Ebrington Street Conservation Area Appraisal and management plan

January 2008
Ebrington Street Conservation Area Appraisal and Management Plan

Introduction

Conservation Areas were introduced in 1967. They are ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ (Planning (Listed Buildings and Conservation Areas) Act 1990).

Conservation Area designation has a number of implications. The principal effect is that special planning permission, known as Conservation Area Consent, is required for the complete or substantial demolition of any unlisted building or structure within the Conservation Area. In addition there are a number of other restrictions that do not apply outside Conservation Areas.

The legislation also requires local planning authorities like Plymouth City Council to periodically review their Conservation Areas and publish proposals for their preservation and enhancement.

In response to this, Plymouth City Council is reviewing its existing Conservation Areas and considering the designation of new areas following extensive characterisation studies carried out in 2005/6. This work also responds to the policy on the historic environment set out in the adopted Core Strategy of the Local Development Framework (Policy CS03). This states that the Council ‘will safeguard and where possible, enhance historic environment interests and the character and setting of areas of acknowledged importance, including scheduled ancient monuments, listed buildings (both statutory and locally listed), registered parks and gardens, conservation areas and archaeological remains’. It also provides an evidence base and greater guidance for the policies set out in any relevant Area Action Plan, and will provide area specific detail to inform the Design Strategy Supplementary Planning Document. It also meets the requirements of Best Value Performance Indicator 219(b) which measures the number of Conservation Areas within a local authority’s area that have an up-to-date appraisal.

The primary purpose of this document is to:

- define the boundaries of the Ebrington Street Conservation Area
- undertake a character appraisal of the Ebrington Street Conservation Area
- consider what issues affect the Conservation Area, and how they impact upon its character
- identify management proposals to address these issues
- identify opportunities for the preservation or enhancement of the Conservation Area
- assist Development Management decisions and provide a framework for specific projects and development briefs

Conservation Area appraisal is by its nature a ‘broad brush’ process and it is therefore quite possible that some significant individual elements that are important in the Ebrington Street Conservation Area have been overlooked. Omission of any particular building, feature or space should not be taken as meaning that it is considered to be of no value.

Conservation Area boundary (Fig 1)

The Ebrington Street Conservation Area comprises a remarkable survival of a 19th/20th century shopping and residential area including a fine 19th century park. Its ‘special architectural and historic interest’ is still evident despite economic problems, poor quality modern development, and casual degradation.

The Conservation Area is focused on the line of Ebrington Street/Beaumont Road and its immediately adjacent streets, primarily Gascoyne Place (Lipson Road) and Beaumont Place, and includes Beaumont Park. The origins of the street plan date from at least the late 18th century, and Ebrington Street in particular was one of the principal commercial thoroughfares of the late 19th and early 20th century town. Much of the townscape of that period still survives along this main artery and the immediately adjacent streets to the north, though the historic townscape to the immediate north-west, west and south is very fragmented, mainly the result of war and post-war redevelopment. For this reason, the boundary of the Conservation Area can be readily drawn, essentially defining what remains of this shopping and residential ‘inner suburb’ of the historic town and its adjacent park.
Fig. 1 Ebrington St Conservation Area
Location, geology, and topography

The modern city of Plymouth sits at the mouths of the rivers Plym and Tamar on the western approaches to the Channel and the historic trading routes to Southern Europe, Africa and the Americas. Its position was a critical factor in its history and development.

The basic geology of the city comprises a belt of hard grey limestone which runs across its southern edge producing the cliffs overlooking the Sound, most prominently at Mount Wise, the Hoe and Mount Batten/Jennycliffe, as well as the limestone buildings which are so characteristic of many of the city’s historic areas. Inland of this limestone belt the geology is characterised mainly by mixed sedimentary shales producing the soft local ‘shillet’, also extensively used in older buildings throughout the city.

This has produced a topography that is characterised by a high resilient hard stone ridge along the southern waterfront with the land behind gently rising towards Dartmoor to the north, cut through by a series of east-west ridges and dips caused by the numerous rivers and lesser watercourses flowing into the estuaries of the Tamar and Plym.

Ebrington Street lies along the lower part of the first of these ridges rising northwards from Sutton Pool approx. 700m east of the modern city centre. As a result the topography of the Conservation Area rises in a steady slope from south to north, which provides glimpses of Sutton Pool and the Sound to the south, but is generally level east-west. Post Second World War redevelopment of Charles Street and the creation of the Charles Church roundabout at the western end of the Conservation Area has produced significant changes to the historic street levels here as can be clearly seen in the relationships of the Lanyon House almshouses and especially Charles Church to the modern street levels.

Fig.2 The Conservation Area (red) superimposed on a plan of the modern city
Fig. 3 Location and setting of the Ebrington Street Conservation Area

Ebrington Street Conservation Area appraisal & management plan – January 2008
Historic development

It is an ironic twist of history that the historic Ebrington Street no longer exists, having been comprehensively obliterated by the post-war development of Charles Street and the modern city centre to its west. It ran from the approximate western end of the modern Ebrington Street to a junction with Old Town Street, now under the modern Drake Circus shopping centre. The street that now bears the name was for most of its history ‘Ham Street’. The name ‘Ebrington Street’ itself does not appear until c.1835, and derives from Lord Ebrington, MP for Plymouth from 1841-1852, a political reformer and friend of Lord John Russell.

The historic town of Plymouth developed from the 13th century onwards around the western side of Sutton Pool, some 600 metres to the south west of the modern Ebrington Street. Until the late 17th century, the historic town appears to have been largely confined to the western side of the Pool, and there is no evidence for any development of the Ebrington Street area before that date. Hollar’s ‘siege map’ of 1643 (Fig.4) is particularly instructive in this respect showing as it does the site of ‘Resolution Fort’, one of the principal defensive works of the town during the Civil War, the precise site of which is known from archaeological investigation. It lies just on the south side of the modern Beaumont Road and is clearly shown as on the extreme northern edge of the historic town at that date. The area of what is now Ebrington Street and Beaumont Road appears to be green fields.

The end of the Civil Wars brought growth to Plymouth, and it started to expand particularly to north and east. The first indication of development within the Ebrington Street area is shown on Donn’s map of 1765 (Fig. 5) which depicts Ham Street on the line of the modern Ebrington Street, as well as the forerunners of the present-day Gasking Street, North Street, Beaumont Road and Lipson Road.
By 1820 (Fig.6) substantial elements of the modern plan were already in place, most notably Gascoigne (Gascoyne) Place with its still standing fine northern terrace, and Beaumont House, with development extending north to Regent Street and Tavistock Place.
By 1881 the historic townscape that is still evident in and around Ebrington Street was pretty much as it is today, though ‘Ham Street’ was still terminated by North Street at its eastern end, and the western end of ‘Tothill Lane’ (Beaumont Road) by ‘Gascoyne Street’. The modern layout with Beaumont Road running into and continued by Ham (Ebrington) Street does not appear until 1892.

