

Stonehouse Peninsula 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 Stonehouse Peninsula 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 key references for the management plan. In order to interpret these policies and guidance for the Stonehouse Peninsula 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 mixed-use character of the Conservation Area, and to contribute positively to the wider regeneration of Millbay and 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 this 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 p.8) 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 - 60a Emma Place 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.

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

particularly evident in Admiralty Street. 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 Stonehouse Peninsula 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 Stonehouse Peninsula Conservation Area, including 8 Caroline Place, 46 and 60a Emma Place, and 42 and 70 Durnford 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 Stonehouse Peninsula Conservation Area.

There are 19 buildings or structures within the Conservation Area recorded on the local 'Buildings at Risk' Register. They include:

- Admirals Hard Slipway, Admirals Hard
- No 46 Admiralty Street
- No 18 Caroline Place
- Sea Walls to Stonehouse Pool, Durnford Street
- No 5-11 (odd), 42, 91, 106 Durnford Street
- Stables, Durnford Street Ope
- Stonehouse Town Wall, adjacent to Stonehall Flats
- Cottage adjacent to No 22 Stonehall Flats

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. 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) **The Royal William Yard is the most important historic buildings complex in the Conservation Area, if not indeed in the city. Its sensitive redevelopment and long-term survival is of fundamental importance to the 'special interest' of the Conservation Area.**

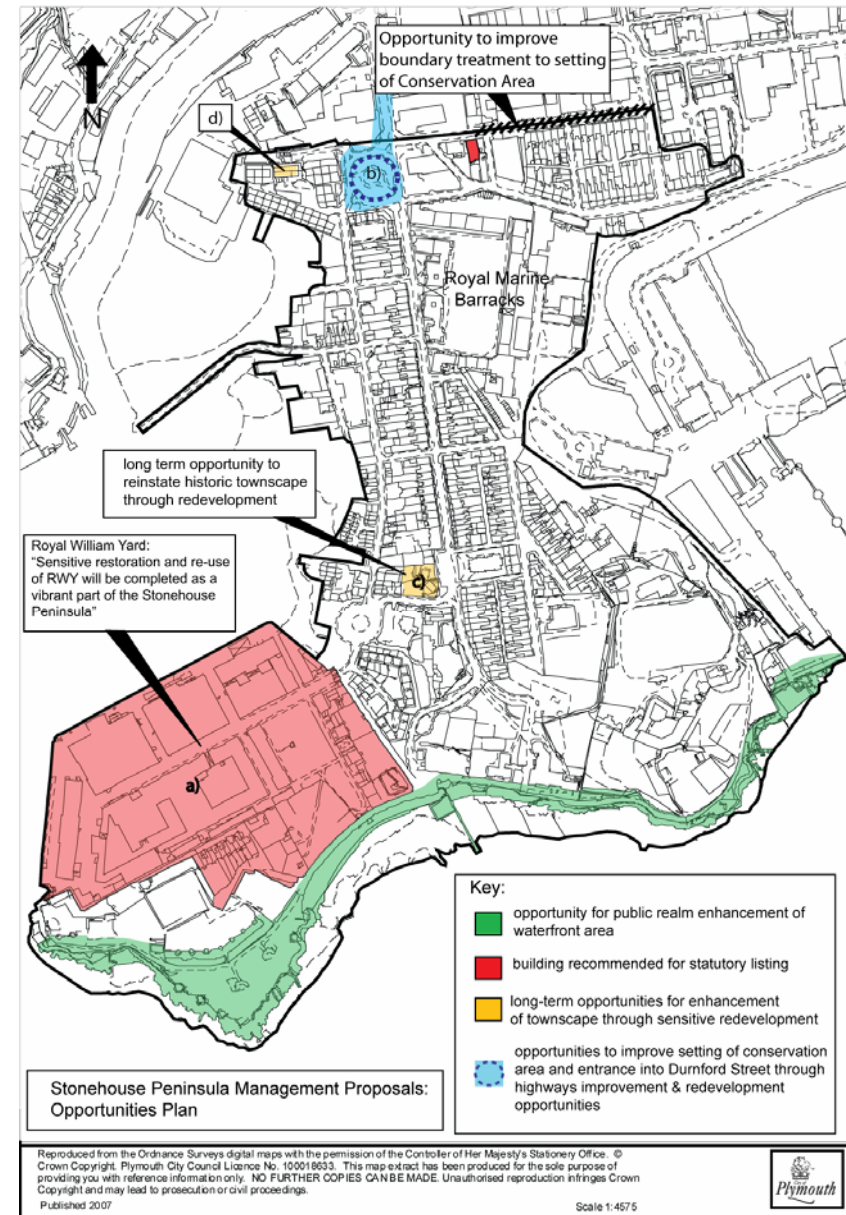
Proposed management plan action: The submitted Millbay & Stonehouse Area Action Plan Proposal MS01 includes provision for *'the sensitive restoration and reuse of the Royal William Yard' including 'an authentically mixed use development', 'high quality public realm improvements that respect the historic character', and 'the integration of the ... Yard into the wider Stonehouse community... A private gated community would not be acceptable.'*

