North Stonehouse Conservation Area Appraisal and management plan

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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. There are also a number of other restrictions that do not apply outside Conservation Areas.

The legislation also requires Local Planning Authorities to periodically review their Conservation Areas, and to publish proposals for their preservation and enhancement.

In response to this, Plymouth City Council is reviewing the existing Conservation Areas within the city, and considering the designation of new areas. Appraisals and management plans are also being prepared, informed by extensive characterisation studies undertaken in 2005/6.

This work responds to the policy on the historic environment set out in the Core Strategy of the Local Development Framework (Policy CS03). This states that the Council ‘will safeguard and where possible enhance historic environment interests of acknowledged importance, including in particular scheduled ancient monuments, listed buildings (both statutory and locally listed), conservation areas, and archaeological remains’. It also provides an evidence base and greater guidance for the policies set out in the Millbay and Stonehouse Area Action Plan, and will provide area specific detail to inform the Design Strategy Supplementary Planning Document. This programme will also meet the requirements of Best Value Performance Indicator 219, which is designed to monitor local authorities’ performance in relation to Sections 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The primary purpose of this document is to:

- undertake a character appraisal of the North Stonehouse 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 Consents 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 North Stonehouse Conservation Area have been overlooked. Omission of any particular building, feature or space should not therefore be taken as meaning that it is of no value.

An appraisal and management plan for the former North Road West Conservation Area was prepared in 2000. This was never adopted, but has been used extensively in the preparation of this appraisal and management plan.

1 Stonehouse & Millbay Characterisation Study & Management Proposals, July 2006

North Stonehouse Conservation Area appraisal & management plan
Conservation Area boundary (Fig. 1)

The North Stonehouse Conservation Area incorporates the former Conservation Areas of Wyndham Square and North Road West. The Wyndham Square Conservation Area was originally designated in 1977 and extended in 1995. The North Road West Conservation Area was designated in 1999. The review of these Conservation Areas indicated that they did not fully reflect the historic interest and character of the northern part of Stonehouse. These existing Conservation Areas have therefore been amalgamated and extended to include an adjoining area of residential terraces to the east, defined by Wyndham Street East to the south, Archer Terrace and the former railway line to the east, and Arundel Crescent, Haystone Place and Victoria Park to the North. These terraces have been included within an extended Conservation Area because they compare in architectural and historical interest and character with the former Conservation Areas, and also predate a significant part of those areas. The line of the former railway to the east forms a robust historic boundary.

Fig.1 The North Stonehouse Conservation Area incorporating the former Wyndham Square Conservation Area (pale blue) and the former North Road West Conservation Area (dark blue)
Location, geology, and topography (Fig. 2)

The Conservation Area lies some 500 metres to the north west of Plymouth City Centre. The modern city of Plymouth is situated at the mouth of the river Tamar in the southwest of England overlooking Plymouth Sound, one of the world’s great natural harbours.

The gross 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’.

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, though interspersed with several prominent ridges and dips, all cut through by numerous rivers and lesser watercourses, most notably the estuaries of the Tamar and Plym.

The North Stonehouse Conservation Area occupies one of these ridges overlooking the south side of Victoria Park (formerly Stonehouse Creek). The topography falls away sharply to north and south to produce a prominent setting that is visible from many parts of the city.
Fig. 2 Aerial photograph of North Stonehouse showing location and setting of the Conservation Area.
Historic development

The greater part of the area that became North Stonehouse was open farmland until the early 19th century although the Royal Naval Hospital (the Millfields) to the west had been in existence since 1758. A lane connecting Plymouth and Stonehouse ran along what is now King Street/Clarence Place to the south, and what is now Eldad Hill connected with Stoke Damerel via a bridge over Stonehouse Creek. Five Fields Lane ran more or less along what is now North Road West.

