Stonehouse Peninsula 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 Stonehouse Peninsula 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 Stonehouse Peninsula 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 Emma Place/Caroline Place (Millbay Road) Conservation Area was prepared in 2000. This was never adopted, but has been used extensively in the preparation of part of this appraisal and management plan.

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1 Stonehouse & Millbay Characterisation Study & Management Proposals, July 2006
2 Stonehouse Peninsula Conservation Area appraisal & management plan
Conservation Area boundary (Fig.1)

The Stonehouse Peninsula Conservation Area incorporates the former Conservation Areas of Durnford Street and Emma Place/Caroline Place (Millbay Road). The Durnford Street Conservation Area was designated in 1969 and extended in 1977. It focused on Durnford Street, described by Pevsner as ‘Plymouth’s most complete C18 street’\(^2\), and also included the two major historic building groups of Stonehouse Barracks dating from 1760, and the Royal William Victualling Yard, a unique complex designed and built by Sir John Rennie, and started in 1825. The Emma Place/Caroline Place (Millbay Road) Conservation Area was designated in 1999, and comprises a block of early-mid 19\(^{th}\) century mainly residential properties between Emma Place and Caroline Place.

The review of these two Conservation Areas indicated that an extension was justified to fully reflect the architectural and historic interest and character of the Stonehouse peninsula. The two areas have therefore been amalgamated and extended to include Eastern King as far as the western boundary of Millbay Docks, and the area of Stonehall Flats as far as the surviving medieval Stonehouse town wall to create a new single Conservation Area. These proposals were subject to public consultation in 2006. There were no objections to the proposal.


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Location, geology, and topography

The Conservation Area includes the Stonehouse Peninsula which lies between the deep indentations of Millbay and Stonehouse Pool on the southern waterfront of the modern city of Plymouth. 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 base 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 rising towards Dartmoor to the north, though interspersed with several ridges and dips, all cut through by numerous rivers and lesser watercourses, most notably the estuaries of the Tamar and Plym.

The Stonehouse Peninsula is formed by a long finger of this limestone between the two indents of Millbay and Stonehouse Pool, producing a long ridge with local high ground at Western and Eastern King and Emma Place. The waterfront to Stonehouse Pool and part of the Royal William Yard consist largely of made ground. Otherwise the peninsula rises gently northwards to the line of Emma Place from where it drops to the line of Union Street.

The distinctive topography and situation of the Stonehouse Peninsula has played a critical role in the development of its character, producing a well-defined area with a well-developed identity and sense of place.
Historic development

During the 13th century the Bastard family owned much of Stonehouse, including the peninsula. In 1386 it was acquired by Stephen Durnford and in 1493 by the Edgcumbe family. Local street names still reflect the former ownership of these ancient families.

The medieval settlement of Stonehouse was centred around what is now the eastern end of Stonehouse Bridge, with Stonehouse Wall, dating from the early 15th century, defining its southern boundary. The peninsula itself seems to have been largely undeveloped, except for the blockhouses at Firestone Bay, Devil’s Point and Eastern King, dating from around 1500, and Passage Point chapel overlooking the departure point of the ancient Cremyll Ferry to Cornwall (Fig. 2).

The peninsula continued to be regularly fortified until modern times, but significant civilian development only began with the construction of the Assembly Rooms in 1756, originally used for exclusive meetings and functions for the wealthy (Fig. 3).

Fig. 2 Detail from the Harbour Chart of south west England showing the Stonehouse peninsula, c.1539 (from Elisabeth Stuart’s Lost Landcapes of Plymouth)

Fig. 3 A View of the Long Room and Baths by James Northcote, 1769 (Plymouth City Museum)

Within 20 years the development of Durnford Street and Emma Place was underway, and the area rapidly changed from rural backwater to urban suburb. Cremyll Street soon followed, and construction of the Marine Barracks started in 1779. The Assembly Room became the ‘Long Room’ and was incorporated into the Barracks complex.
The Edgcumbe family sold, leased and developed large sections of the area, encouraging rapid growth. John Foulston, Plymouth’s most distinguished architect of the early 19th century, completed the initial development of Durnford Street with the building of St Paul’s Church at the southern end of the street in 1830. The frontage of the terraces opposite was set back to provide a square to enhance the setting of the church, though this was never completed. The gap between St Paul’s and the early terraces at the north end of Durnford Street was then filled in over the succeeding 30 years, with Admiralty Street being laid out to the east. The Edgcumbes did not release the whole of the peninsula however, retaining the southernmost part for their ‘Winter Villa’, a lavish Italianate structure of the mid-19th century, now the site of the Nazareth House Residential Care Home and Nunnery.

In 1825 work began on the Royal William Yard, the Navy’s new purpose-built victualling complex at the extreme south western end of the peninsula. The first building was completed in 1826 and services transferred from Sutton Harbour in 1831, though the works were not completed until the mid 1830s. The massive project reinforced Stonehouse’s already strong links with the Navy, and along with the Marine Barracks, was one of the reasons why Durnford Street retained a high population of resident naval officers throughout the 19th and into the 20th century. Designed by Sir John Rennie, it has been described as ‘arguably the finest group of buildings owned by the Royal Navy, its completeness and monumentality sets it in a class of its own’. Many of the properties within the newly laid out Durnford Street were used to accommodate the increasing numbers of Naval and Dockyard staff, and it was a select address for much of the 19th and into the 20th century.

