Union Street Conservation Area Appraisal and management plan

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Union Street Conservation Area appraisal and management plan

Introduction

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

Conservation Area designation has a number of implications. The principal effect is that special planning permission, known as Conservation Area Consent, is required for the complete or substantial demolition of any unlisted building or structure. 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 Union Street Conservation Area
- consider what issues affect the Conservation Area, and how they impact upon its character
- identify management proposals to address these issues
- identify opportunities for the preservation or enhancement of the Conservation Area
- assist Development 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 Union Street 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 Union Street Conservation Area was prepared in 2001. 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
Conservation Area boundary (Fig. 1)

The Union Street Conservation Area was designated in 2001. It is bounded by Flora Street on the east, the line of Flora Cottages, Manor Gardens and Union Place on the north, the western side of the Grand Theatre, part of Union Street and the western side of Phoenix Street on the west, and the line of Sawrey Street, Martin Street, Bath Place West, Bath Lane, Bath Place and Bath Street on the south.

Fig. 1 The Union Street Conservation Area
Location, geology, and topography (Fig. 2)

The Conservation Area lies about 500 metres to the west of Plymouth City Centre straddling Union Street, one of the principal routes west from the 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’.

A fault in the limestone belt created Millbay, a natural harbour about halfway between the historic settlements of Plymouth and Stonehouse. The low-lying area to the immediate north of this became the historic ‘Sourpool’, by the 19th century a large marshland area between Plymouth and Stonehouse.

The Union Street Conservation Area sits within this low lying area which has produced a fairly level topography. Beyond the boundaries of the Conservation Area the land rises to the north towards the Wyndham Street ridge, and to the south towards Emma Place.
Fig. 2 Aerial photograph of Union Street showing location and setting of the Conservation Area.
Historic development

The area between the western edge of historic Plymouth and the ancient town of Stonehouse was largely impassable marsh (the ‘Sourpool’) until the early 19th century. Hollar’s map (Fig.3) shows what appear to be sea-going ships on the area of the ‘Sourpool’ in the mid-17th century, implying that it was then at least more than just marsh. Certainly the historic route between Plymouth and Stonehouse, and the increasingly important Devonport, kept to the higher ground along the northern edge of the area, more or less along what is now King Street/High Street.

This changed shortly after 1810 when John Foulston, who had arrived in Plymouth that year following a successful architectural competition to develop a grand civic entertainment centre for Plymouth, was commissioned to build a new link road between the three towns. The result was Union Street. Development was well underway by 1813, and by the 1820s substantial areas to the north and south of Union Street were also being developed.

Fig. 3 Part of ‘A True Mapp and Description of the Towne of Plymouth…’ by W. Hollar, 1643
(Plymouth City Museum)

Part of the ‘Plan of the Towns & Harbour of Plymouth, Stonehouse, Dock, Morice Town, Stoke and the environs’, 1820 by S. Elliott.
(Plymouth City Library)
The characteristic feature of this development was the gridiron street plan following the latest planning techniques developed during the expansion of Bath and Edinburgh in the 1760s. This grid pattern is still clearly evident within the Union Street Conservation Area and beyond, and can be seen at its fullest development on the Ordnance Survey map of 1906 (Fig.4).

Although the street layout remained essentially the same, the use and character of the area changed significantly over time. Union Street had started as a fashionable residential street with imposing terraces occupied by the wealthy, but the arrival of the railway in 1849 and subsequent accelerated development at Millbay Docks changed this forever. The population became more transient; a change reflected in the increasing introduction of shops, restaurants, pubs and theatres, with the larger houses converted to lodgings. By the 1930s it was a very mixed area with residential, commercial, entertainment and industrial uses side by side.

