



# PLYMOUTH CITY CENTRE

# PROPOSED CONSERVATION AREA DESIGNATION ASSESSMENT

July 2019



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## Plymouth City Centre



### I. Introduction

- I.1 In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 section 69 (*the Act*), Plymouth City Council proposes to designate a part of Plymouth City Centre as a Conservation Area. The proposal will be reported to the Council's Cabinet meeting on Tuesday 9<sup>th</sup> July 2019 for consideration.
- I.2 The purpose of this document is to explain how and why the area has been identified for Conservation Area designation and how it meets the statutory definition of the Act. This report is provided as a 'designation assessment' in accordance with Paragraphs 11 and 16 of the Historic England Advice Note 1 (2019): Conservation Area Appraisal, Designation and Management (2<sup>nd</sup> Ed.).
- I.3 This assessment should be read in conjunction with accompanying Map 1 – Proposed Conservation Area Boundary, Map 2 – Proposed Conservation Area Boundary and Buildings of Significance, and Map 3 – Proposed Conservation Area Boundary and Spaces of Significance
- I.4 This assessment report is not intended to be read as a Conservation Area Appraisal or Management Plan. These documents will be prepared following designation and in accordance with the provisions of section 71 of the Act, NPPF and Historic England Advice Note 1 and include full consultation with landowners, stakeholders and the public.
- I.5 This assessment and accompanying Map 2 have been updated in response to comments received to the proposed designation from 17<sup>th</sup> June 2019 to 30<sup>th</sup> June 2019.

## 2. **Relevant legislation, policy, guidance and evidence base**

2.1 In proposing Conservation Area designation and in the preparation of this assessment, regard has been had to the following legislative, policy, guidance and evidential framework. For ease of reference the most pertinent sections/ paragraphs relevant to the process of designation are highlighted. However, each source should be considered in its entirety.

### 2.2 Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990 – in particular sections 69 and 70.

<https://www.legislation.gov.uk/ukpga/1990/9/section/69>

<https://www.legislation.gov.uk/ukpga/1990/9/section/70>

Town and Country Planning Act 1990 – in particular section 196D

<http://www.legislation.gov.uk/ukpga/2013/24/schedule/17>

### 2.3 Policy

National Planning Policy Framework – in particular paragraphs 186, 200, 201, Glossary

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Plymouth & South West Devon Joint Local Plan (2019) – in particular Vision, SO1[6], SO3[4], SPT11, PLY6, DEV21, DEV23

<https://www.plymouth.gov.uk/sites/default/files/JLPAadoptedVersion.pdf>

### 2.4 Guidance

National Planning Policy Guidance – in particular Paragraphs 025, 047, 018

<https://www.gov.uk/government/collections/planning-practice-guidance>

Historic England Advice Note 1 (2019): Conservation Area Appraisal, Designation and Management (2<sup>nd</sup> Ed.)

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

Twentieth Century Society – Designating Conservation Areas which include C20th Buildings: Good Practice Guidance

<https://c20society.org.uk/wp-content/uploads/2018/04/Designating-C20-Conservation-Areas-good-practice-guidelines.pdf>

### 2.5 Evidence Base

Portico Heritage (2019) City Centre Conservation Area Options study.

Twentieth Century Society (2017) Potential Conservation Areas Scoping Report

[https://c20society.org.uk/wp-content/uploads/2018/03/Final-C20-Society-CAs-Project\\_Report.pdf](https://c20society.org.uk/wp-content/uploads/2018/03/Final-C20-Society-CAs-Project_Report.pdf)

Twentieth Century Society (2017) DRAFT Appraisal for a Potential Conservation Area – Plymouth Core City Centre and Appendix 1: Buildings which are considered to positively contribute to the special character of the area

Plymouth City Council (2017) Joint Local Plan - Heritage Impact Assessment

[https://www.plymouth.gov.uk/sites/default/files/HeritageImpactAssessment\\_1.pdf](https://www.plymouth.gov.uk/sites/default/files/HeritageImpactAssessment_1.pdf)

LDA Design (2017) Plymouth City Centre Strategic Masterplan

<https://www.plymouth.gov.uk/sites/default/files/PlymouthCityCentreStrategicMasterplan.pdf>

Asset Heritage Consulting (2014) Plymouth City Centre Heritage Audit and Statement of Significance.

<https://www.plymouth.gov.uk/sites/default/files/PlymouthCityCentreDevelopmentStudyAppendixA.pdf>

Gould, J (2010) Plymouth: Vision of a modern City.

