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Former Plymouth Registry Office
Heritage Statement
RIBA Stage 2



Landscape Institute Registered Practice

URBAN DESIGN GROUP REGISTERED PRACTICE

RIBA Chartered Practice

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1. Introduction

Development proposals which affect the historic environment are much more likely to create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.

This reports aims to understand the significance of the former Plymouth Registry Office site and its surroundings and to assess the impact of the proposed development on the significance.

This report aims to put the site within its context in terms of historical, cultural and archaeological significance, both in terms of its position at the heart of the Hoe conservation area but also as a site in close proximity to several important listed buildings.

In assessing the significance of the site and its surroundings, this report will explore the history of the site and its development, before moving on to a more detailed analysis of the qualities of the conservation area.

Heritage assets may be affected by direct physical change or by change in their settings. Through an assessment of the nature, extent and importance of the site and the contribution of its setting, a thorough understanding of the site can be used to inform the form and design of any proposals.

2. Nature of the Proposal

Plymouth City Council has relocated the Plymouth Register Office from its current location on Citadel Road and Lockyer Street to Derriford Business Park making the site available for redevelopment. The current feasibility study for the site consists of a number of different options for consideration. It is hoped that following the completion of the initial heritage statement and having gained a more thorough understanding of the site, the proposed plans will be developed from their currently outline phase to ensure they are as contextual as possible, enhancing the conservation area whilst making a positive contribution to the local character.



Figure 1: Site Location Plan (0.27Ha)

3. Designation Records for Heritage Asset

The Former Register Office Building sits within The Hoe Conservation Area, and opposite the Grade II listed Hoe park and garden. Also opposite the site, within the park is the Grade II listed war memorial at the north west corner of the Hoe. This is one of a number of other fine memorials on the Hoe, which include the Grade I listed Naval memorial which is flanked on either side by the Grade II* listed Drake Memorial and the Grade II* listed Armada memorial.

Other listed buildings which surround the site are numbers 1 -6 Windsor Villas, Lockyer Street, and the Grade II listed Roman Catholic Church of Christ the King by Giles Gilbert Scott, which sits just to the north of the site. Diagonally opposite the site is the Invicta Hotel, at No. 11 and 12 Osborne Place.

KEY

- *Listed Buildings*
- *Buildings that make a positive contribution*
- *Negative Quality*
- *Neutral Quality*
- *Scheduled Ancient Monument*
- *Registered Park & Garden*



Figure 2: Surrounding Listed Buildings



Figure 3: 1-6 Windsor Villas, Lockyer Street



Figure 4: Invicta Hotel, 11-12 Osborne Place



Figure 5: The Roman Catholic Church of Christ the King



Figure 6: War Memorial at North West corner of the Hoe

4. Methodology

This document has been produced following a review of The Hoe Conservation Area Appraisal and Management Plan, as well as a site visit, a review of Pevsner's Buildings of England Series and a review of relevant list descriptions taken from Historic England. The statutory list descriptions for all listed buildings, monuments and registered parks included within the study area are included within the appendix to this document. For the purpose of this RIBA Stage 2 historic assessment the Plymouth Archive has not been consulted but a full archive search will be undertaken during the next phase of design.

As part of this assessment concerns setting, the sequential approach set out in the Historic England guidance 'The Setting of Heritage Assets' has been followed. This involves four principal stages as follows:

- *Identify all heritage assets that could be affected by development of the site and understand their significance.*
- *Assess to what extent setting(s) contribute to the assets' significance.*
- *Assess the possible effect of the proposed development on the assets' significance.*
- *Ensure that the development maximises enhancement and minimises harm*

5. Historic Development of Plymouth

The history of Plymouth reflects its maritime location on the edge of English Channel, sitting between the river Plym to the east and river Tamar to the west. The town has a reputation as a centre for voyage and discovery as well as for its military importance. Its location meant that the town was often the target for enemies across the English Channel, especially during the Hundred Years' War from 1337 – 1453. In the late fifteenth century Plymouth Castle, a 'castle quadrate' was constructed close to the area now known as the Barbican, and in 1512 an Act of Parliament was passed further fortifying Plymouth.

During the English Civil War Plymouth sided with the Parliamentarians which meant the town was isolated from the surrounding regions of Devon and Cornwall which were held by Royalist sympathisers. However Plymouth's position as parliamentary sympathisers was the main factor in its successful resistance. Regular supply ships were allowed through by Parliament, allowing parties of seamen to be rushed ashore to reinforce the defences against Royalist attacks.

Construction of the Royal Citadel, which was intended to defend the approach to Sutton Harbour, began in 1665. New dockyards at the mouth of the River Tamar were commissioned by William of Orange in 1691 to support the Royal Navy in the western approaches. The settlement that developed here was known as 'Plymouth Dock' and became a new town separate from Plymouth, which later became known as 'Devonport'.

Plymouth continued to expand during the eighteenth century, with the construction of the Royal Naval Hospital in 1762, the Royal Marine Barracks in Stonehouse in 1782, and additional docks were added at Devonport.

Plymouth Hoe lies on the southern side of the city centre overlooking Plymouth Sound. The southern edge of the city consists of a substantial cliff formed by a ridge of grey limestone, with the Hoe forming the highest and most prominent parts along the ridge.

The greater part of the Hoe westwards of the citadel was effectively undeveloped before the 19th century. The Hoe was laid out as a public park from 1817, and extended in the 1880s. The architect and town planner John Foulston began laying out a number of terraces to the north west of the park area from the 1830s onwards, including Lockyer Street where the Register office now sits on the junction with Citadel Road.

The royal dockyards made Plymouth a target during the war and the town was badly damaged during a series of several bombing raids. Nearly every civic building was destroyed along, with the two main shopping centres, 26 schools, eight cinemas, 41 churches and 3,754 houses. As Pevsner writes 'the re-planning that went forward in its wake swept away the street pattern of the Victorian heart of the city. As a result, the civic and commercial centre is now almost entirely of the mid C20th onwards'. In 1943, J Paton Watson the city engineer and Professor Patrick Abercrombie, published their 'Plan for Plymouth' which proposed total rebuilding of the commercial area, with a new street layout designed to eliminate through traffic. The work was carried out rapidly, however Pevsner is not complimentary of the completed townscape – 'The big disappointment in comparing the paper plan with what was carried forward with such energy and enthusiasm in the 1950s are the dominance of the roads and the mediocrity of most of the architecture'.[1]

1 *The Buildings of England, Devon, Bridget Cherry and Nikolaus Pevsner, Penguin Books 1989, p.640*

6. Historic Maps

The historic maps dating from 1850, 1890, 1900 and 1920 show the original street pattern as laid out by Foulston. There is relatively little change in the immediate vicinity of the site between these dates. By 1950 however, the damage done by the blitz is in evidence, with several houses having disappeared along Citadel Road. The start of Abercrombie's vision is also in evidence, with the construction of Armada Way to the east of the site. By 1960, more of the remaining Foulston Houses along Citadel Road have been demolished to make way for Abercrombie's broad avenue stretching north to south between the station and the Hoe.

