



DEVONPORT

CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN CONSULTATION DRAFT

JULY 2006

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INTRODUCTION

Plymouth City Council is reviewing the existing Conservation Areas within the city, and considering the designation of new areas. These reviews are based on extensive characterisation studies undertaken in 2005/6¹.

This review is also intended to respond to 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.

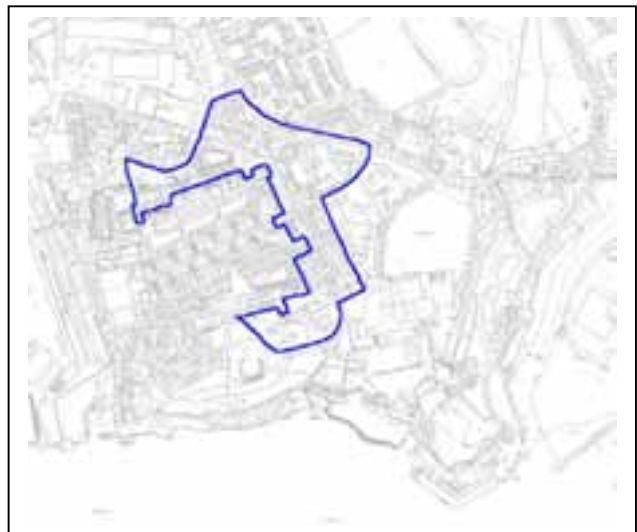
The primary purpose of this document is to:

- *outline a draft appraisal of the existing Devonport Conservation Area and proposed extension*
- *consider the future management of the proposed new Conservation Area*
- *invite public comment on the draft proposals*

THE EXISTING CONSERVATION AREA

The existing Conservation Area comprises a block of mainly 18th and 19th century streets centred around the former civic, administrative and commercial heart of Devonport, based on Ker Street, Duke Street, Cumberland Street and George Street. It also includes Picquet Barracks, and an area at the entrance to Mount Wise Park (Fig 1).

Fig 1 Plan of part of Devonport showing existing Conservation Area (in blue) as designated 5 July 1999



¹ Devonport Characterisation Study & Management Proposals, July 2006

Historic Development

Devonport developed for, and alongside, the Royal Dockyard, which was established in 1690 on the eastern bank of the River Tamar to provide a forward westerly base for the rapidly expanding Royal Navy. The most important thing to understand about the history of Devonport is that there would not have been a Devonport without the Dockyard.

The origins of the civilian town lie to the immediate North of the original Dockyard (the 'South Yard') with the early core around North Corner (now Cornwall Street and Cannon Street) and Fore Street. Donn's map (Fig.2) shows that this core settlement was already moving south by 1765, with Duke Street, leading from the market square towards Stonehouse and Plymouth, in existence by that date.



Fig 2 'A Plan of Stoke Town and Plymouth Dock' by Benjamin Donn, 1765.
(Plymouth City Museum)

(Note: to orientate map to match other plans, rotate 90° to the right.)

The ever-increasing pressure for housing for Dockyard workers relentlessly reinforced this movement, so that by 1820 settlement had extended as far as Mount Wise, with the elegant terraces of George Street framing the entrance to the military area. (Fig.3).



Fig 3 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)

In response to the increasing economic power and civic confidence of the town, John Foulston, Plymouth's most distinguished architect of the early 19th century, was commissioned to plan a new layout for the area around Ker Street. He planned a striking focal square around a neo-Classical Town Hall (the 'Guildhall') with landmark buildings including an 'Egyptian House' (designed as a Classical and Mathematical School), 'Hindoo temple' (Mt Zion Chapel), and commemorative column, designed to celebrate and promote the new town. The area became the civic heart of Devonport. (Fig 4).



Fig 4 Ker Street as envisioned by Foulston, from his 'The Public Buildings created in the West of England' (1838) (Plymouth City Library)

Adjoining Ker Street to the north, Cumberland Street and Duke Street developed to provide the commercial and administrative centre, closely linked to the market buildings and commercial activity along Fore Street (until recently within the post-war Dockyard 'Storage Enclave'). As part of the early Victorian planning, Cumberland Gardens were laid out to provide an area of public open space at the entrance to this new centre.