Significant development did not start until the 1830s with the development of Wyndham Square as part of John Foulston’s extensive development of the area between Plymouth and Stonehouse. Foulston’s neo-classical architecture helped to shape much of Regency Plymouth, and Wyndham Square is a fine example of his work. The square was originally built around a non-conformist chapel, replaced in 1880-82 by the existing fine Victorian Gothic St Peter’s church. Terraces soon followed to the immediate north and south of Wyndham Square, fronting onto No Place (North Road West) and Eldad Place. Densham Terrace on what is now North Road West was in existence by 1848, soon followed by development along the eastern side of Cecil Street as far as the railway, which had arrived by 1848. Arundel Crescent and virtually all of North Road West were developed by 1865, and the greater part of the Conservation Area between Arundel Crescent, Wyndham Street East and Archer Terrace by 1867. The core of the former Conservation Areas centred on Wolsdon Street and Wyndham Street West, was developed by 1881.
Though the area was always predominately residential, it included a number of significant institutional buildings and structures, the most notable of which are the former St Dunstan’s Abbey and School by William Butterfield (1850); the Roman Catholic cathedral in Wyndham Street West (1855-58); St Boniface’s school (1859); the Wolsdon Street former Board School; the non-conformist chapel in Wyndham Street East, and St Peter’s church in Wyndham Square. The area suffered significant damage in World War II, with the loss of part of the north side of Arundel Crescent and much of the historic townscape to the immediate south of the Conservation Area between Wyndham Street and King Street. The buildings here were replaced with the four-storey ‘star blocks’, designed by the City Architect H J Stirling, emulating a Scandinavian style. Though this design did not respect the strong character and appearance of the 19th century terraces, it was an interesting and contemporary approach to post-war planning, very much in keeping with the post-war ethos most dramatically represented by the Abercrombie plan.
Characterisation

The North Stonehouse Conservation Area is a primarily residential area characterised by fine terraces and long street vistas interspersed with a number of major historic buildings, most notably the Roman Catholic cathedral, St Peter’s church, and the former St Dunstan’s Abbey and School. It includes Wyndham Square, the finest formal square in the city.

It is essentially a late Georgian and Victorian residential suburb of urban streets with tight terraced plots and spaces, corner shops and pubs, and a network of secondary lanes. These lanes still contain a number of commercial or light industrial uses, and have a strong character based on the use of locally distinctive materials, with cobbled granite setts and Plymouth limestone boundary walls. They have an intrinsic quality of their own which contrasts with the formality of the main streets and adds to the richness of the area.

The area has benefited from substantial investment over recent years, especially in and around Wyndham Square. Following substantial investment in the housing stock in the late 1980s and early 1990s, the area benefited from a ‘Conservation Area Partnership Scheme’ between 1995 and 1998, where grant aid of £366000 attracted private sector funding of £262990, and enabled thirty buildings to be improved. The area has also attracted funding from the Townscape Heritage Initiative between 2000 and 2007, with the Heritage Lottery Fund contributing £1.9 million to the restoration of St Peter’s church.

There are 12 buildings or groups of buildings in the North Stonehouse Conservation Area which appear on the statutory list of Buildings of Special Architectural or Historic Interest, with a further 31 buildings or groups of buildings identified as making a positive contribution to the Conservation Area (Fig.3). These are listed in Appendices 1 and 2.

While these buildings and structures form an absolutely crucial element of the ‘special architectural or historic interest’, which justifies the designation of the North Stonehouse Conservation Area, they do not comprise the whole of its ‘character’.

As English Heritage’s guidance makes clear, ‘defining character, or special interest, involves more than simply recording the appearance of an area, its individual buildings and other heritage assets, and documenting its historical development. It includes ‘understanding….and assessing the values and significance of the area, both in its parts and as a whole’. This process is clearly outlined in the Stonehouse and Millbay Characterisation Study and Management Proposals (see p.3), and that format is followed in the following sections and maps which attempt to define this ‘character’, firstly for the Conservation Area as a whole, and then for the three character sub-areas.

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2 Guidance on conservation area appraisals, English Heritage, 2006, p.8
Fig. 3 Listed buildings and buildings that make a positive contribution to the Conservation Area
**Figure ground plan:** this plan shows the relationship of the existing buildings to spaces. Key characteristics:

- the looser townscape of the former St Dunstan’s Abbey area
- the marked sweep of Arundel Crescent and the noticeable vacant block
- the very tight grain of particularly the part of the Conservation Area south of North Road West
- the formal layout of Wyndham Square
Building age plan:
Key characteristics:
- the plan shows clearly the early Foulston-inspired development at the west end of the Conservation Area, and
- the later Victorian development of the eastern end.
Building heights plan: Key characteristics:

- the general consistency of building heights across the area reflects the residential character of the terraced housing and the planned form
- the spires of St Peter's church and the Roman Catholic cathedral, and the ventilation chimney, provide key landmarks within and beyond the Conservation Area
Key views and spaces: Key characteristics:

- long east-west views, particularly along North Road West, Wyndham Lane, Wolsdon Street and Wyndham Street
- Wyndham Square is a focal point of the Conservation Area
- St Peter’s church and the Roman Catholic cathedral are major city landmarks
Land uses/Activity plan: Key characteristics:

- the area is predominately residential
- the Roman Catholic cathedral and St Peter’s are major religious institutions, as formerly was St Dunstan’s Abbey
- both Stoke Road and North Road West are main city through routes
- a small number of the corner public houses, which are characteristic of many 19th century residential areas in Plymouth, remain in use
Character sub-areas

To assist further in the process of characterisation, the North Stonehouse Conservation Area has been divided into three character sub-areas distinguished primarily by street layout. The ‘special interest’ of these areas is considered below. The three sub areas are:

Area 1: The terraces between Wyndham Lane and the line of Francis Street and Cathedral Street, characterised by the strong grid, long east-west alignments and formality of the terraces and Wyndham Square.

Area 2: The imposing, but less rigid terraces of the western end of North Road West and the looser townscape from the former St Dunstan’s Abbey to Victoria Park.

Area 3: The tighter grain of the area bounded by Victoria Park, Archer Terrace, and Wyndham Street East; a more informal layout, though including the formal sweep of Arundel Crescent.
**Area 1: The terraces between Wyndham Lane and the line of Francis Street and Cathedral Street**

The character of this area derives above all from the residential terraces laid out along the axes of Wyndham Street and Wolsdon Street in the late 19th century. These include some of the finest housing of its date in Plymouth, while the formal street layout and linear arrangement of terraces produces the long vistas that are particularly characteristic of the area. A good example includes the view along Wyndham Street West to St Peter’s Church.

The area includes the imposing presence of Wyndham Square. This is the finest formal square in the city, enclosed with splendid neo-Classical symmetrical terraces characterised by wide eaves, rounded arched openings with moulded architraves, multi-paned sliding sash windows and slate roofs. The majority of these properties are Grade II listed. Unfortunately the completeness of the square is marred by the loss of part of the terrace on the northern side to bombing in WWII, and its replacement by modern buildings of unsympathetic design.

The later streets to the east are also fine formal terraces with stucco rendered frontages and projecting pediments. Some of the terraces have heavy parapets with modillion cornices whilst others have small dormers. Cornice string bands, moulded surrounds to the large pane sliding sash windows, door pilasters and rustication are common architectural features. The area has benefited from a number of improvement and refurbishment schemes in the past, and while the results of these are still evident in Wyndham St West, the effects of poor maintenance are again beginning to be seen.

There are a number of landmark buildings and key views, which provide important visual connections within the area and beyond. Key landmark buildings are:

- St Peters Church, extensively repaired and refurbished in 2006/7
- the Roman Catholic Cathedral of St Mary and St Boniface
- the ventilation shaft off Wyndham Lane

Remnants of original paving materials survive throughout the area and contribute to its distinctiveness and interest. Granite kerbs still survive along most streets and there are also areas of original limestone paving, as in Wyndham Square.

This is essentially a very urban area of hard surfaces and hard edges, though there are some good trees and hedges in private gardens which form important townscape features and help soften the urban form. The street tree planting in Wyndham Street West has been particularly successful.
Area 1: The terraces between Wyndham Lane and the line of Francis Street and Cathedral Street. Townscape analysis plan

Character Area 1: Wyndham Square - Townscape Analysis

No pedestrian access

Sub station blocks views and pedestrian routes

Entrance to school playground

North Stonehouse Conservation Area appraisal & management plan
Area 1: The terraces between Wyndham Lane and the line of Francis Street and Cathedral Street

Photographs of views shown on the Townscape analysis plan

1. View towards St Peters church, Wyndham Square, looking east

2. View towards St Peters church looking west along Wyndham Street West

3. View towards the Catholic cathedral from Wyndham St West looking east

4. View looking west along Wolsden Street

North Stonehouse Conservation Area appraisal & management plan
Area 2: The western end of North Road West, St Dunstan’s Abbey, Eldad Hill and Polruan Terrace.