Beaumont Park originated as the extensive grounds of Beaumont House, built about 1800, and occupied by the Bewes family from 1820-92. What is now the park was always bounded by Beaumont (Tothill) Road to the south and Lipson Road to the north, but the eastern boundary was not formed until the creation of Tothill Avenue in 1882. When Thomas Archer Bewes died unmarried and childless in 1892 he stipulated that the park should be taken over by the Borough of Plymouth, and his trustees subsequently sold Beaumont House and its park to Plymouth Corporation. The park was opened as the town’s first recreation ground after the Hoe.

Overall the history of the Ebrington Street Conservation Area is one of steady expansion from the later 18th century onwards, initially of the historic town beyond its medieval limits, reinforced by affluent residential development at its eastern end along Gascoyne Place, and later Beaumont Place, including most notably Beaumont House and its extensive grounds. The main part of the street west of Gasking Street formed the commercial hub, and this is still evident from the use and type of the historic buildings there.
Characterisation

The following sections aim to define the essential character of the Conservation Area.

This is provided in the form of annotated maps and photographs illustrating both the spatial and other characteristics that combine to make up the overall character of the area.

Spaces

Space within the Conservation Area is characterised principally by linear streets lined with close-built two or three-storey buildings, mainly terraces, producing a very urban townscape at the western end of the area, which contrasts markedly with the open nature of Beaumont Park at the eastern end. This is clearly seen on the figure ground plan.

Apart from Beaumont Park, there are no public spaces within the Conservation Area other than a small area of planting in front of St Theresa’s House and a triangle of land used as a car park at the junction of Regent Street and Lipson Road. There are also a couple of vacant plots and car parks adjacent to the ‘Trafalgar’ and the ‘Woodside’. With the exception of the Regent Street/Lipson Road triangle, however, these are unattractive and underused areas that contribute little to the quality or character of the Conservation Area.

Beaumont Park however more than compensates for the lack of public open space elsewhere, and provides a welcome and attractive large open green area immediately adjacent to the tight-knit urban streets to the west.
Figure ground/spaces
- tightly ranked terraces facing directly onto the street or with shallow front gardens. Only the properties on the north side of Gascoyne Place have large front garden areas
- little public open space apart from Beaumont Park
Building heights

- Predominance of 3-4 storey buildings. This provides a very efficient height/street width ratio, reflecting the need to make full use of restricted space, and of the combination of commercial ground floors with residential upper floors.
Views
(Numbers refer to Views plan on p.17)

One of the most attractive views into the Conservation Area is that from the junction of Hampton Street and Charles Street (1), where the interesting frontage of the Lanyon Almshouses leads the eye into the main part of Ebrington Street with the fine late 19th century terrace on its north side promising further interest beyond. This view is dramatically enhanced from the upper floors of the Drake Circus shopping centre. The reverse view from the front of the almshouses to Charles Church is very different, with the Drake Circus shopping centre providing an arresting stop and emphasising the contemporary isolation of Charles Church (18).

The nature of Ebrington Street with relatively tall buildings directly fronting the street means that the principal sightlines are east-west views along the street, and the view from both ends of the street reinforces the impression of a late Victorian shopping street (2, 3 & 11). The north-south side streets provide views and glimpses of the historic harbour and Sound to the south (G1 & G2), though the view south along Gasking Street is now blocked by modern development (5). The view north along North Street (6) is particularly good with the street retaining a good deal of its historic character with an intact historic buildings line on the east side, in situ granite setts along the carriageway, and a partial view of the fine former Sutton Boys’ High School (1897) just beyond the Conservation Area (G3). The reverse view into the Conservation Area from further north on North Street provides distant glimpses of the Sound. There are other good views from Ebrington Street to Gascoyne Place (7), and along both Gascoyne Place and Regent Street towards the attractive and welcoming line of the Beaumont Park boundary wall topped with the trees of the park behind (8 & 9). Beaumont Place provides an equally attractive view into Beaumont Park from the west (10).

The high perimeter wall of Beaumont Park rather restricts views out of the Park, though the fine terrace of Tothill Avenue is clearly visible beyond the eastern boundary, and there is a good view along Salisbury Road from the pedestrian entrance in the eastern wall (14). Stepping just outside the boundary wall reveals good views from the northern corner of Beaumont Park north along Greenbank Road to the former prison tower at Greenbank (15), and along Tothill Road from both ends. St Jude’s church, which lies just outside the eastern boundary of the Conservation Area, is beautifully framed by the main park gateway (13), and there is another fine view of the church from Beaumont Road opposite the entrance to Beaumont House (12).
Photographs of relevant views

View 1 The Lanyon Almshouses at the western entrance into the Conservation Area

View 2 – looking east along Ebrington Street from its western end

View 3 – looking west along the northern side of Ebrington Street

View 4 – looking south along Trafalgar Street to 61 Ebrington Street

View 5 – looking south along Gasking Street to new development along Exeter Street

View 6 - looking north along North Street towards the former Sutton High School

View 7 – looking north along Gasking Street towards Gascoyne Place

View 8 – looking north east along Lipson Road
View 9 – looking east towards Lipson Road and Beaumont Park from Regent Street

View 10 – looking east along Beaumont Place towards Beaumont Park

View 11 – looking west from Beaumont Road towards Ebrington Street

View 12 – looking east along Beaumont Road towards St Judes. Note the boundary wall to the former Friary Goods Yard on the right

View 13 – St Judes church through the main gateway to Beaumont Park

View 14 – looking east along Salisbury Road through one of the gates to Beaumont Park

View 15 – looking north along Greenbank Road from Beaumont Park

View 16 – looking south west towards Beaumont House from within Beaumont Park
View 17 – looking north east across Beaumont Park

View 17 – looking east across Beaumont Park

View 18 – looking south west towards Charles Church and the Drake Circus shopping centre

View 19 – looking east towards Ebrington Street from the Drake Circus shopping centre

View 20 – looking north along North Street beyond the Conservation Area

G1 – looking south along Hill Street towards modern development along Exeter Street

G2 – a glimpse of the historic harbour and beyond looking south along North Street

G2 – a glimpse of the historic harbour and beyond looking south along North Street
Activity and uses

Ebrington Street maintains a robust sense of lively commercial activity, and it is gratifying to note that virtually all its shopfronts are used, and retain commercial uses. Businesses include a convenience store, a bakery, a butcher’s, a chemist’s, two pubs, as well as a number of specialist shops, and there is also a church and primary school. There is no reason to suppose that this variety and vibrancy is not essentially historic. Upper floors also appear to be well used, whether for residential or other purposes, and there is very little obvious disuse or vacancy. It is worth noting that this is in sharp contrast to the situation of only three years ago, when there were a number of vacant shops and empty upper floors on Ebrington Street. The sense of active bustle is reinforced by the constant passing of vehicles on this busy route between the city centre and the St Judes and Mount Gould areas.