<https://historicengland.org.uk/images-books/publications/plymouth-modern-city/plymouth/>

Alan Baxter & Associates (2005) Plymouth Rapid Urban Character Study

<https://www.plymouth.gov.uk/sites/default/files/PlymouthRapidUrbanCharacterisationStudy2005.pdf>

Mackay, Zogolovich and Harradine (2004) Vision for Plymouth

Gould, J (2000) Plymouth Planned: The Architecture of the Plan for Plymouth 1943-1962.

### 3. Description of the Area

- 3.1 The area of the City Centre proposed for Conservation Area designation is centred around Royal Parade and Civic Square and comprises the area bounded by: New George Street to the north; Raleigh Street, Derry's Cross, Athenaeum Lane to the west; Notte Street to the South; and Old Town Street, St Andrews Cross and abutting the western boundary of the Barbican Conservation Area to the east. The area is shown on attached Map I.
- 3.2 The area forms an important part of Plymouth City Centre which was comprehensively rebuilt, following four years of bombardment during World War Two, based on *A Plan for Plymouth 1943* by Professor Patrick Abercrombie and James Paton Watson (revised 1947). The Beaux-Arts Plan is widely regarded as a highly significant example of post-war planning, by the most prominent figure (Abercrombie) in that field, and the area proposed for Conservation Area designation at Royal Parade and Civic Square is considered the best and most complete realisation of that plan (See section 5).
- 3.3 The Plan and its eventual realisation along with each of the buildings and spaces within it have been comprehensively assessed over the last two decades. The 2014 Heritage Audit commissioned by Plymouth City Council shows that the proposed area for Conservation Area designation comprises the following heritage assets:
- 3.4 *Buildings of High significance:* 8 statutory Listed Buildings: Royal Bank of Scotland, St Andrew's Cross (Grade II); Theatre Royal (Grade II); Clock Tower, Derrys Cross (Grade II); The Bank PH (Grade II); Council House & Former Civic Centre (Grade II); Catharine Street Baptist Church (Grade II); Former Barclay's Bank (Grade II); and Unitarian Church (Grade II). With the exception of the Pannier Market (Grade II), the remaining Listed Buildings within the City Centre are already within Conservation Areas.
- 3.5 *Buildings of Medium significance:* the area comprises nearly all of the buildings identified by the study as being of medium significance or of 'local heritage interest which make a significant contribution to the overall character and appearance of the area'. This includes House of Fraser (former Dingles) and adjacent buildings, group of buildings between the former Derry's Department Store and Pearl Assurance Building and the former Reel Cinema.
- 3.6 *Buildings of Moderate significance:* the area comprises nearly all of the buildings identified by the study as being of moderate significance or 'heritage assets of lesser heritage interest which nevertheless make a contribution to the overall character and appearance of the City Centre'. This includes the Athenaeum Derry's Cross, former Lloyds Bank, Debenhams, Norwich Union House, Royal Building, Post Office St Andrews Cross.
- 3.7 The area comprises none of the buildings of *low significance*, few buildings of *neutral significance* and two *intrusive buildings*, notably Theatre Royal Car Park and Princess Court.
- 3.8 *Spaces of High Significance:* the area comprises the highest concentration of spaces of high significance including the Registered Park & Garden, Civic Square (Grade II), section of Armada Way and the tree-lined Royal Parade.
- 3.9 *Spaces of Medium Significance:* the area comprises three spaces of medium significance, St Andrews Cross, Old Town Street and New George Street East.
- 3.10 *Spaces of moderate significance:* the area comprises three spaces of moderate significance, Derry's Cross, New George Street West and Old George Street.