Devonport was constrained throughout most of its history by extensive defences to the east and north (the 'Devonport Lines') designed to protect the Dockyard from landward attack. These military areas formed an integral part of Devonport's townscape throughout most of its history. Picquet Barracks, to the east of Cumberland Gardens, is one of the few surviving, largely complete, remains of these areas.

Destruction during World War II resulted in an extensive post-war rebuilding programme throughout Devonport. Foulston's legacy of his three remaining civic buildings and the adjacent terraces sit in stark contrast to the resultant residential development of the 1950s-70s that surrounds them.

CHARACTER ANALYSIS

The Conservation Area comprises a small block of historic streets, mainly developed during the 19th century. It is a well-defined urban area, with strong building lines, and a number of large, imposing buildings of distinction and character, including Foulston's iconic civic group at the head of Ker Street. It is an area of hard surfaces and hard edges. Only Cumberland Gardens and the entrance to Mount Wise Park introduce a softer element.

For the purposes of this report, the existing Conservation Area has been divided into four sub areas (Fig 5):

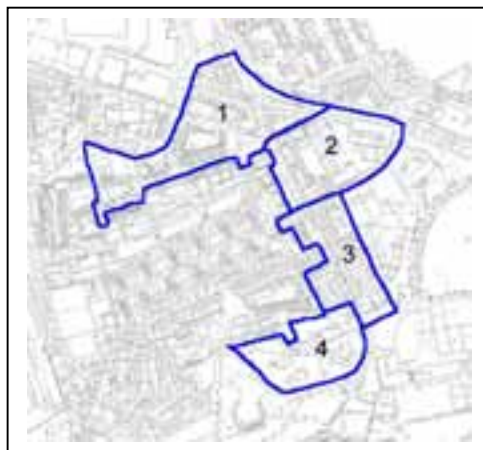
Area 1: Duke Street, Cumberland Street, Ker Street and Cumberland Gardens.

Area 2: Picquet Barracks

Area 3: George Street.

Area 4: Hamoaze House and Mount Wise Park

Fig 5 *Plan of Conservation Area subdivided into the four areas*



Area 1: Duke Street, Cumberland Street, Ker Street and Cumberland Gardens

These streets form the principal surviving area of historic townscape in Devonport, and include John Foulston's remarkable group of civic buildings of 1821-4 in Ker Street: The Guildhall, Devonport Column and Oddfellows' Hall ('Egyptian House') are all Grade I Listed buildings.

The majority of the buildings fronting the primary streets around the former central area are three-storey structures, ranging in date from the early to late 19th century, many still retaining commercial use on their ground floors and residential use above. They are mainly rendered or stuccoed, originally with slate roofs and hornless timber sliding sashes. Many retain elaborately detailed frontages, though there has been some loss of architectural detailing and the usual replacing of timber windows with uPVC, though the area benefited from a Historic Environment Regeneration Scheme in 1999. Despite this, and the run down contemporary character of the area, produced by decades of economic decline and poor post-war redevelopment, the intrinsic historic and architectural quality of these streets is still evident.



Cumberland Gardens is a key public open space serving as an entrance into the area and makes good use of the small triangle of land formed by the junction of Cumberland Road and George Street. It is an important green area within an otherwise extensive hard urban landscape.