Activity is less intense away from Ebrington Street/Beaumont Road, where residential use prevails. This appears to be robust with little sign of vacancy or disuse. The larger houses attract multiple occupation. Beaumont Park is also well used, not only for recreational purposes but also as a convenient and pleasant pedestrian route from the residential areas to the east to the city centre.
Activity and uses

- clear division between commercial/mixed uses on Ebrington Street and residential use of the streets to the north
- use of Beaumont Park for both recreational purposes and as a major east-west pedestrian route
- Ebrington Street/Beaumont Road and Tothill Avenue are both major vehicular routes
Quality of buildings
Buildings within the Conservation Area range in date from the 18th/early 19th century (61 Ebrington Street, Beaumont House, 4-11 Gascoyne Place,) through the 19th century (Beaumont Place, 13-19 Gascoyne Place, much of Ebrington Street, North Street) and into the 20th (19 North Street, West Point, St Teresa’s House). They range from modest two-storey houses on North Street to the impressive residential terraces on Gascoyne Place, while Ebrington Street remains one of the best surviving examples of a late 19th/20th century shopping street in Plymouth. While the majority are historic buildings that fit comfortably within the Conservation Area, a small number are intrusive modern developments, as identified below (p. 42).

Most of the historic properties are two or three storey buildings fronting directly onto the street, though there are small front gardens in Beaumont Place and Lipson Road, and the Gascoyne Place properties have larger garden areas. The majority of the buildings are rendered, sometimes with elaborate decoration, though there are also a number of prominent brick buildings. The majority have been subject to varying degrees of change over the years. This is particularly evident in the shopfronts on Ebrington Street, and in the usual rash of modern ‘improvements’ that have affected the majority of buildings within the Conservation Area.

Despite this, the overall quality of buildings within the Conservation Area remains high. It contains five Listed Buildings, and a further 43 have been identified in this Appraisal as being ‘buildings which make a positive contribution to the character or appearance of a conservation area’ in terms of Planning Policy Guidance Note 15.

The above is only a brief overview of the quality of buildings within the Conservation Area. A more detailed account is provided in Appendix 1.

Prevalent and traditional building materials
The traditional building materials in Plymouth are limestone, granite, and the soft sedimentary shales known locally as ‘shillet’. While the limestone and granite was often cut and dressed in grand and public buildings, limestone rubble and shillet buildings were usually rendered, and render therefore often predominates as a finish in the city’s historic areas. Brick is not generally used until the 19th century, and then relatively sparingly. Most properties within the Ebrington Street Conservation Area are rendered, though No.61 Ebrington Street, (Ebrington House) represents an apparently early use of brick, and brick is also used in the Lanyon Almshouses and the ‘Trafalgar’.

There are no major limestone buildings such as are found in many of the city’s historic areas, though the former Sutton Boys’ High School just outside the Conservation Area on Regent Street is a fine example of the type. The principal visible limestone structures within the Conservation Area are the boundary wall to Beaumont Park and to the former Friary Goods Yard along the south side of Beaumont Road, the latter consisting of cut and dressed blocks.
Listed buildings and buildings that make a positive contribution to the Conservation Area

Key
- Listed Building
- Buildings that make a positive contribution to the conservation area
Building ages

- 19th century buildings predominate reflecting the historic cohesiveness of the Conservation Area
- large single blocks predominately 20th century
Public realm
As is the case in most of the city’s Conservation Areas, the majority of the public realm in the Conservation Area is modern, and for the most part is either of undistinguished design and materials, or poorly maintained, or both. Limited areas of traditional elements only survive in isolated locations.

The traditional street surfaces within the Conservation Area were granite setts with granite kerbs and drain channels. While granite kerbs are still common, setts only survive along North Street, Gasking Street south of Ebrington Street, and along Park Terrace. The setts in North Street emphasise the narrowness of this street, a characteristic shared with many other similar streets in the wider area. Pavements in the historic areas of Plymouth were commonly of limestone or granite slabs, though none of this type survive within the Conservation Area. The only surviving area of historic pavement is a small area on the western side of the triangular area of parking at the junction of Lipson Road and Regent Street which consists, unusually, of small cobbles with thin limestone kerbs.

Very little historic street furniture survives, though the small ‘Plymouth Corporation Tramways’ door set in the wall at the western end of Beaumont Road is an unusual feature. The previous enhancement project in Beaumont Place produced some ‘period’ railings and streetlights, and No.10 retains its original historic railings. Short lengths of historic railing also survive in front of No.14 and on the steps to a number of the other properties on the south side of Gascoyne Place. The railings atop the boundary wall at the western end of the former Friary Goods Yard also appear to be original.

The finest trees in the Conservation Area are those within Beaumont Park, but those in the small car park at the junction of Regent Street and Lipson Road, and in some of the gardens on the north side of Gascoyne Place also make positive contributions to the character of the Conservation Area.
Townscape analysis

Key:
- Landmark building
- Historic street surfacing
- Main vehicle route
- Barrier to pedestrian movement
- Dramatic/gradual gradient
- Poor boundary/frontage
- Focal space
- Important building line
- Good pedestrian links
- Good trees
- Good building/groups
- Historic boundary walls
- Good roof lines

 reproducida con permiso de la Oficina de la Reina y la Oficina de la Reina. © Crown Copyright. Plymouth City Council Licence No. 100018003. This material has been produced for the sole purpose of providing you with reference information only. NO FURTHER COPIES CAN BE MADE. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Ebrington Street Conservation Area: Townscape Analysis

Published 2007

Scale 1:2500

Character sub-areas
The Conservation Area readily divides into three sub areas defined primarily by use and/or buildings type. These are:

**Area 1**  Ebrington Street and the western end of Beaumont Road (the principal shopping street)
**Area 2**  The residential streets (primarily north of Ebrington Street)
**Area 3**  Beaumont Park (including the greater part of Beaumont Road)

These sub areas are further characterised in the following sections by brief descriptions of their essential characteristics and photographs of those elements and details that define their character.

---

**Area 1  Ebrington Street and the western end of Beaumont Road**
This is the principal thoroughfare through the Conservation Area, and very much defines this character sub area. It is a busy linear shopping street, developed from the late 19th century onwards. It is characterised by mainly two or three storey buildings fronting directly onto the street with shops at ground level, with the upper floors used for residential or other commercial purposes. The majority of the buildings are rendered, sometimes with elaborate decoration, though there are also a relatively high number of brick buildings. The majority date from the 19th century, though have been subject to varying degrees of change over the years. This is particularly evident in the quality of the majority of the shopfronts, most of which are of modern design that do not sit comfortably in these 19th century buildings. The street is not exclusively commercial. There are a small number of residential properties, which includes some of the earliest buildings, and there is a church and school at the western end of Beaumont Road.

Ebrington Street has had a long and eventful history, and much of that history is written in the physical fabric of the street, though much has been lost or extensively damaged or changed. Despite this loss of architectural and historic interest over the years, particularly of historic street surfaces and street furniture and the other detail that contributes so much to character, Ebrington Street retains its essential character as the busy and vibrant commercial thoroughfare that it has long been. It remains a fine example of a late 19th and early 20th century shopping and residential street that has survived into the 21st century.
41-45 Ebrington Street and Lanyon Almshouses looking west towards the Drake Circus shopping centre

63-67 Ebrington Street looking east. No 65 (second from right) retains an original full-width sliding sash display window

50-62 Ebrington Street looking west. A particularly fine buildings group though the modern box signs and shutters are intrusive

51 Ebrington Street. A good period building with a good shopfront, though the security shutter box is intrusive

60 Ebrington Street. Another good shopfront

Gould’s shopfront (Nos. 57-59 Ebrington Street)

68-70 Ebrington Street. A fine 19th century facade spoilt by poor quality shopfronts
80-82 Ebrington Street.
The rear of 80-82 Ebrington Street. One of the few examples of surviving Nissen huts in the city.