This part of North Road West is characterised by the fine residential terraces comprising an uninterrupted run of 53 houses along the south side of the road facing the equally fine limestone frontage of the former St Dunstan’s Abbey and school opposite. There are four principal terraces, all of two storey except Nos. 285-315, which are three-storey. All are slightly different in date and all possess individual distinguishing features, though sharing common architectural elements such as rendered finishes, and originally sliding sash windows, paneled doors and natural slate roofs, and small front gardens, though much architectural detail has been lost to modern ‘improvement’. Wyndham Lane runs along the rear of these terraces. It still retains much of its original character with its limestone boundary walls and granite setts and drainage channels, though the walls have been breached in many places to provide access to garages and car ports.

St Dunstan’s is an outstanding collection of Grade II* listed buildings by William Butterfield, one of the most distinguished architects of the Victorian Gothic style. It is a large complex of two storey buildings of Plymouth limestone ranged along the line of the crest of the ridge overlooking Victoria Park and fronting directly onto North Road West.

St Dunstan’s school was relocated to premises within the nearby former Royal Naval Hospital in 1997, and the abbey buildings converted to residential use, with new houses built within the grounds. This new development does not contribute positively to the character of the Conservation Area, and the materials and design relate poorly to their surroundings. The redevelopment also included the demolition of part of the Abbey precinct wall which has further eroded its setting.

Carlton Terrace is a group of 15 three storey rendered properties dating from the late 19th century fronting directly onto Eldad Hill.

Polruan Terrace comprises an impressive row of seven brick-built terraced houses of the late 19th century. They form an imposing set-piece development with prominent gables alternated with large dormers, first floor oriel windows, and ground floor paired sash windows and four panel entrance doors. The common access along the front of the terrace is paved with attractive Candy tiles. The terrace very much reflects the confidence of late Victorian domestic architecture.
A key view in this area is that from the western end of North Road West to the imposing wall of the former Royal Naval Hospital and its Water Tower, with the eye channeled by the long precinct wall of St Dunstan’s and the terraces opposite. The prominence of the ridge also allows glimpses to the north and south. A key landmark is the imposing and finely modeled brick ventilation tower in Wyndham Lane. Wyndham Lane also retains much of its original floorscape, though there are remnants of original paving materials throughout the area, and granite kerbs still survive along most streets. Almost no elements of original street furniture survive. While there are some trees in private gardens, the most significant tree cover is the steep bank to the southern edge of Victoria Park, which provides a strong tree belt to the edge of the area, while Victoria Park itself forms an important setting for the Conservation Area.
Area 2: The western end of North Road West, St Dunstan’s Abbey, Eldad Hill and Polruan Terrace. Townscape analysis
Area 2: The western end of North Road West, St Dunstan’s Abbey, Eldad Hill and Polruan Terrace
Photographs of views shown on the Townscape analysis plan

1  View along North Road West towards the water tower in Millfields

2  View towards ventilation shaft on Wyndham Lane

3  View towards former St Dunstans Abbey School from Victoria Park
Area 3: The area bounded by Victoria Park, Archer Terrace, and Wyndham Street East

This area was developed between c.1830 and c.1865, and comprises an area of extensive residential terraces of two and three storey 19th century housing. Though development of parts of this area predates some of the grid of streets towards Wyndham Square, the street plan here is less rigid, and appears to have been partly constrained by the railway. This accounts for the rather more intimate character of this area, especially in the back streets around Melbourne Street.

The finest houses generally lie along North Road West, the principal street. Nos. 266-298 is a terrace of two-storey houses with basements. The frontages are two bays wide, rendered with render details. Detailing includes a string course and dentilled eaves with a balustraded parapet over. Windows are set within deep window recesses, originally with timber sashes, though many have been replaced with inappropriate types. Some properties retain original railings. The original quality of this terrace can be appreciated from the careful restoration that has been undertaken to No. 274.

