

CITY CENTRE CONSERVATION AREA

Consultation Summary Report – July 2019



I. INTRODUCTION

- 1.1 This report sets out how people got involved with the proposed City Centre Conservation Area designation consultation which ran from Monday 17th June until Sunday 30th June 2019. We received 52 comments via our on-line consultation portal and email. These responses have informed the Cabinet report.
- 1.2 To see a summary of each comment and how we have considered each one, please see **Appendix I**.

2. HOW PEOPLE GOT INVOLVED

- 2.1 The consultation asked whether people supported the proposed area for the City Centre Conservation Area designation and gave the opportunity for further comments to be made to be taken into consideration at the next stage of preparing the Appraisal and Management Plan.
- 2.2 The consultation was focussed around the Designation Assessment document, three key maps and a variety of evidence base studies. These were made available for viewing on our website at <https://www.plymouth.gov.uk/planningandbuildingcontrol/conservationandheritage/conservationareas/proposedcitycentreconservationarea> and a small display of the maps and assessment was available to view in the Guildhall foyer during usual opening hours.
- 2.3 We notified people of the consultation via our planning newsletter on gov delivery, a press release, emails to particular amenity groups and social media.
- 2.4 We encouraged representations via our consultation portal, email and post. To view all of the comments received via the portal and email, please visit <https://plymouth-consult.objective.co.uk/portal/planning/ccca2019/ccca19>
- 2.5 In addition to the 52 comments received via the portal and email, we promoted the consultation through the Council's Facebook and Twitter accounts.

Facebook:

177,114 reach

1,186 engagements (when people perform actions on your content, e.g. likes, share, comments, retweets)

43 likes or reactions

48 comments

17 shares

Twitter:

16,335 impressions (the number of times a post from your page is displayed)

444 engagements

31 Retweets

42 Likes.

- 2.6 The comments made via social media do not form part of the summary report as they were not made in accordance with the advertised consultation process. With the continued increase in use of social media, we are reviewing how we can take on board the comments received via social media in future consultations.

3. WHAT PEOPLE SAID

- 3.1 Of the 52 comments received, 38 were from local residents, 10 were from amenity groups, forums and organisations, 1 was on behalf of local landowners and 3 from statutory consultees.

- 3.2 In summary, the main issues raised during this consultation were:

- Some objected to the designation, challenging the protection of what they consider to be 'eyesore' or 'bleak' buildings and called for more widespread demolition and replacement;
- Some objected to the designation, calling for changes to the boundary, typically the inclusion of the whole of the Abercrombie plan area or the whole of Armada Way;
- Some supported the designation as proposed.
- Some supported the designation but calling for changes to the boundary, typically the inclusion of the whole of the Abercrombie plan area or the whole of Armada Way; and
- Some challenged the significance assessment, calling for buildings and spaces to be reassessed.

4. RESPONSE TO CONSULTATION

- 4.1 Having assessed and considered all the public comments made, some minor amendments to the Designation Assessment and Map 2 have been made.
- 4.2 No changes have been made to the proposed boundary. It is recognised that there are buildings and spaces of varying significance outside of the proposed area. However, the proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment.
- 4.3 It is considered that the proposed boundary captures the best of the plan, buildings and spaces and meets the definition of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework and Historic England Guidance Note 1. It is concluded that the proposed area shown on Map 1 and as described in the updated Designation Assessment should be designated a conservation area.