Lanyon almshouses at the west end of Ebrington Street.

61 Ebrington Street, one of the oldest and finest properties in the Conservation Area.

St Teresa House, the first post-war building in Plymouth, makes a very positive contribution to the Conservation Area.

Cornucopia sculpture on the front of St Teresa House.

Holy Cross Roman Catholic church on the south side of Beaumont Road.
Plymouth Breweries plaque, Trafalgar Hotel

Detail from part of original shopfront on Ebrington Street

Original door and steps on Beaumont Road
Area 2  The residential streets
These are principally the streets on the north side of Ebrington Street. This is almost entirely terraced housing, though this ranges in type from the grand rows along Gascoyne Place to the more humble dwellings along North Street.

The North Street terraces are modest 19th century two-storey houses, two bays wide, fronting directly onto the street, very typical of housing of this type and date throughout the city. They have lost much of their external architectural interest, though some elements such as decorative door architraves survive.

The streets to the east in contrast are much grander, containing the most impressive terraces in the Conservation Area. Nos 4-11 Gascoyne Place is an early 19th century terrace of three storeys with basements and attics, set behind large front gardens. Nos. 4,7,9 & 10 retain extensive original detail including panelled doors, sliding sash windows, and slate hanging, and are listed. They were designed as homes for the wealthy, and though this is still evident, it is nonetheless very regrettable that the rest of this group has lost so much of their architectural detail to ill-advised ‘improvements’. Nos.13-19 Gascoyne Place by contrast is virtually complete, a terrace of late 19th century townhouses of three storeys with basements and attics, set behind shallow light wells. Despite the loss of some architectural detail, mainly of windows, this terrace retains significant architectural character and presence, including elaborately decorated rendered facades.

Beaumont Place is a quiet cul-de-sac leading to Beaumont Park containing two terraces of two-storey rendered town houses of early 19th century date set behind shallow front gardens with dwarf walls and railings. The street was previously (1989) the subject of a ‘facelift’ programme, which included the restoration of windows and replacement of railings and streetlights, which has helped maintain its historic character and interest, though some of this work was not particularly authentic (the railings to No.10 are original, and may be compared to the surrounding modern replacements). The southern terrace of Beaumont Place returns into Gasking Street as Nos. 13-15 Gasking Street.

Historic street surfaces survive in North Street and Park Terrace, and there is an unusual piece of cobbled pavement along the western side of the small Regent Street car park. Otherwise, as with much of the Conservation Area, there is little historic street furniture.

9-10 Gascoyne Place. These two properties retain much of their historic character.
13-19 Gascoyne Place from the south west

13-19 Gascoyne Place from the north east

Door detail on 9 Gascoyne Place

Gate detail on 4 Gascoyne Place

3 & 4 Gascoyne Place

7 Gascoyne Place retains much original detail

Looking west along Lipson Road towards Gascoyne Place and Regent Street
Area 3 Beaumont Park (including the greater part of Beaumont Road)

Beaumont Park is a large open sloping green area without much elaboration by way of formal beds or intricate path arrangements or park buildings, but with a wealth of fine trees and some attractive details including the formal entrance gateway, and a number of cast-iron benches with attractive lion-headed arm rests. It is well used both for recreation and as an agreeable east-west pedestrian route.

It has an informal layout and character. The arrangement of footpaths largely picks up desire lines and connects with adjoining streets and junctions. The park is enclosed by limestone rubble walls, which range in height from 2.5m to 3m. Views are therefore limited from within the park, but Beaumont House is prominent in the southwestern corner. From the surrounding streets there are limited views into the park, and it has the character of a large walled garden, being dominated by the boundary wall and canopies of large mature trees.

Clear-stemmed trees dominate the space. These are mainly of two distinct age ranges; mature trees which are likely to be contemporary with Beaumont House (including horse chestnut, beech, lime, oak and Holm oak), and more recent tree plantings which are approximately 20 - 30 years old (including Norway maple, birch, beech and horse chestnut). The western end has a more intimate and separate character, enclosed by taller boundary walls, and slightly terraced and partitioned by walls and railings in the location of the play area and kick about area. Along the southern boundary of the park an area has been left as meadow.

Most of the entrances consist of single pedestrian gates through the perimeter wall, apart from the formal gate at the southeast corner, which has elaborate double cast iron gates and dressed stone piers and copings, and creates a strong impact on the corner of Tothill Avenue and Beaumont Road. A lodge building is located adjacent to this gate, inside the park. The footpaths have modern tarmac surfaces with concrete edgings, though earlier informal rockwork features survive in a few places. A number of shelters have been removed, though one survives in the northeastern corner. The recent sale and refurbishment of the former lodge has also included the conversion of the nearby former toilet block to a private garage with a new wide vehicle entrance created through the southern park boundary wall.

The Park contains two buildings, Beaumont House and the park lodge beside the principal entrance. Beaumont House is a late 18th century gentleman’s residence, with the original house flanked by an early 19th century cross-wing to the east and a 20th century cross-wing to the west. The original house is a fine-stuccoed building of three storeys and attic with a symmetrical 5-window front with hornless sashes and a central Tuscan porch and doorway. The rear has original or early 19th century sashes and two original Venetian windows. Beaumont House has the advantage of being effectively still set within its original parkland, and is a fine building which makes a very positive contribution to the Conservation Area.

The park lodge is a two-storey Victorian structure, very typical of the type. This was brought back into use in 2007, after many years of disuse, and while this is to be welcomed, the restoration has introduced inappropriate and intrusive modern windows and a new and inappropriate design of boundary wall.

The Park is defined by roads on three sides. Lipson Road and Beaumont Road were previously major east-west routes, and the site of the Friary Goods Yard, formerly one of the city’s main railway depots, bounds Beaumont Road on its southern side.
The goods yard is long gone, but its fine former boundary wall of cut and dressed limestone topped by decorative iron railings still runs along the southern side of Beaumont Road, and forms the southern boundary of the Conservation Area. The railings at the extreme western end of the boundary wall appear to be in situ originals.

View across Beaumont Park towards Beaumont House, looking south west
View to Staddon Heights from Beaumont Park

Flowerbeds at the western side of the park

Children’s playground at the western side of Beaumont Park

Negative impact of the demolished shelter on the northern wall of the park

Intricate cast iron gate at south eastern corner of Beaumont Park

Cast iron bench with attractive lion headed arm rests

Detail of lion head on arm rest
Beaumont Road looking west. The boundary wall to the former Friary Goods Yard runs along its southern side.

Original railings to the former Friary Goods Yard.