Although Union Street suffered some war damage, the most significant impact was not felt until after World War II, when it was identified as part of Abercrombie’s post-war ‘Plan for Plymouth’. Abercrombie’s intention was to create an industrial area within Stonehouse related to Millbay Docks. Union Street itself was proposed to be cleared of buildings on the south side and made into a boulevard, continuing the Royal Parade axis with a central green strip and flanked along the north side by three-storey blocks of flats. To the north of Union Street, comprehensive redevelopment was proposed with a mix of residential properties, but at a lower density than pre-war. Abercrombie proposed two and three-storey maisonettes and blocks of flats, public buildings, and schools. These were to be laid out in the Picturesque style influenced by pre-war Rayburn housing estates, fashionable with the planning elite at the end of the war, and epitomised in the 1944 Government Housing Manual. This approach was followed extensively on Plymouth’s green field sites such as the outer estates at Ernesettle, Honicknowle, Ham, Pennycross and Efford, and nationally in new towns planned in the immediate post-war period.

Fig. 4 Ordnance Survey map, 1906. (Plymouth City Council)
In the event, Abercrombie’s plan for Stonehouse and Union Street was never fully implemented. The result was sporadic and partial development, mainly on bomb sites. However, enough was done to provide an idea of what was planned. The more interesting developments include the Louis de Soissons designed blocks of flats on the north side of the bomb damaged Octagon, and the infill sites along the north side of Union Street, all set back from the historic building line in anticipation of the planned boulevard. New commercial buildings were built on the south side of Union Street, again set back to provide a boulevard with green verges and car parking in front, the former Jaeger Factory being the most important of these.
Characterisation

Building quality

The special architectural and historic interest which warrants Union Street’s designation as a Conservation Area is not immediately obvious. Probably the best known street in Plymouth, it has suffered significantly from the ravages of war and economic and social decline, and is in Pevsner’s words ‘a mere ghost of the once bustling dockland artery’. Nevertheless it still retains its historic role as the key linking road between Plymouth and Devonport upon which the rest of Foulston’s Stonehouse townscape hangs, and the architectural quality of the street can still be discerned through careful analysis.

Despite the loss of many of Union Street's original frontages, Foulston's layout is still reasonably intact on the southern side, from Nos. 33 to 61, then around the south side of the Octagon. The Octagon was originally designed as four symmetrical groups, though only the southern half of this focal square is still intact. The building line then again continues without interruption westwards to the Palace Theatre.

The terraces here are two or three-storeys, with mainly stuccoed upper floors with stucco parapets under slate roofs. Most of the ground floors are now given over to commercial uses as either shops or pubs and clubs, some with restored fronts. The pilasters on the first floor dividing the frontages of Nos. 35-55 carry incised decoration, and the windows are set within arched recesses. Other classical details such as moulded cornices and triangular pediments are still in evidence though many of the premises have either lost their architectural details or have had their facades reconfigured. Nos. 71-73 Union Street have the appearance of a French renaissance chateau, and other infill frontage buildings dating from the mid to late-19th century display a variety of interesting architectural styles.

The north side of Union Street also retains stretches of Foulston's planned terraces, notably Nos. 38 and 86-96 Union Street. These buildings were originally three-storeys, stuccoed, with string courses and heavily moulded cornices and parapets, each with a two-bay front and round headed first floor windows. The set-back of the building line is planned with single-storey shops with decorative fronts carried forward to the back of pavement. The broken terrace between Manor Street and Battery Street is a mixture of architectural styles with varying storey heights and mansard roofs, with the taller buildings displaying a more flamboyant 'Italianate' styling. The Grand Theatre and Palace Theatre, which form the end stops on both
sides of the street, are very fine examples of Art Nouveau architecture. Overall, the older terraces, notwithstanding the post-war infill, (of which the Octagon flats are a notable example of planned 1950s public housing), still retain a prominent presence in the street scene, and coupled with the buildings on the south side of Union Street, make a significant contribution to the appearance of Union Street today.

The Palace Theatre is a Grade II* listed building. 34 other buildings and structures have been identified as making a positive contribution to the Conservation Area. These are shown below and identified in Appendix 2.
Views

The principal view is the strong east-west vista along Union Street itself. Union Street was designed to make a political statement as well as to provide a commercial thoroughfare, and it is deliberately aligned on the Devonport Column. The view still survives. Views along the side streets emphasise the regularity of Foulston’s grid. There are particularly strong views along Manor Street to St Peter’s, Wyndham Square, and along Octagon Street to one of the area’s remaining historic warehouses which is a focal building just beyond the boundary of the Conservation Area.