3.11 The area comprises no spaces of *low significance*, few spaces of *neutral significance* and no *intrusive spaces*.

#### **4. Background to the proposed Conservation Area designation**

- 4.1 The post-war planning and rebuilding of Plymouth City Centre and the distinct character and appearance of its buildings and spaces have for a long time been recognised as being of significant heritage value for the City and nationally. This has been documented in numerous studies commissioned and undertaken by the City Council and independently by Architectural and Historic Interest groups.
- 4.2 Most notably these studies include Jeremy Gould's report *Plymouth Planned: The Architecture of the Plan for Plymouth 1943-1962* (2010) and his book *Plymouth: Vision of a modern City* (2010) and Alan Baxter & Associates *Plymouth Rapid Urban Character Study* (2005). More recently Plymouth City Council commissioned Asset Heritage Consulting to prepare a *City Centre Heritage Audit and Statement of Significance* (2014) and undertook its own *Heritage Impact Assessment* (2017) to inform the preparation of the Joint Local Plan. The Twentieth Century Society has also undertaken its own work including preparing a *Draft Core City Conservation Area Appraisal* (2017). In 2019 Plymouth City Council commissioned Portico Heritage to prepare a *City Centre Conservation Area Options* study to help define an appropriate boundary.
- 4.3 Thanks in part to this extensive body of research there is now a growing awareness and appreciation of the historical and architectural importance of post-war regeneration. There are also a number of other places that have successfully embraced this post-war legacy to harness economic and cultural benefits with Coventry and Le Havre highlighted as particularly relevant precedents.
- 4.4 Plymouth City Centre is the main service centre for Plymouth and the wider sub-region. Its' catchment extends to some 500,000+ people. Like many other Town/ City Centre's and High Streets, Plymouth City Centre is under threat from the structural changes taking place in retail and the changing way that people use their Centre's. Plymouth City Centre is particularly susceptible to these changes because of its over reliance and comparative over provision of retail floorspace and lack of other uses such as office/work space and residential. This is in part a legacy of the zoning approach of the post-war plan.
- 4.5 Bold action is needed to meet these challenges and to reshape the City Centre for the future. This approach is set out in the City Centre Strategic Masterplan (2017) and Joint Local Plan (2019). This means improving existing retail stock to meet modern retailing needs, converting vacant buildings and spaces to new uses, upgrading the public realm and encouraging more homes, work spaces, leisure, culture and community uses.
- 4.6 Major interventions are currently proposed with planning applications recently submitted for the refurbishment of Norwich Union House and public realm improvements to Old Town Street and New George Street and for conversion and refurbishment of the Listed former Civic Centre. Plymouth City Council has also committed £4.5m to refurbish the Listed Civic Square.
- 4.7 Plymouth City Council recognises the special architectural and historic interest of this part of our City Centre and wants to ensure that the changes that need to take place do so, whilst preserving or enhancing the character or appearance of the area. Rapid designation of the area as a Conservation Area would enable these and future proposals to be considered in the context of a Conservation Area. The purpose of this would not be to frustrate or halt these critical investments in our city centre, but to ensure that what is special about the area is appropriately considered in their assessment and preserved or enhanced through positive change.

- 4.8 The designation may also enable access to funding streams that could support regeneration consistent with a detailed Conservation Area Appraisal and Management Plan.

## **5. How the boundary has been determined**

- 5.1 In February 2019 Plymouth City Council commissioned Portico Heritage to consider potential Core City Centre Conservation Area Options. This work considered four options for potential Conservation Area designation including: 1. Full City Centre and University Campus; 2. Core Abercrombie plan area; 3. Cornwall Street and South; and 4. Royal Parade and Civic Square. The report considered the advantages and disadvantages of each option.
- 5.2 Options 1 and 2 include the main elements of Plymouth's post-war redevelopment, however there is a chance that their size will dilute both the economic benefits and public appreciation that Conservation Area designation might bring. Option 3 encompasses the key buildings and spaces and would ensure that the spirit of the Abercrombie Plan for Plymouth is positively recognised and celebrated, however even this option is potentially too large to ensure any regeneration is visibly effective. A more tightly defined area, such as Option 4 will still include the key spaces and buildings – enabling the best quality, materials, public art and public spaces to be positively recognised and celebrated - and could ensure that any funding that is spent has the best possible chance to meaningfully enhance the area.
- 5.3 The Portico Heritage report recommended a Conservation Area based on Option 4 as it provides the best chance to recognise the most important part of Plymouth's post-war redevelopment in a way that can focus funding and effective enhancement in a purposeful and worthwhile way. It encompasses the majority of most significant buildings and the key access of Royal Parade and Armada Way. This proposed boundary strongly reflects the boundary proposed by the Twentieth Century Society (2017) DRAFT Appraisal for a Potential Conservation Area – Plymouth Core City Centre.
- 5.4 If designated, the Portico Heritage report 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 to encompass that area described in Option 3.
- 5.5 Whilst not equivalent to Conservation Area status, it should be noted that the main attributes of the wider Abercrombie Plan including the Beaux Arts grid, the best quality non-designated assets, the primacy of Armada Way, and control of building heights are afforded policy protection through PLY6 of the adopted Plymouth & South West Devon Joint Local Plan.



## 6. How the area meets the statutory definition

- 6.1 A conservation area is an 'area 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 s.69[1](a)). Any area proposed for designation must meet the definition of the Act. The National Planning Policy Framework adds that in designating conservation areas, local planning authorities are to ensure that an area has sufficient special architectural or historic interest not to devalue the concept of conservation (paragraph 186).
- 6.2 Historic England Advice Note 1 (2019) Paragraph 16 recommends that in formally assessing the special historic or architectural interest it may have and whether it is desirable to preserve or enhance its character or appearance it is helpful to consider these as separate criteria (as set out in paragraph 11). In assessing the area against these criteria, Plymouth City Council has drawn upon the evidence base shown in section 2, most notably the Portico Heritage (2019) and Heritage Audit (2014) reports. A full comprehensive analysis of the area will be included in a subsequent Conservation Area Appraisal.

