

## North Stonehouse 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 North Stonehouse Conservation Area, Plymouth City Council will follow the policies and objectives set out in the Core Strategy of the Local Development Framework. In particular this 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 references for the management plan. In order to interpret these policies and guidance for the North Stonehouse 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

While statutory protection of the most significant buildings and structures is considered necessary to the overall good management of any Conservation Area, and 12 buildings or groups of buildings in the North Stonehouse Conservation Area are listed, it is not considered necessary to propose any further designations at this time. Non-listed buildings that are considered to make a positive contribution to the Conservation Area (see Fig.3) 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 North Stonehouse Conservation Area is the gradual erosion of its character by cumulative alterations to listed and unlisted buildings. 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** - A detailed schedule of buildings in the North Stonehouse 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. 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 a number of important historic buildings in the North Stonehouse area, including 1 Wyndham Square, 48 Wolsdon Street, the Wolsdon Street Board School, 291 North Road West, 307 North Road West, and St Dunstan's Abbey and School.

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 North Stonehouse Conservation Area.

14 buildings or structures are recorded on the local 'Buildings at Risk' Register within the North Stonehouse Conservation Area. They are:

- No 248 Cecil Street
- No 11 Haystone Place
- No Place Inn, No 353 North Road West
- Nos. 1, 2, 22, 53, 61 and 62 Wolsdon Street
- Nos. 2-3 Wyndham Place
- Former non-conformist chapel, Wyndham Street East
- No 10 Wyndham Street West
- St Peters School, Wyndham St West

**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 bomb damaged site between Nos. 5-12 Arundel Crescent should be restored to reflect and respect the residential nature and architectural interest of the rest of the Crescent.**

**Proposed management plan action:** If and when redevelopment opportunities arise for this site, preference should be given to proposals that will reinstate its residential use and respect the architectural interest of the Crescent. Proposals should be considered particularly against the provisions of Principles 1, 2, 4, 5, and 8 above.

**Delivery:** Through the positive use of the development consents process.

**b) The bomb damaged site at Nos. 7-8 Haystone Place should be restored to reinforce the residential nature and architectural interest of the rest of the street.**

**Proposed management plan action:** If and when redevelopment opportunities arise for this site, preference should be given to proposals that will reinstate its residential use

and respect the architectural interest of the street. Proposals should be considered particularly against the provisions of Principles 1, 2, and 4 above.

**Delivery:** Through the positive use of the development consents process.

**c) There are a number of opportunities for improvements to the public realm across the Conservation Area. Areas of particular potential are:**

- **the playground and public space at Patna Place which forms an important edge to, and setting for, the Conservation Area**
- **the steps leading from North Road West to Victoria Park**
- **the entrance into Victoria Park at the western end of Polruan Terrace**
- **Melbourne Green**
- **Melbourne Square**
- **the entrance to St Boniface's primary school from Cathedral Street**
- **the area used for car parking at the rear of Hollywood Terrace**

• **Proposed management plan action:** As and when opportunities arise, proposals should be supported that promote the positive enhancement and/or use of these areas.

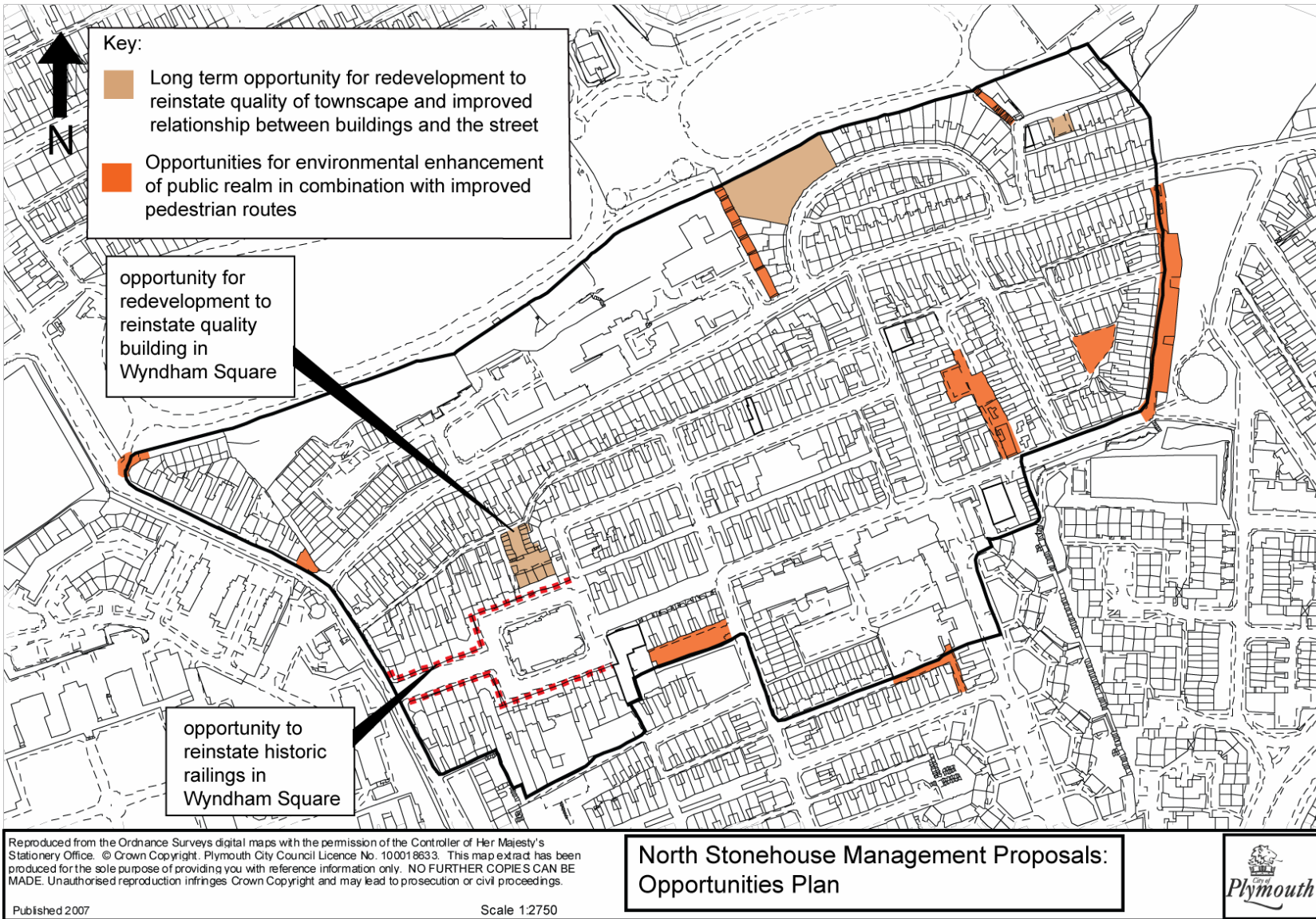
**Delivery:** Through the positive management of Plymouth City Council-owned land; through the positive use of the development consents process including the use of Section 106 agreements, and through the application of grant schemes if available. Section 106 funding for some of these elements may be available from the Stonehouse Arena project as identified in the submitted Millbay and Stonehouse Area Action Plan Policy MS11.