Floorscape and street furniture

Little original surfacing, street lighting or other street furniture survives, although some of the service lanes retain granite setts, channels and kerbs. Some new floorscape and lighting has been introduced to Union Street which rather than harking back to traditional styles and materials, has adopted a more contemporary approach. If this is to be continued, care will be needed to ensure that these contemporary forms do not detract from the historic interest of the Conservation Area.

The building line has been eroded through time, and to a lesser degree as a result of war damage. Inevitably, some gap sites still exist which present opportunities for either redevelopment or landscaping. Other gap sites have already been redeveloped, some for the worse, although others, such as the Octagon flats, contribute their own intrinsic character and significance to the area. Some of this has been the result of significant public and private sector investment over the last decade including funding from the European Regional Development Budget and Single Regeneration Budget, as well as two phases of funding from the Townscape Heritage Initiative, which is specifically aimed at the historic environment.

Time has not been especially kind to Union Street. Its early rapid progress from select residential address to mixed commercial, entertainment and industrial uses, and subsequent post-war redevelopment, has damaged, destroyed and compromised much of its original architectural and historic significance. It nevertheless retains a distinct identity as one of Plymouth’s most famous streets, still reflected not only in the quality, grain, texture and form of its architecture, but also in the lively mix of uses that still characterise the Conservation Area.

The Grand Theatre former pub, No.162 Union Street
As English Heritage’s guidance makes clear however, ‘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’.

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2 Guidance on conservation area appraisals, English Heritage, 2006, p.8
Figure ground plan: this plan shows the relationship of the existing buildings to spaces. Key characteristics:

- large blocks facing onto Union Street
- the south side of the Octagon is still clearly defined
- the loss of the northern side of the Octagon and its replacement with ‘infill’ housing
- the public realm is dominated by the busy artery of Union Street
Building age plan:
Key characteristics:
- the remains of Foulston’s original planning are still clear along the south eastern and north western sides of Union Street
- the set back of the post-War buildings around the Octagon and further west clearly show the influence of the ‘Abercrombie Plan’
Building heights plan: Key characteristics:
- the majority of the buildings along Union Street are 3 - 4 storey and provide a good building to space ratio
Land uses /Activity plan: Key characteristics:
- the area has a mixed commercial, recreational and residential use
- Union Street is a major east-west route
- the number of vacant properties including the Palace Theatre and ‘Boulevard’ nightclub, both identified as landmark buildings within the Conservation Area
Townscape analysis plan

Key:
- Buildings at risk
- Vacant
- Barrier to pedestrian movement
- Main pedestrian links
- Gradual gradient
- Landmark building
- Glimpse
- Focal space
- View in need of enhancement
- Rhythmic street frontage
- Important building line

Union Street - major historic route connecting Stonehouse/Devonport & City Centre. Dominated by vehicle traffic which has had a detrimental effect on pedestrian movement.

Underused public open space

Key pedestrian link through area with potential for connecting High Street/Wyndham to Millbay

Weak corner on boundary of conservation area

Union Street: Townscape Analysis

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Union Street Conservation Area appraisal & management plan
Union Street Conservation Area
Photographs of views shown on the Townscape Analysis plan

1  View west along Union Street to Devonport
2  View to St Peters church, Wyndham Square, along Manor Street
3  View to the Grain Silo, Millbay
4  View to Duke of Cornwall Hotel, West Hoe/Millbay

View along Union Street looking East from the Octagon
View along Union Street looking east

Union Street Conservation Area appraisal & management plan
Summary of special interest

- Union Street is one of Plymouth’s most iconic and historically important streets, reflecting both its origin as the key link between Plymouth, Stonehouse and Devonport, and its later fame as the city’s principal entertainment district. It remains a major east-west route.

- Originally laid out and designed by John Foulston, Plymouth’s most influential architect of the early 19th century, Union Street and the surrounding area still retains much of Foulston’s street plan, and a significant number of early buildings.