Issues

- *Many of the buildings, including some of the most significant, are suffering from creeping disrepair and dereliction due to lack of viable economic use. Effective means of controlling this needs to be explored.*
- *The public realm is dominated by street layouts, which despite their still discernible quality, and the sense of space that they engender, are degraded by vehicle usage and traffic management clutter, and by the poor quality of much of the adjacent modern townscape.*
- *The civic square around Foulston's town hall needs imaginative and sensitive redevelopment.*
- *There is scope for retention and restoration of historic surfaces and street patterns.*
- *The ongoing regeneration of Devonport creates opportunities for imaginative re-use, restoration and upgrading of the area's built environment.*

Area 2: Picquet Barracks

In contrast to the civilian area, the buildings of Picquet Barracks on the eastern side of the Conservation Area, present a more utilitarian appearance with their walls of characteristic local limestone and brick, slate roofs, and unembellished details. Many have retained their original doors, windows and roofs, and overall the buildings appear in good condition. They serve as a strong reminder of the former intensive military use of this area, and remind the observer that this was once very much a 'garrison town'. The former officers' quarters on Theatre Ope comprise a fine terrace.

Issues

- *These buildings need to be considered for statutory or local listing, or other protection as appropriate.*
- *These buildings appear to be well maintained, and in sympathetic use. This needs to be encouraged and continued.*



Area 3: George Street

The late Georgian houses at the Mount Wise end of George Street are three-storey townhouses, and appear to have been developed by 1820. They are mainly stuccoed, with stucco detailing, originally with slate roofs and hornless timber sliding sashes. They have suffered significantly from the effects of economic decline and unsympathetic alterations, particularly to windows and doors, and the loss of railings. Nevertheless these remaining buildings provide a still imposing entrance to Mount Wise Park.



Mount Wise House, at the entrance into Mount Wise Park, is a fine Grade II listed three-storey stuccoed building with hipped roof of 1808-10. The quality of its finish and detailing, such as the rustication and window hoods on the elevations, and the finely detailed cast-iron and glazed *porte cochere* reflect its original status as officers' accommodation.

Issues

- *These buildings need to be considered for statutory or local listing, or other protection as appropriate.*
- *There has been significant degrading of the public realm, exacerbated by the dominance of the street scene by casual residential car parking. There is scope for a local public realm enhancement and traffic management scheme to address this.*

Area 4: Hamoaze House and Mount Wise Park

Hamoaze House, originally built for the Port Admiral in 1795, is a fine Grade II listed three-storey building of limestone ashlar construction under a hipped slate roof. Again its finishes and detailing reflect the status of the original occupant. It is an imposing landmark structure at the entrance into Mount Wise Park.



Seymour House lies to the west. It is a large two-storey building of the 1930s, rendered with limestone detailing under a hipped slate roof. There is an interesting curved lead roof to the entrance porch. While not of the same imposing quality as Hamoaze House, it contributes to the overall quality of this part of Mount Wise Park.

Issues

- *These buildings appear to be well maintained, and in sympathetic use. This needs to be encouraged and continued.*

SUMMARY OF SIGNIFICANCE

These streets lie at the heart of Devonport's historic civic, administrative and commercial centre. They are the best surviving remnants of the town at the height of its economic and civic power, and are fine examples of late Georgian and Victorian architecture and town planning. They include the three remarkable civic structures of the Guildhall, Devonport Column, and Egyptian House on Ker Street, and fine examples of late Georgian and Victorian commercial and residential properties in Duke Street and Cumberland Street, and some very good late Georgian residential properties on George Street. Picquet Barracks survives as a remarkably complete reminder of the historic extensive presence of the military in Devonport.

The townscape includes fine vistas punctuated by landmark buildings in several places. These include the historic vista from Cumberland Street to the former Market Hall (within the former South Yard Enclave); the view towards the Guildhall from Ker Street which remains a classic vista; the still distinctive statement that is Devonport Column, and the entrance to Mount Wise Park along George Street.

The use of distinctive local materials such as in the areas of historic paving around the Guildhall, forming part of its setting, and around the entrance to Ker Street and south of Cumberland Gardens, and the exposed limestone walls of Picquet Barracks add to the richness of the townscape, and are important historical references.