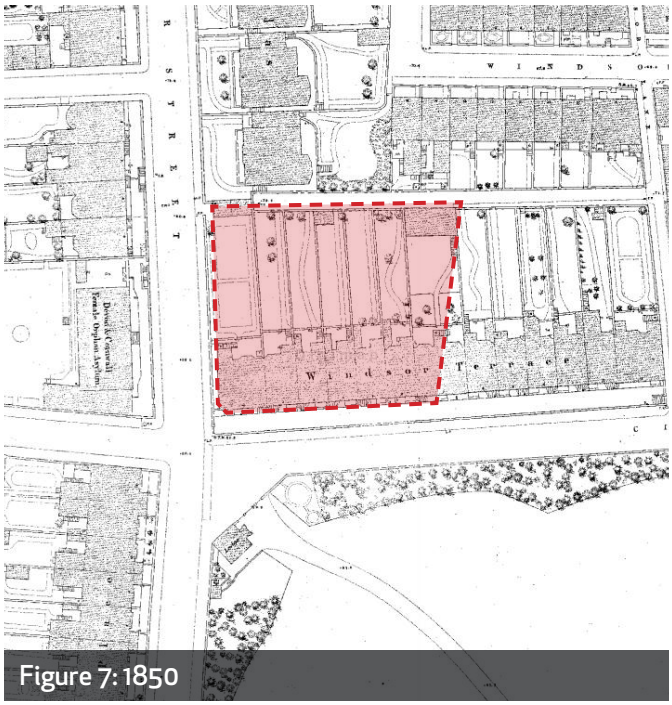


Figure 7: 1850



Figure 8: 1890



Figure 9: 1900



Figure 10: 1910

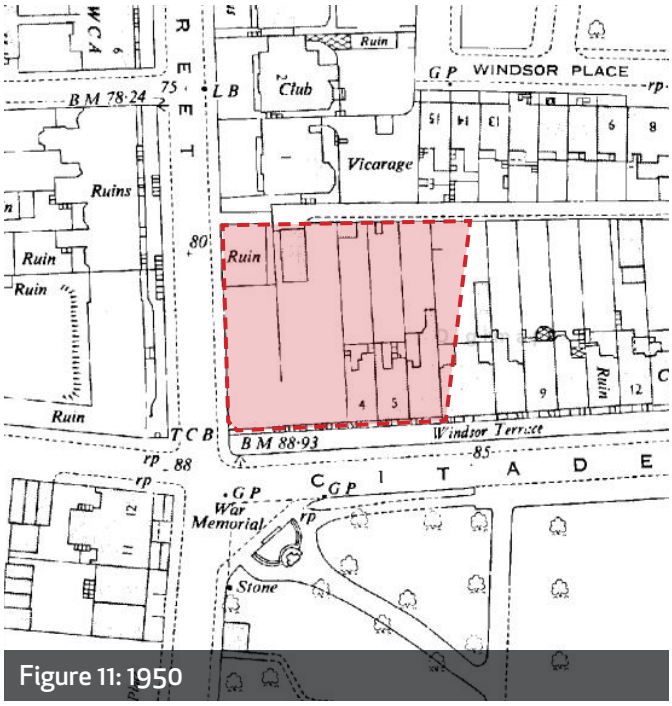


Figure 11: 1950

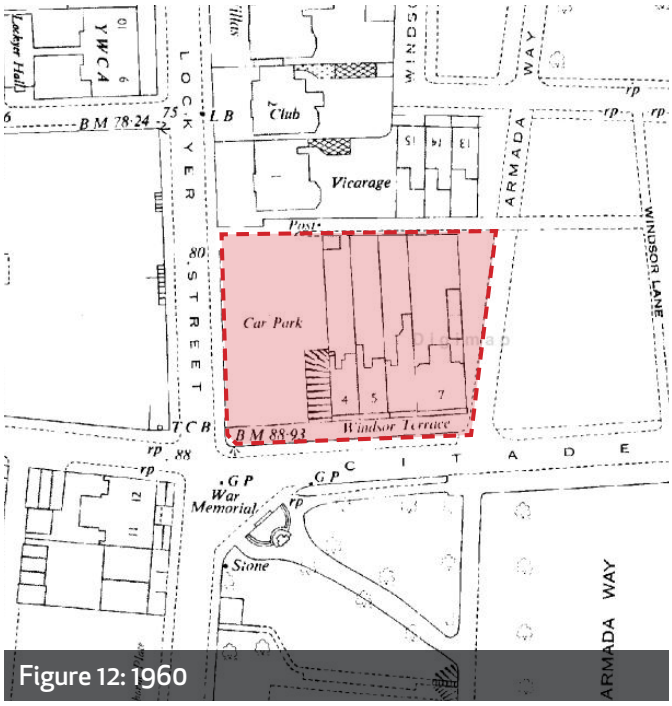


Figure 12: 1960

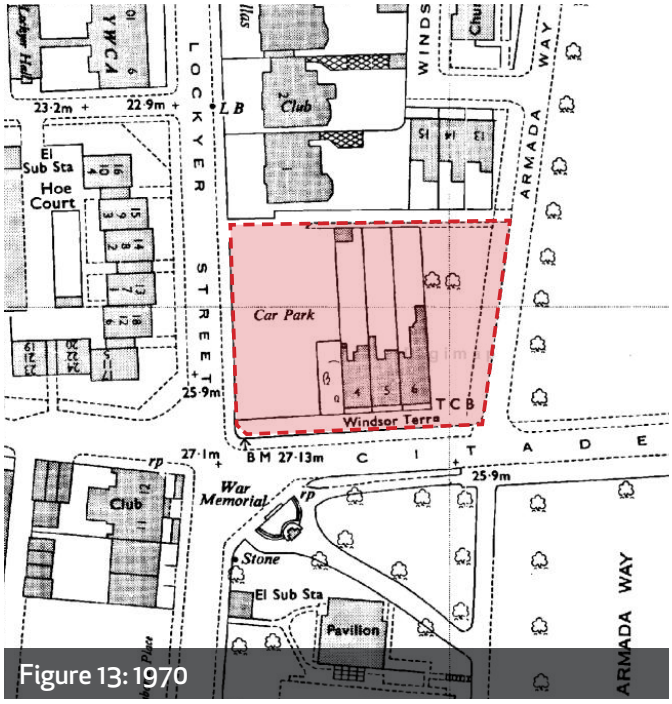


Figure 13: 1970

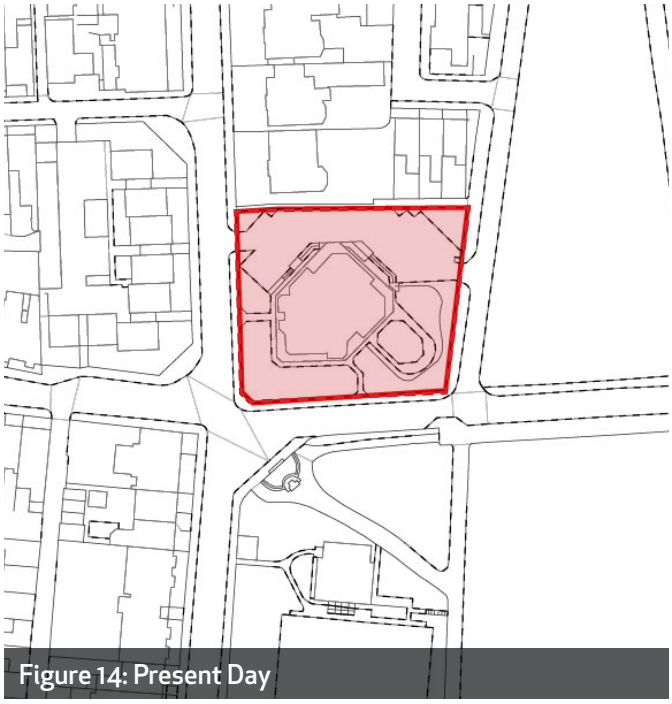


Figure 14: Present Day

7. Historic Development of the Former Registry Office Site

The architect John Foulston, a pupil of the architect Thomas Hardwick, was originally from London but settled in Plymouth following his success in a competition for new building public buildings in the town. Foulston designed the Royal Hotel Theatre and Assembly Rooms, and later on the Athenaeum and library, establishing a style that was to be widely imitated in the South West.

As Pevsner writes, 'In the neighbourhood of these public buildings Foulston with the help of his pupil George Wightwick laid out a regular grid of streets, with Lockyer Street and Athenaeum Street the main n-s axis. The excellent stuccoed neo-classical terraces and villas they built along them have been much depleted by war damage and the gaps insensitively filled'.[2]

Whilst all but two of the original Foulston houses along Windsor Terrace / Citadel Road survived World War II, as shown by the historic mapping only three remained by the 1970s and these were demolished to make way for the Register Office building.

The Register Office Building was design by the city Architect's Department in 1984. Described as 'Small and low, of red brick, tiled roofs of shallow pitch, with overhanging eaves, the materials alien to the city but neatly detailed'.[3]

2 *The Buildings of England, Devon, Bridget Cherry and Nikolaus Pevsner, Penguin Books 1989, p.664*

3 *The Buildings of England, Devon, Bridget Cherry and Nikolaus Pevsner, Penguin Books 1989, p.657*



Figure 15: Plymouth Registry Office

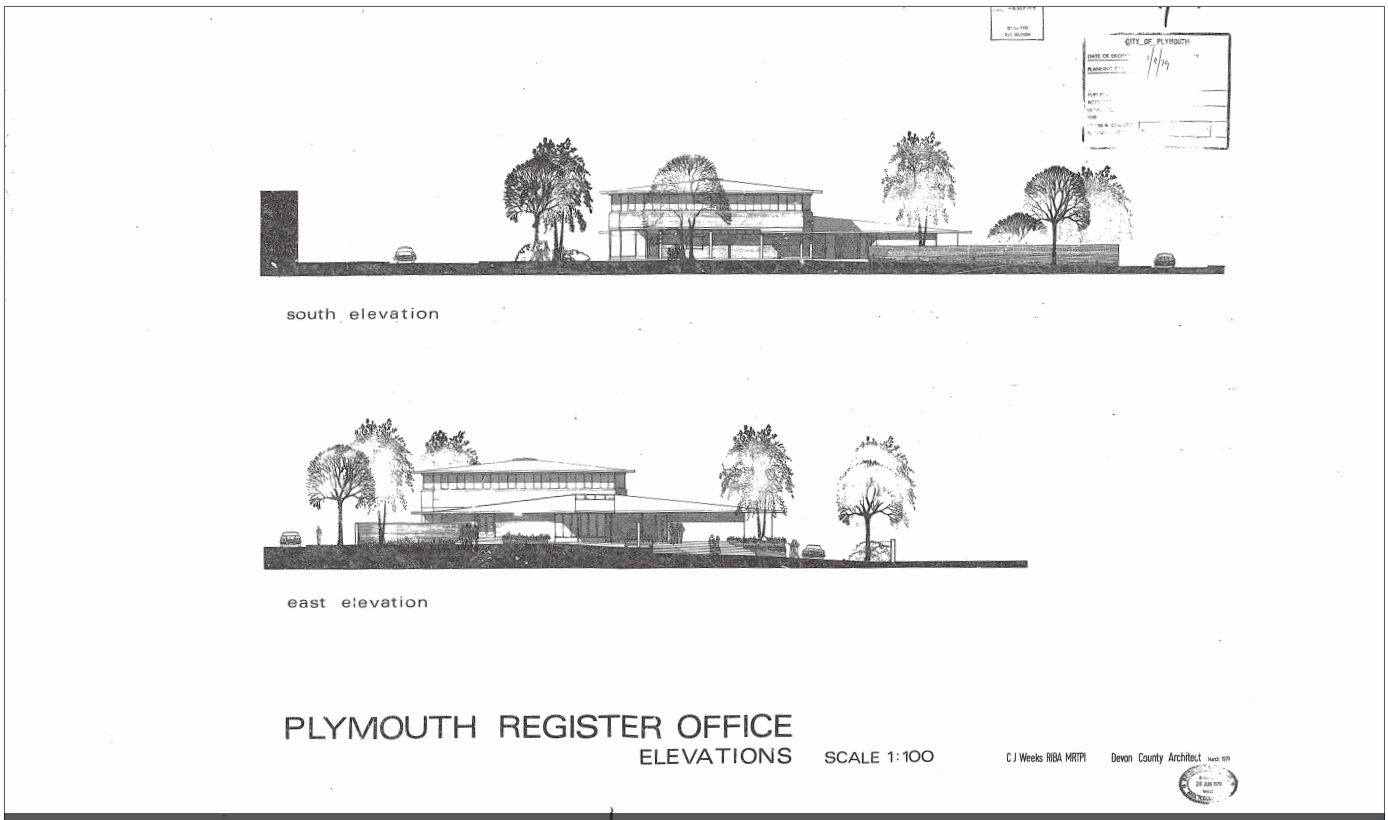


Figure 16: Original Plymouth Registry Office Elevation

8. Character Areas of Conservation Area

The Register Office site falls within character area 2 of the Conservation Area appraisal, 'Hoe Park', characterised as an open recreational area and public arena with one of the finest settings in the world. The site sits immediately adjacent to character area 3 – the residential streets, much of which is based on Foulston and Wightwick's layouts and designs.

Buildings within the residential streets are generally of a high quality. Buildings range in height depending in their location. The grandest terraces along Elliot Terrace are of four storey, with an additional storey within the attic. This reduces to three storeys along Osborne Place and Citadel Road, again with many houses having basements and attics. Alfred Street, which forms an intermediate street between the more grand terraced streets which was also possibly designed by Foulston, features lower terraces of two storeys with basements and attics. The villas along Lockyer Street are two storeys with an additional storey within the attic.



Figure 17: Elliot Terrace



Figure 18: Osborne Place



Figure 19: Alfred Street



Figure 20: Villas along Lockyer Street

By comparison, some of the newer houses which form infill development to the bomb damaged areas appear very squat in contrast to the vertical proportions of the Foulston terraces. The building on the opposite side of Lockyer Road to the Register Office is noted as making a negative contribution, along with another terrace further along Alfred Street. The Register Office is noted as being of 'neutral' quality within the conservation area.



Figure 21: Lockyer Street Infill


Figure 22: Alfred Street Infill

9. Materials

Render is the predominant material seen on elevations, over stone, brick and concrete, in a wide range of finishes ranging from the restrained to the more elaborate. The form of the terraces along the street is very consistent, with a consistent set back from the rear of the pavement. Relief to the elevation where it does occur is in the form of decoration within the render finish such as projecting pilasters, string courses and moulded entablatures to parapets. The other exception to this is projecting porches, seen on a number of houses, as well as projecting bay windows.

Roofs are principally of slate, with duo-pitched or mansard roofs. The detached villas along Lockyer Street have hipped roofs, as do some of the terraces. Dormers are a regular feature, either finished with a flat lead roof or with semi-circular arch shape, with slate hung or lead cheeks.

As with the level of ornamentation to the render, the windows too differ in their ornamentation from a simple opening to much more ornate surrounds, many with ornamental architraves and entablatures. There are also examples of bay windows, varying from rectilinear slightly projecting bays with stone mullions to ground floor only, to two storey splayed bays.

Doors and their surrounds are often a key architectural feature even on the more restrained houses. These range from projecting pilasters under a simple cornice moulding on Alfred Street to a much grander Corinthian porch with ornamental balustrade as seen on the Invicta Hotel. Doors themselves are in panelled timber, some with glazed inserts and some with fanlights.

The vast array of detailing seen within the plasterwork of the individual houses adds character and interest to the area. Even within a single terrace there is a great variety of detail seen along the street. The proportions of the houses are very vertical, following the classical proportions with storeys receding in height the taller the terraces are. Again the principal windows follow the classical proportions. In this context the new post war additions within the conservation area stand out in terms of their storey heights and window proportions.



Figure 23: Render and Slate used on Building



Figure 24: Render and Slate used on Building

Terraces within the character area are set back from the rear of the pavement to allow for a small amount of green space. Low boundary walls are either in stone or painted render, some with copings. Some houses have railings on top of the boundary walls, and examples of highly ornamental original railings can be seen around the conservation area. Examples of high quality materials used within the public realm still remain, such as granite kerbs, steps and drain channels. The houses along Lockyer Street have lost some of these garden walls to form parking areas at the front of the houses, the effect of which has eroded the quality of this street slightly.