- The east-west view along Union Street remains the powerful visual and political statement that it was designed to be. The north-south views along the side streets are strong reminders of the street grid pattern that still underlies this area and provide permeability throughout the area.

- Union Street retains elements of Abercrombie’s post-war plans for the wider city though this was never fully implemented. This nevertheless had a significant effect on parts of the street, most notably the Octagon flats, the infill sites along the north side of Union Street, and the commercial buildings on the south side.

- While much of the Union Street townscape has been degraded or lost, the Palace Theatre, the Grand Theatre pub and the former cinema at No. 34-36 Union Street (the ‘Boulevard’) are historic landmark buildings within Union Street and beyond.
General photographs taken within the Conservation Area

Nos. 90-94 Union Street, also clearly showing the quality of the original buildings

Nos. 102-106 Union Street. The quality of the original buildings is still evident

Looking north along Octagon Street towards King Street

Former cinema on Union Street, a prominent art deco building

South east corner of The Octagon

North west corner of The Octagon

South side of Union Street looking towards The Palace Theatre

Details from The Palace Theatre
General photographs taken within the Conservation Area

- Former warehouse at back of Union Street
- Corporation flats designed by Louis de Soissons
- The Recruitment Agency
- Datestone on Bath Lane
- Union Street architectural detail
- 90-94 Union Street, 96 was demolished...
- The Clipper Inn
- The Phoenix Public House
General photographs taken within the Conservation Area

- Door detail from the Palace Theatre
- The Octagon Brewery Garage on Sawrey Street
- Detail of artwork from the Palace Theatre
- Warehouse on Bath Street
- The Palace Theatre looking east
- Existing historic paving
- 140-150 Union Street
- Works on Sawrey Street
Issues

The appraisal has identified a number of issues that impact upon the Union Street 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 significantly contributed to the problems of the Conservation Area.

• The area has suffered significant decline since World War II, which is mainly evident in terms of poorly maintained, underused and empty properties. 20 buildings have been identified as ‘at risk’ on the 2005 survey of Buildings at Risk, including the former cinema at Nos. 34-36 Union Street (the ‘Boulevard’), the Grand Theatre pub, and the Palace Theatre, which are landmark buildings within Union Street and beyond and contribute enormously to the architectural and historic interest of the Conservation Area.

• Throughout the area there are examples of additions and alterations which have adversely affected the special interest of the area, including inappropriate shopfronts and signage, plastic doors and windows, use of pebbledash and other inappropriate wall finishes, and loss of architectural detail. Cables, conduits and satellite dishes also disfigure some properties.

• Though there have been improvements to the public realm in recent years, including new floorscape and lighting between the Octagon and Western Approach, the overall feel of the area is still that of a run-down poorly maintained environment.

• The very mixed uses in the area, especially along the ‘back streets’ should be retained as an integral element of the character of the area, though some do not necessarily contribute positively to the preservation and enhancement of the Conservation Area.

• It is important that the stretches of historic paving surviving in the small service lanes behind the Octagon are retained. They are an important feature of the special character of the Conservation Area.

• There are a number of prominent ‘gap’ and other sites on Union Street that have a very negative effect on the appearance of the Conservation Area. Opportunities for developing or enhancing these sites are explored below.
Union Street Conservation Area management plan

‘It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and 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 Union Street 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 (currently at Submission stage), 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 reference points for the management plan. In order to interpret these policies and guidance for the Union Street 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. (The 1999 Union Street Shopfront Design Guidance provides examples).
Management proposals

1. Statutory and other designations

While statutory protection of important buildings and structures is considered necessary for the overall good management of any Conservation Area, it is not proposed to put any buildings or structures in the Union Street Conservation Area forward for designation at this time.

Non-listed buildings that are considered to make a positive contribution to the Conservation Area (see p.11) 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 Union Street 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 – An assessment of the likely benefits of Article 4 Directions for the Union Street Conservation Area will be undertaken within twelve months of the adoption of the completed appraisal and management plan. A Direction will be made within the same period if deemed appropriate.

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
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 its predecessor, the Union Street Commercial Improvement Area grant scheme, supported the repair and restoration of a number of important historic buildings in the Union Street Conservation Area, including Nos. 39-43, 45-49, 59-61, 63, 65 and 150-156 Union Street; 18a Octagon Street, and Nos. 2-6 Sawrey Street.