### (a) Sufficient architectural or historic interest for the area to be considered 'special'?

- 6.3 Drawing primarily on the Heritage Audit and Portico Heritage reports, the special interest can be briefly defined as:
- 6.4 *The specific period in history, the Plan, Professor Patrick Abercrombie & the completeness of the Plans implementation:* Plymouth was one of the most heavily bombed and severely damaged City's in the UK during World War Two. The re-building of Plymouth centre was envisaged by Abercrombie in 1943 before the War had ended and when enacted was amongst the first major city centre re-building programmes to get underway in the post-War period. The Beaux-Arts street plan reflects the planning, architectural and social vision of Abercrombie and is a relatively unadulterated example of post-war planning, by the most prominent figure in that field, and is of high heritage significance (p120). It is acknowledged that there are elements in which departures from the plan have diluted its significance (notably to the north), but that Royal Parade remains, along with the civic area, the most successful space in the city and worthy of protection (p124).
- 6.5 Royal Parade and the civic area represents much of the earliest construction and is successful in terms of quality of construction and how it relates to the plan with building landmarks (Dingles/ Pearl Assurance) to demarcate the junction of the two major axes of Abercrombie's planned city (P124).
- 6.6 *The buildings, architectural qualities and their architects:* Abercrombie allowed individual architects the freedom to design the buildings but within a framework informed by his requirement for architectural consistency. This resulted in buildings designed by some of the leading architects of the time, including Thomas Tait of Sir John Burnet Tait and Partners, J Murray Easton, Curtis Green, Howard Robertson, Giles Gilbert Scott and Louis de Soissons, amongst others, as well as notable local architects, Walls & Pearn. The successful marrying of materials (particularly the use of Portland Stone) and the cohesion of applied art and architecture is very much of its time.
- 6.7 The Heritage Audit identifies the buildings on the southern side of Royal Parade as almost uniformly High heritage significance. The only heritage assets to fall into this category are the individually listed buildings or parks and gardens which are not only architecturally/visually and historically significant in themselves but also make a positive contribution to the character and

appearance of the city centre in which they are situated. For the most part these are clustered within the proposed Conservation Area.

- 6.8 The buildings on the northern side of Royal Parade are all of medium to moderate significance. The heritage assets of medium significance are buildings that, while not of 'listable' quality, are of distinct architectural importance and interest and/or are significant for the contribution they make to the setting of nearby listed buildings and towards creating a 'sense of place'. High-quality spaces which are made up of such buildings are likely to fall within this category. The heritage assets of moderate significance are those that make a positive contribution to their setting.

**b) Whether this is experienced through its character or appearance?**

- 6.9 Drawing primarily on the Heritage Audit and Portico Heritage reports, the experience of character and appearance can be briefly defined as follows:
- 6.10 In defining its character and appearance, the existing City Centre is very much that proposed in the 'Plan for Plymouth'. This is most evident in the arrangement of streets and land uses, which are based on what was envisaged, notably the axial arrangement of Armada Way, Royal Parade, and New George Street. Despite some changes, the Heritage Audit notes that 'the conjunction of Royal Parade and the southern portion of Armada Way around the civic area, represents the most complete realisation of Abercrombie's plan, meaning the space as a whole represents a heritage asset of high significance' (p46).
- 6.11 It is therefore the planned form of the area that strongly defines the character, with buildings in many cases designed to demarcate or highlight specific spaces of quality. Several buildings are placed in prominent locations with specific views in mind, such as that along the length of Armada Way and Royal Parade, and buildings are placed at landmark points, such as the Royal Bank of Scotland on St Andrews Cross. It is for this reason that the Heritage Audit applies the same assessment to the spaces as it does to the buildings.
- 6.12 Within the proposed conservation area the spaces defined by Royal Parade, Civic Square and Armada Way are assessed as being of high significance. St Andrews Cross, Old Town Street and New George Street East are of medium significance and Derry's Cross, New George Street West and Old George Street are of moderate significance.

**c) Whether it is desirable for that character or appearance to be preserved or enhanced, and what problems designation could help to solve.**

- 6.13 The heritage significance of Plymouth City Centre has been extensively documented over the last two decades with a number of these studies recommending some Conservation Area designation. In defining the boundary for a Conservation Area regard has been had to a number of options, including the full Abercrombie plan area. The proposed conservation area represents the highest quality and most complete realisation of the Abercrombie Plan and the highest concentration of buildings and spaces of high, medium and moderate heritage significance in the city centre. On this basis it is considered that it is desirable to preserve and enhance the character or appearance of the area.
- 6.14 The problems that designation could help to resolve include:
- To recognise, protect or enhance the special architectural and historic interest of the area.