Unlike many other areas within Stonehouse and the wider city, most of the peninsula was not significantly damaged during World War II, and was largely unaffected by post-war redevelopment plans. As a result, the character established by the Georgian and later terraces have remained largely intact, providing a cohesion and strong sense of place and history.
Characterisation

Within the Conservation Area there are 66 buildings that appear on the statutory list of Buildings of Special Architectural or Historic Interest, and four Scheduled Ancient Monuments. A further 14 buildings have been identified as part of the appraisal process as making a positive contribution to the Conservation Area (see opposite). These are identified in Appendices 1, 2, and 3.

While these buildings and structures form an absolutely crucial element of the ‘special architectural or historic interest’, which justifies the designation of the Stonehouse Peninsula 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.’ 3 This process is clearly outlined in the Stonehouse and Millbay Characterisation Study & 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 five character sub-areas.

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3 Guidance on conservation area appraisals, English Heritage, 2006, p.8
10 Stonehouse Peninsula Conservation Area appraisal & management plan
Figure ground plan: this plan shows the relationship of the existing buildings to spaces. Key characteristics:

- the tight linear grain of the historic townscape in Emma Place/Caroline Place, Durnford Street and Admiralty Street contrast to the open layouts of the Royal Marines Barracks Royal William Yard, reflecting their different uses.

- the southern part of the Conservation Area along the waterfront including Eastern and Western King is dominated by open space.

- the generally open nature of the development along the Stonehouse Pool waterfront, reflecting its ‘organic’ growth and former commercial uses.
Building age plan:
Key characteristics:

- the earliest residential properties concentrate in Emma Place/Caroline Place and the western side of Durnford Street.

- the eastern side of Durnford Street and Admiralty Street is generally later, including much of the Royal Marines barracks, which were extensively rebuilt in the 19th century.
Building heights plan:
Key characteristics:

- there is an overall similarity in building heights across the residential properties, though the number of storeys varies.

- only the Royal Marines barracks, Royal William Yard, and St Paul’s church are distinguished by their height, reflecting their historic uses. Elements of these structures form important landmarks within and beyond the Conservation Area.
Key views and spaces:
Key characteristics:

- the long linear views along Durnford Street and Emma Place.
- the shorter views along the cross streets.
- views south across Millbay Docks from Caroline Place.
- glimpses of the water and Royal William Yard from Durnford Street and Cremyll Street.
- the panoramic views from the southern waterfront.

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**Land uses / Activity plan:**

Key characteristics:

- the principal streets are dominated by residential use.

- the continuing historic use of the Royal Marines barracks for their original use.

- the very open nature of the southern waterfront and its largely recreational use.

- the monumental character of the Royal William Yard and Royal Marine barracks.

- the restricted nature of routes through the Peninsula.
Character sub-areas

To assist further in the process of characterisation, the Stonehouse Peninsula Conservation Area has been divided into five character sub-areas distinguished by their differing uses, topographies, and activities. The ‘special interest’ of these areas is considered below. The five sub areas are:

Area 1: The residential core of the peninsula, centred on Durnford Street, Cremyll Street and Admiralty Street, including Stonehall Flats.
Area 2: The Royal Marine Barracks and Eastern King.
Area 3: The Royal William Victualling Yard.
Area 4: Western King and the waterfront to Eastern King.
Area 5: Emma Place and Caroline Place
Area 1: Durnford Street, Cremyll Street, Admiralty Street and Stonehall Flats

This area centres on the elegant 18th and 19th century residential terraces of Durnford Street, which with Admiralty Street and Cremyll Street are the principal streets on the Stonehouse peninsula. There is a clear hierarchy between the three streets, with the highest quality large terraced properties fronting Durnford Street, and the smaller two and three-storey properties and services on the side roads.

The majority of the buildings along Durnford Street are two and three-storey townhouses with basements and attics. Many originally had mews and other outbuildings at the rear, and some of these have been converted to residential or other uses. The terraces front directly onto the street or are set back behind cast-iron railings and light wells for basement rooms. Much of the architectural detail and historic interest of these terraces survives, with formal entrances, small parapets or eaves, and hornless sliding sash windows with six over six panes. The buildings are mainly stuccoed or rendered; some with incised detailing to simulate ashlar blocks, or are slate hung. Roofs are almost entirely slated, and provided with small dormer windows.

The development of Durnford Street started in 1773 at its northern end. The southern part was not completed until about 1860, and this difference in age is clearly visible in the appearance of the terraces, where south of Pound Street, the eastern side of Durnford Street shows traditional Victorian elevations. These tend to be taller properties, though on narrower frontages, and with more elaborate architectural details than those to the north, incorporating balustraded parapets and bay or curved arch window forms.

It appears that Foulston intended Durnford Street to finish in a formal and imposing square facing St Paul’s church, and the end building on the western side of Durnford Street shows what might have been. This was never completed however, and though the southern end of Durnford Street contains a fine late Victorian terrace and a couple of Georgian town houses, the rigorous formality of the street is lost from this point, becoming a winding lane leading to Firestone Bay. From here Durnford Street gives way to an almost rural environment, with the mature trees and extensive gardens of the Nazareth House residential home, formerly the site of the Edgcumbe family’s ‘Winter Villa’ to the east, and a large overgrown quarry face and small block of social housing to the west. Within a very short distance the character of the area changes again as the road opens up to Firestone Bay.
Admiralty Street and Cremyll Street possess a decidedly more mixed character than Durnford Street. Both retain pubs and corner shops as well as Ede’s Pickle Works and Elvira’s café, long-established businesses on the peninsula. Cremyll Street has benefited from considerable environmental enhancement in recent years so that areas of modern residential development along the waterfront and modern environmental improvements such as at the entrance to the Royal William Yard now sit alongside fine historic buildings such as the Mansion House. This imposing building is of considerable townscape value and dominates the public space outside the entrance to the Royal William Yard, and contrasts markedly with the new build along Cremyll Street.