Notwithstanding these achievements however, 19 buildings or structures within the Conservation Area are recorded on the local 2005 ‘Buildings at Risk’ Register. They include:

- Bath Place - Warehouse

**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 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 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 Palace Theatre is the most prominent and iconic building and site within the Conservation Area. Its condition and future have long been of concern and it is identified on the 2005 ‘Buildings at Risk’ Register as at ‘serious risk’.

**Proposed management plan action**: The submitted Millbay & Stonehouse Area Action Plan Policy MS08 proposes ‘a high quality restoration of the Palace Theatre’ Proposals will need to be considered particularly against the provisions of Principles 1 and 3 above.

**Delivery**: Through the positive use of the development consents process including the use of Section 106 agreements. Given the importance of this building, it is likely that grant aid will also be available.

#### b) 46 Union Street was destroyed by fire in 2003. It is currently a prominent vacant plot that contributes nothing to the Conservation Area and adds to the general air of dereliction. High quality redevelopment would significantly improve this site.
Proposed management plan action: If and when redevelopment opportunities arise for this site, preference should be given to proposals that will reinstate the residential use. 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.

c) No. 98 Union Street is a prominent vacant site on the corner of Manor Street that contributes nothing to the Conservation Area and adds to the general air of dereliction. High quality redevelopment would significantly improve this site.

Proposed management plan action: Planning permission for a replica building exists for this site, and is being actively encouraged. Work had started on the refurbishment and repair of the adjoining property at the time of this appraisal (February 2007).

Delivery: Through the positive use of the development consents process and through enforcement action.

d) Nos. 71/73 Union Street and 160/162 Union Street were highlighted as ‘critical projects’ in the 2000 Townscape Heritage Initiative scheme, as buildings retaining their original architectural features and contributing significantly to the character and appearance of the Conservation Area.

Proposed management plan action: Failure to secure a solution through the THI has meant that statutory powers now need to be considered.

Delivery: Through use of enforcement powers and through positive use of the development consents process.

e) The earlier landscaping scheme between the Phoenix public house and Union Street is looking tired and does not contribute positively to the street scheme.

Proposed management plan action: While this small area could be better managed in the short term, opportunities should be taken for a comprehensive enhancement of the public realm within the Conservation Area to include appropriate landscaping and planting. The submitted Millbay & Stonehouse Area Action Plan Policy MS08 proposes ‘continued enhancement of the public realm that respects the character and appearance of the Union Street Conservation Area’. Proposals should be considered particularly against the provisions of Principle 6 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) There is scope for the enhancement of pedestrian routes north-south across Union Street.

Proposed management plan action: The submitted Millbay & Stonehouse Area Action Plan Policy MS08 proposes that opportunities should be taken to ‘improve connections from the areas north of Union Street to the areas south of the street’.

Delivery: Through the positive use of the development consents process including the use of Section 106 agreements.
Union Street Conservation Area management plan: Opportunities

Key:
- Restoration & reuse of key buildings at risk
- Opportunity for comprehensive enhancement of the public realm
- Long-term opportunity for redevelopment and improved relationship between buildings

Union Street Management Proposals: Opportunities Plan

Plymouth

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Union Street Conservation Area appraisal & management plan

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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 Union Street 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 Building

- The Palace Theatre, Union Street

Appendix 2
Buildings considered as making a positive contribution to the Union Street Conservation Area

- The Phoenix Public House, Phoenix Street
- Old Octagon Brewery and Docwra Bros. Buildings, Sawrey Street
- Nos 34-36 Union Street (the 'Boulevard')
- R/O 42-44 Union Street (Flora Cottages)
- Nos 55-57 Union Street
- Nos 63-67 Union Street
- Nos 71-73 Union Street
- Nos 89-98 Union Street (inc The Hackney Carriage Public House, Nos 89-91 Union Street)
- Nos 103-109 Union Street
- Nos 140-156 Union Street
- Grand Theatre Public House, No 162 Union Street