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

- b) **The northern entrance to Durnford Street, particularly the approach from Stonehouse Bridge roundabout, provides a very poor quality entrance to the Conservation Area, and compromises the historic integrity and legibility of this entranceway. This is the principal gateway into the Conservation Area, and opportunities for improving it should be explored.**
Proposed management plan action: As and when opportunities arise for this area, proposals should be considered particularly against the provisions of Principles 2, 4, 5, 7 and 8 above.
Delivery: Through the positive use of the development consents process including the use of Section 106 agreements.
- c) **The post-war flats at the southern end of Durnford Street opposite St Paul's church sit very awkwardly alongside the historic quality of the rest of the street, and particularly the majestic architecture of the adjacent corner building, designed as part of a grand square that was never completed. This is an important landmark site within the Conservation Area which needs sensitive treatment. This is consistent with the objective 'to capitalise on the historic assets of the area such as the historic townscape...' identified in the submitted Millbay & Stonehouse Area Action Plan.**
Proposed management plan action: As and when opportunities arise for this area, consideration should be given to redevelopment of this site in a manner that enhances the Conservation Area. Proposals should be considered particularly against the provisions of Principles 1, 2, 4, 5, 7 and 8 above.
Delivery: Through the positive management of Plymouth City Council-owned land, and through the positive use of the development consents process including the use of Section 106 agreements.
- d) **Stonehall Flats would benefit from refurbishment and public realm enhancement.**
Proposed management plan action: As and when opportunities arise for this area, proposals should be considered against the provisions of Principles 3, 5, 6, 7 and 8 above.
Delivery: Through the positive management of Plymouth City Council-owned land, and through the positive use of the development consents process including the use of Section 106 agreements.
- e) **The waterfront from Western King to Eastern King would benefit from environmental enhancement and better management, particularly to improve surfacing, access and interpretation. The possibility of extending the waterfront walkway around to Millbay should be considered in the longer term. This is consistent with the objective 'to develop a stunning and high quality waterfront, where the public can enjoy the water and facilities located along the water's edge' identified in the submitted Millbay & Stonehouse Area Action Plan.**
Proposed management plan action: As and when opportunities arise for this area, proposals should be considered against the provisions of Principles 6, 7 and 8 above.
Delivery: Through the positive management of Plymouth City Council-owned land, and through the positive use of the development consents process including the use of Section 106 agreements.

- f) **Environmental enhancement programmes such as the Townscape Heritage Initiative which has delivered significant public realm enhancement around Emma Place/Caroline Place must be continued.**
Proposed management plan action: Opportunities for further public realm enhancement should be considered as an integral part of development proposals.
Delivery: Through the positive use of the development consents process including the use of Section 106 agreements.

Stonehouse Peninsula 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.

Champion and these meetings will be used to monitor and review the Conservation Area management plan.

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 Stonehouse Peninsula Conservation Area.

The input of stakeholders and 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