Original entrance pier to the former Friary Goods Yard.
General condition

While it is clear that Ebrington Street is not without its problems (‘Issues’ p.45 below) overall the area feels busy and well-used. There is little dereliction and there are few empty or run-down properties, though maintenance is poor in a few cases.

A useful indicator of the general condition of the built heritage is the number of buildings and structures that are considered to be ‘at risk’, either because of poor, or little or no maintenance, or because they are vacant or underused. An audit of ‘Buildings at Risk’ in Plymouth in 2005 identified eight properties within the Ebrington Street Conservation Area. They are:

- 43 Ebrington St
- 53 Ebrington St
- 57-59 Ebrington St
- 65 Ebrington St
- 67 Ebrington St
- 67a Ebrington St
- 72 Ebrington St

This represents only a small proportion of the total number of properties within the Conservation Area however, and none of these are considered to be at immediate risk of serious deterioration. The shop units at nos. 43, 53, 65 and 67 are also now occupied and used, with some upper floors in use or under refurbishment, which removes the principal reason for their inclusion on the register. This picture supports the general impression of a Conservation Area in reasonable condition.

Beaumont Park is well preserved and does not appear to suffer particularly from the usual problems of casual vandalism or anti-social behaviour that often affect urban parks. It is reasonably well maintained, and recent works such as the provision of the arbour at the entrance from Beaumont Place show that there has also been investment. The recent refurbishment and occupation of the former lodge house also contributes to the sense of good overall condition.

Nevertheless one of the purposes of this appraisal and management plan is specifically to identify those aspects of the Conservation Area which need improvement, and these are identified in the following sections.
Negative factors

The main factors that detract from the special quality of the Conservation Area are:

- inappropriate and insensitive modern development
- poor quality shopfronts
- poor quality prominent frontages
- poor aspects of the public realm
- the cumulative effect of ill-considered modern ‘improvements’

The most significant inappropriate and insensitive modern developments are:

**No.55 Ebrington Street**, a poor quality modern shop front with an 18th century townhouse to the rear, which has been subject to substantial inappropriate modern alterations.

**No.61a Ebrington Street**, a singularly unsympathetic and intrusive modern build which contributes nothing to the Conservation Area.

**West Point** No.71 Ebrington Street, a modern 4-storey office block which respects neither the scale, mass, design or materials of the rest of the Conservation Area.

**No.64-66 Ebrington Street**, another singularly unsympathetic and intrusive modern build which contributes nothing to the Conservation Area.

**Nos.80/80a - 82 Ebrington Street**, single storey rendered facades fronting two Nissen huts. While of some historic interest these buildings contribute nothing to the Conservation Area, and present a rather down-at-heel appearance from the northern end of Gasking Street.

**5-9 Beaumont Road**, apparently modern infill.

**Gascoyne Court**, a modern residential block in a particularly sensitive position, which contributes nothing to the Conservation Area.

The most significant poor quality shopfronts of unsympathetic design, including a number attached to otherwise good historic buildings, predominate along Ebrington Street and Beaumont Road. Only Nos 51, 57-59 (‘Goulds’), 60 and 65 Ebrington Street and 1 Beaumont Road still retain shopfronts that are appropriate to their buildings. The quality of this principal thoroughfare within the Conservation Area would be immeasurably enhanced if the quality of the shopfronts could be improved.

Some of these negative developments and poor shopfronts also produce poor quality frontages, including on the major streets, that detract significantly from the special quality of the Conservation Area. The most prominent examples are Nos 80-82 Ebrington Street returning into Gasking Street; the weak frontage created by Gascoyne Court between Gascoyne Place and Beaumont Place; Nos. 5-9 Beaumont Road, and particularly the very weak frontage onto Regent Street along the northern boundary of the Conservation Area.

The quality of the public realm is a major factor in the overall quality of the Conservation Area. While areas of historic floorscape and individual remnants of historic railings and other detail survive in a number of locations, the majority of the public realm is at best mundane, or at worst has a demonstrably negative effect on the Conservation Area. This is most dramatically seen at the Charles Cross roundabout, which not only effects the setting of the Lanyon Almshouses, but also this western entrance into the Conservation Area. Ebrington Street is also a busy thoroughfare for pedestrians and vehicles. Whilst this adds to the vibrancy of the street, traffic undoubtedly compromises pedestrian movement and access through the area, particularly across Ebrington Street and generally North-South.
Otherwise the quality and character of the wider Conservation Area is adversely affected by the usual rash of modern 'improvements', primarily the replacement of traditional doors and windows by plastic and other alternatives; the loss of traditional renders and their replacement with pebbledash and other modern finishes; the loss of architectural detail, and the loss of historic railings and boundary walls. This sort of piecemeal change affects both commercial and domestic properties and is endemic throughout the Conservation Area, emphasised by the small number of historic buildings that have escaped its effects.
Summary of special interest

• Survival of a still remarkably intact late 19th/early 20th century shopping street retaining active and varied uses

• High quality late 18th and 19th century residential terraces

• Good historic building groups and good individual buildings

• A strong sense of identity and ‘place’

• A well-used historic public park with particularly fine tree cover

• Some fine and arresting views, especially out of the Conservation Area

• Survival of much of the original 18th century street plan
Issues

The main issues that adversely affect the ‘special interest’ of the Ebrington Street Conservation Area are:

- **inappropriate and insensitive modern development**, notably Nos.55, 61a, 64-66, 71 and 80-82 Ebrington Street, 5-9 Beaumont Road and Gascoyne Court.

- **poor quality shopfronts**. Only Nos 51, 57-59 (‘Goulds’), 60 and 65 Ebrington Street and 1 Beaumont Road still retain shopfronts that are appropriate to the special historic quality of the Conservation Area.

- **poor quality prominent frontages**. Opportunities for developing or enhancing these sites should be explored.

- **poor quality public realm**. The majority of the public realm is modern and mundane. Very little historic street furniture survives, and there are only limited areas of historic paving along Hill Street, North Street, Gasking Street and Park Terrace, and a few isolated runs of historic railings. It is important that these survivals are retained, and where possible, restored. They are an important feature of the special character of the Conservation Area.

Whilst traffic movement adds to the vibrancy of Ebrington Street it also tends to dominate the area, notably along Ebrington Street itself, where it creates an effective barrier to north-south movement, and particularly at the Charles Church entrance into the Conservation Area, where traffic completely dominates the public realm. Effective means of managing this needs to be explored.

- **the cumulative effect of ill-considered ‘improvements’**. Throughout the area there are examples of inappropriate additions and alterations such as the installation of plastic doors and windows, the removal of boundary walls and railings, use of pebbledash and other inappropriate wall finishes, and loss of architectural detail. Cables, conduits and satellite dishes also disfigure many properties. This piecemeal loss of original detail is a major issue that impacts significantly on the character of the Conservation Area.