Stonehall Flats and Stonehouse town wall form the northern limit of the Conservation Area. This area is included in recognition of the importance of the 15th century wall, which is a Scheduled Ancient Monument and one of the oldest standing structures in Plymouth. It forms an historic northern boundary to the peninsula. The area is also included in recognition of the historic interest of the flats, which are amongst the earliest municipal ‘working class’ housing in the country. The area was also the site of the 18th century Stonehall House. The small derelict cottage attached to the town wall, currently on the Buildings at Risk Register formed part of the stables for Stonehall House.

Substantial environmental improvements were carried out throughout the peninsula in the 1990s by the Plymouth Development Corporation, and provided the stimulus for its regeneration. This was followed up by the Townscape Heritage Initiative between 2000 and 2007, which targeted the restoration of Durnford Street.

The other principal use of the area relates to the water, with a dinghy park and the historic Cremyll Ferry just off the Strand - the name itself a reminder that the historic waterfront once ran along this line - and the small boatyard at the north end of Cremyll Street. There are public open spaces at the north end of Durnford Street, at the south end of Durnford Street opposite St Paul’s and at the entrance to the Royal William Yard. Both the Durnford Street areas would benefit from enhancement or redevelopment to restore the line of the northern end of the street, and to reflect the square that Foulston planned.

The area also contains some of the most important views in the Conservation Area, particularly the long straight vistas along Durnford Street and Cremyll Street, and the intermittent views of the water, Mount Wise and the Royal William Yard from Cremyll Street and the Strand. There are also important and characterful views of the rear of Durnford Street from Cremyll Street. St Paul’s church tower and the impressive frontages of the Marine Barracks are important landmarks which provide perspective and depth within the Conservation Area.

The principal use of this area remains, as it always has been, residential, originally constrained by the Royal Marine Barracks to the east and, formerly, the Royal William Yard to the south.
Issues

- Although many of the buildings and other structures within the Conservation Area have been repaired and refurbished in recent years, some are still suffering from creeping disrepair and dereliction, including some lengths of sea wall. There are 19 buildings on the 2005 Buildings at Risk Register. The medieval town wall is at particular risk.

- There has been some replacement of traditional doors, windows, renders and other architectural detail with inappropriate types and materials, particularly around Admiralty Street.

- While there has been considerable public realm enhancement in recent years, there remains considerable scope for repair and refurbishment particularly of historic surfaces and railings where appropriate. The lack of unity of the existing street furniture is a negative factor within the Conservation Area.

- The area retains a significant amount of its historic mixed and ‘service’ uses, especially along Cremyll Street and Admiralty Street. It is very important that this mix is retained as an integral part of the character of the area.

- The northern entrance to Durnford Street, including the approach from Stonehouse Bridge roundabout, provides a very poor quality entrance to the Conservation Area and compromises the historic integrity and legibility of this entranceway.

- While the modern development along Cremyll Street respects the building line and heights, the general quality of the architecture here is poor.
Area 1: Durnford Street, Cremyll Street, Admiralty Street and Stonehall Flats. Townscape analysis plan
Area 1: Durnford Street, Cremyll Street, Admiralty Street and Stonehall Flats. Photographs of the views shown on the townscape analysis plan

1. View towards Mount Wise and Princess Yachts

2. Views of backs of Durnford Street properties

3. View of Royal William Yard from Cremyll Street

4. View to Brewhouse chimney from Firestone Bay

5. Views north along Durnford Street from Pound Street junction

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6 Views south along Durnford Street from Pound Street junction

7 Looking east along Durnford Street Ope towards the Royal Marine Barracks

8 Looking east along Admiral’s Hard towards the Royal Marine Barracks

9 Looking south along Durnford Street from Barrack Place
Area 2: The Royal Marine Barracks and Eastern King

The impressive Barracks complex, which includes the Assembly Rooms (now the Long Room) of 1756, is situated on the eastern side of Durnford Street. The main phase of construction began in 1779.

The buildings are constructed in a plain classical style of Plymouth limestone rubble with limestone dressings, slate roofs and sliding sash windows, some original. The complex contains barrack blocks, officers’ mess, dining hall, single officers’ accommodation, guardhouse, officers’ quarters, offices, chapel, theatre (previously a racquet court), drill battery, married officers’ quarters, equipment shed and a gym. At various times it has also included an infirmary with accommodation for the surgeon and assistant surgeon, and a school.

During the late 19th century, many of the barracks buildings were extended and new ones added when Col. G. Greene (Director of the Admiralty Works Department) enlarged the complex to enclose the 18th century parade ground. The new buildings and extensions were carefully designed to match the existing buildings. All buildings are listed either Grade II or II* and most survive in their original state, although some have 19th century additions.

They are an imposing, robust and highly visible reminder of the area’s former and current military connections, and are still used for their original purpose. They have been described as ‘the earliest and most important barracks in England, not forming part of a fortification – a rare example of 18th century planning and a complex of great historical value.’