The Holiday Inn and Quality Inn which although fall outside of the boundary of the conservation area nevertheless impinge on the area because of their size and the lack of quality of their built form. In terms of height and in terms of the urban grain these buildings do not fit well within the streetscape. The conservation area appraisal notes that they do not preserve or enhance the special qualities of the conservation area due to their mundane designs.



Figure 25: Dwarf Render Wall with Railings



Figure 26: Ornate Railings on Dwarf Wall

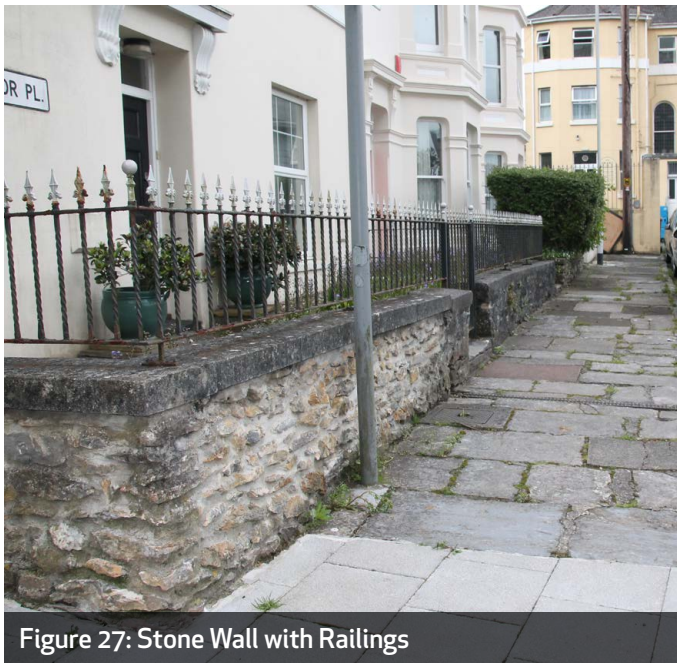


Figure 27: Stone Wall with Railings



Figure 28: Tall Stone Rear Garden Wall

10. Archaeological Potential

In terms of above ground archaeology on the site, only the rear boundary wall to the terrace along Windsor Place remains. The Hoe area of Plymouth was used for recreation during the medieval period meaning the site has archaeological potential, subject to this having been disturbed during the construction of the earlier houses or the register office itself. In the middle ages the site is known to have possessed an adornment known as 'Gog Magog', two giants holding clubs.

11. Historic Views

The photographs below show the remaining row of terraces on the Register Office site prior to their demolition. The first photograph, from the Plymouth Herald dated 1953, looks along Armada Way to the Naval Memorial and Smeaton's tower. This was prior to the widening of Armada Way, which necessitated the removal of the first 5 houses in the foreground along Windsor Place, and all but the furthest four terraced houses to the west of the houses along Citadel Road. This photograph shows that the original houses along Citadel road would have been similar in height to those along Osborne Place, forming a substantial architectural backdrop to the Hoe.

The second undated photograph of pre-World War II Plymouth shows the entire row of houses on the Register Office site with the detached villas on Lockyer Street running up the hill behind them.



Figure 29: Historic View toward Hoe

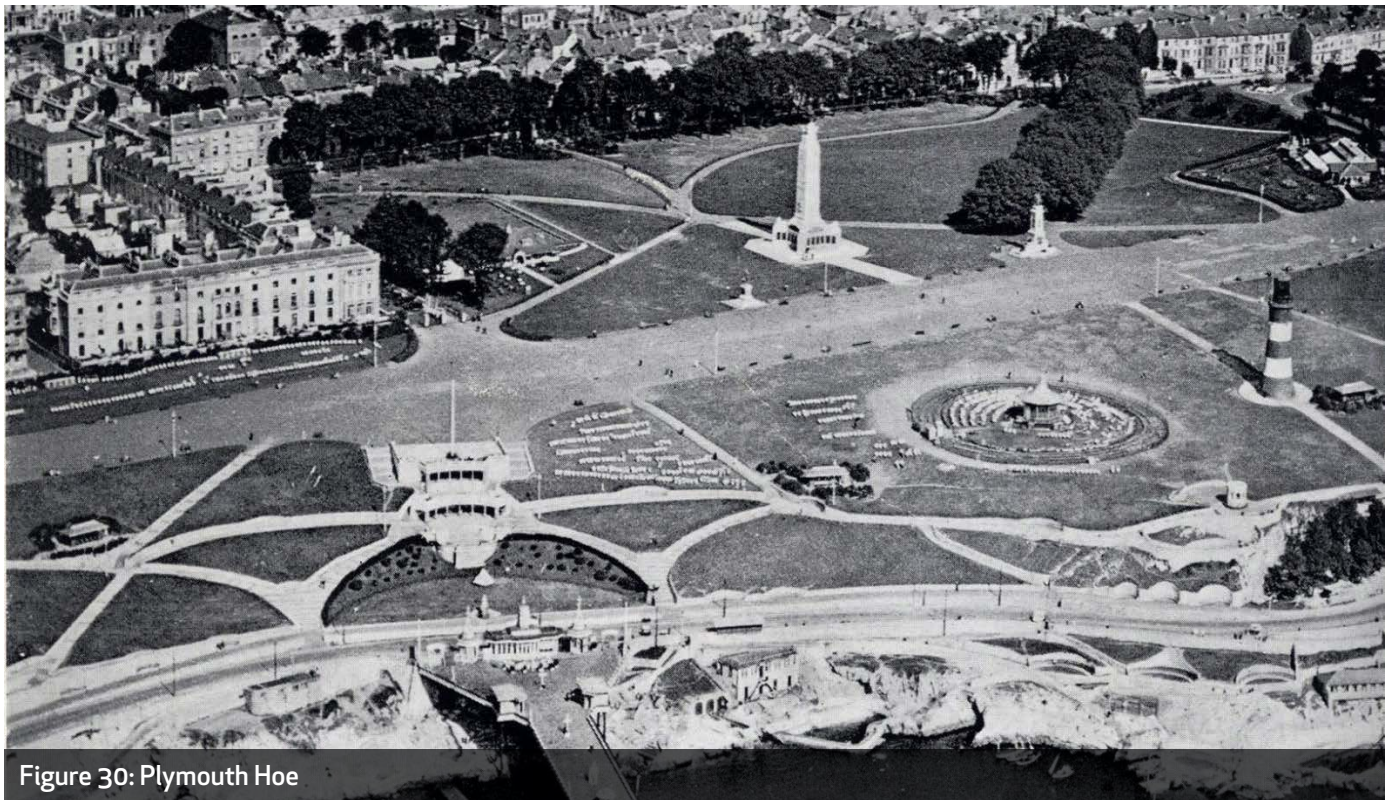


Figure 30: Plymouth Hoe

12. Significant Views

Significant views identified within the conservation area appraisal are that looking northward along Armada Way as well as looking from the Citadel across the park to the facades of the Esplanade, Elliot Terrace and the Grand Hotel. In the first view the redeveloped site will be visible to the west. When seen from the Citadel, the topography of the site means the development site, subject to the height of the proposed development, will probably not be visible within this view but further work would be required to confirm this.

The proposed development site will also impinge on other views in and around the Hoe conservation area. The Register Office site can be seen from various points within the Hoe Park therefore any development proposals will need to consider the impact on the view of the monuments looking north from the park.



Figure 31: View looking North from Armada Way

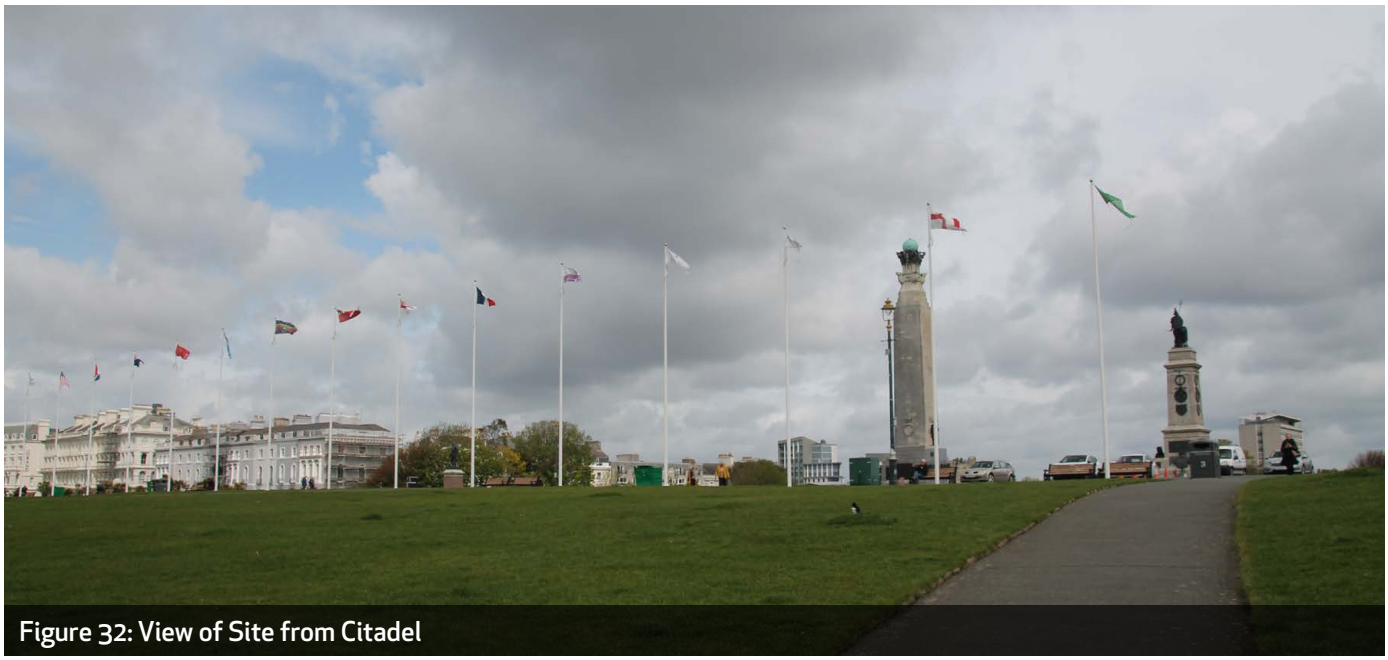


Figure 32: View of Site from Citadel



Figure 33: Proposed Site in Context of Naval Memorial

13. Trees

At the moment the site is classed as being within the park character area. The site has many trees which currently shield the building from view. The removal of some of these trees to make way for redevelopment will increase the impact of the development when seen from the Hoe to the south.

The trees on the site are mainly birch, Norway maple and cherry. The majority are assessed as being of moderate quality, with one high quality Norway maple. There are no tree preservation orders of the development site itself.

Armada Way to the east of the site features avenues of Ash trees along either site. The arboricultural report unfortunately notes that the expectation is that over 90% of ash trees in Devon will be lost to Ash Dieback disease and that planting of alternative species could be considered in the coming years.