Response type	Objective comment ID	Name	Organisation (where relevant)	Support/Object	Summary of comments	Council response	Proposed amendments
Email	1	Janet Robson		Not completed	In favour of updating the city centre but suggests we should tidy up the area first.	The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change.	No change required.
Objective	2	Prof Marion Gibson		Support	The area chosen seems right. It is very important to get better settings for some of the major post war buildings. Suggest a couple of other buildings may also be considered to receive added protection, such as Opal Villas, Noah's Ark pub and the sculpture on the front of the Old Magistrates Court. Commends attempts to conserve Plymouth's mid-century modern buildings.	Support is welcomed. It is recognised that there are buildings and spaces of varying significance outside of the proposed area. However, the proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary captures the best of the plan, buildings and spaces and meets the definition of the Act, the NPPF and HE Guidance Note 1.	No change required.
Email	3	Peter Golding		Not completed	Concerns regarding condition properties, vacant buildings, mainly in/around Union Street, which are being neglected whilst the rest of the city centre appears to be flourishing.	The City has 14 Conservation Areas, including Union Street, and all have their own challenges and need for investment. However, this is not a reason not to designate further Conservation Areas if they meet the definition of the Act. While regeneration is taking place in and around the City Centre the area continues to face many challenges and need for investment and positive change is required to ensure a sustainable future.	No change required.
Objective	4	Dan Stevenson		Object	Considers that the layout of the streets should be preserved but the buildings should be demolished and redeveloped with an onus on apartments at higher levels and bars/restaurants on the ground floor.	The proposed Conservation Area has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. This highlights the heritage significance of both buildings and spaces worth of protection. The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change.	No change required.
Objective	5	Tony Stokoe	Twentieth Century Society	Support	Encouraging proposal and the Conservation Area is a good way to recognise the quality and significance of post war Plymouth and the buildings that form the core of the Abercrombie Plan.	Support is welcomed.	No change required.
Objective	6	Ann Power		Support	Think it's a good idea to protect buildings and streets.	Support is welcomed.	No change required.
Objective	7	Sarah Allen		Support	Great that more of the area is being considered for conservation as an example of old Plymouth. The area doesn't need more student/private accommodation or hotels/restaurants. Would like to see the Reel Cinema re opened as a cinema or arts venue/concert hall.	Support is welcomed..	No change required.

	Objective	8	Adrian Bridgman		Object	<p>Consider the designation is inappropriate, given the many undesirable alterations which have already been permitted and concerned these may be more difficult to reverse, especially if Article 4 restrictions are applied. Questions whether there is another type of designation which would protect the layout of Armada Way and Royal Parade and the 1950s buildings which make the city centre unique without placing a millstone around the neck of progress.</p> <p>The boundary should include the whole of Armada Way up to North Cross to protect it from building encroachment. This wouldn't mean that landscaping can't be periodically refreshed. Cannot see logical reason for including top of Union Street and including buildings which impede the rehabilitation of the art deco Colin Campbell House.</p>	<p>The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change. Article 4 directions are not proposed by this designation but could be considered if, following the preparation of a detailed Conservation Area Appraisal and Management Plan, such additional controls were considered necessary. It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary captures the best of the plan, buildings and spaces and meets the definition of the Act, the NPPF and HE Guidance Note 1.</p>	No change required.
	Objective	9	Scott Laycock		Support	<p>Plymouth is a fantastic city with wonderful heritage which needs to be protected for future generations. Specifically requests to see ABC/Reel Cinema protected and feels it could be used for other purposes.</p>	<p>Support is welcomed. The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change</p>	No change required.
	Objective	10	Andrew Byford		Support	<p>Excellent proposal that is long over-due. Some buildings require tidying up. Hopes that modern day buildings with unauthorised changes can be rectified. Suggests that the canopy line along Armada Way should be reinstated so it is the same level along the block. Thinks there are number of quick wins to ensure the city is ready for the Mayflower celebrations.</p>	<p>Support is welcomed. The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change.</p>	No change required.
	Objective	11	Edward Lees		Support	<p>Need to ensure that we don't prevent reasonable changes being made to suit future circumstances so we are a city that works rather than a 'museum that flounders'.</p>	<p>Support is welcomed. The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change</p>	No change required.
	Objective	12	Robert Bothma-Stevens		Support	<p>Pleased that this is happening. Considers that the whole of Armada Way should be included and the strategic boulevard should be respected along its whole length. Fully support landscape works along Armada Way and inclusion within the boundary should not prevent this from happening.</p>	<p>Support is welcomed. It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary captures the best of the plan, buildings and spaces and meets the definition of the Act, the NPPF and HE Guidance Note 1.</p>	No change required.
	Objective	13	Reinherd Quayle		Object	<p>Questions why we are trying to preserve featureless concrete boxes. Supports the Bank public house and Derry's Clock being protected. However, feels the Civic Centre and House of Fraser buildings should be removed. Suggests we should try to restore Plymouth to pre-war where possible.</p>	<p>The proposed Conservation Area has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. This highlights the heritage significance of both buildings and spaces worthy of protection. Many of the buildings are of Portland Stone. The Civic Centre along with 7 other buildings are Listed Buildings in their own right. The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change.</p>	No change required.
	Objective	14	Tanya Shepherd		Support	<p>Fully support the proposals. Feels that Plymouth often fails to capitalise on its existing heritage and features of historical significance.</p>	<p>Support is welcomed.</p>	No change required.