Nos. 240-262 North Road West (Westbury Terrace) lies at the eastern end of the Conservation Area. It is an imposing three-storey terrace with basements. The frontages are two bays wide with the ground floor windows set in arched recesses. The first floor windows have elaborate hoods below wide eaves supported on consols. There are a few survivals of original three-over-three pane wooden sliding sash windows.

Nos. 197-247 North Road West comprises two terraces of two storey rendered houses under slate roofs with wide eaves. They are two bays wide with the ground floor windows set in arched recesses. Nos. 197-229 also have basements with the render heavily indented to resemble ashlar.

Arundel Crescent lies on the north side of North Road West, and was developed by 1865. It consists of a formal crescent of two-storey terraced houses with basements, finished in render with render detail, indented to resemble ashlar around the doors and

No 274 North Road West

Westbury Terrace

Nos. 197-247 North Road West comprises two terraces of two storey rendered houses under slate roofs with wide eaves. They are two bays wide with the ground floor windows set in arched recesses. Nos. 197-229 also have basements with the render heavily indented to resemble ashlar.
with vermiculated window arch keystones. Some original wooden sash windows survive, as do some runs of front railings and some limestone paving and granite kerbstones. The rear access lane retains most of its original granite setts and drainage channels. Nos. 5-12 were lost to bomb damage during WWII and the site presents an opportunity for redevelopment.

Hayston Place consists of a short terrace of two storey houses with basements, rendered with render detail. The windows are set in arched recesses and the doors under arched hoods. No.11 is on the City Council’s Buildings at Risk Register, and Nos. 7-8 is a bomb damaged vacant plot.

The side streets to the south of North Road West, bounded by Cecil Street, Wyndham Street East and Archer Terrace are rather less rigidly laid out than the grander terraces to north and west, and retain a distinctive character of their own. For the most part these streets contain modest two-storey houses, two bays wide, rendered under slate roofs. Embellishment includes indented render to resemble ashlar on the west side of Cecil Street, and decorated keystones, string courses, pediments and parapets on several terraces.

There are shallow front gardens on Cecil Street and Wyndham St East, a few with original railings. There is a three-storey terminal block at the north end of the east side of Cecil Street, and a corner pub at the south end of Melbourne Street. Nos.23-37 Melbourne Street is a somewhat grander terrace than its neighbours, consisting of three storey houses with basements, rendered with string courses and pediments, and replica ashlar work to No.24. The front doors are approached by steps over the basement well. The back streets here are particularly interesting, retaining extensive areas of original granite setts and drainage channels, as well as retaining some of the mixed semi-commercial and industrial use that they would doubtless have had in the past.
Area 3: The area bounded by Victoria Park, Archer Terrace, and Wyndham Street East. Townscape analysis plan
Area 3: The area bounded by Victoria Park, Archer Terrace, and Wyndham Street East. Photographs of views shown on the Townscape analysis plan

1 View towards Central Park from Archer Terrace

2 View towards Cathedral from Cecil Street

3 View east along North Road West
Summary of special interest

• Wyndham Square is the finest surviving formal square in Plymouth, and remains essentially as designed by Foulston. The grid-iron plan of Wolsdon Street and Wyndham Street West reinforces and complements this formality.

• The area retains some of the best 19th century domestic architecture in Plymouth. North Road West includes some particularly fine terraces, as does Wolsdon Street and Wyndham St West. Polruan Terrace is an excellent example of the later Victorian domestic tradition.

• St Peter’s church, the Roman Catholic cathedral of St Mary and St Boniface, the former St Dunstan’s Abbey and the former Wolsdon Street Board School reflect the strong historic ecclesiastical and educational associations of the area. Along with the ventilation shaft off Wyndham Lane they are key landmark buildings both within and beyond the Conservation Area.

• While primarily residential, the area retains elements of commercial and semi-industrial activity, especially in some of the back lanes. This activity, along with corner pubs and local shops, very much contributes to the historic and contemporary character of the area.