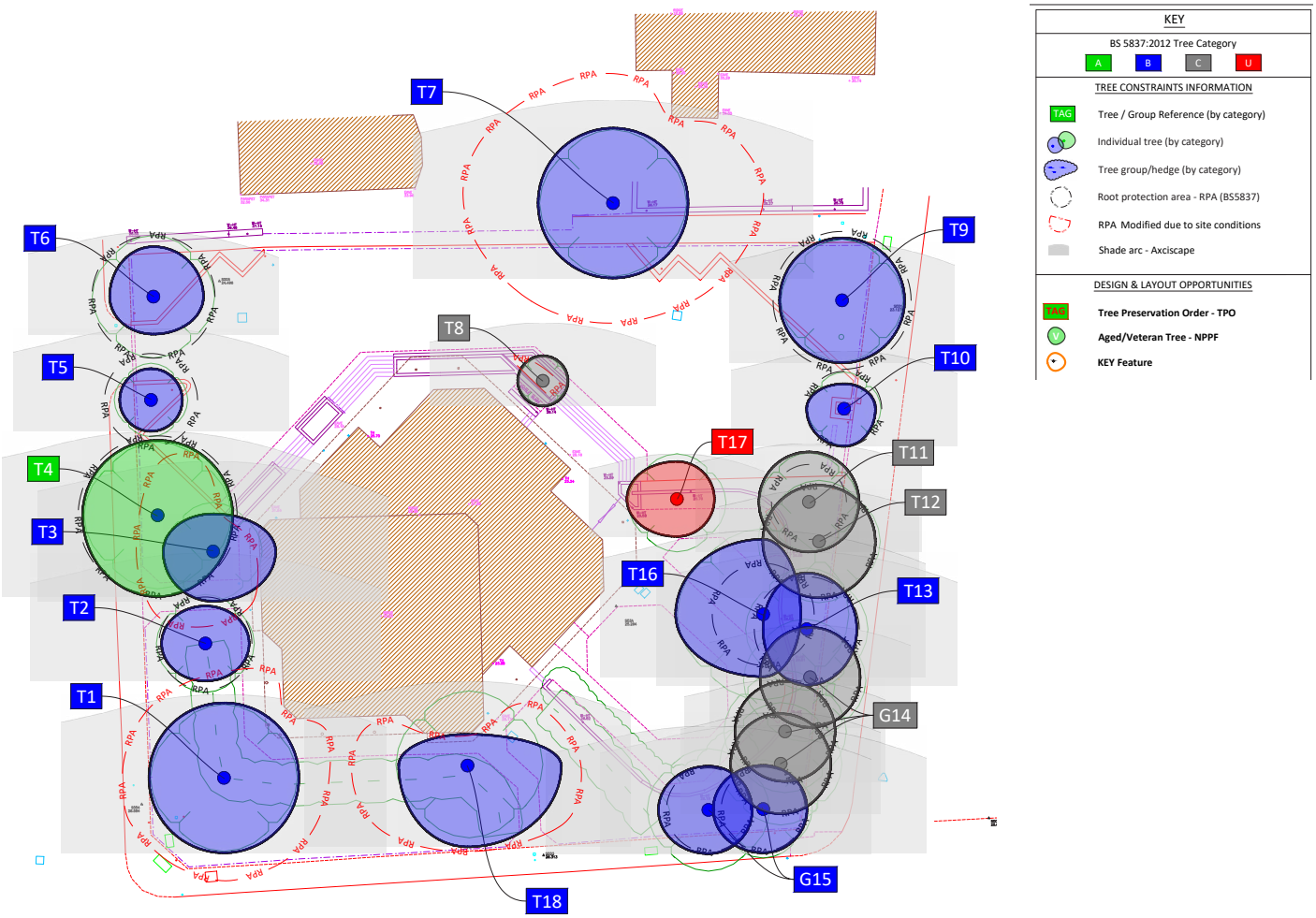


Figure 34: Aspect Tree Consultancy plan



Figure 35: Aspect Tree Consultancy offsite trees plan

14. Assessment of Significance

Whilst the current Register Office building is not of any architectural significance the site itself is of great significance. The site's location adjacent to the historic listed park 'The Hoe', and adjacent to a range of other public memorials including the Naval War Memorial means that any proposals will be seen as a backdrop to the park and the memorials. The park also has cultural associations as social focus for Plymouth.

The streets around the site, laid out from the 1830s onwards to the north east of the Hoe by the architect and planner John Foulston and George Wightwick contain excellent examples of stuccoed neoclassical terraces and villas. The grandest of these are along Elliot Terrace facing out to sea and the Crescent and contain a huge variety of Italianate detailing.

Foulston was the architect of many of Plymouth's civic buildings such as the Royal Hotel and the Athenaeum which were destroyed in the war, in addition to other buildings which were lost as a result of later town planning efforts. The remaining buildings are therefore not only of architectural significance but also are all that remains of the architect whose prominence brought Plymouth to the forefront of design in the 19th century.

The site also sits on the great North to South axis created by Watson and Abercrombie running between Plymouth Station and the Hoe, with the Naval memorial on its axis. Also lying on this axis to the north of the site is the Roman Catholic Church of Christ the King. The building is significant historically as it was designed by Sir Giles Gilbert Scott (1880-1960), who established himself as one of the most accomplished and sophisticated ecclesiastic architects in Britain, designing for both Anglican and Roman Catholic parishes. This was his last work, which was completed posthumously.

The site is within close proximity to a number of significant listed buildings also by Foulston and Wightwick, including the villas along Lockyer Street which form the only detached houses in a streetscape predominately formed of terraces, and the Invicta Hotel at 11 and 12 Osborne Place which is another example of a fine unaltered terrace with fine stucco detailing.

The Hoe has rich historical associations, with its many war memorials reflecting the town's military connections. The war memorial at the North West corner of the Hoe, directly opposite the site will be directly impacted by the proposals. The Grade I listed Naval memorial by the architect Lorimer at the heart of the Hoe, together with the second world war extension in 1954 by Sir Edward Maufe is historically significant as a tribute to those who served with the Royal Navy, and the sacrifices they made in both the First and Second World Wars, commemorating those who have no grave but the sea. The form of Lorimer's First World War memorial, is a powerful naval symbol, taking the form of a rostral column intended as a mark for shipping. The Second World War extension makes an architectural contribution to the dignity and contemplative quality of the memorial as a whole.

15. Planning Policy Context

13.1 National Planning Policy Framework

Para 124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Para 127: Planning policies and decisions should ensure that developments:

- *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
- *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*
- *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*
- *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit*

Para 130: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to the development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.

Chapter 16 – Conserving and enhancing the historic environment

Para 185: Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*
- *The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring*
- *The desirability of new development making a positive contribution to local character and distinctiveness.*
- *Opportunities to draw on the contribution made by the historic environment to the character of a place.*

Para 189: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 192: In determining planning applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them into viable use consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and*
- *The desirability of new development making a positive contribution to local character and distinctiveness*

Para 193: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance

Para 200: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

15. Planning Policy Context (continued)

Local Plan

DEV21 - Development affecting the historic environment

Development proposals will need to sustain the local character and distinctiveness of the area by conserving and where appropriate enhancing its historic environment, both designated and non-designated heritage assets and their settings, according to their national and local significance. The following provisions will apply:

- *The significance, character, setting and local distinctiveness of heritage assets should be considered within an appropriate assessment to determine impact.*
- *Great weight will be given to the conservation of the Plan Area's designated heritage assets. Where development proposals will lead to any harm to the significance of a designated heritage asset, they must be fully justified against:*
  - i. *the public benefits of the development, and whether there are substantial public benefits in cases where there would be substantial harm*
  - ii. *whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of harm to the assets significance and if the work is the minimum required to secure its long term use.*
- *Development that harms the significance of locally important non-designated heritage assets, or their contribution to the character of a place will only be permitted where it can be justified on the basis of a balanced judgement, having regard to the scale of any harm or loss and the significance of the heritage asset.*
- *Where harm to designated and non- designated heritage assets can be justified applicants will be required to undertake excavation or recording as appropriate, followed by analysis and publication to professionally acceptable standards.*
- *Development should help secure the long term sustainable future for the Plan Area's heritage assets, especially those identified as being of greater risk of loss and decay and that might have a community benefit where possible.*
- *Development should respond positively and creatively to ensure those elements that contribute to the special character and appearance of conservation areas are conserved or enhanced using, where appropriate, Conservation Area Appraisals and Management Plans to inform future development*

16. The Proposals

The current feasibility proposals show a three and five storey building which addresses the three main streets. As with the surrounding original Foulston buildings, the building line of the development along Lockyer Street has been informed by the historical building line., which also allows for the creation of defensible space and to add character and interest.

Compared to the neighbouring terraces of houses, the register office is a very different in character to the surrounding architecture and the redevelopment of the site gives the opportunity to reinstate the former street pattern lost due to the war and subsequent post war town planning.

The building line is set away from the existing villas on Lockyer Street and the existing terraced housing on Windsor Place, and the proposals include improving the pedestrian link between Lockyer Street and Armada Way as well as garden space within the development area. The echelon approach to the building line fronting Armada Way is informed by the immediate existing context and somewhat 'broken' frontage to Armada Way.

17. Potential to Improve the Proposals

In terms of the roof scape, the current sketch proposals indicate flat roofs to the development, with the upper storey set back from the main elevations. In effect this mirrors the detail of the historic buildings whose roofs sit behind parapet walls. Predominantly around the site flat roofs belong to the modern infill buildings which detract from the character so care will need to be taken to ensure the quality of the detailing to the roofline. The historic photographs indicate that the originally terraces which occupied this site were significant in height. There are examples of modern infill looking too squat and the height of the proposed buildings should be celebrated rather than minimised.

18. Ensuring the Development Maximises Enhancement and Minimises Harm

The Holiday Inn to the east of Armada way presents a very blank façade towards the open space at ground level. Redevelopment of this site gives the opportunity to address this space and create an improved street frontage along this public open space. The proposed building line is set back from the line of the rear of the pavement to allow for a small amount of defensible space in front of the buildings, as seen in the surrounding terraces. This small amount of green space adds interest and character and will help to mitigate against the loss of some of the trees on the site.

The success of the proposals will hinge on the quality of the material and detailing. The predominant materials of render and slate used throughout the conservation area are used in a huge variety of ways from the relatively simple to the highly ornate, lending character and delight to the buildings. The importance of the surrounding architecture and the importance of the surrounding memorials necessitates the highest quality of architecture in order to enhance the conservation area. As required by the the NPPF, proposals should be sympathetic to the surrounding architecture, whilst not prevent appropriate innovation or change. The proposals should respect the overall classical proportions of the surrounding architecture in order to integrate the new scheme into the surrounding environment.

19. Impact on Significance

The relocation of the current Register Office building has given the opportunity to enhance the conservation area and provide a solution for this site that is more in keeping with the surrounding architecture in terms of overall massing, building heights and architectural proportions. The proposals also have the opportunity to enhance Armada Way and in doing so the surroundings of the nearby Gilbert Scott Roman Catholic church. Given the potential impact of the site as a backdrop to the existing war memorials when viewed from the Hoe, the elevation facing Citadel Road is of crucial importance in terms of its overall architectural detailing and proportions.



Figure 36: Illustrative Masterplan



Figure 37: Artist's Impression of Site

References & Figures

References

The following references were consulted in the preparation of this report:

The Hoe Conservation Area Appraisal and Management Plan 2008, City of Plymouth, April 2009

The setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 – Second Edition, Historic England December 2017

Statements of Heritage Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12, English Heritage Oct. 2019

The Buildings of England; Devon, Bridget Cherry and Nikolaus Pevsner, Penguin books 1989.

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All photographs unless otherwise stated are by the author, May 2021

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Fig 37: *Artist's Impression of Site*

Appendices

THE HOE

Heritage Category: Park and Garden
Grade: II
List Entry Number: 1001635
Date first listed: 15-Jul-2002
District: City of Plymouth (Unitary Authority)
National Park: N/A
National Grid Reference: SX 47771 53862

A public walk and parade ground of medieval origin, developed in the C19 and C20 as a public park and setting for a group of public monuments.