- Supporting the regeneration of the City Centre, protecting the sustainability and economic vitality of the area, ensuring that new buildings harmonise with or complement their neighbours in scale, style and use of materials, inspiring new development of imaginative and high quality design.
- Promoting appreciation and understanding of the City Centre's best Twentieth Century heritage assets which are often overlooked;
- Remove ambiguity surrounding the heritage significance of the city centre;
- Help to codify the 'group value' of the area and play an important role in creating a cohesive sense of place and destination.
- Ensuring that proposals for much needed change/ adaptation and investment in buildings and spaces can take place while preserving or enhancing the character or appearance of the area;

## **7. What does the designation of a conservation area mean?**

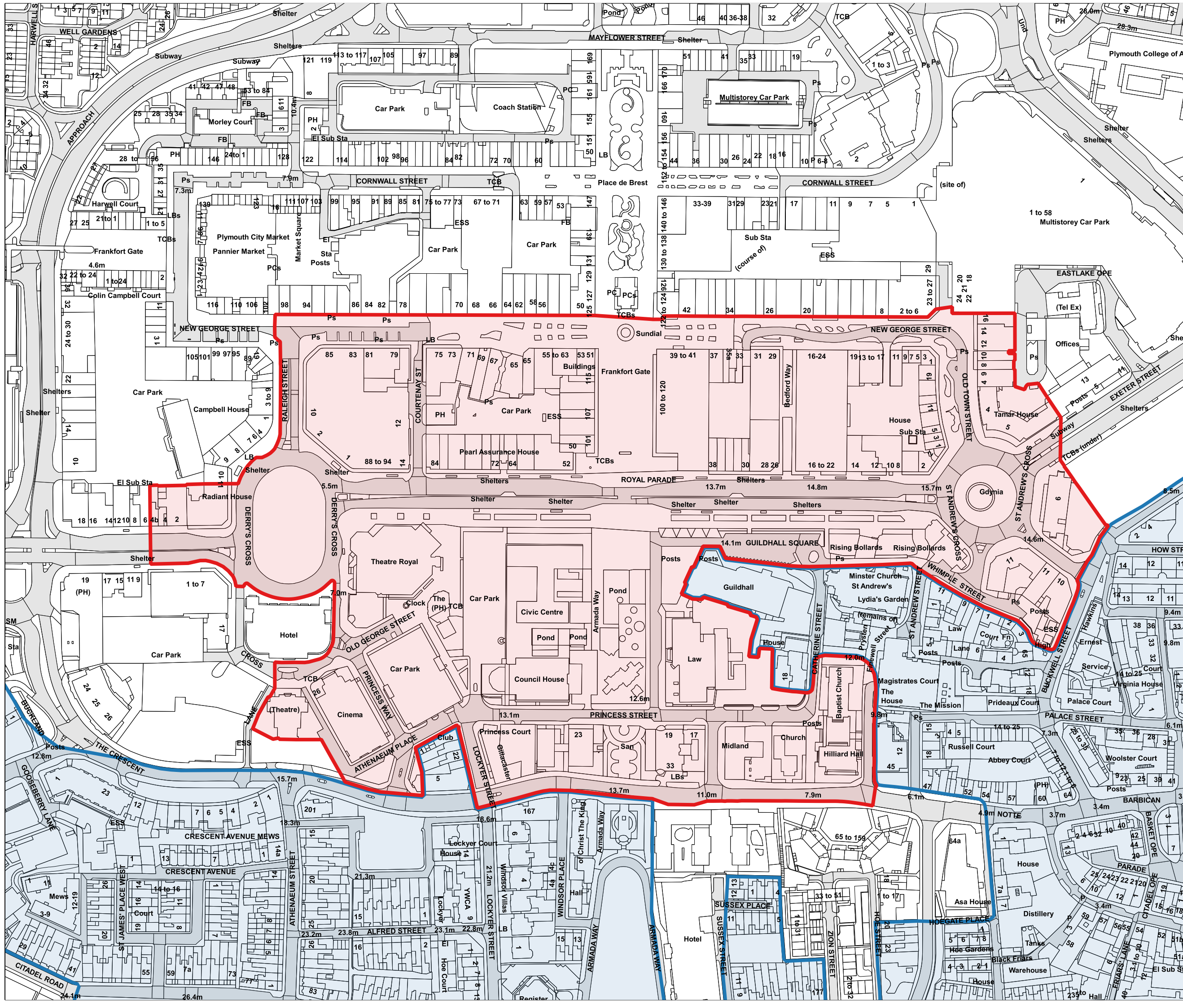
- 7.1 As set out in Historic England Advice Note 1 (2019) paragraphs 7 and 8, Conservation Area designation introduces some additional controls over the way owners can alter or develop their properties.
- 7.2 These controls include:
- the requirement in legislation and national planning policies to preserve and/or enhance, as discussed further in the NPPF and the PPG
  - local planning policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the area
  - control over demolition of unlisted buildings
  - control over works to trees
  - limitations on the types of advertisements which can be displayed with deemed consent
  - restriction on the types of development which can be carried out without the need for planning permission (permitted development rights)
  - support for the use of article 4 directions to remove permitted development rights where avoidable damage is occurring
  - clarification of archaeological interest, thereby assisting its protection
- 7.3 If you live in or run a business from a property in a conservation area you may need permission from the Council before making alterations such as cladding, inserting windows, installing satellite dishes and solar panels, adding conservatories or other extensions, laying paving or building walls.
- 7.4 Trees - If you are thinking of cutting down a tree or doing any pruning work you must notify the Council 6 weeks in advance if it has a trunk diameter of over 7.5cm at chest height. This is to give the Council time to assess the contribution the tree makes to the character of the conservation area and to decide whether to make a Tree Preservation Order. Please use the Conservation Area notification forms available on the website [https://www.planningportal.co.uk/info/200130/common\\_projects/53/trees\\_and\\_hedges](https://www.planningportal.co.uk/info/200130/common_projects/53/trees_and_hedges)
- 7.5 Demolition or substantial demolition of a building within a conservation area will usually require permission from the Council.

