

## Hoe Neighbourhood Plan Heritage Working Group Criteria for “Buildings of Negative Impact”

The Hoe Conservation Area Appraisal and Management Plan 2008 (CAAMP) uses two terms for buildings that detract from their local settings: “Buildings of Negative Quality” and “Buildings of Negative Impact”. NB: CAAMP also identifies Buildings of **Neutral** Impact, but we have not included these in our list, as the Plan focused only on the negative buildings.

### Steering Group Discussion Points:

- Policy H5 should be changed to use the term “Buildings of Negative Impact”, which would allow that a building may not be poor/negative quality but could just be the wrong building in the wrong place. Decision: **YES**
- Do we want to copy the CAAMP data and have two categories within our Plan Policy? Decision: **NO**

Comparison of buildings identified in the Neighbourhood Plan as having a negative impact, against those within the AECOM Report and the CAAMP:

HNF Plan	AECOM	CAAMP*	COMMENTS – Non-conformity with DEV20 points
'Durley House' (5-11 Millbay Road)		Yes	
St Andrew's Primary School, Citadel Road		Yes	
Chichester House, Citadel Rd	Yes		
43 Citadel Rd			2 and 4
3 Leigham Terrace Lane West			2 and 4
Leigham Court, Leigham Street		Yes	
Citadel Court, Elliot St		Neutral	
14A Athenaeum Street		Yes	
'The Walrus' public house, Notte Street		Yes	
St Catherine's House, Notte Street		Yes	
Pierson House, Mulgrave Street		Yes	
1-7 Lockyer St Lane West			1,2,3,4,5,6 (the homes behind Plymouth House)
6-14 Alfred Street		Yes	
Hoe Court, Lockyer Street		Yes	
Holyrood Court, Holyrood Place		Neutral	Possibly “neutral”
Osborne Court, Osborne Place		Neutral	Possibly “neutral”
Opal Villas, Notte St		Neutral	Recommend keep as negative 1, 2, 3, 4 and 8
Register Office Lockyer St		Neutral	Recommend keep as negative 2,4,6 and 8
Drake Court, 264-266 Citadel Road		Yes	
Crowne Plaza, Armada Way	Yes		
Astor House, Notte St			Possibly “neutral”
Zion Street Flats	Yes		
Hoegate Court, Hoe St			Possibly “neutral”
Co-op & ASA House, 8 Hoegate St			Possibly “neutral”
Rivage, Hoe Rd			2, 3 and 8
Multistorey CarPark, Central Rd, West Hoe	Yes		
6-8 Pier St, West Hoe	Yes		

\*Hoe Conservation Area Appraisal and Management Plan 2008

The criteria used for identifying additional negative impact buildings, and retaining those identified by AECOM and PCC, reflect the criteria for new development, as stated in DEV20 (JLP). In effect, if a building were presented for development now, and did not satisfy the requirements of DEV20 then it may be considered a building that has a negative impact on its surroundings.

**DEV-20 states:**

Development proposals will be required to meet good standards of design, contributing positively to both townscape and landscape, and protect and improve the quality of the built environment through:

1. Using materials and design solutions that are resilient to their context and will endure over time. Larger scale development should seek to address Building for Life criteria or a similar design framework.
2. Having proper regard to the pattern of local development and the wider development context and surroundings in terms of style, local distinctiveness, siting, layout, orientation, visual impact, views, scale, massing, height, density, materials, detailing, historic value, landscaping and character, and the demands for movement to and from nearby locations.
3. Achieving a good quality sense of place and character through good utilisation of existing assets such as quality buildings, heritage assets, trees and landscape features and attention to the design details of the scheme. Masterplanning approaches will be strongly encouraged for major schemes.
4. Delivering locally distinctive design.
5. Delivering landscape design that is appropriate to the location of the development, with full consideration given to its future management and maintenance and the need for landscape measures that are resilient.
6. Ensuring that the layout and details of new development adequately contribute towards high standards of community safety and reduce opportunities for crime and fear of crime.
7. Rectifying and repairing damaged environments and townscapes.
8. Enhancing the appearance of key gateway locations and routes into Plymouth and the main towns.
9. Integrating public art into proposals for major developments in Plymouth. Artists should be engaged in the process at an early stage, when the design brief is being scoped. The use of public art will be particularly promoted in strategically important gateway locations for Plymouth and in the city's core tourism area, including the City Centre.