The addition of the rest of the area of Eastern King beyond the barracks complex recognizes and reinforces the historic unity of the area. This area is included within the Conservation Area in recognition of the existence of a number of important historic structures that are integral elements of the architectural and historic character and development of the peninsula. The most significant of these are the Long Room, the Prince of Wales Redoubt of 1849 and its associated batteries, Eastern Kings Battery and the 19th century dock to the immediate south of the Millbay grain silo. The area is demonstrably an integral historic part of the peninsula in its own right, and should be included in the Conservation Area.

Issues
- While the area is generally well managed and the historic structures within it well maintained, it is understood that there are pressures to intensify the use of the area. This could have an effect on the ‘special interest’ of the Conservation Area.
Area 2: The Royal Marine Barracks and Eastern King.
Townscape analysis plan
Area 2: The Royal Marines Barracks and Eastern King.
Photographs of the views shown on the townscape analysis plan

1. View towards east side of the barracks looking north west

2. View into Eastern King looking south

3. View towards the Long Room from the north

4. Looking north west towards Royal William Yard

Panoramic view from Eastern King

Panoramic view from Eastern King

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Area 3: The Royal William Victualling Yard

The Royal William Victualling Yard from the Hamoaze

The Royal William Yard is the most important group of historic buildings in the city, and one of the most important complexes of its type in the country. It is an homogeneous site, planned and built over a relatively short period by a single designer. It is characterised by the monumental nature of the buildings; the open, geometric layout of the site; the confident use of simple, repetitive, Classical architectural forms; the use of local materials, mainly Plymouth limestone and granite; long vistas and axes within the site; its proximity to the water; and the enclosed nature of the site. This creates the strong contrast with the domestic residential character of the area beyond the walls. It is truly a place apart.

Further details are contained within the Conservation Plan commissioned for the Yard in 2000.4

Military use of the site ended in 1992. It has subsequently undergone very extensive but sensitive redevelopment that has preserved the monumental character of this unique site. It remains one of the landmark buildings groups of Plymouth, with its twin chimneys and clock tower iconic landmarks from both within and beyond the Conservation Area. There are also fine views from the Yard looking towards Mount Edgcumbe and Cornwall and from the gazebo in the eastern corner of the site over the Sound. The views along the principal routes through the Yard emphasise the monumentality and formality of the site.

Although the redevelopment that has taken place to date (2007) has been sensitive to the unique historic importance of the site and has ensured its long term survival, there remain a number of issues that will need to be addressed as part of the future development and use of the site.

Issues
- It is important that public access to and through the Yard is provided and maintained to allow public appreciation and enjoyment of this unique environment.
- A number of the principal buildings remain unused some 15 years after the MoD relinquished control of the site.
- Successful further re-use of the site will depend to a significant degree on producing acceptable solutions to the issues of car parking on the site, and non-car access to the site.

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Area 3: The Royal William Victualling Yard.
Townscape analysis plan

Key:
- Landmark building / structure
- Trees of townscape merit
- Historic boundary walls
- New paving scheme
- View to landmark or other feature
- Negative / neutral building

Character Area 3: Royal William Yard - Townscape Analysis

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Area 3: The Royal William Victualling Yard
Photographs of the views shown on the townscape analysis plan

1. Views towards water alongside Basin

2. Views towards boundary wall of the yard

3. View into yard through entrance

4. Views along Clarence building
5 View along back alley

Panoramic view from the Clarence building

Panoramic view from the Brewhouse
Area 4: Western King and the waterfront

Western King Point from The Sound

Western King is the area of high open ground to the immediate south of the Royal William Yard. Its most prominent characteristic is its gloriously open feel, with splendid views across Plymouth Sound to Mount Batten, Jennycliffe and Mount Edgcumbe, as well as into the Royal William Yard. Its location and topography made it a prime defensive site, and the area retains the remains of an important range of fortifications from the 16th through to the 20th century, as well as the reservoir for the Royal William Yard. The area is a Site of Special Scientific Interest and is an attractive and popular public open space. Its access road runs along the southern edge of the Royal William Yard, right along the waterfront on a splendid revetted sea wall, a unique piece of historic engineering, constructed to absorb surplus material from the construction of the Victualling Yard and to provide an alternative sea entrance, now blocked.

At the foot of the access road is Firestone Bay, a small open area with a 16th century artillery tower, now a restaurant, and a café. There is a small seawater bathing pool below the artillery tower, which is very popular with local residents. From here a path leads eastwards along the waterfront to the edge of the MoD-owned land at Eastern King and affords fine views across the Sound towards Millbay Docks, Drakes Island, Jennycliffe and Mount Edgcumbe.

Issues

- Though a popular and well-used area, the waterfront does have a somewhat ‘run down’ air, which could benefit from enhancement and improved management.
Area 4: Western King and the waterfront
Townscape analysis plan

Character Area 4: Western King and the waterfront - Townscape Analysis

Key:
- Gradual / dramatic gradient
- Historic street surface
- Poor pedestrian links
- Historic boundary walls
- Green space
- Trees of townscape merit
- Panoramic view
- View to landmark or other feature
- Good pedestrian links
- Areas used for parking: negative impact
- Glimpse

No access to Royal William Yard

Remains of a number of fortifications require continuing maintenance

Public Space used for parking. Potential for enhancement.

No access to Millbay

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Area 4: Western King and the waterfront.
Photographs of the views shown on the Townscape Analysis plan

1. View to Brewhouse chimney from Western Kings across Royal William Yard reservoir

2. View towards Millbay and West Hoe from Eastern Kings

Panoramic view towards Drakes Island and Jennycliff

Panoramic view from Western King
Area 5: Emma Place/Millbay Road.