## 8. Notification and Next Steps

- 8.1 Advanced notification of the proposal to designate the Conservation Area, including a draft copy of this designation assessment and accompanying plans (Map 1 – Proposed Conservation Area Boundary, Map 2 – Proposed Conservation Area Boundary and Buildings of Significance, and Map 3 – Proposed Conservation Area Boundary and Spaces of Significance) was published for public comment from Monday 17<sup>th</sup> June 2019 to Sunday 30<sup>th</sup> June 2019.
- 8.2 The proposed designation was widely publicised through the City Council's social media networks and covered in a front page article in the Plymouth Herald. The Council's consultation portal also posed three basic questions seeking feedback on the proposal:
- Do you support the proposed conservation area boundary?
  - Do you have any further comments to make on the designation itself?
  - Do you have any further comments to add to help inform the preparation of the Conservation Area Management Plan which we will be consulting upon in due course?
- 8.3 The responses are summarised in a separate report and have been considered in the update of this assessment report. A total of 52 written comments were received on the portal and by email (comments on social media have not been counted but assessment of these is covered in the summary report). Of these, 59% supported the proposal, 20% objected and 21% did not specify support or objection. Of the objections, some challenged the protection of what they consider to be 'eyesore' or 'bleak' buildings and called for more widespread demolition and replacement, while others objected specifically to the proposed boundary. Others supported the designation but also called for changes to the boundary. A number of respondents called for the inclusion of the whole of Armada Way and some for inclusion of the whole of the Abercrombie Plan area. Other respondents supported the designation as proposed.
- 8.4 Having assessed and considered all the public comments made it is concluded that the proposed area shown on Map 1 and as described in this assessment should be designated a conservation area.
- 8.5 The proposed designation and a summary of all comments received during the above timeframe will be reported to Cabinet on Tuesday 9<sup>th</sup> July 2019.
- 8.6 If approved by Cabinet the area will be formally designated as a Conservation Area and shall be entered as a local land charge. In accordance section 70 of the Act, formal notification of the designation will be given to the Secretary of State and Historic England and will be published in the London Gazette and in at least one newspaper circulating in the area.
- 8.7 Plymouth City Council will prepare a Conservation Area Appraisal and Management Plan in accordance with the provisions of section 71 of the Act and Historic England Advice Note 1 and include full consultation with landowners, stakeholders and the public.
- 8.8 Plymouth City Council will submit an Expression of Interest to the High Streets Heritage Action Zones Scheme. If successful in the EOI, detailed bid's for funding will be worked up in conjunction with the preparation of the Conservation Area Appraisal and Management Plan.