- **poor maintenance** of some properties. A number of properties are in multiple occupation, and some have had little or no maintenance over long periods. There are a small number of empty properties. Eight properties within the Conservation Area were identified as ‘at risk’ on the 2005 survey of Buildings at Risk.
Ebrington Street 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
evelopment of any parts of their area which are Conservation
Areas’ (s.71(1) Planning (Listed Buildings and Conservation

General Principles and Approach

In responding to development proposals for the Ebrington
Street Conservation Area, Plymouth City Council will follow the
objectives and policies set out in the Core Strategy of the Local
Development Framework, in particular policies CS02 and CS03,
which relate to the delivery of a quality city. Guidance provided
in Planning Policy Guidance Note 15 and English Heritage’s
‘Guidance on the management of Conservation Areas’ will also
be used as key reference points for the management plan, and
will be interpreted with reference to the following general
principles for the good management of Conservation Areas.

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 the city.

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
replication in appropriate cases will not necessarily be rejected.

Principle 5 - New transport and parking provision will be
expected to be limited and respect the character of the
Conservation Area. Opportunities will be taken wherever
possible to reduce or remove any adverse impact of traffic
management or 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 on p.17
above, 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.
The Ebrington Street Conservation Area is a fine – indeed, in view of the post-War history of much of the historic city - a remarkable survival of a 19th/early 20th century shopping and residential area including a fine 19th century park. This essential character still shines through despite economic problems, poor quality modern development, and casual degradation.

A three-fold approach is proposed for the management of this Conservation Area:
1. **RETAIN** what is important and significant
2. **RESTORE** and/or improve what has deteriorated but is still useable
3. **REPLACE** poor quality and unsympathetic development with good quality modern proposals that respect the essential character of the Conservation Area.

### Management proposals

1. **RETAIN what is important and significant.**
The appraisal has identified the following buildings, structures and townscape features as of particular importance and significance to the character of the Conservation Area. These include those considered as ‘buildings which make a positive contribution to the character or appearance of a conservation area’ as highlighted in Planning Policy Guidance Note 15.

#### Individual buildings
4, 7, 9 & 10 Gascoyne Place
Beaumont House
1, 19 & 21 Beaumont Road
Church of the Holy Cross
St Teresa House
51, 53, 57-59, 61 & 63 Ebrington Street
19 North Street
‘Woodside’ public house

#### Building groups
13-19 Gascoyne Place
1-11 & 12-16 Beaumont Place
50-62 Ebrington Street
The Lanyon almshouses

#### Public realm
Beaumont Park
Boundary walls to former Friary Goods Yard, Beaumont Road
Historic street surfaces in Hill Street, North Street, Gasking Street and Park Terrace
Garden trees along Gascoyne Place
Proposed management plan action

**Statutory protection** 4, 7, 9 & 10 Gascoyne Place, Beaumont House, and the Lanyon almshouses are already statutorily protected as Listed Buildings (see Appendix 1). This is the most effective means currently available to protect important historic buildings from inappropriate change.

**Proposed action**
Consideration will also be given to statutory listing for 61 Ebrington Street and the ‘Trafalgar’ public house, and if considered appropriate, these buildings will be assessed and proposed for statutory listing within six months of the adoption of the completed appraisal and management plan.

**Local listing**
The City Council has maintained a Local List of Buildings of Architectural or Historic Interest since 1966. The Government White Paper (March 2007) on reform of heritage protection supports this approach and encourages authorities to make more effective use of it. Local designation would mean that the architectural or historic interest of a building would be a ‘material consideration’ in any planning application, which would allow that interest to be properly considered against development proposals.

**Proposed action**
Possible candidates for any local list will be considered within 12 months of the adoption of the completed appraisal and management plan. This list will be drawn from, but will not necessarily be restricted to, those buildings and structures identified in the above list.

**Article 4 Directions**
The City Council will also consider the application of ‘Article 4 Directions’ to buildings within the Conservation Area that are considered to make a positive contribution to the character of the area. ‘Article 4 Directions’ mean that planning permission is required for a wider range of development proposals than would otherwise be the case. They have been found to be an effective means of controlling the sort of piecemeal alterations that so often contribute to the degeneration of the architectural or historic character of buildings.

**Proposed action**
A detailed schedule of buildings and structures in the Ebrington Street Conservation Area that could benefit from the imposition of Article 4 Directions will therefore be drawn up and submitted for consultation and Council approval within twelve months of the adoption of the completed appraisal and management plan. This list will be drawn from, but will not necessarily be restricted to, those buildings and structures identified in the above list.

**Public realm**

**Beaumont Park**
The Park appears to be well-managed and is in generally good condition. There is no obvious need to change the current management regime.

**Historic street surfaces**
The areas of historic surface that still survive, particularly the setts along North Street, Gasking Street and Park Terrace, and the small area of pavement on the western side of the Regent Street car park should be retained. Recent guidance 2 states that ‘streets…(especially in historic areas) requires a careful and multi-disciplinary approach that balances potential conflicts between different objectives.’

---

2 Dept for Transport Manual for Streets 2007
2. RESTORE and improve
As with virtually every other part of Plymouth that retains some degree of historic character, the Ebrington Street Conservation Area suffers throughout from inappropriate additions and alterations, particularly the replacement of traditional wooden doors and windows with plastic alternatives; the removal of historic boundary walls and railings; use of pebbledash and other inappropriate wall finishes, and loss of architectural detail. Cables, conduits and satellite dishes also disfigure many properties. In a number of cases this is exacerbated by poor maintenance. There is also a particular problem with poor quality modern shopfronts along Ebrington Street and Beaumont Road.

This piecemeal loss of original character is a major issue that impacts significantly on the character of the Conservation Area. The removal of inappropriate and disfiguring works, and the restoration, where appropriate, of architectural detail, would contribute enormously to the ‘preservation and enhancement’ of the Conservation Area.

Proposed management plan action

**Restoration of shopfronts** The shops along Ebrington Street and part of Beaumont Road are a major element of the Conservation Area and have a particularly significant impact on its character and appearance. While most of them occupy historic buildings, including buildings which have been identified as making major contributions to the character and appearance of the Conservation Area, many of the actual shopfronts are inappropriate modern types that detract significantly from the character and appearance of the Conservation Area. A programme to replace and/or restore shopfronts would be a significant enhancement of the Conservation Area.

**Restoration of railings to Nos. 13-19 Gascoyne Place**
Despite modern ‘improvements’, principally plastic doors and windows, Nos. 13-19 still retain their imposing form and character. Restoration of their frontage railings would be a significant enhancement of this important part of the Conservation Area. The short length of original railing outside No.14 provides an authentic pattern. Any restoration programme should also consider the restoration of railings to front entrance steps as still survive at Nos. 17, 18 and 19.

**Restoration of railings to Beaumont Place** New ‘period’ railings were installed to several properties along this street in 1989. Consideration should be given to revisiting this project. The length of original railing outside No.19 provides an authentic pattern.

**Delivery:** Funding for appropriate schemes will be sought through:
- Heritage-led regeneration projects such as the Townscape Heritage Initiative
- Heritage-led regeneration projects funded through s.106 planning contributions
- Repair and enhancement projects funded as part of housing improvement schemes – ‘Empty Homes Grant’
- Other possible funding opportunities such as through the Local Area Agreement.