This area was one of the first to have been built as part of the early residential development of Stonehouse, and while these terraces are only a fragment of what was originally built, what survives here is still remarkably intact, characterised by the formal grid of streets, long regular plots enclosed by limestone walls, back lanes, and impressive terraces. The completeness and quality of this historic area are the primary reasons for its inclusion within the Conservation Area.

Emma Place was begun in 1773, at the same time as Durnford Street, on land also belonging to Lord Edgcumbe. It was developed as quality housing to provide fashionable accommodation for naval and Dockyard officers. The houses are elegantly designed stuccoed terraces of two storeys with basements and attics, with simple architectural devices being repeated to give an impressive formality. Ground floor windows are arched, with square headed windows to the upper storeys and prominent porches with blind side windows. Properties are separated by giant pilasters, with the end and central buildings having triangular pediments over stucco parapets with moulded entablatures. Large stair windows on the end rear elevations frame the rear aspect. The basement wells were originally fronted by elaborately detailed cast iron railings, some of which remain.

The two terraces of Caroline Place, named after one of the second Earl Edgcumbe’s daughters, are somewhat later, dating from c.1835. The eastern terrace includes ten stuccoed properties all of three bays with incised detailing to the ground floors, round-headed sash windows, and deep eaves to the roofs. The second terrace originally comprised eight houses but three have been demolished. These have slightly wider frontages and are more elaborate. The decorative cast iron railings to these properties were extensively restored as part of the Townscape Heritage Initiative in 2006.

Victoria Place is a planned terrace of five properties dating from the mid 19th century. These are of three storeys with three-bay frontages, with stucco detailing including moulded window surrounds, a band between the ground and first floors, and a moulded entablature. Four of the houses also have porches with pilastered doorways and moulded entablatures. However the character of this terrace has been severely eroded by the mix of replacement windows, loss of decorative mouldings and the use of modern render. The elegant single storey building on the east side of Victoria Terrace once fronted part of Valletort Mills and makes a very positive contribution to the street scene.

Millbay Road veers markedly to the north at its western end, shortly before its junction with Durnford Street. It has been suggested that this and the line of Emma Place Ope reflects the line of the boundary to the Edgcumbe’s deerpark shown on the 16th century ‘harbour chart’ (Fig. 2). The effect is the narrowing of the western end of this character area which has constrained the
formal layout of the terraces to the east and produced an area that was formerly of a more mixed use. This includes 60a Emma Place, originally a chapel with a Sunday school to the rear fronting Millbay Road; 61 Emma Place, originally a warehouse; a former public house on the corner of Millbay Road and Market Street, and a rather undistinguished 20th century engineering works fronting Emma Place Ope. 60a and 61 Emma Place and the former pub have been converted to residential use, and the engineering works fronting Emma Place Ope was in the process of being redeveloped in 2007. Emma Place and Caroline Place originally extended to Market Street. These buildings were demolished and replaced by a brick warehouse in the 1950s, which has itself now been replaced with a modern residential development in 2004. While an improvement on the warehouse, this development does not respond well to its context, disrupting the rhythm of the immediately adjacent terraces and lacking in architectural quality.

The lanes retain much of their original quality with high limestone walls and stone setted carriageways still largely intact, though sections of walls have been demolished in places to allow access to garages and car parking spaces. A number of the rear gardens have also been subdivided and developed, which is a significant issue that adversely affects the historic integrity of the area. Original floorscape also survives elsewhere within the area, including granite kerbs to most of the streets. A noteworthy feature within the back lane between Emma Place and Caroline Place is the tunnel which takes the back lane under Stonehouse Street. Though a minor structure, it retains a unique and intriguing character. Little historic street furniture survives other than 19th century street signs in Market Street, and the streets are dominated by car parking. There are trees in private gardens, but the area contains no significant trees in public spaces. Indeed, there are no formal open spaces within this character area.

The area occupies the tail of the Peninsula limestone which is an area of relatively high ground and provides good views from Caroline Place east towards the Duke of Cornwall hotel and south across Millbay Docks to West Hoe and beyond. Views to the north however are seriously restricted by the unattractive industrial units on the north side of Emma Place which produces a very negative impact on this part of the Conservation Area.

Issues

- The character area lies within St Peters and the Waterfront ward, one of the most deprived areas in the country. The economic and social effects of this, and particularly the historic use of this area as a ‘red light’ district, have contributed significantly to its problems.
- Many of the larger properties have been converted to flats or are in multiple occupation, and there are also a number of properties that are vacant or underused.
- Many of the rear gardens have been used for garages or for car parking which have required the demolition of parts of their boundary walls; this has seriously compromised the historic layout of the area. A more serious issue is the subdivision of gardens for residential development.
- There has been some replacement of traditional doors, windows, and other architectural detail with inappropriate types and materials, particularly to the properties on Victoria Place.
- Though there have been marked improvements to the public realm in recent years, including repair and reinstatement of walls, replacement of poor quality street furniture, and repair and replacement of railings, there remains considerable scope for improvement, particularly of floorscape.
- The setting of the area, particularly the industrial uses to the immediate north and east, has increased the perception that this is a deprived, unattractive and run-down area.
Area 5: Emma Place/Millbay Road.
Townscape appraisal plan

Key
- Gradual / dramatic gradient
- Historic street surface
- Historic boundary walls
- Neutral / negative buildings
- Poor frontage / barrier to streetscene
- Glimpse
- Buildings at risk
- Important corners and building lines
- View to landmark or other feature
- View in need of enhancement
- Main route through area