28/06 @9:38	Email	15	Arnold Melhuish		Support	<p>Pleased that the Conservation Area has been proposed for its fine example of post-war city architecture. Feels it should be listed but making it a Conservation Area is almost as good.</p> <p>However, notes that Armada Way is not included although it is described as being of importance. It is the jewel of the city centre.</p> <p>In relation to the water feature, feels that the Council have been short-sighted in deciding the pump is too expensive to repair and running costs too onerous.</p>	Support is welcomed. It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary captures the best of the plan, buildings and spaces and meets the definition of the Act, the NPPF and HE Guidance Note 1.	No change required.
	Objective	16	Andrew Rathbone		Support	Such an extension to the Conservation Area is very welcome but the zone should include the Pannier Market and its setting, onwards up and either side of Cornwall Street.	Support is welcomed. It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary captures the best of the plan, buildings and spaces and meets the definition of the Act, the NPPF and HE Guidance Note 1. The designation assessment and options study recommends that the boundary is reviewed in line with good practice and national planning policy when the Local Plan is reviewed in five years' time to consider a further extension if necessary.	No change required.
	Email	17	Sam Cookson		Not completed	Considers that Civic Centre should be demolished. Does not feel it has any aesthetic quality or sympathetic asymmetry. The other buildings in the city centre are worth preserving as they reflect an idea of post war brave new world.	The Civic Centre is a Listed Building in its own right and is already protected from demolition.	No change required.
	Email	18	Sharon Trevarthen		Not completed	Objects to the Civic Centre remaining as a building of high significance. Considers it an eyesore.	The Civic Centre is a Listed Building. All Listed buildings are categorised as high significance.	No change required.
	Objective	19	Janet Vosper		Object	<p>Suggests that the area should be extended to include the whole area of the grid, and especially the open spaces. This would give the council more power to protect key open spaces and to insist upon suitable quality, style, scale and massing of new buildings to complement and enhance the frontages to the open spaces. Considers it is important to protect the key vista from the railway station to the Hoe and any development which would complete the missing north end should be encouraged.</p> <p>Any unprotected 'islands' or areas very close to the city centre should now be included in one or other designated Conservation Area, which would help to eliminate low grade potential eyesores.</p>	It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary captures the best of the plan, buildings and spaces and meets the definition of the Act, the NPPF and HE Guidance Note 1. The designation assessment and options study recommends that the boundary is reviewed in line with good practice and national planning policy when the Local Plan is reviewed in five years' time to consider a further extension if necessary.	No change required.