• The area retains strong local distinctiveness both through its architecture and the use of local materials. This is particularly seen in the use of Plymouth limestone in the landmark buildings, along with Cornish and Welsh slate and Cornish or Dartmoor granite.
General photographs taken within the Conservation Area

Looking east along North Road West showing the former St Dunstans Abbey School

Archer Terrace from the north east

Looking north along Cecil Street to Wyndham St West

Number 18 Carlton Terrace, Eldad Hill

No Place Inn and Plymouth boundary stone

Wolsdon Street former Board School

Looking west past the Roman Catholic Cathedral towards St Peters

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General photographs taken within the Conservation Area

- Arundel Crescent looking west
- Public realm improvements on Cecil Street
- 1883 East Stonehouse Leat marker
- Sensitive restoration on Melbourne Street
- Cast iron historic bollards on North Road West
- St Peters from Francis Street
- Melbourne Inn, Melbourne Street
- Monumental Marble house, Cecil Street
General photographs taken within the Conservation Area

Backstreet, looking north towards Wyndham Street West

Doorway in Wyndham Square

Slate hung building on back street

Part of the Roman Catholic Cathedral complex

North east corner of Wyndham Square showing unsympathetic infill

1864 Ward stone in Wyndham Square

No Place Field grave site

Wyndham Square looking towards the water tower in the Millfields estate
Issues

This appraisal has identified a number of issues that impact upon the North Stonehouse Conservation Area. The most significant of these include:

- The Conservation Area lies within St Peters ward, one of the most deprived areas in the country. The economic and social effects of this have contributed significantly to the problems of the Conservation Area.

- 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.

- A number of properties are in multiple occupation, and some have had little or no maintenance over long periods. There are a number of empty properties. 15 buildings within the Conservation Area were identified as ‘at risk’ on the 2005 survey of Buildings at Risk.

- Many rear gardens have been used for garages or for car parking, and lengths of boundary walls demolished to provide access. This has significantly affected the historic character of parts of the back lanes.

- There are some areas of new build, such as that within the grounds of the former St Dunstan’s Abbey, Nos. 4-6 Eldad Hill, Nos. 1-6 Melbourne Street, and 63-71A Cecil Street that detract from the overall character.

- Much of the public realm is poor and little original street furniture survives. Some enhancement has however been undertaken around Wyndham Square, Wyndham Street West and the Cathedral, and St Peters Church has undergone major repair and restoration during 2006/2007.

- There are a number of ‘gap’ and other sites in the area that have a negative effect on the appearance of the Conservation Area, and opportunities for developing or enhancing these sites should be explored. These are considered in the ‘Opportunities’ section below.
North Stonehouse Conservation Area management plan

‘It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas’ (s.71(1) Planning (Listed Buildings and Conservation Areas) Act 1990).

General principles

In responding to the issues raised in the Conservation Area appraisal, and in exercising its powers within the North Stonehouse Conservation Area, Plymouth City Council will follow the policies and objectives set out in the Core Strategy of the Local Development Framework. In particular this management plan conforms to Policies CS02 and CSO3, which relate to the delivery of a quality city, and Area Vision 2 - Millbay and Stonehouse - and its associated objectives. It also conforms to the Millbay and Stonehouse Area Action Plan (at Submission stage at March 2007), and the emerging Design Strategy Supplementary Planning Document. Guidance provided in Planning Policy Guidance Note 15, and English Heritage’s ‘Guidance on the management of Conservation Areas’ are also used as key references for the management plan. In order to interpret these policies and guidance for the North Stonehouse Conservation Area the following principles will be adhered to in the consideration of any changes proposed in the Conservation Area.

Principle 1 - Proposals to develop or redevelop sites and convert buildings to new uses will be required to preserve or enhance the character of the Conservation Area, and to contribute positively to the wider regeneration of Stonehouse.

Principle 2 - The position, scale, massing and materials of new development will be expected to respect the existing character of the Conservation Area.

Principle 3 – Priority will always be given to the retention and enhancement of buildings of heritage value identified in the Conservation Area appraisal and management plans.

Principle 4 - New development will be expected to be of the highest quality design that respects and enhances the character of the Conservation Area. High quality contemporary architectural design will be encouraged, though high quality restoration through replication will not necessarily be rejected.

Principle 5 - New transport and parking provision will be expected to respect and where possible enhance the character of the Conservation Area. Prominent insensitive parking provision will therefore not normally be acceptable, and opportunities will be taken wherever possible to reduce or remove any adverse impact of existing parking provision.

Principle 6 - There should be early Historic Environment input into all proposals for significant public works within the Conservation Area.