THE PROPOSED EXTENSION TO THE DEVONPORT CONSERVATION AREA

The existing Conservation Area defines the principal surviving remnant of the historic urban core of Devonport as it had developed to the end of the 19th century. This Area does not, however, recognise the town's historic links with either the Dockyard or the water, both of which were fundamental to its existence. While it is not proposed to include the historic Dockyard in the revised Conservation Area at this time, the recent release of former MoD land around Mount Wise Park has allowed the waterside link to be re-established, and it is proposed that the existing Conservation Area will be extended to include this land.

The proposed changes are as follows (Fig 7):



Fig 7 Plan of Conservation Area
showing proposed extension in green

The principal change is the proposal to designate the whole of Mount Wise Park; the former MoD lands to the east and west of the Park; part of Richmond Walk; and Mutton Cove in recognition of the historic significance of the area, its position as an integral part of the defences of the Dockyard, and as historic public areas.

The area contains nationally important historic buildings and structures, including standing remains of the Dock Lines, and significant archaeology. Some of these buildings, such as Admiralty House, are landmark buildings and are of national importance.

Richmond Walk is an important historic access to the waterfront specifically created for that purpose. Mutton Cove, a natural harbour and a thriving community from the late 18th century until World War II, is also included as a significant civilian historic access to the waterfront.

Location and Topography

This area is located at the southern edge of Devonport. It occupies the limestone ridge overlooking the Hamoaze to the west, and Mount Edgcumbe, Plymouth Sound and Stonehouse Pool to the south and southeast. It is in an exposed location with stunning views over the water. It includes Mutton Cove on the west, the whole of Mount Wise Park, the whole of the former MoD Mount Wise military enclave to the east, and Richmond Walk between Mutton Cove and the Mayflower Marina (Fig 7 above).

Historical Origins and Development

Archaeological investigation found prehistoric activity within two cave sites, (adjacent to Admiralty House and in Richmond Walk quarry), though no evidence of human activity was found. During the medieval period, Mount Wise lay within the manor of Stoke Damerel, which was acquired by the Wise family in the 15th century.

In the early years of the 17th century, Sir Thomas Wise built a house on the limestone ridge, when the area probably acquired its name. This house appears to have been destroyed during the Civil War, but rebuilt sometime prior to 1667. Remains of this house were found during archaeological investigations at Mount Wise Redoubt.

The defensive qualities of the area which commands the principal passage into the Dockyard were soon recognised, with defensive works eventually built across the whole area from Mutton Cove to Devonport Hill. These included Mount Wise Redoubt (1778-9) and its flanking batteries, while the eastern side of the area was incorporated into the increasingly powerful Devonport 'Lines' (the defensive ring surrounding the town and Dockyard to prevent landward attack) from the mid 18th century.

The most prominent surviving military remains within the proposed Conservation Area are those of the restored Redoubt. Other important remains include a section of the earthen rampart of 1861-68 of the Lines along the eastern edge of the cricket ground, fronted by a deep rock-cut ditch to the rear of Bluff Battery and by the Richmond Walk quarries. To the south the 1850s bastion adjacent to the site of the old Gun Wharf, in the grounds of Admiralty House, remains largely intact, and indicates the original southern end of the Lines. To the west the defensive line continues in effect as Richmond Walk, with its defensive batter and straight runs of interdefensible angled walls. These remains to the east and south of the former MoD land and Mount Wise Park are among the best surviving lengths of the

Devonport Lines. Recent archaeological investigation has indicated that remains of the 18th and 19th century defences survive just below the modern surface within the former MoD area.

The greater part of the area remained in military occupation for some 250 years, and the site was used for other than purely defensive purposes. This included the construction of two imposing residences, one for the Governor of Plymouth, and a second for the Port Admiral. Government House, (now known as Admiralty House), was started in 1789 on a commanding position overlooking the Hamoaze to the east of the Redoubt. To the front (north), the residence overlooked a large open area towards the barracks at George Square, whilst at the rear (seaward), formal gardens were laid out. In 1809 work began on Admiralty House (now Hamoaze House) at the southern end of George Street for the Port Admiral. In the 1930s, the Port Admiral moved to Government House, which was then re-named Admiralty House, and the old Admiralty House was taken over by the Royal Marines and renamed Hamoaze House. In 1807 a landing stage was erected on the foreshore beneath Richmond Walk together with a later boathouse and more formal entrance gate and steps to provide an imposing entrance to Admiralty House from the water.