HISTORIC DEVELOPMENT

During the medieval period the headland known as The Hoe was used for recreation by the residents of Plymouth. In 1530 Westcote reported that, 'Here the townsmen pass their time of leisure in walking, bowling and other pleasant pastimes' (quoted in Worth 1890). Two figures of giants holding clubs, popularly known as 'Gog Magog', were cut in the turf of The Hoe. These survived until c 1671 when Charles II constructed the Royal Citadel, a military fort, at the eastern end of The Hoe. It was first claimed that Sir Francis Drake (1540-96) played bowls on the Hoe whilst awaiting the arrival of the ships of the Spanish Armada in 1588 in a Dutch publication in 1624, a story later included in Drake's 1736 biography, and made popular in 1855 by Charles Kingsley in 'Westward Ho!', and by others. However there is no authenticated contemporary record of the fact. The Hoe continued to be used as an informal place of recreation during the C16, C17, and C18.

As Plymouth assumed greater significance as a naval town in the early C19, so the Corporation sought to develop The Hoe in a more formal way with walks and gardens to complement the adjacent residential developments built by John Foulston and George Wightwick (Cherry and Pevsner 1989). In 1836 a Committee was appointed to examine the condition of the fences, seats, and approaches to The Hoe (Hoe Committee Minutes). An officer was instructed to 'repress the practice of bathing at improper hours in the summer months and prevent visitors to the Hoe being molested by persons soliciting alms who constantly resort there at periods when the Hoe is most frequented for exercise' (Minutes, 27 April 1836). The Committee continued to implement gradual improvements throughout the 1830s and 1840s: walks were re-gravelled, the seats below The Hoe were repaired, and by c 1838 a camera obscura had been built (Minutes, 9 September 1836, 7 December 1839, December 1841). The Hoe continued to be used for military purposes by the garrison stationed in the Royal Citadel, and its management was limited by the conflicting interests of residents and the military. In 1847-8 the Corporation concluded negotiations for the lease of the Governor's Meadow and Citadel Field from the Board of Ordnance (Minutes, 25 June 1844, 24 November 1847). This process of expansion had begun in 1844 when land adjoining The Hoe to the north-west had been bought from Col Elliot (Minutes, 21 September 1844). In November 1847 the Committee requested the Surveyor to draw up plans for planting the western and northern boundaries of the Governor's Meadow and for a lodge at the head of Lockyer Street, with the assistance of 'Mr Pontey' (John Pontey, nurseryman, c 1763-1854). In 1849 land in front of The Esplanade, presumably on the site of the parade ground, was levelled (Minutes, 1 December 1849), and in 1854 the Horticultural Society was granted permission to hold its show on The Hoe (Minutes, 29 August 1854). By 1859 features of The Hoe included the camera obscura, a navigation obelisk, and a bathing house on the foreshore (Minutes, 1859).

In 1860 the practise of grazing The Hoe with sheep was discontinued, and the area became known as Hoe Park (Minutes). By 1873 Jewitt noted that:

'The Hoe ... is converted into public gardens for the free and unrestricted use, day and night, of the inhabitants, and forms one of the most delightful and inviting ... promenades in the Kingdom. The Hoe ... is laid out in paths, with shrubberies on its town side and beneath the cliffs; and along its centre, running in a line from the Citadel ... to West Hoe ... is a broad gravelled promenade, where the townspeople and visitors, in fine weather, assemble in thousands ... On the East side of the Hoe a public carriage drive is formed from the town at Saltram Place, down to the cliffs and so along by the sea to West Hoe Terrace and Millbay; and on the sea side of the cliffs, winding paths and flights of steps, with innumerable alcoves, recesses, and seats are provided for the comfort of the public'. (Jewitt 1873)

Significant improvements took place in the 1870s and 1880s which included levelling around the depression known as the Bull Ring (Minutes, 29 July 1870), obtaining the lease of the south glacis adjacent to the Royal Citadel which was laid out with walks in 1878-9 (Minutes, 19 January 1877), the construction of a new entrance at the north-east corner of the Governor's Meadow (Minutes, 4 July 1878), and the construction of new roads to the east and west of The Hoe and the extension of The Promenade to a design by the Borough Surveyor (Minutes, 31 July 1880). In 1881 Alderman Norrington donated a drinking fountain (Minutes, 12 March 1881), while the following year a pier was commenced by the Plymouth Pier Company below The Hoe (Minutes, 10 September 1881). The foreshore was purchased from the Duchy of Cornwall in 1882 to prevent quarrying, stone-gathering, and speculative development (Minutes, September 1882). The upper section of John Smeaton's Eddystone Lighthouse (1756-9) was re-erected on The Hoe in 1882, while the first of a significant group of public monuments, the statue of Sir Francis Drake, was erected in 1883 (Minutes, 1 September 1883). In 1887 improvements including a new lodge were made at

the east end of The Promenade (Minutes, 1887), while the following year the Corporation began negotiations to obtain the camera obscura from Miss Simpson, its custodian for over fifty years (Minutes, 8 December 1888). The camera was demolished in June 1889. Further structures, including a cast-iron bandstand supplied by Walter MacFarlane & Co of Glasgow (Designs, WDRO), two shelters, a tower, and a Belvedere, known as the Corporation Seat, were constructed in the late C19.

Following the First World War, The Hoe was chosen as the site for the Naval War Memorial designed by Sir Robert Lorimer. During the 1930s the carriage drive, Hoe Road, was reconstructed in cantilevered reinforced concrete to form a sun terrace and promenade; at the same time a Lido was built together with further concrete terraces and bathing stations along the foreshore. During the Second World War the Pier was destroyed by bombing (1941), while after the war the Naval Memorial was extended to designs by Edward Maufe. The Naval Memorial was chosen by J Paton Watson and Patrick Abercrombie, architects for the reconstruction of Plymouth following its war-time bombing, as the terminal feature of a new north/south vista extending through the city centre (Paton Watson and Abercrombie 1943).

In the mid C20 the late C19 bandstand was removed from The Hoe, while in 1988 The Hoe Visitors' Centre was constructed to the design of the City Architect's department on the site of a group of late C19 recessed shelters. Today (2002), The Hoe remains municipal property.

DESCRIPTION

Location, Area, Boundaries, Landform and Setting

The Hoe is situated immediately south of the mid C20 civic centre of Plymouth. The c 15ha site comprises four areas linked by historic development: the area known as Hoe Park to the north of The Promenade, The Hoe to the south of The Promenade, the Lido and associated bathing facilities on the foreshore south of Hoe Road, and West Hoe Park. The registered site also includes an area of lawns and gardens bounded by Armada Way and Notte Street to the north which link The Hoe to the post-war city centre and Civic Square (qv). To the west and north-west the site is bounded by Lockyer Street, and the early C19 buildings of The Esplanade and Cliff Road. To the south the boundary of the site is formed by the foreshore of Plymouth Sound, while to the south-east and east it adjoins the Royal Citadel, from which it is separated by Hoe Road, which originated as an early C19 public carriage drive leading to the shore (Tithe map, 1846; Jewitt 1873). To the north-east the site is bounded by C19 buildings to the north of Hoe Road and Lambhay Hill. The site occupies the summit of a ridge which extends from east to west approximately on the line of The Promenade. To the north the ground drops away towards the city centre, while to the south it falls towards Plymouth Sound, allowing fine views south towards The Breakwater, south-east towards Mount Batten, and south-west towards Mount Edgcumbe (qv). The ground also falls steeply to the north-east, allowing further views across Coxside towards Saltram (qv).

Entrances & Approaches

The principal entrance to The Hoe is situated at the eastern end of The Promenade on Hoe Road. A pair of broad flights of granite steps flanking a central ramp ascend from Hoe Road to The Promenade. To the north of the entrance stands a single-storey late C19 lodge (listed grade II). Of rendered construction with an ornamental cast-iron verandah to the south facade and ornamental bargeboards, the lodge was designed by the Borough Surveyor in 1887-8 (Minutes, 1887) as part of a scheme of improvements to The Hoe. An original single-storey wing extending north-east from the lodge contains public conveniences. This wing is screened from the adjacent walk by evergreen shrubbery. To the west of the lodge a small late C20 formal garden with figurative topiary is enclosed by clipped evergreen hedges.

Two further formal entrances are situated on Hoe Road to the north-east at points opposite Hoe Street and Hoe Approach. Another entrance is situated to the west, at the southern end of Lockyer Street. The north-east entrances comprise a pair of granite piers between which are placed three cast-iron bollards; these entrances were constructed in 1878 (Minutes, 4 July 1878). The west entrance comprises an outer pair of granite piers surmounted by lamp standards flanking an inner, taller pair of rusticated granite piers (listed grade II) surmounted by turned finials. The piers are separated by further cast-iron bollards. A lodge was proposed for the end of Lockyer Street in 1847 (Minutes, 24 November 1847), but this structure appears not to have been erected (OS 1855-6); the present entrance is contemporary with the adjacent mid C19 terraces overlooking The Hoe. A further formal entrance at the north-west corner of the site adjacent to the junction of Lockyer Street and Citadel Road incorporates an early C20 war memorial (listed grade II). There are further informal entrances to the site which, since the mid C20, has been largely unfenced, although to the north and east, on Citadel Road and Hoe Road, low stone boundary walls formerly supporting C19 railings survive.

Gardens & Pleasure Grounds

The area to the north of The Promenade or parade ground is predominantly laid out as lawns planted with scattered specimen trees, while to the north-east, adjacent to the boundary, some planting appears to survive from the mid C19 shrubberies (Minutes, 1847). A raised walk extends along the north-east boundary, linking the north-east entrance and the entrance at the east end of The Promenade. The grass slopes below this walk are planted with trees and shrubs. An early C20 red granite obelisk (listed grade II) with bronze plaques stands c 130m north of the east entrance. The obelisk commemorates Prince Christian Victor of Schleswig-Holstein who was killed in the Boer War, and was erected in 1902 (inscription). To the east of the raised walk grass slopes descend to the level of Hoe Road, which is here planted with an avenue of mature trees. To the east of Hoe Road lawns and formal flower beds extend below the walls of the Royal Citadel. From the north-east entrance a straight tree-lined walk extends c 190m south-west across the site. Some 150m south-west of the entrance a white marble and red granite Gothic-style drinking fountain

stands to the west of the walk. This was donated in 1881 by Alderman Norrington (Minutes, 12 March 1881). A further curvilinear walk extends parallel to the northern boundary: this was established by 1855 (OS), while the remaining walks are shown in their present form by 1881 (Maddock, 1881). To the west of these lawns a further, rectangular area of lawn is enclosed to the east and west by walks, while to the south stands the Naval War Memorial (listed grade II*). The original First World War memorial (1920-4) by Sir Robert Lorimer comprising a monumental Portland stone obelisk bearing bronze memorial plaques and surmounted by a bronze globe finial stands on a raised stone terrace. To the north the Second World War memorial by Edward Maufe takes the form of a lawn enclosed by low stone walls bearing bronze memorial plaques. The north-facing slopes to the east and west of the memorial are planted with shrubbery. The axis of the rectangular lawn north of the memorial is continued by a triangular-shaped lawn to the north of Citadel Road and a further area of gardens to the north of Armada Way which link The Hoe to the post-war civic centre (Paton Watson and Abercrombie 1943). To the north-west of the war memorial an early C20 bowling green (OS 1914) is situated on an artificial raised terrace. A mid C20 pavilion stands to the north of the bowling green.

The Promenade extends c 430m from east to west across the site to the south of the war memorial. Today (2002) The Promenade is a broad, level tarmac terrace bordered by lawns. To the north a series of public monuments adjoins the terrace. From the east these comprise: the Second World War RAF memorial, the Armada Tercentenary monument (listed grade II*) erected in 1888 to designs by Herbert A Gribble with sculpture by W Charles May, and the Drake Statue (1884, listed grade II*) with a bronze sculpture of Drake by J E Boem. The Promenade corresponds to a feature shown on the 1830 map of Plymouth, and the Tithe map (1846). It was extended and further levelled in the late C19, when it assumed its present form.