# Map 1 - Proposed Conservation Area Boundary

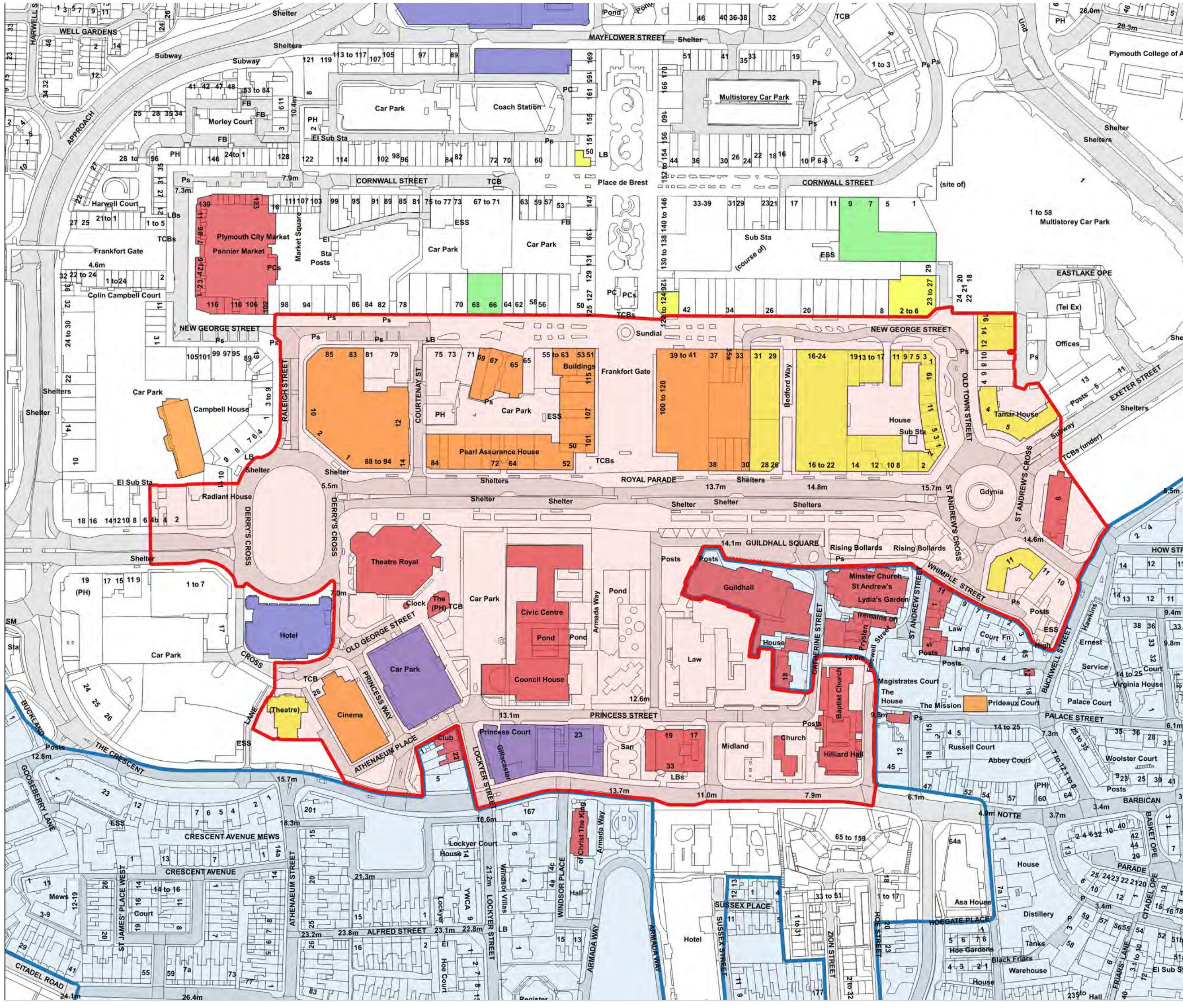


- Legend**
- Proposed Conservation Area
  - Existing Conservation Areas





Map 2 - Proposed  
Conservation Area Boundary  
and Buildings of Significance -  
Map Updated July 2019