20/06 @14:27	Email	20	Simon Hickman	Historic England	Support	Historic England welcomes the proposals, having long championed the city's mid-century heritage as unique and of high quality. The designation of the conservation area will recognise the quality and provide for long-term sustainable management. Agree with the proposed boundary, although do suggest the buildings which flank the north west corner of Derry's Cross also warrant inclusion. However, the boundary picks up the majority of the significant post war buildings within the city centre and will hopefully allow for targeted improvements in the central core. Welcome the commitment to review, and possibly extend, the boundary of the conservation area as part of the joint local plan review in five years time. Applaud the proposals which will preserve and enhance the character and appearance of an area of considerable architectural and historic interest.	Support is welcomed.	No change required.
	Objective	21	Tom Clarke	Theatres Trust	Support	<i>No comments made.</i>	Support is welcomed.	No change required.
	Objective	22	Andrew Welch		Support	This should have been done years ago.	Support is welcomed.	No change required.
	Objective	23	Michael Sowden		Object	Considers that when you conserve anything, you prevent the next generation improving an area or buildings which is deteriorating and the cost increases. Suggests that the city centre needs demolishing and starting again.	The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change.	No change required.
	Objective	24	John Stephens		Object	Questions with the change in retail patterns and internet sales whether we should protect an area this large. Feels we need to revitalize the city centre making it more open as the future seems to be more about leisure than retail. The area needs to be used for greater parts of the day, 7 days a week. Need to move with the times and not be hindered by conservation area restraints.	The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change.	No change required.
	Objective	25	Geoffrey Wright		Support	Agree with the proposal in map 1. Considers there is some disparity between maps 2 and 3. Map 2 shows the buildings fronting onto Old Town Street and the upper part of New George Street to be only of moderate significance. Map 3 shows the spaces in these areas to be reversed in significance. This seems illogical. The Box and the University are to be of increasing importance to our city centre and greater significance should be given to the spaces leading to them. Map 3 - suggests that the significance of Royal Parade should be extended to take in the Royal Bank of Scotland. New George Street and Old Town Street should be designated a uniform moderate significance. Map 3 - the area leading to The Box and University should have its significance raised to moderate.	Support for the designation and proposed boundary is welcomed. Map's 2 and 3 are extracts from the 2014 Heritage Audit report by Asset Heritage, as updated by subsequent building Listings. They are provided as evidence to the proposed designation. The heritage significance of buildings and spaces will be revisited as part of the preparation of the Conservation Area Appraisal and Management Plan.	No change required.
	Objective	26	Mr T Mitchell		Support	Excellent idea, fully supported.	Support is welcomed.	No change required.
	Objective	27	Jason Sculthorpe		Object	Disagrees with the notion that Plymouth has agreeable and beautiful architectural buildings. Considers the city centre is dated, unemotional and stark. Suggests we need to create a new city centre that uses 21st century materials with green credentials and quality places to sit and enjoy. Need buy in from locals to maintain a healthy and vibrant city centre with commercial success; leading to job creation and prosperity for investment. Suggests preserving some buildings that are enjoyed by a section of people but fill the gaps with innovation and new ideas.	The proposed Conservation Area has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. This highlights the heritage significance of both buildings and spaces worth of protection. The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change.	No change required.
	Objective	28	Caroline Blackler		Support	Relieved to see Athenaeum and Reel Cinema within the boundary. Feels that we must ensure that Plymouth retains its significant heritage buildings otherwise there is a risk that we become a city with little cultural value.	Support is welcomed.	No change required.
20/06 @10:30	Email	29	Martyn Dunn	South West Water	Not completed	Notes the consultation.	Response is noted.	No change required.
25/06 @11:16	Email	30	Michael Phelan		Support	Fully supports the proposed conservation area plans.	Support is welcomed.	No change required.

21/06 @ 16:08	Email	31	Marcus Salmon	Environment Agency	Not completed	Thank you for opportunity to comment on the proposed city centre conservation area. The proposed conservation area raises no concerns from an Environment Agency perspective.	Response is noted.	No change required.
22/06 @ 07:47	Email	32	Sharon Jenkins	Natural England	Not completed	No specific comments to make.	Response is noted.	No change required.
24/06 @ 18:07	Email	33	Helene Jessop	RSPB	Not completed	Recommends a number of urban biodiversity enhancements to be adopted as standards for renovation/rebuild/new build so that buildings and planted areas provide opportunities for nature to thrive. Detailed recommendations around: - Nest sites; - Planting; - Connectivity for wildlife and people; and - Transport.	These comments appear to relate to the management of the area which will be set out in a detailed Conservation Area Management Plan. We will ensure these comments are considered in the preparation of the Management Plan.	No change required.
	Objective	34	Penny Tarrant	Hoe Neighbourhood Forum	Object	Request that the boundary is extended to include the entirety of the public realm up to North Cross. This is an iconic part of the city and the whole length of the green space should have the same level of protection as provided as being part of the Conservation Area.	It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary captures the best of the plan, buildings and spaces and meets the definition of the Act, the NPPF and HE Guidance Note 1. The designation assessment and options study recommends that the boundary is reviewed in line with good practice and national planning policy when the Local Plan is reviewed in five years' time to consider a further extension if necessary.	No change required.
	Objective	35	Lucy Carayon	Ancient Monuments Society	Support	Fully supports the designation, which will be a positive and inclusive way of celebrating Plymouth's post-war civic and commercial architecture. The Abercrombie and Watson plan for Plymouth is of national significance and the city has one of the finest collections of 20th century buildings.	Support is welcomed.	No change required.
	Objective	36	Ron Wheeler	Plymouth Civic Society	Support	<i>No comments made.</i>	Support is welcomed.	No change required.
	Email	37	Mark Underwood	British Land Company PLC	Not completed	British Land recognises the quality of the buildings in the proposed Conservation Area and welcomes the recognition that the designation is not intended to frustrate or halt critical investments within the city centre. Whilst it is important that the special architectural and historic interest of this part of the city centre is recognised and protected through a Conservation Area, it should not serve to restrict and fetter the ability of the centre to evolve in the future. A particular focus of the Appraisal and Management Plan and SPD should provide flexibility in use classes, with support in the SPD that enables high street units to respond to market trends quickly and efficiently which is important in the context that the Conservation Area designation will remove some permitted development right flexibilities.	The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change. We will ensure that these comments are considered in the preparation of the Conservation Area Appraisal and Management Plan.	No change required.
	Objective	38	Nicola Bryant		Support	Feel its time that Plymouth held onto its historic buildings and should be using them to shout about our city, rather than demolishing and replacing with inappropriate buildings that jar with the current landscape.	Support is welcomed.	No change required.
	Objective	39	Mr D Collins		Object	Considers that many of the buildings in the proposed conservation area are eyesores and should be considered for redevelopment not conservation. Disheartened at this proposal. Suggests being open to an innovative new future and conserve what we will actually want in the future, not just another eyesore.	The proposed Conservation Area has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. This highlights the heritage significance of both buildings and spaces worth of protection. The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change.	No change required.