**d) Some environmental improvements have previously been undertaken in Wyndham Square, but there is scope for further enhancement particularly to redevelop and reinstate the 'missing' part of the northern terrace, and also to restore the railings around the Square.**

**Proposed management plan action:** As and when opportunities arise, proposals should be supported that promote the further restoration of the Square.

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

# North Stonehouse 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 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 Stonehouse Area Action Plan so that development opportunities can be properly considered against the heritage interests of the North Stonehouse 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 North Stonehouse Conservation Area**

- St Boniface School, Cecil Street: Grade II
- Boundary stone at junction with North Road West: Grade II
- St Dunstan's Abbey and attached road-frontage walls, North Road West: Grade II\*
- St Dunstan's Abbey School and attached road-frontage walls, North Road West: Grade II\*
- Church of St Peter, Wyndham Square: Grade II
- Nos. 2-7 (consecutive) Wyndham Square: Grade II
- Nos. 8-12 (consecutive) Wyndham Square: Grade II
- No 18 Wyndham Square: Grade II
- Nos. 19-28 (consecutive) Wyndham Square: Grade II
- Nos. 29-34 (consecutive) Wyndham Square: Grade II
- Former non-conformist chapel, (formerly premises of Plymouth Karate Club, now disused), Wyndham Street East: Grade II
- St Mary and St Boniface Roman Catholic Cathedral, Wyndham Street West: Grade II

## **APPENDIX 2**

### **Buildings considered as making a positive contribution to the North Stonehouse Conservation Area**

- Nos. 1, 14 (Duchy of Cornwall Public House) and 17 Anstis Street
- Nos. 1-4 (consecutive) Arundel Crescent
- Nos. 1-23 (consecutive) Cecil Street
- Nos. 50-216 (evens) Cecil Street
- No 61 Cecil Street
- Nos. 73-75 (odds) Cecil Street
- Leat marker stone outside No 75 Cecil Street
- The Melbourne Inn Public House, No 224 Cecil Street
- Nos. 244 and 248 Cecil Street

- Nos. 15-18 (consecutive) Eldad Hill
- Community Centre, Frederick Street West
- No 5 Frederick Street West
- Nos. 109-110 (consecutive) King Street
- Nos. 123-127 (consecutive) King Street
- Nos. 1-3 (consecutive) Melbourne Place
- Nos. 23-27 (consecutive) Melbourne Street
- Neswick House, Neswick Street
- Somerset Arms Public House, No 231 North Road West
- Nos. 247-353 (odds) North Road West
- No 300 North Road West
- The No Place Inn Public House, No 353 North Road West
- Nos. 1-7 (consecutive) Polruan Terrace
- Boundary Stone outside Wyndham Arms Public House, No 17 Stoke Road
- Nos. 4-6 (consecutive) Wolsdon Place
- Nos. 1-14 (consecutive) Wolsdon Street
- Nos. 16-35 (consecutive) and No 39 (College of Art) Wolsdon Street
- Nos. 45-49, 51-54, 59 Wolsdon Street
- Nos. 60-62 (consecutive) Wolsdon Street
- Ventilation shaft, Wyndham Lane
- St Peter's Primary School, Wyndham Street West
- Nos. 1-27 Wyndham Street West