On boundary of conservation area, the land is used for light industrial purposes with little townscape quality and poor boundary treatments

New housing development

Character Area 5: Emma Place/Millbay Road - Townscape Analysis

Important building line in relation to both building itself and the front boundary walls and railings

Stonehouse Peninsula Conservation Area appraisal & management plan
Area 5: Emma Place/Millbay Road.
Photographs of the views shown on the townscape analysis plan

1. View to grain silo and ferry Terminal at Millbay

2. View along Millbay Road towards the city centre

3. View along rear lane between Emma Place and Caroline Place

4. View across Millbay towards West Hoe, the Sound and Jennycliff

5. View west along Emma Place

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Summary of special interest

- Durnford Street contains fine terraces of the late 18\textsuperscript{th} and 19\textsuperscript{th} centuries, and comprises one of the most imposing and important streets in Plymouth.

- Emma Place and Caroline Place also constitute one of the best survivals in Plymouth of late 18\textsuperscript{th} and early 19\textsuperscript{th} century planning and architecture. The survival of Foulston’s street grid is particularly important.

- The Royal Marine Barracks (still used for its original purpose) and Royal William Yard are both major building groups of the greatest historic and architectural importance. They both retain robust identities and serve as a daily reminder of the historic naval and military uses of the area. Both are significant landmark groups within the Conservation Area and beyond.

- The area contains important and historic areas of public open space at Western King and along the southern edge of the peninsula.

- The area contains important and historic views and vistas that contribute significantly to the character of the Conservation Area. The most important of these include the views along Durnford Street; the views from Western King over the Hamoaze and Sound, and the views into the Conservation Area, especially those from West Hoe, Mount Edgcumbe and Mount Wise.

- The area contains important and historic defensive structures and remains from the 15\textsuperscript{th} century through to modern times.

- The area retains a well-developed identity and sense of place, derived to a significant degree from its geographical situation and history. The sense of contact with the water remains strong and is a very important element of that identity.
General photographs taken within the Conservation Area

The only completed part of the formal square planned by Foulston at the southern end of Durnford Street

Old Chapel, 60a Emma Street

From Western King looking east towards Nazareth House and Firestone Bay Artillery Tower

Rear of Durnford Street properties from Cremyll Street

Nos. 10-19 Caroline Place c.1835

Looking north along Admiralty Street towards the Royal Marines Barracks

Looking south past the Royal Marines Barracks, Durnford Street
General photographs taken within the Conservation Area

The Brewhouse at the Royal William Yard

Historic surfacing in back street by Admiralty Street

Bus shelter on Cremyll Street

Window detail, Cremyll Street

Royal William Yard from Stonehouse Pool

Crane on Durnford Street

Admirals Hard looking west across Stonehouse Pool

Corporation Cottages from across Stonehouse Pool

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General photographs taken within the Conservation Area

St Paul's Church, Durnford Street, designed by Foulston as part of a planned street design

Main gateway at the Royal William Yard

Nos. 1-5 Victoria Place

Telephone box, Durnford Street

Durnford Street doorways

Gate piers in Stonehouse Street
Issues

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

- The need to ensure that all buildings and other structures within the Conservation Area that warrant statutory or other protection are identified and appropriately designated. Statutory and other designation is already extensive within the Conservation Area, so it is unlikely that this will amount to a significant requirement.

- The need to deal with buildings suffering from disrepair and disuse, particularly those included in the Buildings at Risk Register. Although many buildings and structures within the peninsula have been repaired and refurbished in recent years, some are still suffering from creeping disrepair and dereliction, including the sea walls in some areas. 19 buildings and structures are included on the 2005 Buildings at Risk Register. The medieval town wall which forms part of the northern boundary of the Conservation Area is at particular risk.

- The need to protect those elements of the built heritage that make the Conservation Area ‘special’. Particular regard needs to be paid to the retention, repair and enhancement of historic buildings, boundary walls, historic surfaces, sea walls and other structures that contribute to its character. The piecemeal loss of traditional architectural detail, finishes and materials on houses is a particular issue in this respect.

- The need to ensure that the traditional mixed character of the area, which is most obvious along the ‘back streets’ is retained, it is an integral part of the character of the Conservation Area.

- The need to continue improvements to the public realm. There have been significant improvements in recent years particularly in and around Dumford Street, Cremyll Street, Caroline Place and Emma Place under the auspices of the Stonehouse & Millbay Regeneration Project (2001-07) and the Townscape Heritage Initiative (2000-06). These schemes included repair and reinstatement of walls and surfaces, replacement of poor quality street furniture, and repair and replacement of railings. This needs to be continued and enhanced, and where necessary include improvements to traffic management infrastructure and parking provision. The retention and enhancement of historic street surfaces and furniture is particularly important in this respect.

- The need to ensure and maintain public access to important parts of the Conservation Area, especially the Royal William Yard and the waterfront between the Yard and Millbay.

- The need to preserve and enhance views into, and out of, the Conservation Area, especially those into and out of Stonehouse Pool and the Sound, and into and out of Emma Place and Caroline Place.

