



PLYMOUTH
CITY COUNCIL

PLYMOUTH REGISTER OFFICE SITE, THE HOE

Site Planning Statement

This Planning Statement provides guidance for the redevelopment of this site. It does not establish policy, but assists the development process by bringing together key planning and design issues.

Development Context

Site area: 0.27 hectares approx.

Ownership: Plymouth City Council

Context:

This is a major opportunity site within the Hoe Conservation Area. It sits at the southern gateway from Plymouth's major waterfront park to Armada Way: the grand Abercrombie-designed boulevard which links the Hoe to the City Centre and continues north to Plymouth's Central Railway Station.



View west to site from Citadel Road

The site is currently occupied by a late 20th Century two storey brown brick building housing Plymouth's Registry Office. The building is identified as being of "neutral quality" by the Hoe Conservation Area Appraisal and Management Plan. It does not respond positively to its context in terms of its footprint, massing, design and materials and contributes little to the street scene. Its redevelopment would therefore be supported.

Constraints and Opportunities

Redevelopment of the site will be supported to create high quality architecture including a major new hotel use and an environment worthy of the site's gateway location.

Built Form

Development will be expected to address, and be responsive to, the site's primary frontages, whilst being sensitive to the Hoe Conservation Area context and adjacent listed buildings. There is an opportunity to maximise building heights, providing these have a positive relationship with the scale of adjacent streets, spaces and buildings.

Constraints and Opportunities (cont'd)

Adjacent listed buildings shown in red hatch



Car Parking and Access

Redevelopment of the site presents an important opportunity to improve pedestrian and cyclist connectivity through the Hoe area. Vehicular access to the site is expected to be from Lockyer Street in the vicinity of the existing access point. Innovative solutions will be sought for car parking and it will be important that it is screened from public view, without creating blank frontages at street level. Appropriate facilities for cyclists must be provided, including secure covered cycle storage.

Site Design Issues

High quality, memorable building design solutions will be sought, given the site's prominence within the Hoe Conservation Area, and on the strategic approach to the waterfront along Armada Way from the City Centre. It will be important for the new development to contribute to a positive image of Plymouth and a positive sense of arrival to the Hoe and the City Centre. Architectural competitions will be encouraged, as will the integration of artists within the design process.

It is considered that the site presents the opportunity for a building of significant height to mark its strategic gateway location. It is expected that this height will be in the region of about 11 storeys, similar to the Holiday Inn on the opposite side of Armada Way, but gradually reducing in height to around 4 storeys to the west and north to follow topography and respond to the scale of adjacent residential buildings, including the Grade II listed Windsor Villas on Lockyer Street, which were designed by notable Victorian architect John Foulston. Exceptionally high quality architecture may justify even greater height.

Sustainable, locally distinctive materials are sought. Appropriate materials characteristic of the area include Plymouth limestone, slate, granite and copper as an accent material. Render features heavily in local elevations, and may be appropriate on less exposed parts of a proposal. It will not be considered appropriate for exposed and taller elevations as render has failed in similar situations locally.

Building roofs should be carefully designed to acknowledge the site's landmark location and prominence. Green roofs and roof garden amenity spaces will be supported.

Innovative lighting schemes will be sought.

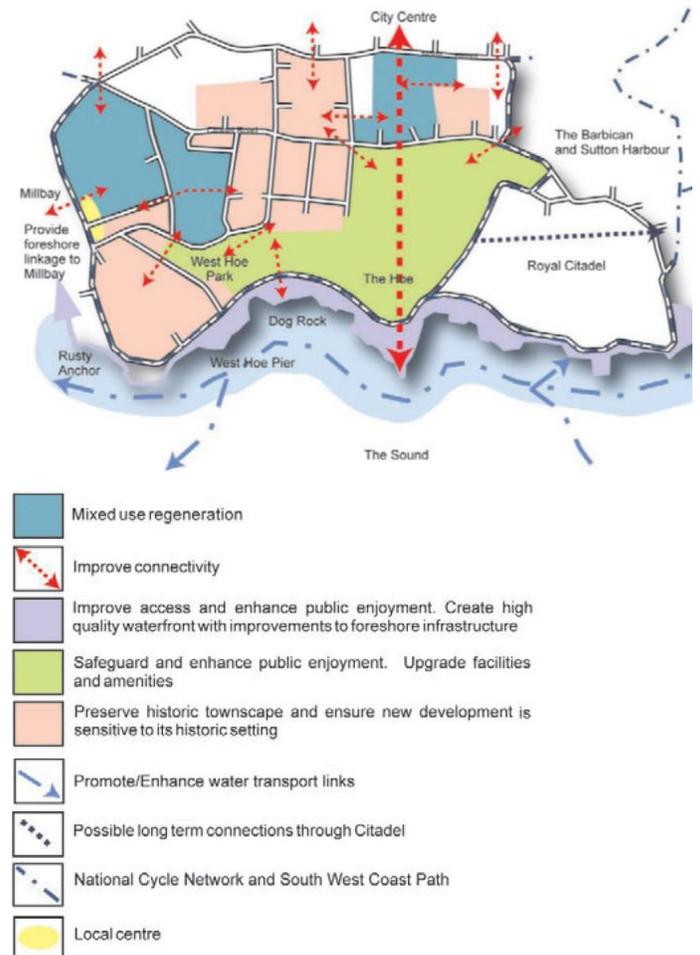
It is expected that public realm adjacent the site will be enhanced and redesigned as part of the site's regeneration.