By the late 19th century, the Dock Lines were becoming increasingly redundant. The section between Fore Street and Devonport Hill was demolished and infilled by about 1882, and batteries 1 and 2 adjacent to the Redoubt were dismantled. Much of the *glacis* slopes were being used for public recreation from the late 19th century, though the Redoubt remained in military hands well into the 20th century.

A new circular parade ground was laid out in front of Admiralty House. This was enclosed during the 1930s and truncated on its eastern side by the erection of a number of tennis courts. Changing facilities were added on the eastern and northern sides of the public area. The cricket pitch and sweeping avenue consolidated the leisure facilities. The present entrance from Devonport Hill was created during this time running along the west side of the cricket ground to the parade.

HMS Vivid, Maillard House, Hildyard House and Raglan Cottage were constructed during 1938-39 replacing the earlier block of married quarters, which were built over the former 18th century barrack square.

Further development took place during World War II with the construction of the Maritime Headquarters (MHQ) in 1939-41 overlooking the Old Gun Wharf, and a partly subterranean structure built into the ditch cutting across Old Gun Wharf promontory. This was followed by a network of tunnels excavated beneath the gardens to Admiralty House to provide additional facilities, dormitories and shelter. This became known as the Plymouth Underground Extension (PUE) and was accessed within MHQ and from Richmond Walk, Hamoaze House and Blagdons Boat Yard. The PUE was abandoned in the 1950s, but MHQ continued in use and was slightly enlarged during the 1990s. All are now unoccupied and part of the PUE tunnels are sealed.

Post-war development included additional domestic accommodation (Mount Wise Court) to provide welfare facilities, etc. During World War II there had been a number of surface huts built around the site, and during the 1980s and 1990s new fences and a stone boundary wall to the western side of the site were erected.

The MOD site has recently been sold to a private developer and applications for redevelopment will be forthcoming.

To the west of the former MoD land, Mount Wise Park was laid out in 1893 when the Borough of Devonport leased the glacis slopes of the Redoubt from the War Department, though the Redoubt and battery positions remained in military use. The Scott Memorial commemorating the expedition of Captain Scott to the South Pole in 1912, dominates the eastern half of the Park.

The Redoubt was obsolete as a defensive structure by the beginning of the 20th century, although later buildings on the site continued to be used as naval living quarters until the 1990s.

To the northwest of Mount Wise Redoubt, the plan of 1811 shows the 'Royal Laboratory', built for the Board of Ordnance in 1805, for the manufacture of musket cartridges and other ammunition and explosive devices such as rockets, for the Royal Navy. The complex was converted to barracks by 1834, and remained in military use well into the 20th century. The site is now covered with housing. Little remains apart from the perimeter wall and main entrances.

There is no evidence of any significant development of the waterfront area of Mount Wise prior to the 18th century, though it is likely that the natural harbour of Mutton Cove was used from early times. There were certainly a few buildings at Mutton Cove by the early 18th century, and a thriving community developed from the late 18th century. By 1880 it was described as 'one of the principal landing places of the town' and flourished until World War II with a mix of industrial, fishing-related industries and housing. The Cremyll Ferry ran from the pier between 1750 and 1824.

Development of the remainder of the waterfront was encouraged by the construction of Richmond Walk in the late 18th century. This provided civilian access to the foreshore, though the military were among the first to exploit this facility with the construction of the landing place and subsequent boathouse, later remodelled as the Admiral's Steps. Civilian use of the waterfront included docks, a slipway, bonded stores, and a steam powered flour mill.

Further intensive development continued along the Mount Wise waterfront throughout the 19th and early 20th century, but the area suffered extensive bombing during World War II, and was subsequently extensively cleared and replaced by gardens and bathing pools. Some industrial and commercial use continued after World War II but the area of Mutton Cove was cleared and converted to a park.