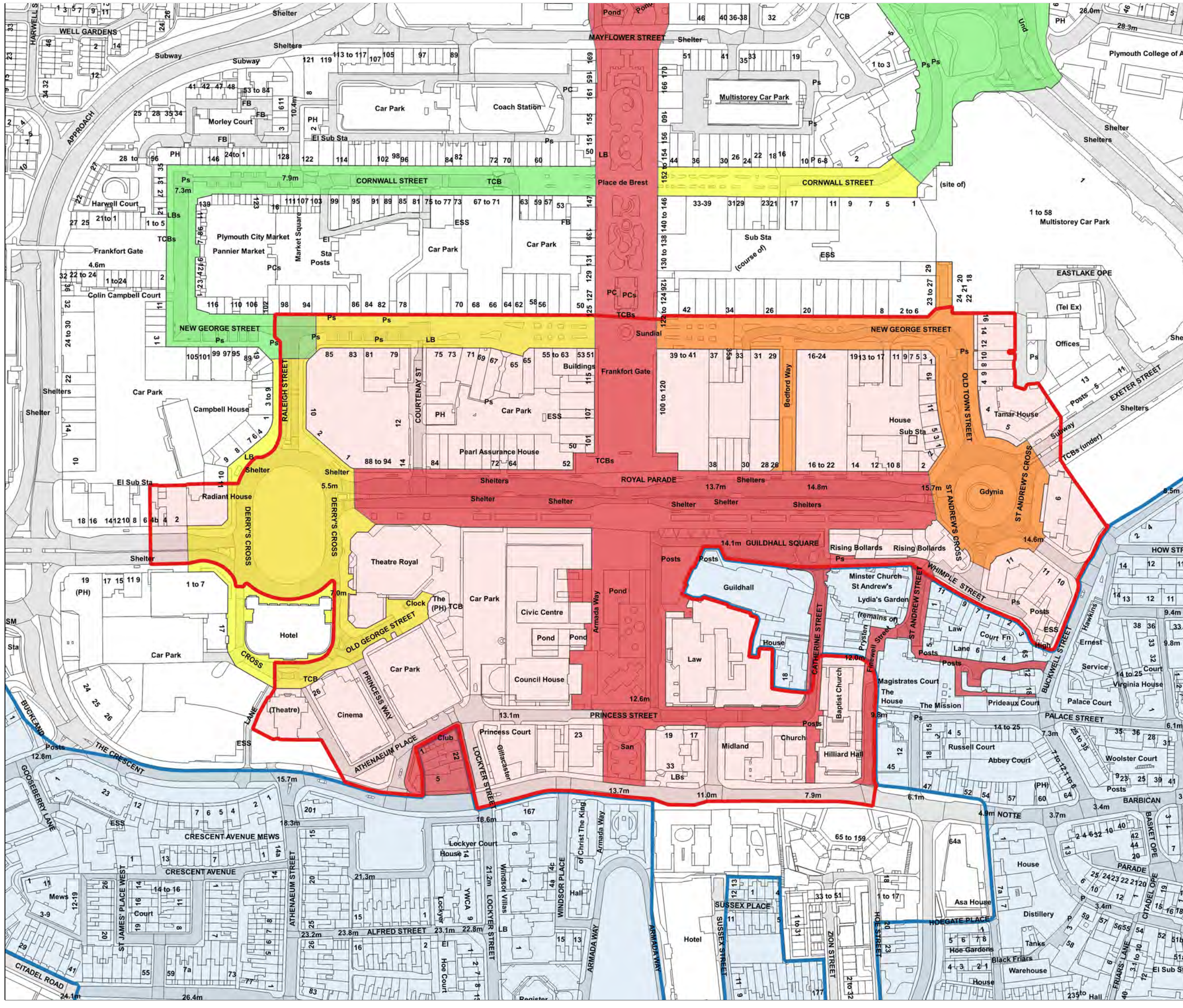
- Legend**
- Proposed Conservation Area
  - Existing Conservation Areas
  - Buildings of Significance\***
  - High Significance
  - Medium Significance
  - Moderate Significance
  - Low Significance
  - Intrusive

\* Source: Asset Heritage Consulting (2014) Plymouth City Centre Heritage Audit and Statement of Significance and updated following subsequent listings  
<https://www.plymouth.gov.uk/sites/default/files/PlymouthCityCentreDevelopmentStudyAppendixA.pdf>





# Map 3 - Proposed Conservation Area Boundary and Spaces of Significance



- Legend**
- Proposed Conservation Area
  - Existing Conservation Areas
- Spaces of Significance\***
- High Significance
  - Medium Significance
  - Moderate Significance
  - Low Significance

\* Source: Asset Heritage Consulting (2014) Plymouth City Centre Heritage Audit and Statement of Significance. <https://www.plymouth.gov.uk/sites/default/files/PlymouthCityCentreDevelopmentStudyAppendixA.pdf>





# Sample of Buildings of Heritage Significance: Heritage Audit (2014)

## Heritage Assets of High Significance



## Heritage Assets of Medium Significance



## Heritage Assets of Moderate Significance



1. Former Barclays Bank– W. Curtis Green, Son, & Lloyd of London – 1950-2
2. Civic Centre – Jellicoe, Ballantyne, & Coleridge with H.J.W. Stirling (City architect) - 1954-61
3. Royal Bank of Scotland (formerly National Provincial) – B.C. Sherren, staff architect to National Provincial – 1958-9
4. Pearl Assurance – Alec F. French & Partners with Sir John Burnet Tait & Partners - 1950-2
5. House of Fraser (former Dingles) Department Store, Royal Parade
6. Reel Cinema (originally Royal Cinema) –William Riddell Glen – 1936-8, damaged 1941
7. Post Office (now Skipton, Post Office, and RBS) – C.Woodbridge, Ministry of Works – 1954-58
8. Debenhams – Donald Hamilton, Wakeford & Partners – 1952-8
9. Athenaeum, Derry's Cross – Walls & Pearn - 1958-61

Source: Heritage Audit, 2014.



**A Plan for Plymouth (1943)** Professor Patrick Abercrombie and James Paton Watson