Mature street trees of value should be retained where possible and additional tree planting should be included to "green" the site's street frontages, enhancing the environment and absorbing air pollution.

Land Uses

The site forms part of a wider area identified for mixed-use regeneration in the adopted Core Strategy (2007). The emerging Plymouth Plan will deliver a review of the Core Strategy. Policy 36 in the Plymouth Plan Part I consultation draft seeks to safeguard hotel uses on strategic sites. The evidence base document that supports this approach is the Plymouth Hotel Market Study (2014) which identifies the need for an enhanced quality of hotel and conference facilities. A hotel use should be provided on the site, either as a single use proposal or as part of a wider mixed-use scheme where a hotel use is a significant part of the scheme. Other uses as part of the overall proposal could include office, residential, leisure uses, and small scale retail which supports the tourism role of the area.

Core Strategy Hoe Vision Diagram



Illustrative Site Options

Option 1:

A perimeter block approach, with continuous building frontage addressing Armada Way, Citadel Road and Lockyer Street. The building line of Windsor Villas is respected. Active ground floor frontages and building entrances would be expected on the frontages, with a particular focus on Armada Way as the main artery of pedestrian movement between the City Centre and the Hoe and where tourism related leisure retail uses may be particularly appropriate. Building heights step up progressively from north to south, to a maximum height to mark the strategic corner of Armada Way and Citadel Road. Building heights in the illustration start at around 4 storeys adjacent to Foulston's Grade II listed Windsor Villas on Lockyer Street and rise up to about 11 storeys to mark the gateway to the Hoe and Sutton Harbour – a similar height to that of the Holiday Inn hotel on the opposite side of Armada Way. The external facing rooms to the south, or elsewhere where oblique views are possible – perhaps from bay windows or balconies – would benefit from views over the Hoe Park and towards the waterfront at the upper levels.



Option 2:

This option similarly addresses all three of the site's street frontages with continuous built form, aligned to the Grade II listed Windsor Villas on the Lockyer Street frontage. Building heights in this option also step down to be sensitive to the scale of adjacent historic building. The key difference with this option is the separation of a larger tower component from the Lockyer Street part of the development – resulting in two larger development volumes linked by lower linking volumes. The tower mass is larger and accented. One of the key benefits of this option would be greater views to more rooms extending back into the site, including southwest over the Hoe Park and waterfront to the south.



Supporting Information Required for Planning Applications

Information required to validate a planning application is outlined in the Local Validation List and the following will be particularly important:

- Transport Assessment
- Travel Plan (to encourage people to travel sustainably)
- Affordable Housing Statement
- Lifetime Homes Statement
- Heads of Terms for Section 106 Planning Obligations
- Details of applicant's solicitors and title deeds
- Details of refuse disposal
- Demonstration of provision of 15% on-site renewable energy
- Ground Contamination Report
- Biodiversity Mitigation and Enhancement Strategy providing net gain
- 360° View Appraisal
- Shadow Study

The Council is keen to work in partnership with developers to support the delivery of this proposal and we encourage and welcome pre application discussions through our Development Enquiry Service before the submission of planning applications.

Development Enquiry Service

01752 304366

<http://www.plymouth.gov.uk/developmentenquiry>

We can also offer an integrated Planning and Building Control service - at your request Building Control can provide free pre-application advice to ensure Building Regulation compliance is considered as part of the planning process.

Building Control

01752 304343

Contact for further details

Stuart Wingfield

Strategic Growth Manager

01752 398931



Oblique aerial view of site from south



View east to site from Citadel Road

Please read this note carefully:

This guidance note does not constitute a formal response or decision of the Council in respect of any future planning applications. The guidance is provided without prejudice to any formal consideration of any planning application, which would be taken after the Council had consulted with local people statutory consultees, and other interested parties.