APPENDIX 1

Listed Buildings within the Stonehouse Peninsula Conservation Area

- No 6 Bryon Villa including railings and walls, Admirals Hard: Grade II
- Devils Point Blockhouse, Admiralty Road: Grade II. *Also a Scheduled Ancient Monument, SAM 177*
- Nos 5-9 Caroline Place
- Nos 10-19 Caroline Place
- Mount Stone, Cremyll Street: Grade II
- Brewhouse, Royal William Yard, Cremyll Street: Grade I
- Clarence Steps, SW Quay Wall and two bollards, Royal William Yard, Cremyll Street: Grade I
- Clarence Store, Royal William Yard, Cremyll Street: Grade I
- Dock Basin Walls and six bollards, Royal William Yard, Cremyll Street: Grade I
- Dockyard Wall extending 300m to SE side, Royal William Yard, Cremyll Street: Grade II*
- Main Gate, Royal William Yard, Cremyll Street: Grade I
- Melville, Royal William Yard, Cremyll Street: Grade I
- Mills and Bakery, Royal William Yard, Cremyll Street: Grade I
- NE Quay Wall and two bollards, Royal William Yard, Cremyll Street: Grade I
- New Cooperage, Royal William Yard, Cremyll Street: Grade II
- Officers House No 1 including walls and railings, Royal William Yard, Cremyll Street: Grade II*
- Officers House No 2 including walls and railings, Royal William Yard, Cremyll Street: Grade II*
- Old Cooperage, Royal William Yard, Cremyll Street: Grade I
- Pair of bollards, Royal William Yard, Cremyll Street: Grade II
- Police Buildings, Royal William Yard, Cremyll Street: Grade I
- Rear retaining wall extending 400m, Royal William Yard, Cremyll Street: Grade II*
- Reservoir and railings, Royal William Yard, Cremyll Street: Grade II
- Slaughterhouse and yard wall, Royal William Yard, Cremyll Street: Grade I
- Street lamp 30m SE of Mills and Bakery, Royal William Yard, Cremyll Street: Grade II
- Street lamp 20m S of No 2 Officers House, Royal William Yard, Cremyll Street: Grade II
- Street lamp at N corner of Clarence Steps, Royal William Yard, Cremyll Street: Grade II
- Swing Bridge, Royal William Yard, Cremyll Street: Grade II*
- Nos 40-48 (evens) Durnford Street: Grade II
- Nos 52-64 (evens) Durnford Street: Grade II
- Nos 68-78 (evens) Durnford Street: Grade II
- Nos 84-96 (evens) Durnford Street: Grade II
- Nos 85-93 (odds) Durnford Street: Grade II
- Nos 97, 99, 99A, 101, 101A Durnford Street: Grade II
- Nos 102-126 (evens) Durnford Street: Grade II
- Nos 154-156 Durnford Street: Grade II
- K6 Telephone Kiosk, Durnford Street: Grade II
- St Paul's Church, Durnford Street: Grade II*
- Archway Block, Royal Marine Barracks, Durnford Street: Grade II*
- Boundary wall to the north of the Royal Marine Barracks, Durnford Street: Grade II
- Building 210, Royal Marine Barracks, Durnford Street: Grade II
- East Barracks Block and forecourt railings, Royal Marine Barracks, Durnford Street: Grade II*
- Emma's Cottage (Building No. 9) and attached walls, Royal Marine Barracks, Durnford Street: Grade II
- Equipment Shed, Royal Marine Barracks, Durnford Street: Grade II
- Globe Theatre, Royal Marine Barracks, Durnford Street: Grade II

- North Barrack Block and basement railings, Royal Marine Barracks, Durnford Street: Grade II*
- Officers Mess, Royal Marine Barracks, Durnford Street: Grade II*
- Railings, Royal Marine Barracks, Durnford Street: Grade II
- Seagate House (Building No. 8), Royal Marine Barracks, Durnford Street: Grade II
- South Block and basement railings, Royal Marine Barracks, Durnford Street: Grade II*
- SW Block and front basement railings, Royal Marine Barracks, Durnford Street: Grade II*
- The Long Room, Royal Marine Barracks, Durnford Street: Grade II*
- Nos 39-48, and the railings to No 39, and Nos 43-47 Emma Place
- Nos 49-54 Emma Place
- No 61 Emma Place
- No 1 Pound Street (Longroom Hotel): Grade II
- Firestone Bay Artillery Tower: Grade II *Also a Scheduled Ancient Monument, SAM 176*
- Firestone Bay Sea Wall: Grade II
- Harbour walls, wharfs and quays, east side of Stonehouse Pool: Grade II

APPENDIX 2

Scheduled Ancient Monuments within the Stonehouse Peninsula Conservation Area

- Devils Point Blockhouse, Admiralty Road: SAM 177. (*Also a Grade II Listed Building*)
- Eastern Kings Battery: SAM 946
- Firestone Bay Artillery Tower: SAM 176. (*Also a Grade II Listed Building*)
- Stonehouse Town Wall, Stonehall Flats: SAM 180

APPENDIX 3

Buildings considered as making a positive contribution to the Stonehouse Peninsula Conservation Area

- The Vine Public House, No 5 Admirals Hard
- Nos 31-33 Admiralty Street
- Old Sunday School, 1a Caroline Place
- Nos 9-10 Cremyll Street including the Victualling Office Tavern
- Nos 15-19 Cremyll Street
- Nos 84-92 (evens) Cremyll Street
- The Butchers Arms Public House, No 160 Cremyll Street
- Nos 103-125 (odds) Durnford Street
- Nos 133-161 (odds) Durnford Street
- Stables, Durnford Street Ope
- Nazareth House
- The Mansion House, No 5 Royal William Road
- Stonehall Flats
- Cottage adjacent to No 22 Stonehall Flats and Stonehouse Town Wall
- No 6 Victoria Place
- Western Kings Battery B and World War II remains