	Objective	40	Lloyd Hunt		Object	Considers that the city centre is in need of drastic change to attract more people. Preventing change to the bleak, colourless buildings seems as short-sighted and mistaken as the post-war plans. Wide streets and open spaces must be maintained for public use. Iconic buildings should be protected for the public.	The proposed Conservation Area has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. This highlights the heritage significance of both buildings and spaces worth of protection. The proposed Conservation Area designation is a key part of the wider City Centre regeneration agenda and is seen as a tool to help facilitate positive change.	No change required.
	Objective	41	Paul Channing		Support	<i>No comments made.</i>	Support is welcomed.	No change required.
	Objective	42	Susan Holmes		Support	Suggests that the boundary should be extended to include all of Armada Way. Feels that this area needs to be treated better and have some creative design and art work, new lighting, revise the waterflow, and use the space for interactive events.	It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary captures the best of the plan, buildings and spaces and meets the definition of the Act, the NPPF and HE Guidance Note 1. The designation assessment and options study recommends that the boundary is reviewed in line with good practice and national planning policy when the Local Plan is reviewed in five years' time to consider a further extension if necessary.	No change required.
	Objective	43	Dr Hilary Kolinsky		Support	Support the proposed designation but considers a wider area would be a more appropriate reflection of the heritage value within the city centre estate and would help to address the economic polarisation created by Drake Circus , Royal Parade/Old Town Street. Concerned that as drawn, there is a danger that the result will be further degradation of the areas outside of the boundary when it is these areas which need most attention. Considers that option 2 of the Portico report would be a more useful boundary to help channel heritage and high street funding towards areas that genuinely need support. Fears that the proposed boundary will exacerbate decline in the west end of the centre and will channel public funds into the hands of the developers. Recommends that the boundary is reviewed at the earliest opportunity and suggests that PCC should adopt a policy of supporting heritage funding bids made by local enterprises and projects, to maximise local economic opportunities that arise from Conservation Area status.	It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary meets the definition of the Act, the NPPF and HE Guidance Note 1. The designation assessment and options study recommends that the boundary is reviewed in line with good practice and national planning policy when the Local Plan is reviewed in five years' time to consider a further extension if necessary.	No change required.

