of stakeholders including 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 Millfields Conservation Area

- Boundary wall to NW side, Former Royal Naval Hospital: Grade II
- Church of the Good Shepherd, Former Royal Naval Hospital: Grade II
- Inner Gate including Piers and Gates, Former Royal Naval Hospital: Grade II
- Landing Jetty, Former Royal Naval Hospital: Grade II
- Main Gateway and Gate Piers, Former Royal Naval Hospital: Grade II
- North Gateway and Store and attached walls, Former Royal Naval Hospital: Grade II
- Octagonal Posting Box immediately south of Pay Office, Former Royal Naval Hospital: Grade II
- Pavilion north of Inner Gates (Pay Office), Former Royal Naval Hospital: Grade II
- The Quadrangle (original ward blocks), Former Royal Naval Hospital: Grade II*
- No's 1, 2, 3 The Square and area walls and railings, Former Royal Naval Hospital: Grade II
- No's 4, 5, 6, 7 The Square and walls and railings, Former Royal Naval Hospital: Grade II
- No's 8, 9 The Square and area walls and railings, Former Royal Naval Hospital: Grade II
- No 10 The Square, Former Royal Naval Hospital: Grade II
- No's 11, 12, 12A The Square and attached walls, Former Royal Naval Hospital: Grade II
- No 14 The Square (Middleton Lodge) and wall, Former Royal Naval Hospital: Grade II
- No 16 The Square and rear courtyard wall, Former Royal Naval Hospital: Grade II
- No 17 The Square, Former Royal Naval Hospital: Grade II
- No 19 The Square, Former Royal Naval Hospital: Grade II

- Stables, Former Royal Naval Hospital: Grade II
- Sundial in front and west of the Quadrangle, Former Royal Naval Hospital: Grade II
- Water Tower, Former Royal Naval Hospital: Grade II*

Appendix 2

Buildings considered as making a positive contribution to the Millfields Conservation Area

- Nos. 1-12 Constance Place
- The Office Public House, High Street
- Garden House, The Square
- No. 15 The Square
- No. 20 The Square
- Chapel of Rest (Mortuary)
- Nursing Sisters Accommodation
- Two Octagonal Rest Rooms
- The Old Laundry
- St Dunstan's Abbey School Buildings (former sick officers' block)
- St Dunstan's Abbey School Buildings (former staff quarters)