Principle 7 - Historic surfaces and street furniture will be retained, enhanced, and restored wherever practicable.

Principle 8 – The historic views and vistas identified in the appraisal will be retained, enhanced, and restored.

Principle 9 - Advertising and signage proposals will be expected to respect the character and appearance of the Conservation Area in terms of siting, size, number, materials, colours and illumination.
Management proposals

1. Statutory and other designations

While statutory protection of the most significant buildings and structures is considered necessary to the overall good management of any Conservation Area, and 12 buildings or groups of buildings in the North Stonehouse Conservation Area are listed, it is not considered necessary to propose any further designations at this time. Non-listed buildings that are considered to make a positive contribution to the Conservation Area (see Fig.3) may however be considered for local listing if they meet criteria which will be laid out in the forthcoming Design Strategy Supplementary Planning Document.

Proposed management plan action - Possible candidates for any local list will be considered within 12 months of the adoption of the completed appraisal and management plan.

2. Enforcement

The most effective means of preserving and enhancing the special interest of Conservation Areas is through efficient use of existing legislation and other powers, and Plymouth City Council will use the full range of powers available to it if necessary. This may include the use of Building Preservation Notices, Urgent Works Notices, Repairs Notices, Dangerous Structures Notices, Tree Preservation Orders and Section 215 Notices (used in cases where it is considered that the condition of land or buildings adversely affects the area). Informal contact, discussion and advice will also be used to encourage owners to undertake repairs and maintenance.

One of the main threats to the quality of the North Stonehouse Conservation Area is the gradual erosion of its character by cumulative alterations to listed and unlisted buildings. While Listed Building Consent is required for works of alteration affecting the special character and/or appearance of Listed Buildings, unlisted Buildings, which are single dwelling houses, enjoy the benefit of considerable permitted development rights, which allow, for example, minor extensions, demolitions and replacement doors and windows, without any requirement for planning permission. This means that some buildings have been altered to the detriment of their townscape quality, and important architectural features lost. Articles 4(1) and 4(2) of the General Permitted Development Order 1995 allow Local Planning Authorities to make directions withdrawing all or some of the permitted development rights given under the Order. These have been found to be an effective means of controlling the sort of piecemeal alterations that contribute to the overall degeneration of buildings that contribute to the character or appearance of Conservation Areas.

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

3. Buildings at risk (BAR)

Buildings in disrepair or disuse have a particularly negative effect on the quality of Conservation Areas. The compilation of a register of buildings ‘at risk’ is a useful tool to focus attention on this problem and define the scale of the problem. This indicates the level of resources necessary to bring these buildings back into good repair and, where appropriate, beneficial use, and helps prioritise action by English Heritage, local authorities, building preservation trusts, funding bodies, and all who can play a part in securing the future of these outstanding and irreplaceable parts of our heritage.
The 1998 Plymouth Buildings at Risk Register was instrumental in providing the justification for a Heritage Lottery Fund ‘Townscape Heritage Initiative’ scheme, which together with funding from the Empty Homes Grant scheme, supported the repair and restoration of a number of important historic buildings in the North Stonehouse area, including 1 Wyndham Square, 48 Wolsdon Street, the Wolsdon Street Board School, 291 North Road West, 307 North Road West, and St Dunstan’s Abbey and School.

The 2005 Plymouth BAR Register has already enabled Plymouth City Council to start to deal with some of the buildings in its own management, and it is hoped that this will also be the case for other buildings including those identified as ‘at risk’ within the North Stonehouse Conservation Area.

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

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

**Proposed management plan action** – A strategy to address Plymouth City Council’s target of removing 5% of buildings from the Buildings at Risk Register will be developed within twelve months of the adoption of the completed appraisal and management plan. It is envisaged that this will initially comprise advice and guidance on repairs and restoration in the form of leaflets and publications and through Plymouth City Council’s website.

### 4. Opportunities

The appraisal has identified a small number of specific sites and areas within the Conservation Area that currently have either a neutral or negative effect on its overall character. With sensitive development or improved management these sites could contribute positively to the ‘preservation or enhancement’ of the Conservation Area, and support the vision and objectives of the Area Action Plan, especially those proposing ‘to capitalise on the historic assets of the area such as the historic townscape and important historic buildings’. These ‘opportunity’ sites are identified below along with possible delivery mechanisms. These will primarily include the positive management of Council-owned land, partnership working, internally as well as externally, and positive use of the development consents process including the use of Section 106 agreements to deliver opportunities.