	Objective	44	Tanya Griffiths	Twentieth Century Society - South West Group	Support	<p>Welcome and support the designation. However, see it as a missed opportunity to recognise and protect the more complete masterplan. Urges the Council to consider extending the boundary at the earliest opportunity to Option 2 of the Portico report. Considers it unfortunate that the boundary excludes the buildings on the north side of New George Street and significantly the Pannier Market and Frankfort Gate.</p> <p>Highlights the exclusion of the Unitarian Church from the signifance plan and recommends its inclusion.</p> <p>Also suggests the significance map should more clearly identify the registered Civic Square.</p> <p>Suggests that the Appraisal and Management Plan should re-appraise the significance of the buildings on the north and east side of New George Street and the Derry's Cross Group. Suggests there should be further consideration of the open space designations as integral to the value of town planning.</p>	The omission of the Listed Unitarian Church is noted and Map 2 will be updated. It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary meets the definition of the Act, the NPPF and HE Guidance Note 1. The designation assessment and options study recommends that the boundary is reviewed in line with good practice and national planning policy when the Local Plan is reviewed in five years' time to consider a further extension if necessary. Map's 2 and 3 are extracts from the 2014 Heritage Audit report by Asset Heritage, as updated by subsequent building Listings. They are provided as evidence to the proposed designation. The heritage significance of buildings and spaces will be revisited as part of the preparation of the Conservation Area Appraisal and Management Plan.	Update map 2 to show the Listed Unitarian Church as High Significance.
28/06 @16.54	Email	45	Grace Etherington	Twentieth Century Society	Support	<p>Supports the conservation area designation.</p> <p>Suggest that the Unitarian Church on Notte Street should be recognised as a High Significance building in line with other Grade II listed buildings.</p> <p>Proposes a small extension to the Conservation Area boundary to the north as beneficial, including the northern parades of shops on New George Street and inclusion in the designation would offer the chance for closer scrutiny over potential refurbishment or redevelopment schemes that would have a direct impact on New George Street and Armada Way which are spaces of high, medium and moderate significance.</p> <p>Considers there to be a strong case for the consideration of setting of the conservation area to be included in management guidelines, as there is great</p>	The omission of the Listed Unitarian Church is noted and Map 2 will be updated. It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary meets the definition of the Act, the NPPF and HE Guidance Note 1. The designation assessment and options study recommends that he boundary is reviewed in line with good practice and	Update map 2 to show the Listed Unitarian Church as High Significance.
29/06 @ 23:02	Email	46	Richard Sroka	Plymouth Civic Society	Support	<p>Supports the proposal to designate part of the city centre as a conservation area and see it as a way of protecting the reconstructed city. Additionally, also in favour of the preservation and enhancement of the public realm.</p> <p>Suggest that the boundary is extended northwards along the Armada Way axis to North Cross.</p> <p>Notes that some buildings of significance (i.e. Plymouth Market, Methodist Hall) are outside of the boundary as are others on either side of Armada Way between New George Street and Cornwall Street. Presumes that such buildings would be taken into account in an extended Conservation Area after the suggested five year review of the current proposal.</p> <p>Unclear whether the facades of other significant buildings along the northern boundary would enjoy the protection that a Conservation Area would offer.</p> <p>Notes that many of the buildings behind the facades are of poor quality, particularly towards the West End.</p> <p>Notes that other buildings in the proposed area (e.g. the Theatre Royal Car Park and Princess Court) are identified as intrusive and presumably not for preservation and enhancement.</p> <p>Expects necessary protocols would be put in place to control signage, shop fronts, street furniture etc to make the area attractive to all users, visitors and residents.</p> <p>Notes that some windows are blanked out to create more retail space but this creates a 'soulless' closed look.</p>	It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary meets the definition of the Act, the NPPF and HE Guidance Note 1. The designation assessment and options study recommends that he boundary is reviewed in line with good practice and national planning policy when the Local Plan is reviewed in five years' time to consider a further extension if necessary. Some comments appear to relate to the management of the area which will be set out in a detailed Conservation Area Management Plan. We will ensure these comments are considered in the preparation of the Management Plan.	No change required.
30/06 @17.23	Email	47	Kate Price		Support	<p>Wholeheartedly support the designation of the new conservation area.</p>	Support is welcomed.	No change required.