- The need for enhancement or sensitive redevelopment of a number of specific sites and areas. These are identified in the ‘Opportunities’ section below.
Stonehouse Peninsula Conservation Area management plan

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

General principles

In responding to the issues raised in the Conservation Area appraisal, and in exercising its powers within the Stonehouse Peninsula Conservation Area, Plymouth City Council will follow the policies and objectives set out in the Core Strategy of the Local Development Framework. In particular the management plan conforms to Policies CS02 and CS03, which relate to the delivery of a quality city, and Area Vision 2 – Millbay and Stonehouse - and its associated objectives. It also conforms to the Millbay and Stonehouse Area Action Plan (at Submission stage at March 2007), and the emerging Design Strategy Supplementary Planning Document. Guidance provided in Planning Policy Guidance Note 15, and English Heritage’s ‘Guidance on the management of Conservation Areas’ are also key references for the management plan. In order to interpret these policies and guidance for the Stonehouse Peninsula Conservation Area the following principles will be adhered to in the consideration of any changes proposed in the Conservation Area.

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

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

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

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

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

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

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

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

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

1. Statutory and other designations

The most significant buildings and other structures that are not currently statutorily protected will be considered for appropriate designation. Non-listed buildings that are considered to make a positive contribution to the Conservation Area (see p.8) may be considered for local listing if they meet criteria which will be laid out in the forthcoming Design Strategy Supplementary Planning Document.

Proposed management plan action - 60a Emma Place will be assessed and proposed for statutory listing if warranted, within six months of the adoption of the completed appraisal and management plan. Possible candidates for any local list will be considered within 12 months of the adoption of the completed appraisal and management plan.

2. Enforcement

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

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

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

3. Buildings at risk (BAR)

Buildings in disrepair or disuse have a particularly negative effect on the quality of Conservation Areas. The compilation of a register of buildings ‘at risk’ is a useful tool to focus attention on this problem and define the scale of the problem. This indicates the level of resources necessary to bring these buildings back into good repair and, where appropriate, beneficial use, and helps prioritise action by English Heritage, local authorities, building preservation trusts, funding bodies, and all who can play a part in securing the future of these outstanding and irreplaceable parts of our heritage.
The 1998 Plymouth Buildings at Risk Register was instrumental in providing the justification for a Heritage Lottery Fund ‘Townscape Heritage Initiative’ scheme, which together with funding from the Empty Homes Grant scheme supported the repair and restoration of a number of important historic buildings in the Stonehouse Peninsula Conservation Area, including 8 Caroline Place, 46 and 60a Emma Place, and 42 and 70 Durnford Street.

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

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

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

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

4. **Opportunities**

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

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

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

**Delivery:** Through the positive use of the development consents process including the use of Section 106 agreements.
b) The northern entrance to Durnford Street, particularly the approach from Stonehouse Bridge roundabout, provides a very poor quality entrance to the Conservation Area, and compromises the historic integrity and legibility of this entranceway. This is the principal gateway into the Conservation Area, and opportunities for improving it should be explored.

Proposed management plan action: As and when opportunities arise for this area, proposals should be considered particularly against the provisions of Principles 2, 4, 5, 7 and 8 above.

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

c) The post-war flats at the southern end of Durnford Street opposite St Paul's church sit very awkwardly alongside the historic quality of the rest of the street, and particularly the majestic architecture of the adjacent corner building, designed as part of a grand square that was never completed. This is an important landmark site within the Conservation Area which needs sensitive treatment. This is consistent with the objective ‘to capitalise on the historic assets of the area such as the historic townscape...’ identified in the submitted Millbay & Stonehouse Area Action Plan.

Proposed management plan action: As and when opportunities arise for this area, consideration should be given to redevelopment of this site in a manner that enhances the Conservation Area. Proposals should be considered particularly against the provisions of Principles 1, 2, 4, 5, 7 and 8 above.

Delivery: Through the positive management of Plymouth City Council-owned land, and through the positive use of the development consents process including the use of Section 106 agreements.

d) Stonehall Flats would benefit from refurbishment and public realm enhancement.

Proposed management plan action: As and when opportunities arise for this area, proposals should be considered against the provisions of Principles 3, 5, 6, 7 and 8 above.

Delivery: Through the positive management of Plymouth City Council-owned land, and through the positive use of the development consents process including the use of Section 106 agreements.

e) The waterfront from Western King to Eastern King would benefit from environmental enhancement and better management, particularly to improve surfacing, access and interpretation. The possibility of extending the waterfront walkway around to Millbay should be considered in the longer term. This is consistent with the objective ‘to develop a stunning and high quality waterfront, where the public can enjoy the water and facilities located along the water’s edge’ identified in the submitted Millbay & Stonehouse Area Action Plan.

Proposed management plan action: As and when opportunities arise for this area, proposals should be considered against the provisions of Principles 6, 7 and 8 above.

Delivery: Through the positive management of Plymouth City Council-owned land, and through the positive use of the development consents process including the use of Section 106 agreements.
f) Environmental enhancement programmes such as the Townscape Heritage Initiative which has delivered significant public realm enhancement around Emma Place/Caroline Place must be continued.

**Proposed management plan action:** Opportunities for further public realm enhancement should be considered as an integral part of development proposals.