To the south of The Promenade the ground falls away towards the coast. Some 160m south-west of the east entrance to The Promenade, the Smeaton Tower (listed grade I), the upper section of the mid C18 Eddystone Lighthouse designed by James Smeaton, stands at the centre of a rondpoint on a walk leading south from The Promenade. The circular tapered tower of painted granite surmounted by an ogee lantern was re-erected on The Hoe in 1882, in place of an early C19 navigation obelisk which stood on a site slightly further east (J Cooke, 1820; OS 1855-6). A late C19 single-storey open shelter (listed grade II) supported by cast-iron columns stands c 20m south-east of the tower. To the south-west of The Promenade the lawns are retained by C19 stone walls, below which are rocky slopes planted with shrubs and rock plants. The retaining wall is terminated to the east by a late C19 stone octagonal lookout tower (listed grade II). This structure may correspond to the fisherman's lookout discussed by The Hoe Committee in June 1888 (Minutes, 16 June 1888). Some 100m north-west of the lookout tower, the Belvedere or Corporation Seat (listed grade II) is set into the south-west-facing slope of the former Bull Ring. The structure comprises a series of three balustraded terraces and open-fronted shelters supported by C17 granite Tuscan columns removed from the Old Market (listed building description). The Belvedere is surmounted by a viewing terrace, while the lowest section incorporates the arms of Plymouth and the date 1891. The Belvedere was rebuilt in 1891 on the site of a smaller, early C19 seat which stood above the hollow of the Bull Ring (OS 1855-6). The terrace above the present Belvedere corresponds to the site of the camera obscura which stood on The Hoe from c 1838 until its demolition as part of improvements in 1889 (Minutes, 8 December 1888, 8 June 1889). Below the Belvedere is a small area of formal gardens retained above the level of Hoe Road to the south by a low stone wall. On the slopes above the Bull Ring, to the east and west, stand a pair of late C19 single-storey open shelters supported by cast-iron columns (both listed grade II). Flights of steps descend east and west of the Belvedere to give access to Hoe Road and the foreshore.

The foreshore from West Hoe to a point c 80m west of the Yacht Club, a distance of c 650m, is laid out with a series of early C20 concrete sun and bathing terraces, platforms and other associated facilities, with ornamental shrubbery and alpine planting on the adjacent rock faces. Hoe Road is cantilevered out to form the Tinside Colonnade, Promenade and Sun Terrace (listed grade II), while immediately to the east, on the central north/south axis of The Hoe, is the Lido or Tinside Pool (listed grade II). The predominantly concrete Lido is built in the Art Deco style with pavilions and changing rooms to the north, a swimming pool with fountains and perimeter terraces, and a sun terrace projecting to the south. The Lido and Tinside Colonnade were constructed in 1935 to the design of J Webberley, the City Architect. The Lido was constructed on the site of the early C19 Ladies' Bathing Place, which had been provided with a new shelter in 1871 when permission for the Crystal Palace Company to open an aquarium on this site was refused (Minutes, 14 January 1871). There are further facilities including a cafe and concrete terraces in Tinside Cove to the east of the Lido, and the bathing facilities are terminated to the east by the semicircular concrete enclosure of the Men's Bathing Place.

To the east of Hoe Road, c 270m south of the north-east entrance and at the south-west corner of the Royal Citadel, an approximately rectangular grass terrace is raised above the level of Hoe Road to the west and Madeira Road to the south by grass banks. On the terrace stands a memorial to the Royal Marines of the Plymouth Division who were killed in the First World War (listed grade II). The memorial is approached from the junction of Hoe Road and Madeira Road to the south-west by a path and steps. To the east of the memorial a walk extends c 270m east-south-east below the walls of the Royal Citadel and above a steep grass and rocky bank which descends to Madeira Road. This walk was laid out in 1878-9 following the lease of the former Citadel defences to the Corporation in 1877 (Minutes, 19 January 1877).

West Hoe Park to the west of The Hoe comprises a level area of lawns and games pitches, separated from The Hoe by steep rocky cliff faces to the east and north. Areas of shrubbery and specimen trees are planted below the rock faces. To the north of the park is a C20 children's play area,

while to the west are bowling greens and tennis courts. The park was laid out on the site of West Hoe Quarry c 1890 (OS 1855-6, 1895, 1914), and was extended to the north-west in the mid C20 when properties in Pier Street were cleared.

WAR MEMORIAL AT NORTH WEST CORNER OF THE HOE

Heritage Category: Listed Building
Grade: II
List Entry Number: 1113346
Date first listed: 01-May-1975
Date of most recent amendment: 09-Nov-1998
Statutory Address: War Memorial At North West Corner Of The Hoe, Lockyer Street
District: City of Plymouth (Unitary Authority)
National Grid Reference: SX 47663 54051

DETAILS

SX4754 LOCKYER STREET, Hoe 740-1/57/291 (East side) 01/05/75 War Memorial at north-west corner of the Hoe (Formerly Listed as: THE HOE, Plymouth War Memorial at north-west Corner of the Hoe)

War memorial. c1920 to those of Plymouth who died in World Wars I and II. Bronze Classical female figure holding wreath, set on granite plinth in front of polished pink granite buttressed pier on plinth with bronze plaques. The monument is set at the rear of a granite ashlar curved low-walled enclosure with wide front entrance with steps flanked by latticed balustrades. One of a fine group of memorials on the Hoe. (The Buildings of England: Pevsner N: Devon: London: 1989-: 665).

Listing NGR: SX4766354051

PLYMOUTH NAVAL WAR MEMORIAL

Heritage Category: Listed Building
Grade: I
List Entry Number: 1386464
Date first listed: 01-May-1975
Date of most recent amendment: 23-May-2016
Statutory Address: The Promenade, Plymouth

SUMMARY

The Naval War Memorial at Plymouth, situated at the centre of The Hoe, looking towards Plymouth Sound. Unveiled in 1924, the First World War memorial was designed by Sir Robert Lorimer with sculpture by Henry Poole. The Second World War extension, unveiled in 1954, was designed by Sir Edward Maufe, with sculpture by Charles Wheeler and William McMillan. One of three naval memorials erected by the Imperial (now Commonwealth) War Graves Commission.

REASONS FOR DESIGNATION

The Naval War Memorial at Plymouth, unveiled in 1924, designed by Sir Robert Lorimer with sculpture by Henry Poole, together with the Second World War extension, unveiled in 1954, designed by Sir Edward Maufe, with sculpture by Charles Wheeler and William McMillan is listed at Grade I for the following principal reasons: * Historic interest: as an eloquent tribute to those who served with the Royal Navy, and the sacrifices they made in both the First and Second World Wars, commemorating those who have no grave but the sea; * Architectural interest: the First World War memorial, taking the form of a rostral column intended as a mark for shipping, is a powerful naval symbol, whilst the Second World War extension makes an architectural contribution to the dignity and contemplative quality of the memorial as a whole; * Sculptural interest: both parts of the memorial are enhanced by distinguished sculpture on naval themes, both emblematic and contemporary; * Group value: the memorial stands within the registered Hoe Park, which contains a number of listed structures and monuments; immediately to the south of the war memorial stand two late-C19 memorials; to the south-west is the Drake Statue by J E Boem (1884) and to the south-east is the Armada Memorial by H A Gribble (1888), both listed at Grade II*. At a short distance further to the south-east is the war memorial to the Royal Marines of the Plymouth Division, erected in 1920, and listed at Grade II. The scheduled area of the Royal Citadel, with several listed buildings, is immediately to the east.

HISTORY

More than 50,000 men and women lost their lives while serving with the Royal Navy during the First World War.

British naval personnel played a vital role in the Allied war effort and suffered significant casualties across the globe. In the first weeks of the conflict, the British Grand Fleet established a blockade in the North Sea severely restricting the movements of the German Navy and merchant shipping. The blockading of German shipping lanes ensured there would be relatively few encounters between British and German battleships during the war, but major naval actions did take place off the coast of Chile and at the Falkland Islands in 1914, and in the North Sea in 1915 and 1916. The Royal Navy also provided the army with crucial support during the Dardanelles Campaign in 1915 and protected Allied merchant shipping by escorting trans-Atlantic convoys throughout the war.

The most significant naval confrontation of the war, the Battle of Jutland, saw the British Grand Fleet under Admiral Jellicoe and the German High Seas Fleet under Vice-Admiral Scheer clash off the coast of Denmark on 31 May and 1 June 1916. The battle, which did not result in a decisive victory for either side, raged over 72 hours, engaging over 100,000 British and German naval personnel in 250 ships; over 6,000 British men were killed, and over 2,500 Germans. Over a quarter of the men commemorated by the Plymouth Naval Memorial to the Missing were lost at Jutland. This includes most of the crews of the battlecruiser HMS Indefatigable and the armoured cruiser HMS Defence.

Submarine warfare was also responsible for many deaths, whilst large numbers of warships and naval auxiliary vessels were lost to German mines – more

than 1130 of the men commemorated on the Plymouth memorial were killed when their vessel struck a mine, including 140 officers and crew serving in the first British warship to be lost in the war, HMS Amphion.

Many of those killed whilst serving with the Royal Navy were members of the Royal Naval Division who died while fighting on land, but the majority were lost at sea and have no known grave. After the Armistice, the naval authorities and the Imperial (now Commonwealth) War Graves Commission were determined to find an appropriate way to commemorate naval personnel who had no grave but the sea. An Admiralty committee recommended that the three manning ports in Great Britain at Plymouth, Chatham and Portsmouth should each have an identical memorial of unmistakable form – an obelisk – which would serve as a leading mark for shipping. The memorials were designed by Sir Robert Lorimer with sculpture by Henry Poole.

The Scottish architect, Sir Robert Lorimer (1864-1929) was principally a domestic architect, working on restorations of historic houses and castles, and creating new work in Scots Baronial and Gothic Revival styles. Lorimer was employed by the War Graves Commission, being responsible for Italy and Greece, and in 1919 also received the commission for the Scottish National War Memorial at Edinburgh Castle, which opened in 1927. The architectural sculptor Henry Poole (1873-1928) was Master of the Royal Academy's Sculpture School from 1894 to 1928. Poole worked for many years in association with the architectural partnership Lanchester and Rickards on public buildings and monuments, including Westminster Central Hall and Cardiff City Hall. During the First World War he worked at the School of Camouflage established in Hyde Park by Solomon Joseph Solomon.

The Plymouth Naval Memorial was unveiled by HRH Prince George on 29 July 1924. The memorial commemorates over 7,250 naval personnel of the First World War. In addition to honouring those who sailed from Plymouth, the names of sailors from Australia and South Africa are included here; the governments of other Commonwealth nations chose to commemorate their dead elsewhere.

Following the Second World War, it was decided that the three naval war memorials should be extended to commemorate those killed in that conflict, with different treatments for each site. The architectural designs were by Sir Edward Maufe, from 1943 principal architect for the UK to the Imperial War Graves Commission, and designer of the Air Forces memorial at Runnymede, with sculpture by Charles Wheeler and William McMillan. The names of over 15,930 sailors named on the memorial include those from Commonwealth countries other than Canada and New Zealand, commemorated elsewhere. The extension was unveiled in 1954. In 1956 panels were added honouring those who died on shore, but had no known grave.

DETAILS

War memorial, unveiled 1924. Designed by Sir Robert Lorimer with sculpture by Henry Poole.

The Second World War extension, unveiled in 1954, was designed by Sir Edward Maufe, with sculpture by Charles Wheeler and William McMillan.