**Pedestrian Improvements to the public realm.** The public realm is dominated by vehicle movement which in areas make pedestrian movement difficult and creates a poor environment to move through. In particular, the entrance to the conservation area creates a very negative impression and relates poorly to the historic character of Ebrington Street.

**Delivery:** Improved pedestrian crossings are being considered at the western end of Ebrington Street through the Local Transport Plan 2 Capital Programme, (06-11) which will include
the reinstatement of high quality, natural paving. Subsequent phases will focus on the wider junction into Ebrington Street from Charles Church/Charles Street and will be potentially delivered through the Transport Capital Programme, and the positive use of development consents process, including the use of Section 106 agreements.

Enforcement
Participatory restoration and enhancement programmes may not be enough in themselves to produce the degree of improvement that would have a significant impact on the character and appearance of the Conservation Area, and the possibility of enforcement action cannot be ignored. Targeted enforcement programmes have been shown previously in Plymouth to be effective means of preserving and enhancing the special interest of Conservation Areas. The range of powers available to the City Council includes the use of Building Preservation Notices, Urgent Works Notices, Repairs Notices, Dangerous Structures Notices, Tree Preservation Orders and Section 215 (‘untidy land’) Notices.

Enforcement would not be an action of first resort. Informal contact, discussion and advice would always be used first to encourage owners to undertake repairs and maintenance.

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 force attention on this problem and defines the scale of the problem. This can help clarify the scale of resources necessary to bring these buildings back into good repair and where appropriate, beneficial use, and can help 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 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 Ebrington Street Conservation Area.

Plymouth City Council has a target of removing 5% of properties from the BAR Register each year because their future has been secured. Opportunities for grant assistance and other support to achieve this aim will be explored.

Delivery
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.
3. REPLACE
The appraisal has identified a number of specific sites and areas within the Conservation Area that currently have either a neutral or negative effect on its overall character. These are listed on p. 41 above, repeated here for clarity:

- **No.55 Ebrington Street**, a poor quality modern shop front with an 18th century townhouse to the rear, which has been subject to substantial inappropriate modern alterations.
- **No.61a Ebrington Street**, a singularly unsympathetic and intrusive modern build which contributes nothing to the Conservation Area.
- **‘West Point’ No.71 Ebrington Street**, a modern 4-storey office block which respects neither the scale, mass, design nor materials of the rest of the Conservation Area.
- **No.64-66 Ebrington Street**, another singularly unsympathetic and intrusive modern build which contributes nothing to the Conservation Area.
- **Nos.80/80a -82 Ebrington Street**, single storey rendered facades fronting two Nissen huts. While of some historic interest these buildings contribute nothing to the Conservation Area, and present a rather down-at-heel appearance from the northern end of Gasking Street.
- **5-9 Beaumont Road**, apparently modern infill.
- **Gascoyne Court**, a modern residential block in a particularly sensitive position, which contributes nothing to the Conservation Area.

It is the objective of this management plan to encourage the appropriate redevelopment of these sites, not only to remove the blight, but also to contribute positively to the ‘preservation and enhancement’ of the Conservation Area by encouraging high quality redevelopment. ‘High quality’ is the key in this context, with the use of quality materials and good design crucial to the development of schemes that respect and contribute to the special character of the area. To assist this objective, it is expected that development within the Conservation Area will be considered against the principles on p. 45. Further guidance will be provided in the forthcoming Design Supplementary Planning Document (Sustainable Design in Plymouth).

**Proposed management plan action**
Proposals for redevelopment of these sites will be considered against their potential for preserving or enhancing the ‘special character’ of the Conservation Area, and against the above principles.

**Delivery**
Through the positive use of the development consents process including the use of Section 106 agreements.
Monitoring and Review

Monitoring
An annual Conservation Areas Monitoring Report will be prepared. This will record progress on each of the main action areas as identified in the management plan. This will be reported to the City Council’s Historic Environment Champion, and will form part of the City Council’s Local Development Framework Annual Monitoring Report. It is envisaged that the first monitoring report for the Ebrington Street Conservation Area will be produced at the end of 2008.

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.

The input of local 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 Champion and these meetings will be used to monitor and review the Conservation Area management plan.
Appendix 1
Buildings in the Conservation Area

Area 1. Ebrington Street/Beaumont Road
The buildings fronting Ebrington Street and the western end of Beaumont Road are mainly commercial properties in use as shops of varying descriptions, usually with residential accommodation on the upper floors. The line of the modern Ebrington Street and the western end of Beaumont Road are shown on Donn’s map of 1765, and there are no buildings that are demonstrably earlier than the late 18th/early 19th century, with the possible exception of No.61 Ebrington Street, (Ebrington House) which is a fine brick-built townhouse of apparent early 18th century date. There may well be earlier buildings under later facades and rebuilds of course.

Most of the commercial properties are two or three storey brick or rendered buildings with shop fronts on the ground floor. The majority appear to be 19th century. While the architectural and historical quality of these buildings has been compromised in many cases by inappropriate changes such as modern windows and doors, loss of original architectural detail, and inappropriate modern shopfronts, Ebrington Street/Beaumont Road nevertheless retains much of the appearance of a 19th and early 20th century shopping and residential area, with some very fine building groups and individual buildings.

The western end of the north side of Ebrington Street consists of a large plot, which was undergoing redevelopment during the preparation of the appraisal. Nos.50-62 follow to the east, a fine row of 3-storey mid-late 19th century rendered buildings with ground floor shops with residential accommodation over. The two end buildings are elaborated to provide architectural stops, with No.62 (the ‘Trafalgar’ public house) a striking achievement in brick and plaster. Though the row has been damaged by the addition of unsympathetic shopfronts - with the exception of No.60 - this is a good group, which makes a very positive contribution to the Conservation Area.
East beyond Trafalgar Street, Nos. 64-66 is an ugly modern intrusion, while Nos 68-70 display very fine late 19th century upper storey frontages with elaborate brick and terracotta decoration spoilt by poor ground floor modern shopfronts, though the cast iron pillars that would have framed the original shopfronts are still in situ. Nos 72-74 and 76-78 still show something of their original 19th century quality, but have been extensively damaged by inappropriate additions and alterations and poor quality shopfronts. Nos. 80-82, while contributing nothing to the quality of buildings in the Conservation Area, are nonetheless of some interest in being one of the very few survivals in the city of the Nissen huts that were ubiquitous in the Second World War and post-War years.

The north side of Beaumont Road begins on the east side of Gasking Street with a fine late 19th century three-storey residential block with shop on the ground floor. Apart from plastic windows this building is largely original and also retains a good shopfront, though this is possibly a replica.

The quality of this frontage is however not continued eastwards along Beaumont Road, with Nos. 5-9 apparently modern infill, though respecting the historic building line, while Nos. 11, 13 and 17, while possibly of early 19th century date, have lost virtually all their historic character. Only Nos.3 and 15 retain something of their original character, though No.3 is spoilt by a very poor shopfront, and No.15 has been poorly maintained. The row is finished by Nos 19 and 21, a pair of two-storey residential properties of early 19th century date with imposing stuccoed facades, with rusticated ground floors, under wide moulded eaves and parapets. While these have also been subject to replacement plastic windows and a plastic door to
No. 19, overall they make a positive contribution to the Conservation Area. No. 21 retains its original slate steps.