CHARACTER ANALYSIS

The area of the proposed extension to the Devonport Conservation Area is of a significantly different character to that of the existing Conservation Area. Whereas the existing Conservation Area is very urban, the proposed extension is much more open in character with large areas of greenspace.

For the purposes of this appraisal, the area of the proposed extension has been divided into four sub areas (Fig 8):

Area 1: the former MoD enclave.

Area 2: Mount Wise Park

Area 3: Richmond Walk and Mutton Cove

Fig 8 Plan of proposed Conservation Area extension subdivided into the three areas



Area 1: the former MoD enclave.

This area has been a restricted area for the best part of 250 years, and despite having been released from MoD ownership, access was still controlled as of July 2006. It is envisaged that redevelopment of the site will increase public access in due course. The sense of enclosure, however, remains strong for the present and is reinforced by the imposing gate and boundary walls along Devonport Hill, the high perimeter wall to the east, the formidable looking railings alongside Mount Wise Park, and the pronounced former quarry faces looking over Stonehouse Creek.

From Devonport Hill the area presents a distinguished appearance, with the Garrison Cricket Ground and its imposing sweep of fine trees to the east facing the restrained facades of HMS Vivid and Hildyard House to the west. The whole is finished by the imposing presence of Admiralty House to the rear. Unfortunately the modern administrative blocks to the west of Admiralty House, Mount Wise Court, and the poor quality surfacing of some of the area in front of Admiralty House detract from the overall quality of the area. The cricket ground is an important historic recreational area.



The military history of the area is evident everywhere, and remains of many of the principal historic fortifications in the area have survived. These include a section of the 1861-68 Lines along the eastern edge of the cricket ground, fronted by a deep rock-cut ditch to the rear of Bluff Battery. To the south the 1850s bastion adjacent to the site of the old Gun Wharf, in the grounds of Admiralty House remains largely intact, and indicates the original southern end of the Lines. To the south the defensive line continues in effect as Richmond Walk, with its defensive battery and runs of mutually defensible walls. These remains to the east and south of the former MoD land and Mount Wise Park are among the best surviving lengths of the Devonport Lines. Recent archaeological investigation has indicated that remains of the 18th and 19th century defences survive just below the modern surface within the former MoD area. The 20th century structures constituting the MHQ and PUE are also of historic interest, and are an integral part of the history of the defence use of this area.

While the public face of the area remains substantially enclosed, the southern part of the site to the rear of Admiralty House, opens out to the sea, relating as much to the open landscape of the adjacent Mount Wise Park, as to the inward looking MoD area.

Issues

- *The area contains historic buildings and structures of national importance.*
- *The area suffers from inappropriate and intrusive elements that detract from its significance.*
- *The recent release of this land by the MoD provides significant opportunities for redevelopment. This will require robust guidance and/or protection to ensure the area's rich and important heritage is respected. A Conservation Plan has been produced for the site, and Conservation Area designation will also aid this process.*
- *The release of the land provides significant opportunities for opening up the area and increasing public access and use.*

Area 2: Mount Wise Park

In contrast to the still enclosed feel of the former MoD enclave, the overwhelming characteristic of Mount Wise Park is its gloriously open character with its stunning views over the Sound. It constitutes an important and historic area of public open space.

The restored Mount Wise Redoubt with its modern viewing platform dominates the area. This is the most visible of the wealth of military remains scattered over this area.



Other significant remains within the Park area include the Scott Memorial, walls and gates of the former Royal Laboratory, the remains of magazines to the west and north east of the Redoubt, and the sites of several batteries.

The Park benefited from improvements and enhancements including interpretation, as part of a Heritage Lottery Fund project in 2002.