MATERIALS

Portland stone ashlar, with large copper sphere and bronze plaques.

DESCRIPTION

The memorial takes the form of a massive stone obelisk, with four ships' prows projecting from the apex, inspired by the rostral columns erected to celebrate Roman naval victories. The obelisk rises from a stepped square base with corner projections, each projection supporting a lion couchant. Low down on each side of the obelisk is the naval badge of an anchor within a laurel wreath, surmounted by a naval crown. The apex of the obelisk is stepped inwards; above the branching ships' prows, are bronze figures representing the four winds, who bear a large copper sphere representing the earth. Between the lions are bronze plaques: that to the south bears the inscription, 'IN HONOUR OF THE NAVY / AND TO THE ABIDING MEMORY / OF THESE RANKS AND / RATINGS OF THIS PORT WHO LAID DOWN THEIR / LIVES IN THE DEFENCE OF THE EMPIRE AND / HAVE NO OTHER GRAVE THAN THE SEA / AND THEIR COMRADES OF AUSTRALIA / SOUTH AFRICA NEWFOUNDLAND INDIA PAKISTAN / CEYLON FIJI GOLD COAST HONG KONG KENYA / MALAYA NIGERIA SIERRA LEONE AND BURMA / WHOSE NAMES ARE HERE RECORDED'. The plaques to the other faces commemorate actions with enemy land forces, single ship actions, and general actions at sea (including Jutland); the plaques contain images of naval action in low relief. Around the base are plaques carrying the names of the dead; the names are arranged by the year of death, and within each year, by service and rank.

The Second World War extension takes the form of a sunken garden area enclosed by quadrant walls, curving outwards from the obelisk to the landward (north); the walls also curve around the obelisk at the centre. The sunken area is reached by wide stepped walkways following the curve of the walls, and wide steps leading from the centre of the obelisk. The walls are lined with bronze plaques bearing the names of those lost during the Second World War. Standing against the walls at the centre, beneath the obelisk, are sculptural figures depicting two sailors on watch: a Royal Marine and a member of the maritime regiment of the Royal Artillery, both wearing duffel coats and holding binoculars; between them is a stone plaque with a naval crown and the inscription, '1914-1918 1939-1945 / ALL THESE WERE HONOURED IN THEIR GENERATIONS / AND WERE THE GLORY OF THEIR TIMES'. Low walls define the steps, and the northern boundary of the memorial. The entrance to the north is flanked by low piers holding bronze sculptures by Wheeler: Neptune to the west and a Nereid or mermaid to the east, both on paired marine horses. Stone paving surrounds the obelisk, and forms paths within the garden enclosure.

INVICTA HOTEL

Heritage Category: Listed Building
Grade: II
List Entry Number: 1113345
Date first listed: 09-Nov-1998
Statutory Address: INVICTA HOTEL, LOCKYER STREET
District: City of Plymouth (Unitary Authority)
National Grid Reference: SX 47630 54054

DETAILS

Includes: Nos.11 AND 12 OSBORNE PLACE Hoe. Pair of houses in a planned street, now an hotel. Mid C19. Stucco; asbestos slate mansard roof with 4 dormer windows over a moulded parapet cornice; stuccoed end and axial stacks with moulded cornices and many old pots. Double-depth plan. 3 storeys; symmetrical 4-window front with late C19 horned sashes. Stucco detail includes: rusticated quoins; tetrastyle Corinthian porch with moulded cornice surmounted by a latticed balustrade repeated over flanking slightly-projecting tripartite windows linked by a string; 1st floor with moulded eared architraves and moulded hoods, and 2nd floor with sill string, round sill brackets and eared architraves to shorter window openings. Central pair of segmental-arched doorways with panelled doors and overlights. INTERIOR: not inspected but likely to be of interest. Part of an important planned group of terraces and villas by Foulston and his pupil Wightwick on the Hoe, a scheme which placed Plymouth in the forefront of town planning in the early/mid C19.

Listing NGR: SX4763054054

1, WINDSOR VILLAS

Heritage Category: Listed Building
Grade: II
List Entry Number: 1113347
Date first listed: 25-Jan-1954
Date of most recent amendment: 09-Nov-1998
Statutory Address: 1, WINDSOR VILLAS, LOCKYER STREET
District: City of Plymouth (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SX4766554133

DETAILS

SX4754 LOCKYER STREET, Hoe 740-1/57/280 (East side) 25/01/54 Windsor Villas No.1 (Formerly Listed as: LOCKYER STREET, Plymouth Windsor Villas Nos 1-6 (consec))

Villa in planned group of villas, now used as an hotel. c1820s-30s. Incised stucco; dry slate hipped mansard roof behind parapet with moulded entablature and balustraded centre break; panelled stuccoed end stack on left with moulded cornice; attic windows. Double-depth plan with probably 3 rooms at the front and entrance porch to axial entrance hall from the left. EXTERIOR: 2 storeys plus attic; symmetrical 3-bay front with centre bay broken forward plus single-storey porch set back on the left. Late C19 or C20 horned sashes to front, central bay with tripartite sashes with consoles and moulded hoods; ground-floor sashes taller. Porch has parapet with moulded cornice and pedimented front doorway with modillion cornices. Right-hand return has 3 original 12-pane hornless sashes. INTERIOR: not inspected but likely to be of interest. Included as part of an important fine planned group of terraces and villas by Foulston and his pupil Wightwick on the Hoe, a scheme which placed Plymouth in the forefront of town planning in the early/mid C19. (The Buildings of England: Pevsner N: Devon: London: 1989-: 664).

Listing NGR: SX4766554133

2, WINDSOR VILLAS

Heritage Category: Listed Building
Grade: II
List Entry Number: 1113348
Date first listed: 25-Jan-1954
Date of most recent amendment: 09-Nov-1998
Statutory Address: 2, WINDSOR VILLAS, LOCKYER STREET
District: City of Plymouth (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SX 47665 54148

DETAILS

SX4754 LOCKYER STREET, Hoe 740-1/57/281 (East side) 25/01/54 Windsor Villas No.2 (Formerly Listed as: LOCKYER STREET, Plymouth Windsor Villas Nos 1-6 (consec))

Villa in planned group of villas. c1820s-30s. Incised stucco; dry slate hipped mansard roof behind parapet with moulded entablature and balustraded centre break; panelled stuccoed end stacks with moulded cornices; attic windows with segmental heads. Double-depth plan with probably 3 rooms at the front and entrance porch to axial entrance hall from the left. 2 storeys plus attic; symmetrical 3-bay front with centre bay broken forward plus single-storey porch set back on the left. Late C19 or C20 horned sashes, central bay with consoles and moulded hoods; ground-floor sashes taller. Porch has parapet with moulded cornice and front doorway with consoles and moulded hood. INTERIOR: not inspected but likely to be of interest. Included as part of an important planned group of terraces and villas by Foulston and his pupil Wightwick on the Hoe, a scheme which placed Plymouth in the forefront of town planning in the early/mid C19. (The Buildings of England: Pevsner N: Devon: London: 1989-: 664).

3, WINDSOR VILLAS

Heritage Category: Listed Building
Grade: II
List Entry Number: 1113349
Date first listed: 25-Jan-1954
Date of most recent amendment: 09-Nov-1998
Statutory Address: 3, WINDSOR VILLAS, LOCKYER STREET
District: City of Plymouth (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SX4766454166

DETAILS

SX4754 LOCKYER STREET, Hoe 740-1/57/283 (East side) 25/01/54 Windsor Villas No.3 (Formerly Listed as: LOCKYER STREET, Plymouth Windsor Villas Nos 1-6 (consec))

Villa in planned group of villas, now used as an hotel. c1820s-30s. Incised stucco; dry slate mansard roof behind parapet with moulded entablature and balustraded centre break; panelled end stacks with moulded cornices; attic windows with incised pilasters and heads. Double-depth plan with probably 3 rooms at the front and entrance porch to axial entrance hall from the left. EXTERIOR: 2 storeys plus attic; symmetrical 3-bay front with centre bay broken forward plus single-storey porch set back on the left. Late C19 or C20 horned sashes, original hornless sashes, with glazing bars to 1st floor; central bay with tripartite sashes with consoles and moulded hoods; ground-floor sashes taller. Porch has parapet with moulded cornice and front doorway with consoles and moulded hood; 4-panel door. INTERIOR: not inspected but likely to be of interest. Included as part of an important planned group of terraces and villas by Foulston and his pupil Wightwick on the Hoe, a scheme which placed Plymouth in the forefront of town planning in the early/mid C19. (The Buildings of England: Pevsner N: Devon: London: 1989-: 664).

4, WINDSOR VILLAS

Heritage Category: Listed Building
Grade: II
List Entry Number: 1113351
Date first listed: 25-Jan-1954
Date of most recent amendment: 09-Nov-1998
Statutory Address: 4, WINDSOR VILLAS, LOCKYER STREET
District: City of Plymouth (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SX4766554183

DETAILS

SX4754 LOCKYER STREET, Hoe 740-1/57/284 (East side) 25/01/54 Windsor Villas No.4 (Formerly Listed as: LOCKYER STREET, Plymouth Windsor Villas Nos 1-6 (consec))

Villa in planned group of villas. c1820s-30s. Incised stucco; dry slate hipped mansard roof behind parapet with moulded entablature and balustraded centre break; panelled stuccoed end stacks with moulded cornices; attic windows. Double-depth plan with probably 3 rooms at the front and entrance porch to axial entrance hall from the left. 2 storeys plus attic; symmetrical 3-bay front with centre bay broken forward plus original single-storey porch set back on the left. Late C19 or C20 horned sashes, central bay with tripartite sashes with consoles and moulded hoods; ground-floor sashes taller. Porch has parapet with moulded cornice. INTERIOR: not inspected but likely to be of interest. Included as part of an important planned group of terraces and villas by Foulston and his pupil Wightwick on the Hoe, a scheme which placed Plymouth in the forefront of town planning in the early/mid C19. (The Buildings of England: Pevsner N: Devon: London: 1989-: 664).

5, WINDSOR VILLAS

Heritage Category: Listed Building
Grade: II
List Entry Number: 1113353
Date first listed: 25-Jan-1954
Date of most recent amendment: 09-Nov-1998
Statutory Address: 5, WINDSOR VILLAS, LOCKYER STREET
District: City of Plymouth (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SX 47664 54200

DETAILS

SX4754 LOCKYER STREET, Hoe 740-1/57/285 (East side) 25/01/54 Windsor Villas No.5 (Formerly Listed as: LOCKYER STREET, Plymouth Windsor Villas Nos 1-6 (consec))

Villa in planned group of villas. c1820s-30s. Incised stucco; dry slate hipped mansard roof behind parapet with moulded entablature and balustraded centre break; panelled stuccoed end stacks with moulded cornices; attic rooflights. Double-depth plan with probably 3 rooms at the front and entrance porch to axial entrance hall from the left. 2 storeys plus attic; symmetrical 3-bay front with centre bay broken forward plus single-storey porch set back on the left. Late C19 or C20 horned sashes; central bay with tripartite sashes with consoles and moulded hoods; ground-floor sashes taller. Porch has parapet with moulded cornice and front doorway with consoles and moulded hood. INTERIOR: not inspected but likely to be of interest. Included as part of an important planned group of terraces and villas by Foulston and his pupil Wightwick on the Hoe, a scheme which placed Plymouth in the forefront of town planning in the early/mid C19. (The Buildings of England: Pevsner N: Devon: London: 1989-: 664).