The south side of Ebrington Street displays a similar range in the quality of buildings as the northern side. The western entrance from Charles Cross is formed by the striking L-shaped façade of the Lanyon Almshouses, a 17th century foundation rebuilt in 1868 in a Gothic Tudor style with prominent stepped gables. These are listed Grade II, and form an arresting entrance into the Conservation Area from the otherwise most unsatisfactory starting point of the Charles Cross roundabout.

Nos. 41-45 are 19th century rendered 3-storey buildings with ground floor shops with accommodation over. Though the windows of No. 45 have been replaced, these are otherwise good quality historic buildings that make a positive contribution to the Conservation Area. To the east by contrast, Nos. 47-49 Ebrington Street are undistinguished three-storey properties, but Nos. 51-53 are good 19th century two-storey buildings with hipped roofs and ground floor shops. Though No. 53 is spoilt by a poor shopfront, they are nevertheless an attractive pair of buildings that contribute positively to the Conservation Area. No. 55 is an ugly modern intrusion, the first of a row here of single-storey shops broken forward from the townhouses behind. Nos. 57-59 (‘Gould’s) immediately alongside, in contrast, displays the most prominent and finest historic shop front on Ebrington Street, consisting of an elaborate late 19th century double front with central entrance, in excellent condition, and still in use as a shop, and making a major contribution to the Conservation Area.
These single-storey shops are backed by a large and imposing row of 3 three-storey rendered townhouses. These appear to be of late 18th or early 19th century date, though all have been subject to inappropriate and damaging alterations and additions, or are in a run-down state. This row is adjoined on its eastern side by No.61, Ebrington House, as noted above, a fine 18th century brick-built three-storey town house with attic which makes a striking contribution to the Conservation Area, though its windows have been replaced by plastic alternatives. It adjoins No.61A, a particularly intrusive modern building finished in an unattractive cement render with ugly metal windows and utilitarian shopfront. Nos.63-65 are good two-storey 19th century properties arranged as shops with accommodation over, with No. 65 retaining a timber double sliding sash full-width display shopfront.

No.67 & 67a Ebrington Street appears to incorporate the remaining properties as far as the junction with North Street, comprising three 3-storey buildings. The corner building was originally elaborately detailed as an end stop to the row, but has been damaged by inappropriate modern additions and alterations, though the middle building still retains a small but original shopfront behind a modern grill. Clarendon House, 19 North Street, which fronts onto the west side of North Street just south of its junction with Ebrington Street, is noteworthy as an example of a modern building which has been carefully designed and sited to respect the historic interest of the area. It sits in pertinent contrast to the mass of ‘West Point’ directly opposite across North Street, a modern 4-storey office block which respects neither the scale, mass, design nor materials of the rest of the Conservation Area.
East of Gasking Street, the south side of Beaumont Road is dominated by St Teresa House, a brick and concrete three-storey building with a concrete slab façade and apparently original metal windows with stair tower to the east. Originally (1950) built as Dingle’s bakery and store, and the first post-war building in Plymouth, it has been converted to residential accommodation with commercial ground floor use, and with an added penthouse storey. The front displays a bas-relief of a cornucopia, a reflection of a common theme in the post-war city. Despite its conversion and rather poor quality shopfronts, this is a good building, which makes a positive contribution to the Conservation Area.

The Holy Cross church to the immediate east is a decent Victorian Gothick building with attached presbytery and rebuilt primary school, which adds undoubted interest to the street scene.
Area 2. The residential streets
The streets to the north of Ebrington Street are primarily residential, ranging from the imposing 19th century terraces along Gascoyne Place to the modest two-storey terraces along North Street. Much of the integrity of these smaller streets towards the western end of the Conservation Area has been lost to modern development, so that only North Street now retains anything like its original terraces, and only on its eastern side. While these retain elements of their original detail, including some decorative door hoods and architraves, the historic character of these terraces has been significantly affected by the addition of the usual modern replacement doors, windows and render.

The southern side of Regent Street, which forms part of the northern boundary of the Conservation Area, presents a very poor frontage, consisting for the most part of garages and single storey outbuildings at the rear of the large early 19th century properties on Gascoyne Place. While some of these buildings may have started life as stables and carriage houses for the Gascoyne Place properties, they are now devoid of much historic character.

Much of the historic integrity of the streets on the southern side of Ebrington Street has also been lost, primarily to the post-War development of Exeter Street, which has truncated them, and divorced particularly North Street and Gasking Street from their direct historic links with Sutton Harbour. They are now sad cul-de-sacs ending at a busy main road now also backed by tall modern development, which reinforces their separation from their historic links to the harbour. With the exception of Clarendon House, a modern residential block on the western side of North Street opposite ‘West Point’, built in a restrained and respectful early 19th century style which shows that good quality replication can work in a Conservation Area, none of these truncated streets to the south of Ebrington Street retain any buildings that contribute positively to the Conservation Area.
Gascoyne Place by contrast contains some of the most impressive historic residential properties in the Conservation Area. The northern side was developed by 1820, and Nos. 4, 7, 9 and 10 retain much of their original interest and character including stucco or slate hanging, wooden sliding sashes with internal shutters, and original doors. They are listed Grade II. Nos. 3 and 4 retain striking pineapple finials to their gate piers, a ‘must have’ up-market motif in its time. Regrettably, the other properties in the terrace have been so altered over the years as to have lost most of their architectural and historic interest.

The southern terrace, Nos 13-19, is later but much more complete, consisting of six rendered 3-storey townhouses with basements set behind light wells. These have rusticated ground floors, while the upper floors display elaborate window hoods under dentilled eaves below deep interrupted parapets. Some original railings remain on the steps to the front doors, and there is a fragment of front railing surviving at No.14. The easternmost house, No.13, is of a different design to the rest of the terrace, being double fronted and of a loosely ‘Italianate’ character, and without the rustication or elaboration of the rest of the terrace. Overall Gascoyne Place is a fine piece of 19\textsuperscript{th} century townscape with the late 18\textsuperscript{th}/early 19\textsuperscript{th} century ‘Woodside’ pub providing an interesting end stop to the west, with the curving and tree-overtopped boundary wall of Beaumont Park providing an attractive and inviting view to the east.
Beaumont Place is a later development of two-storey houses along a short street leading to Beaumont Park. The northern terrace consists of five houses of two bays each, with rendered facades behind shallow gardens. The windows are set into rectangular or arched insets with shallow hoods over the doors supported on brackets. The southern terrace of eleven properties is of comparable dimensions and style, but slightly more elaborated with rusticated ground floors. Most doors remain as well as some replica wooden sashes, and No.10 retains its original railings. Beaumont Place forms an attractive entrance to Beaumont Park, only spoilt by the intrusive mass of the modern Gascoyne Court at its western end.