Issues

- *Mount Wise Park is an important and historic recreational area. It is important that any development, including on its periphery, respects this.*
- *The Park is underused and subject to vandalism and anti-social behaviour.*

Area 3: Richmond Walk and Mutton Cove

Only that part of Richmond Walk from Mutton Cove to Mount Wise Pier (Admiralty Steps) is proposed for inclusion within the revised Conservation Area.

Its principal characteristic is openness, with fine views across the Hamoaze and out to the Sound, though both the Dockyard wall at Mutton Cove and the boundary walls between Richmond Walk and Mount Wise provide well-defined backdrops to both areas and provide a sense of enclosure and intimacy.



The overwhelming use of the area is now recreational, as testified by the small boats in the historic harbour; the fishing from Mutton Cove Pier, the green open space between Mutton Cove harbour and the Dockyard Wall, and the readily accessible waterfront walkway of Richmond Walk with the swimming pools and recreational areas below.

This is in strong contrast to the historic use of the area, which between the late 18th century and the Second World War saw Mutton Cove and the waterfront below Richmond Walk develop as a thriving industrial, fishing and residential area. Similarly, the Admiral's Steps and fine formal gateway into Mount Wise are reminders of the naval and military use of the area.

This is essentially an area of hard landscaping and forms, with extensive use of characteristic Plymouth limestone, only partly softened by the parkland to the immediate north.

This is an important and historic area of public open space.

Issues

- *The area is subject to some casual vandalism, though it is generally a robust environment that is not easily damaged.*
- *The car park at Mutton Cove and the approach to Mutton Cove would both benefit from enhancement and better maintenance*

SUMMARY OF SIGNIFICANCE

- Mount Wise is an integral part of the defences of Devonport Dockyard, and of the historic Dock Lines, fortified since at least the mid-18th century. The area retains extensive remains of this use.
- The area contains buildings of landmark quality and architectural merit.
- The Maritime Headquarters (MHQ) and the Plymouth Underground Extension (PUE) are of historic interest and had an important military function of regional importance.
- Mutton Cove and Richmond Walk are important historic survivals of the civilian use of the area, and are important public recreational areas.
- It contains an important and historic public open space with stunning views over the Hamoaze and Sound.
- The area contains sites of ecological value.

DEVONPORT CONSERVATION AREA DRAFT 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).

ISSUES

The Devonport Conservation Area Appraisal has identified a number of issues that impact on the proposed Conservation Area. The most significant are:

- *the number of poorly maintained, unused, and underused buildings within the Conservation Area. These include buildings that contribute significantly to the character of the Conservation Area.*
- *the number of buildings 'at risk' within the Conservation Area*
- *the poor quality of much of the public realm, which is dominated by cars and traffic management clutter*
- *the poor quality of the modern townscape, and its dominating effect on the Conservation Area*
- *the release of the former MoD Mount Wise enclave and the significant change of management regime that will ensue.*

RECOMMENDATIONS

These issues will be addressed through:

Statutory and local designations

Within the extended Conservation Area there are 42 buildings which appear on the statutory list of Buildings of Special Architectural or Historic Interest, with a further 32 buildings identified as being of local importance. There are 19 buildings on the City's 'Buildings at Risk Register' (Fig 6). These buildings reflect the architectural and historical importance and significance of the Conservation Area.

Fig 6 Listed Buildings (orange), buildings of local importance (green) and Buildings at Risk (blue)



Mt Wise Redoubt will be considered for **scheduling**.

The following buildings will be considered for **statutory listing**:

- Picquet Barracks

The following buildings will be considered for **local listing**:

- Public toilets, George Street
- Nos. 59-75 and 90-100 George Street
- Hildyard House, Mt Wise
- Maillard House, Mt Wise
- HMS Vivid, Mt Wise
- Seymour House

Buildings at risk

There are 22 buildings or structures within the Conservation Area recorded on the local 'Buildings at Risk' Register. They include:

- 6-8 Cumberland Street (Grade II Listed Buildings)
- 18-20 Duke Street (Grade II Listed Buildings)
- George Street public convenience
- 52, 57 and 75 George Street
- Mutton Cove harbour and pier
- Mt Wise landing steps and arch, Richmond Walk
- Crown and Column public house, Ker Street (Grade II Listed Building)
- Devonport Column, Ker Street (Grade I Listed Building)
- Devonport Guildhall, Ker Street (Grade I Listed Building)
- Oddfellows Hall, Ker Street (Grade I Listed Building)
- 60 (The Kings Arms) and 61 Pembroke Street (Grade II Listed Building)
- 1-2 Theatre Ope

These buildings will be monitored for change on a regular basis. This monitoring will include updating the photographic record and assessment, and allowing for a full survey of the area to be undertaken every 3-5 years. This will allow buildings to be added to or removed from the register as necessary.

Opportunities for grant assistance towards the repair and restoration of Buildings at Risk, for example through either a Heritage Economic Regeneration Scheme (HERS), or Townscape Heritage Initiative (THI) scheme will be considered. Funding from English Heritage for buildings listed as Grade I or II* will also be explored.

It will also be essential to ensure that owners of properties on the Register are aware of, and understand, the effect their properties can have on the townscape of Devonport, and that attractive townscapes contribute to the economic, as well as the environmental, health of an area. Owners, residents and the general public will have greater pride in maintaining their properties if they understand the qualities and features which make them 'special'. To assist in this, advice and guidance on repairs and restoration should be provided to owners in the

form of leaflets and publications available through the council's website. These will promote appropriate advice, good practice and other specialist guidance, including information on the use of appropriate materials and techniques.

Enforcement strategy

One of the main threats to the quality of the Devonport 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 permitted development rights, which allow, for example, minor extensions, demolitions, 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 of townscape merit.

The Local Planning Authority will therefore consider the application of Article 4 Directions as appropriate within the Devonport Conservation Area to bring specific types of alteration under planning control to ensure that improvement and modernisation of property is not done at the expense of the townscape merit of a building or area. Consideration will be given to control of:

- the enlargement, improvement or other alteration of a dwelling house.
- any alteration to the roof of a dwelling house.
- the erection or construction of a porch outside any external door of a dwelling house.
- the provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure.
- the provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such.
- the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- the formation, laying out and construction of a means of access to a highway which is not a trunk road or classified road.
- the painting of any exterior of any building or work, excluding windows and doors and their frames, and rainwater goods.

The Local Planning Authority will also use the statutory and non-statutory powers available to it to protect the built environment, and help ensure that buildings are kept in good repair and in a viable use. These may include the use of Building Preservation Notices, Urgent Works Notices, Repairs Notices, Dangerous Structures Notices, and informal contact, discussion and advice to encourage owners to undertake repairs.

Design principles

Proposals to develop or redevelop sites and convert buildings will be required to preserve or enhance the character of the Conservation Area, and to contribute positively to the continuing regeneration of Devonport.

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

While high quality contemporary architectural design will be encouraged that respects the character of the Conservation Area, high quality replication will not necessarily be rejected.

Transport and parking provision will be expected to be limited and accommodated in such a way as not to dominate the public realm. Frontage parking will not normally be acceptable, and neither will blank lifeless frontages.

Public realm enhancement

Historic surfaces will be retained, enhanced and restored where appropriate.

Historic views and vistas will be retained, enhanced and restored where appropriate.

Consideration will be given to the possibilities for public realm enhancement at the approach to Mount Wise Park in George Street, with particular attention to the issues of car parking, satellite dish installation, and railings reinstatement.

Monitoring and review

Changes in the appearance and condition of the Devonport Conservation Area area will be monitored regularly. The input of the Devonport Community Regeneration Partnership and of other stakeholders including local conservation groups in this process, and in the wider management of the historic environment, such as monitoring Buildings at Risk, is welcomed.

A review of the Conservation Area character appraisal and management plan will be undertaken every five years. This may result in a revision or expansion of the existing appraisal, and will include:

- recording changes
- re-assessing the definition of special interest that warrants designation
- identifying any further recommendations and revising the management plan