6, WINDSOR VILLAS

Heritage Category: Listed Building
Grade: II
List Entry Number: 1113359
Date first listed: 25-Jan-1954
Date of most recent amendment: 09-Nov-1998
Statutory Address: 6, WINDSOR VILLAS, LOCKYER STREET
District: City of Plymouth (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SX 47663 54217

DETAILS

SX4754 LOCKYER STREET, Hoe 740-1/57/286 (East side) 25/01/54 Windsor Villas No.6 (Formerly Listed as: LOCKYER STREET, Plymouth Windsor Villas Nos 1-6 (consec))

Villa in planned group of villas. c1820s-30s. Incised stucco; dry slate hipped mansard roof behind parapet with moulded entablature and balustraded centre break; panelled stuccoed end stacks with moulded cornices; attic windows. Double-depth plan with probably 3 rooms at the front and entrance porch to axial entrance hall from the left. EXTERIOR: 2 storeys plus attic; symmetrical 3-bay front with centre bay broken forward plus single-storey porch set back on the left. C20 windows in original openings; central bay with tripartite windows with consoles and moulded hoods; ground-floor windows taller. Porch has parapet with moulded cornice and front doorway with consoles and moulded hood; C20 door. INTERIOR: not inspected but noted to have retained original plasterwork and joinery. Included as part of an important planned group of terraces and villas by Foulston and his pupil Wightwick on the Hoe, a scheme which placed Plymouth in the forefront of town planning in the early/mid C19.

LOCKYER COURT

Heritage Category: Listed Building
Grade: II
List Entry Number: 1113342
Date first listed: 01-May-1975
Date of most recent amendment: 09-Nov-1998
Statutory Address: Lockyer Court, 14 and 15, Lockyer Street
District: City of Plymouth (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SX4762654215

DETAILS

This list entry was subject to a Minor Enhancement on 30 March 2021 to clarify and to reformat the text to current standards

PLYMOUTH The Hoe LOCKYER STREET (west side) Nos.14 AND 15 Lockyer Court

(Formerly Listed as: LOCKYER STREET, Plymouth Nos.14 AND 15 Prince of Wales Hospital)

GV II Orphanage, later hospital; two houses at end of planned terrace, the others largely rebuilt following damage during the Blitz. Early-mid C19 with C20 extension in Neo-Classical style. Stucco with stucco detail; roof behind parapets with moulded entablature, the parapet of No.15 (right) is taller; attic windows. Double-depth plan extended later to rear. EXTERIOR: three storeys plus attic over basement, now with the only entrances; three:three-window range, No.15 with giant pilasters flanking upper-floor bays. Late C19 or C20 horned sashes, those to ground floor in round-arched openings. Stucco detail includes: channelled rustication to ground floor with impost string and voussoirs and string above and balustraded balcony with moulded cornice on square basement structure to far right. Right-hand two-storey return elevation is C20 in neo-classical style with three:two:three bays with balustraded parapet and two open pediments over paired giant Ionic pilasters; mostly blind openings. INTERIOR: not inspected but may retain original features of interest. Included for group value as part of an important planned group of terraces and villas by Foulston and his pupil Wightwick on the Hoe, a scheme which placed Plymouth in the forefront of town planning in the early/mid C19.

THE ROMAN CATHOLIC CHURCH OF CHRIST THE KING

Heritage Category: Listed Building
Grade: II
List Entry Number: 1393246
Date first listed: 24-Apr-2009
Date of most recent amendment: 09-Nov-1998
Statutory Address: THE ROMAN CATHOLIC CHURCH OF CHRIST THE KING, ARMADA WAY
District: City of Plymouth (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SX4770554194

REASONS FOR DESIGNATION

The Roman Catholic Church of Christ the King and the attached presbytery and hall have been designated at Grade II for the following principal reasons: * It is an accomplished design in which every element has a consistency of approach, and every detail is carefully considered and crafted * It is by an acknowledged and important architect, Sir Giles Gilbert Scott. * It is a spare composition that is simple and light, yet a very strong design whose lack of ornament gives it a strong cohesion * A high level of intactness and the retention of original fittings * It impresses as a coherent whole and is simple in conception both inside and out * Although perhaps a conservative design for its time, it is a building that sums up Scott's whole career as a church architect * The presbytery and hall, designed from similar materials to the church and in a complementary style, enhance the special interest of this group of buildings as a harmonious ensemble.

DETAILS

II Roman Catholic Church with attached presbytery and hall. Designed by Sir Giles Gilbert Scott and constructed posthumously by his office in 1961-62; the presbytery and hall by Richard Gilbert Scott were added in 1963. The complex has a simplified Gothic style with Italianate influences to the exterior.

MATERIALS

The buildings are constructed from sandy-coloured brick in English bond with dressings of stone and concrete. The windows to the presbytery and hall have galvanised metal frames.

PLAN

The buildings are aligned north-south and make the best use of the sloping ground which rises up towards The Hoe by having a linear plan. The church has a traditional plan with a tall nave with narrow aisles, entered through a low, flat-roofed narthex; baptistery; and the sanctuary flanked by a Lady Chapel and a sacristy. The nave and the sanctuary are under one roof, and at the north east corner is a campanile. The attached presbytery is up-slope of the church with the hall beyond.

EXTERIOR

The nave and the sanctuary are under a continuous pitched roof of Roman clay tiles with overhanging eaves. The low narthex in the north front (liturgical west end) has paired double doors with diamond-shaped panels set within a square-headed moulded surround flanked by moulded pilasters with moulded caps that rise slightly above the head. Over the doorway is a panel with relief carving of the Lamb of God. The west window has a pointed head and deep reveal. Its mullions take the form of fins which rise above the transom slightly and the lights have cusped heads with leaded panes of tinted glass. At the north east corner is the tower with a saddle-backed roof. There is a continuous stone band to the belfry stage with unglazed north and south openings that replicate the design of the nave windows. Its west and east walls have unglazed openings of five-lights under square heads at eaves level. At ground level is further a square-headed mullioned window of three-lights; there are matching windows in the east wall of the narthex. The aisle windows which are set within deep reveals have pointed heads and fin-like mullions. The sanctuary is narrower than the nave with paired five cusped lights under square-heads set high in the east and west walls. The liturgical east end is windowless; the tile hanging was added in the early C21. Against the west side of the sanctuary is the single storey, flat-roofed sacristy which has two windows with chamfered mullions to its east elevation, and an entrance and two-light window to the north return. The Lady Chapel to the west of sanctuary is also single storey and projects out beyond the nave. It has a lean-to roof and square-headed mullioned windows.

The presbytery and hall to the south were added a year later in 1963. They are also of brick and have metal-framed windows with basket-headed concrete lintels; although one window to the presbytery has been replaced in uPVC. The presbytery is an L-shaped building consisting of a two storey cross wing with a north range that connects with the church. The east elevation of this single storey range has full-height windows with metal glazing bars and a loggia of five bays supported on brick piers and an entrance to the far left. To the sloping ground the cross wing of the presbytery and the single storey hall beyond are under a continuous roof. The east side of the hall is lit by tall windows with marginal glazing with are part-glazed entrance doors to the right which have vertical metal fins that mirror the fins of the nave windows. The west elevation of hall has narrow horizontal windows set high in the walls.

INTERIOR

There is a deep organ gallery at the (liturgical) west end of the nave, accessed by a staircase beyond the west end of the south aisle, and the baptistery occupies the ground floor of the tower. A vertical platform lift has recently (2007) been installed in the entrance foyer, but does not impinge on the historic fabric. The nave is of four bays with pointed-arched openings to the aisle bays and the arcade mouldings die away into lozenge-shaped piers which have no capitals. There is no clerestorey and the narrow aisles rise almost as high as the nave and are no more than walkways under lateral vaults behind the high arcades. Beyond the pointed chancel arch is the narrower sanctuary which is lit from tall windows to the sides, concealed from the congregation. It is of simple design, ending in a blank wall carrying a large crucifix with a canopy above overhanging the High Altar. The original altar remains in situ against this background in the sanctuary, which is raised on three steps, but another altar has been erected in the forward position. Both nave and sanctuary roofs have exposed timber beams with boarded soffits all painted blue and grey with red, gold and black embellishments of medieval origin via the Arts and Crafts tradition. This decorative scheme, together with the plain plastered walls and cream-coloured stone piers and chancel arch, highlights the quality of the Arts and Crafts style fittings such as the octagonal font, chandeliers, oak pews, reredos to the Lady Chapel, carved timber altar rail, the marble-fronted altar and the door furniture which are all of a piece.

The interior of the presbytery has a fairly compact plan but its fittings are largely unremarkable and it is of lesser interest. The principal entrance to the church hall opens onto a full-height lobby with walls of exposed brick. It has an open-well, open-tread staircase that leads through to the presbytery. The roof of the hall is supported on pre-cast concrete structural piers and this, and the lower parts of the walls, is clad in timber.

HISTORY

The Church of Christ the King was built in 1960-62 to the designs of Sir Giles Gilbert Scott and was originally intended to be an auxiliary church for the use of all the Roman Catholic parishes in Plymouth. It was built on a site at the southern end of Armada Way which formed the focus of Patrick Abercrombie's ' Plan for Plymouth', an ambitious plan for the reconstruction of the city following the devastating bombing of WWII. The church is situated within the area initially zoned for hotel development within the Plan, but a lack of interest from developers led to this key site on Armada Way being given to the Roman Catholic Church.

Sir Giles Gilbert Scott (1880-1960) established himself as one of the most accomplished and sophisticated ecclesiastic architects in Britain, designing for both Anglican and Roman Catholic parishes. One of his most famous commissions, Liverpool's Anglican Cathedral, was a massive undertaking that was to occupy Scott throughout his life. Scott also designed many secular buildings, including Battersea and

Bankside Power Stations in London, and the K6 telephone box in 1935. He continued to design churches in the post-war years which, although superficially conservative, reveal a continuing interest in internal structural expression. The Roman Catholic Church of Christ the King is his last work; Scott was working on the design when he was admitted to hospital for cancer treatment in 1960. The church was built posthumously by his office in 1961-62. It was paid for by an anonymous donor on condition that the design was simple yet eye-catching. Scott modified his original design to appease the client, making the building more conservative and more Gothic in character, and more characteristic of his own approach to church design. The foundation stone was laid on 17 September 1961 by the Roman Catholic Bishop of Plymouth, the Right Reverend Monsigneur Cyril Restieaux. The building, which cost some £60,000, was consecrated on 19 September 1962 and could accommodate about 250 worshippers. The attached presbytery and hall to the south were designed by Scott's son, Richard and constructed in 1963. In 1988 the church became the Catholic Chaplaincy for students studying at the University of Plymouth. The church and its attendant hall and presbytery have remained almost entirely unaltered since their completion.

SOURCES

Gavin Stamp, The Roman Catholic Parish Churches of Sir Giles Gilbert Scott (2007), Ecclesiology Today, vol. 38, pages 63-80 Gavin Stamp, Sir Giles Gilbert Scott (2004-08), Oxford Dictionary of National Biography Jeremy & Caroline Gould, Plymouth Planned. The Architecture of the Plan for Plymouth 1943-1962 (2000) Sally Woodhead, Illustrated Guide to the Catholic Churches in the Diocese of Plymouth (1992), pages 174-75

REASON FOR DECISION

The Roman Catholic Church of Christ the King and attached presbytery and hall are designated at Grade II for the following principal reasons: * It is an accomplished and well-handled design in which every element has a consistency of approach, and every detail is carefully considered and crafted * It is a spare composition that is simple and light, yet a very strong design whose lack of ornament gives it a strong cohesion * A high level of intactness and the retention of original fittings * It impresses as a coherent whole and is simple in conception both inside and out * Although perhaps a conservative design for its time, it is a building that sums up Scott's whole career as a church architect * The presbytery and hall, designed from similar materials to the church and in a complementary style, enhance the special interest of this group of buildings as a harmonious ensemble

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