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

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

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

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

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

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

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

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

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

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

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

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

**Delivery:** Through the positive management of Plymouth City Council-owned land; through the positive use of the development consents process including the use of Section 106 agreements, and through the application of grant schemes if available. Section106 funding for some of these elements may be available from the Stonehouse Arena project as identified in the submitted Millbay and Stonehouse Area Action Plan Policy MS11.
North Stonehouse Conservation Area management plan: Opportunities plan

Key:
- Long term opportunity for redevelopment to reinstate quality of townscape and improved relationship between buildings and the street
- Opportunities for environmental enhancement of public realm in combination with improved pedestrian routes

- Opportunity for redevelopment to reinstate quality building in Wyndham Square
- Opportunity to reinstate historic railings in Wyndham Square

North Stonehouse Management Proposals: Opportunities Plan

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Scale 1:2750

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5. Monitoring and review

Monitoring
An annual Conservation Areas Monitoring Report will be prepared. This will record progress on each of the main action areas and opportunities as identified in the management plan. This will be reported to the Historic Environment Champion, and will form part of Plymouth City Council’s Local Development Framework Annual Monitoring Report. It is envisaged that the first Conservation Areas Monitoring Report will be produced at the end of 2007.

Review
The Conservation Area appraisal and management plan will be reviewed every 3-5 years. This may result in a revision or expansion of the existing appraisal and management plan, and will include:

- recording changes
- re-assessing the definition of special interest that warrants designation
- identifying any new issues affecting the Conservation Area, and revising the management plan accordingly.

Reviews will, wherever possible, link with the review of the Stonehouse Area Action Plan so that development opportunities can be properly considered against the heritage interests of the North Stonehouse Conservation Area.

The input of stakeholders and other local conservation groups in this process, and in the wider management of the historic environment, such as monitoring buildings at risk, will be welcomed. Plymouth City Council’s Historic Environment Champion will take an active role in championing the importance of Plymouth’s historic environment. Officers will regularly meet the Historic Environment Champion and these meetings will be used to monitor and review the Conservation Area management plan.
APPENDIX 1
Listed Buildings within the North Stonehouse Conservation Area

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

APPENDIX 2
Buildings considered as making a positive contribution to the North Stonehouse Conservation Area

- Nos. 1, 14 (Duchy of Cornwall Public House) and 17 Anstis Street
- Nos. 1-4 (consecutive) Arundel Crescent
- Nos. 1-23 (consecutive) Cecil Street
- Nos. 50-216 (evens) Cecil Street
- No 61 Cecil Street
- Nos. 73-75 (odds) Cecil Street
- Leat marker stone outside No 75 Cecil Street
- The Melbourne Inn Public House, No 224 Cecil Street
- Nos. 244 and 248 Cecil Street
- Nos. 15-18 (consecutive) Eldad Hill
- Community Centre, Frederick Street West
- No 5 Frederick Street West
- Nos. 109-110 (consecutive) King Street
- Nos. 123-127 (consecutive) King Street
- Nos. 1-3 (consecutive) Melbourne Place
- Nos. 23-27 (consecutive) Melbourne Street
- Neswick House, Neswick Street
- Somerset Arms Public House, No 231 North Road West
- Nos. 247-353 (odds) North Road West
- No 300 North Road West
- The No Place Inn Public House, No 353 North Road West
- Nos. 1-7 (consecutive) Polruan Terrace
- Boundary Stone outside Wyndham Arms Public House, No 17 Stoke Road
- Nos. 4-6 (consecutive) Wolsdon Place
- Nos. 1-14 (consecutive) Wolsdon Street
- Nos. 16-35 (consecutive) and No 39 (College of Art) Wolsdon Street
- Nos. 45-49, 51-54, 59 Wolsdon Street
- Nos. 60-62 (consecutive) Wolsdon Street
- Ventilation shaft, Wyndham Lane
- St Peter’s Primary School, Wyndham Street West
- Nos. 1-27 Wyndham Street West

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