**Delivery:** Through the positive use of the development consents process including the use of Section 106 agreements.
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 character appraisal and management plan will be reviewed every 3-5 years. This may result in a revision or expansion of the existing appraisal and management plan, and will include:

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

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

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

- No 6 Bryon Villa including railings and walls, Admirals Hard: Grade II
- Devils Point Blockhouse, Admiralty Road: Grade II. Also a Scheduled Ancient Monument, SAM 177
- Nos 5-9 Caroline Place
- Nos 10-19 Caroline Place
- Mount Stone, Cremyll Street: Grade II
- Brewhouse, Royal William Yard, Cremyll Street: Grade I
- Clarence Steps, SW Quay Wall and two bollards, Royal William Yard, Cremyll Street: Grade I
- Clarence Store, Royal William Yard, Cremyll Street: Grade I
- Dock Basin Walls and six bollards, Royal William Yard, Cremyll Street: Grade I
- Dockyard Wall extending 300m to SE side, Royal William Yard, Cremyll Street: Grade II*
- Main Gate, Royal William Yard, Cremyll Street: Grade I
- Melville, Royal William Yard, Cremyll Street: Grade I
- Mills and Bakery, Royal William Yard, Cremyll Street: Grade I
- NE Quay Wall and two bollards, Royal William Yard, Cremyll Street: Grade I
- New Cooperage, Royal William Yard, Cremyll Street: Grade II
- Officers House No 1 including walls and railings, Royal William Yard, Cremyll Street: Grade II*
- Officers House No 2 including walls and railings, Royal William Yard, Cremyll Street: Grade II*
- Old Cooperage, Royal William Yard, Cremyll Street: Grade I
- Pair of bollards, Royal William Yard, Cremyll Street: Grade II
- Police Buildings, Royal William Yard, Cremyll Street: Grade I
- Rear retaining wall extending 400m, Royal William Yard, Cremyll Street: Grade II*
- Reservoir and railings, Royal William Yard, Cremyll Street: Grade II
- Slaughterhouse and yard wall, Royal William Yard, Cremyll Street: Grade I
- Street lamp 30m SE of Mills and Bakery, Royal William Yard, Cremyll Street: Grade II
- Street lamp 20m S of No 2 Officers House, Royal William Yard, Cremyll Street: Grade II
- Street lamp at N corner of Clarence Steps, Royal William Yard, Cremyll Street: Grade II
- Swing Bridge, Royal William Yard, Cremyll Street: Grade II*
- Nos 40-48 (evens) Durnford Street: Grade II
- Nos 52-64 (evens) Durnford Street: Grade II
- Nos 68-78 (evens) Durnford Street: Grade II
- Nos 84-96 (evens) Durnford Street: Grade II
- Nos 85-93 (odds) Durnford Street: Grade II
- Nos 97, 99, 99A, 101, 101A Durnford Street: Grade II
- Nos 102-126 (evens) Durnford Street: Grade II
- Nos 154-156 Durnford Street: Grade II
- K6 Telephone Kiosk, Durnford Street: Grade II
- St Paul’s Church, Durnford Street: Grade II*
- Archway Block, Royal Marine Barracks, Durnford Street: Grade II*
- Boundary wall to the north of the Royal Marine Barracks, Durnford Street: Grade II
- Building 210, Royal Marine Barracks, Durnford Street: Grade II
- East Barracks Block and forecourt railings, Royal Marine Barracks, Durnford Street: Grade II*
- Emma’s Cottage (Building No. 9) and attached walls, Royal Marine Barracks, Durnford Street: Grade II*
- Equipment Shed, Royal Marine Barracks, Durnford Street: Grade II
- Globe Theatre, Royal Marine Barracks, Durnford Street: Grade II
- North Barrack Block and basement railings, Royal Marine Barracks, Durnford Street: Grade II*
- Officers Mess, Royal Marine Barracks, Durnford Street: Grade II*
- Railings, Royal Marine Barracks, Durnford Street: Grade II
- Seagate House (Building No. 8), Royal Marine Barracks, Durnford Street: Grade II
- South Block and basement railings, Royal Marine Barracks, Durnford Street: Grade II*
- SW Block and front basement railings, Royal Marine Barracks, Durnford Street: Grade II*
- The Long Room, Royal Marine Barracks, Durnford Street: Grade II*
- Nos 39-48, and the railings to No 39, and Nos 43-47 Emma Place
- Nos 49-54 Emma Place
- No 61 Emma Place
- No 1 Pound Street (Longroom Hotel): Grade II
- Firestone Bay Artillery Tower: Grade II Also a Scheduled Ancient Monument, SAM 176
- Firestone Bay Sea Wall: Grade II
- Harbour walls, wharfs and quays, east side of Stonehouse Pool: Grade II

### APPENDIX 2
Scheduled Ancient Monuments within the Stonehouse Peninsula Conservation Area
- Devils Point Blockhouse, Admiralty Road: SAM 177. (Also a Grade II Listed Building)
- Eastern Kings Battery: SAM 946
- Firestone Bay Artillery Tower: SAM 176. (Also a Grade II Listed Building)
- Stonehouse Town Wall, Stonehall Flats: SAM 180

### APPENDIX 3
Buildings considered as making a positive contribution to the Stonehouse Peninsula Conservation Area
- The Vine Public House, No 5 Admirals Hard
- Nos 31-33 Admiralty Street
- Old Sunday School, 1a Caroline Place
- Nos 9-10 Cremyll Street including the Victualling Office Tavern
- Nos 15-19 Cremyll Street
- Nos 84-92 (evens) Cremyll Street
- The Butchers Arms Public House, No 160 Cremyll Street
- Nos 103-125 (odds) Durnford Street
- Nos 133-161 (odds) Durnford Street
- Stables, Durnford Street Ope
- Nazareth House
- The Mansion House, No 5 Royal William Road
- Stonehall Flats
- Cottage adjacent to No 22 Stonehall Flats and Stonehouse Town Wall
- No 6 Victoria Place
- Western Kings Battery B and World War II remains