30/06 @ 18:23	Email	48	Jeremy Gould		Not completed	<p>Supports the principle of Conservation Area designation. Proposal relies too much on the Portico Report and challenges detailed assessments. Considers that option 4 seems to be based on what is deemed to be financially expedient and what is predicted to be public reaction, neither of which has much to do with the Abercrombie Plan or its architecture and spatial planning. Feels the City Council should be braver and lead with ideas.</p> <p>Considers the boundary is too tightly drawn. It should be simplified and less reactive to particular buildings as they are now and more sensitive to the Abercrombie Plan that the area is trying to protect. At the north-east corner it should stretch to the doors of the Armada Way Shopping Centre. At the south-west corner it should ignore the sub-standard hotel and run down the outer west side of the original Derry's Cross space to connect to the Athenaeum. At the south-east corner, suggests it might be sensible to include the Guildhall and St Andrew's Church as part of this Conservation Area rather than the adjacent one as they are 1950's buildings and are part of Abercrombie spaces. Most importantly, the north-west corner boundary should be extended to include the Pannier Market and Frankfort Gate. The boundary should include the outer building lines of the north side of Cornwall Street, all of Market Avenue, the south side of New George Street and all of the open space of Frankfort Gate up to Western Approach. Further detailed comments on significance assessment of Map 2 and Map 3.</p>	The omission of the Listed Unitarian Church is noted and Map 2 will be updated. It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary meets the definition of the Act, the NPPF and HE Guidance Note 1. The designation assessment and options study recommends that the boundary is reviewed in line with good practice and national planning policy when the Local Plan is reviewed in five years' time to consider a further extension if necessary. Map's 2 and 3 are extracts from the 2014 Heritage Audit report by Asset Heritage, as updated by subsequent building Listings. They are provided as evidence to the proposed designation. The heritage significance of buildings and spaces will be revisited as part of the preparation of the Conservation Area Appraisal and Management Plan.	No change required.
30/06 @19.29	Email	49	Penny Tarrant	Environment Plymouth	Not completed	<p>Requests that the boundary of the proposed designation is amended to include the whole of Armada Way public realm as far as North Cross as it is an important green space for the city with a number of benefits. It has some mature trees, which mitigate air pollution and help with surface water drainage. It would take a significant number of saplings to replicate this benefit. It is a significant wildlife corridor in an urban environment for pollinators, birds etc. Mature green space in a built-up area can contribute to a sense of health and wellbeing. It would help to make the city centre a more attractive residential area in the future. It is part of an historic cityscape, which should be valued as much as the built environment. It would be best to keep the whole of Armada Way together with the same level of protection.</p>	It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary meets the definition of the Act, the NPPF and HE Guidance Note 1. The designation assessment and options study recommends that the boundary is reviewed in line with good practice and national planning policy when the Local Plan is reviewed in five years' time to consider a further extension if necessary.	No change required.
30/06 @ 20:34	Email	50	Karl Parsons	Plymouth Royal Cinema Trust	Support	<p>Wholeheartedly support the designation of the new conservation area and are pleased to see that the proposal extends to the Royal Cinema and Athenaeum. The significance of the Royal Cinema has been recognised by the Cinema Theatres Association, The Twentieth Century Society and Historic England and the building forms and important part of the city's historic environment. The unique nature of the city centre would be protected by the designation and would encourage the conservation and continued use of the historic, architectural, social and economic assets which are its buildings.</p>	Support is welcomed.	No change required.

30/06 @ 22:14	Email	51	Karl Parsons		Support	<p>Supports the proposed Conservation Area. Suggests that as well as Britain's Ocean City, Plymouth needs to embrace its past and declare itself Britain's Twentieth Century City.</p> <p>Does consider it a pity that the proposed area isn't larger, taking in such buildings as Gaumont Palace, Colin Campbell House and the Pannier Market for instance. Further suggest that some of the significance assessments should be revisited, for instance the Athenaeum could be considered of greater significance than currently assigned due to its long history, architecture and position, along with the Royal Cinema. Notes that the Unitarian Church has been omitted.</p> <p>Overall feels the proposed designation is a positive step for the city and should be supported without reservation.</p>	<p>The omission of the Listed Unitarian Church is noted and Map 2 will be updated. It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary meets the definition of the Act, the NPPF and HE Guidance Note 1. The designation assessment and options study recommends that the boundary is reviewed in line with good practice and national planning policy when the Local Plan is reviewed in five years' time to consider a further extension if necessary.</p>	Update map 2 to show the Listed Unitarian Church as High Significance.
30/06 @ 22:30	Email	52	Sally Hall		Support	<p>Fully in support of the proposals to extend the conservation area to include the core Abercrombie area.</p> <p>Feels that the key sightline of Armada Way should be preserved and therefore would prefer Option 2.</p>	<p>It is recognised that there are buildings and spaces of varying significance outside of the proposed area. The proposed boundary has been identified based on the most recent comprehensive significance assessment (2014) and options study (2019) set out in the designation assessment. We are satisfied that the proposed boundary meets the definition of the Act, the NPPF and HE Guidance Note 1. The designation assessment and options study recommends that the boundary is reviewed in line with good practice and national planning policy when the Local Plan is reviewed in five years' time to consider a further extension if necessary.</p>	No change required.