

5455
Paul Barnard

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Steve Jackson
Senior Regeneration Manager
English Partnerships

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Dear Steve

MILBAY DOCKS - PROPOSED DEMOLITIONS

Thank you for your letter of 14th October and for keeping us informed of your intentions.

Your letter indicated that you would like to remove 4 buildings in this financial year:

- The former Port Office Building and annexe (B1 on the plan)
- Workshops on Clyde Quay (B6 on the plan)
- Storage Canopy and compound area (B8 on the plan)
- Former warehouses adjacent to Custom House Lane (B13 on the plan)

Whilst there is no statutory requirement for you to seek permission to remove the buildings you have identified all of these buildings have recently been identified as buildings at risk on our Buildings at Risk register, which whilst gives no statutory control over them does seek to ensure that there is long term stewardship and opportunities for improving and managing the buildings are maximised.

Current planning policy in relation to this area centres on the Draft Deposit of the Local Plan and the Millbay Area Regeneration Strategy.

Proposal 34 in The City of Plymouth Local Plan (1995 –2011) First Deposit relates to this area of Millbay. The proposal seeks a mixed-use development, which is part of a comprehensive development strategy for the site. The Millbay Action Plan would comprise the Strategy. The proposal also has a number of issues that development proposals need to make provision for. One such provision is that the existing Quay and associated structures

are retained and incidentally that an appraisal of the archaeological and historic interest of the site is undertaken.

The Millbay Area Regeneration Strategy assesses the existing urban environment of the Millbay area and identifies Listed buildings, Conservation areas and also buildings, which whilst not listed, nevertheless have some historic value. Buildings B1, B6 and B2 are identified as buildings which have historic value.

Having assessed the buildings and site in the round against existing planning policy and in the context of the existing Regeneration Strategy, the City Council would like you to consider the following:

- In view of Proposal 34 in the First Deposit of the Local Plan a formal and considered justification for the removal of the buildings you would like to remove will be required.
- B1 – The City Council would like to see this building retained if possible. The information submitted in relation to this building by WSP appears to suggest some problems but mainly with the annexe. Perhaps you could confirm whether we have assumed correctly. If the annexe needs to be removed then this may be acceptable, but we would like it if the main building could be retained.
- B6 - Workshops on Clyde Quay. It is agreed that these structures could be demolished.
- B8 – Former Plymouth
- City Council Storage Canopy and Compound. It is agreed that this building could be demolished.
- B13 – Four storage buildings East Quay. These buildings are in a poor state of repair, having been bombed during the war and never properly repaired. It is agreed that these buildings could be demolished.
- The City Council would recommend that in all cases where the buildings are demolished that every attempt is made to retain the quality materials and reuse them where appropriate in the new development proposals as they come forward.

In terms of the other buildings identified by WSP, whilst you are not intending to demolish them during this financial year it may be appropriate for you to know our views at this stage.

- B2 – Former Baggage warehouse. If possible we would like to see a copy of the full structural survey on this building before any further comment is made.
- B3 – Vosper showroom. This was a former goods shed, which has an older wall attached to it with a former gateway in it, which was in existence prior to the goods shed. Whilst the goods shed could be demolished consideration could perhaps be

given to retaining the wall and re opening the gateway in conjunction with a new development proposal.

- B4 – Vospers showroom. It is agreed that this building could be demolished.

If you or your colleague would like to meet to discuss our concerns please telephone me and we can arrange a mutually convenient time. I look forward to hearing from you.

Yours sincerely

PAUL BARNARD
Strategic Planning Manager

Peter Ford
Jacqueline Houslander
Mike Nally
Eilis Scott

This letter is also available in Braille and large print. To request a copy please telephone (01752) 307845.