The Hoe Neighbourhood Plan
2023 – 2034

Appendix 2:
Hoe Neighbourhood Area Local Heritage List

Hoe Neighbourhood Area Local Heritage List

This list shows the local heritage assets that were considered for Non-Designated Heritage Asset (NDHA) status.

Building or other?	Asset (Details)	Physical structure?	On OS Map 1880s or 1906	If 20C architectural, historic or social interest of possible local significance?	Does the extent or quality of the surviving fabric or other evidence justify further investigation or assessment?	HNF recommendation
Building	8 Grand Parade	Yes	No	Received a Regional Housing Design Award in 1991	Yes - condition good. 20th Century take on the architecture of the original terrace. Forms the end of a significant terrace which mirrors the terrace fronting Grand Parade on the west side of Radford Road. This terrace has a prominent position on the waterfront, and as a landmark seafront terrace is visible from the Sound when approaching Plymouth. Identified as part of Plymouth Civic Society Study (2019) as potential for Local Listing. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA
Building	18-22 Grand Parade	Yes	TBC - unlikely	Yes – Many original external features, including exceptionally high quality, elaborate railings	Yes - condition good. Presumed to be early C20/ Edwardian, this terrace forms a group where Radford Road meets the seafront. This terrace has a prominent position on the waterfront, and as a landmark seafront terrace, is visible from the Sound when approaching Plymouth. Identified as part of Plymouth Civic Society Study (2019) as potential for Local Listing. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA

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Building	Grand Parade House and Terrace (nos 10-16)	Yes	Yes	N/A	Yes - condition good. Fine examples of exceptionally high quality, elaborate railings and balustrading to frontage, balconies and roof. Grand Parade House has a fine portico fronting onto Radford Road. grand Parade House and the attached terrace have a prominent position on the waterfront, and as a landmark seafront terrace is visible from the Sound when approaching Plymouth. Identified as part of Plymouth Civic Society Study (2019) as potential for Local Listing. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA
Building	2 Alfred Street	Yes	Yes	N/A	Yes - condition good. Originally part of a terrace of houses possibly by Foulston, the building retains many original external features. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA
Building	4 Alfred Street	Yes	Yes	N/A	Yes - condition good. Originally part of a terrace of houses possibly by Foulston, the building retains many original external features. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA

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Building	16 Alfred Street	Yes	Yes	N/A	Yes - condition good. Originally part of a terrace of houses possibly by Foulston, the building retains many original external features. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA
Building	Citadel Road Nos 45-57	Yes	Yes	N/A	Yes - condition good. Almost complete terrace of what was eight houses. Retain many original external features, including the large oriel windows to the first floor. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA
Building	Citadel Road Nos 159-183	Yes	Yes	N/A	Yes - condition good. Complete early Victorian terrace of 12 dwellings, overlooking the Grade I Listed Hoe Park. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA
Building	Crescent Avenue Nos 1-14	Yes	TBC but unlikely	Yes. Presumed to be early C20. Unrendered, red brick construction on the Hoe is rare.	Yes - condition good. Fine examples of original iron balcony railings on all dwellings. Plaster mouldings, some original front doors. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA

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Building	Elliot Street Nos 4-22	Yes	Yes	N/A	Yes - condition good. Remaining terrace of 10 grand Victorian villas. Many original external features. Elliot Street provides one of the main gateways to the Hoe amd as such, these terraces can be considered landmarks within the local scene. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA
Building	Elliot Street Nos 5-19	Yes	Yes	N/A	Yes - condition good. Terrace of 8 grand Victorian villas. Many original external features. Elliot Street provides one of the main gateways to the Hoe amd as such, these terraces can be considered landmarks within the local scene. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA
Building	3 Elliot Street	Yes	Yes	N/A	Yes - condition good. Fine example of an independent detached villa with many interesting original external features. Detached period villas are rare on the Hoe. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA

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Building	“Flower Cottages”	Yes	Yes	N/A	Yes - condition good. Examples of mews cottages such as these are rare on the Hoe. Originally mews cottages to the Grade II Listed Windsor Villas they have an important part to play in the social history of Windsor Villas as a whole. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA
Building	St Demetrios & St Nikitas Greek Orthodox Church	Yes	TBA	Yes. Formerly the Anglican Mission Church of St Michael the Archangel, now the Greek Orthodox Church of St Demetrios & St Nikitas, serving the Plymouth community. Forms part of the social history of the Hoe.	Yes - condition good. Identified as part of Plymouth Civic Society Study (2019) as potential for Local Listing.	NDHA
Building	2-22 Holyrood Place, Plymouth PL1 2QB	Yes	Yes	N/A	Yes - condition good. Complete late Victorian terrace - exterior plaster decoration includes shields with roundels above. The shields depict the old arms of the four towers of the original Plymouth Castle. Identified as part of Plymouth Civic Society Study (2019) as potential for Local Listing. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA

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Building	1-3 Holyrood Place, Plymouth PL1 2QB	Yes	Yes	N/A	Yes - condition good. Group value with remaining terrace (nos 5-7 and 9-11 which are Grade II Listed). Identified as part of Plymouth Civic Society Study (2019) as potential for Local Listing. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA
Building	McMillan Nursery	Yes	Yes	N/A	Yes - condition good. Historical association with Lady Nancy Astor as well as being a rare example of such buildings on the Hoe.	NDHA
Building	Plymouth House 9-13 Lockyer Street	Yes	Yes	N/A	Yes - condition good. Original façade with many interesting original features. Together with Clark House and Lockyer Court forms the remaining two ends of a planned terrace of grand residences. Significant local historic interest - association with the YWCA dating back to 1887 until early 21st Century. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA
Building	Sussex Place Nos 1-4	Yes	Yes	N/A	Yes - condition good. Sussex Place layout is in the form of a no through place with complete original terraces - such layouts seen in other areas of the city, but rare on the Hoe. Identified as part of Plymouth Civic Society Study (2019) as potential for Local Listing. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA

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Building	Sussex Place Nos 5-11	Yes	Yes	N/A	Yes - condition good. Sussex Place layout is in the form of a no through place with complete original terraces - such layouts seen in other areas of the city, but rare on the Hoe. Identified as part of Plymouth Civic Society Study (2019) as potential for Local Listing. Identified in the Hoe Conservation Area Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.	NDHA
Building	12-13 Sussex Street	Yes	Yes	N/A	Yes - condition good. Villa style dwelling which appears to be split into two dwellings (porticoed/ pedimented entrances on Sussex Street/ Sussex Place), with many original external features. The Hoe street scene is generally terraced - villas of this type are therefore rare.	NDHA
Building	Notte Street “Star Flats” PL1 2AQ	Yes	No	Yes. High quality post-war reconstruction. One of four similar developments in the city, this is a rare star design by City Architects under Chief Architect, Hector Stirling. Flats built on a standard star shape plan, borrowed from designs by Swedish Architects for the Grondal Estate in Stockholm.	Yes - condition good. Notable example of successful social housing, these flats are far more generous in terms of environment, light, outlook, landscape etc. than many contemporary developments and are exemplars of both good design and decent social provision.	NDHA

Building or other?	Asset (Details)	Physical structure?	On OS Map 1880s or 1906	If 20C architectural, historic or social interest of possible local significance?	Does the extent or quality of the surviving fabric or other evidence justify further investigation or assessment?	HNF recommendation
Building	West Hoe “Star Flats” PL1 3BH	Yes	No	Yes. High quality post war reconstruction. One of four similar developments in the city, this is a rare star design by City Architects under Chief Architect, Hector Stirling. Flats built on a standard star shape plan, borrowed from designs by Swedish Architects for the Grondal Estate in Stockholm.	Yes - condition good. Notable example of successful social housing, these flats are far more generous in terms of environment, light, outlook, landscape etc. than many contemporary developments and are exemplars of both good design and decent social provision.	NDHA
Building	Lockyer Street Electricity Sub-station	Yes	TBA	Age unknown, but is an early example of a stone built substation.	Yes - condition good, and the dressed stone entrance/ carved ventilation stones depict good quality architecture in a functional building.	NDHA
Other	Various Plaques (Various plaques, but not “blue plaques”, primarily in the Hoe Park, the Peace Garden, and Millbay Recreation Ground)	Not structures in their own right	TBC	Social and historic interest - Combined they form an essential and intrinsic element of the cultural heritage of the city and the locality.	Non- NDHA	Community asset
Other	1999 Eclipse of the Sun Commemoration (Solar eclipse marker laid into pavement at the eastern end of the Hoe)	No	No	Social and historic interest - As much an artwork as a commemoration for a once in a lifetime event. Has local, national and international social and historical importance.	Installation is in good repair. Paving is vulnerable to changes as part of routine highways maintenance - protection is therefore important.	Consideration for NDHA Listing

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Other	HMS Ark Royal Anchor Monument (Original anchor from HMS Ark Royal [1950-1979], date of installation 1980	Yes	No	Historic and social interest - Ark Royal anchor presented to the Mayor of Plymouth by the Admiral of the Fleet in 1980. HMS Ark Royal's home port was HMNB Devonport.	Yes - in good state of repair and is an important commemoration of the link between the city and Royal Navy.	Consideration for NDHA Listing
Other	Merchant Navy and Fishing Fleet Memorial (installed 2019)	Yes	No	Historic and social interest - Complements Grade II listed Naval War Memorial and recognises the contribution of those organisations and the individuals who sacrificed their lives.	Yes - represents narrative of international conflict, especially WW2. Valued nationally and locally as many who served were based in Plymouth	Consideration for NDHA Listing
Other	RAF Monument (installed 1986)	Yes	No	Historic and social interest - Complements Grade II listed Naval War Memorial and recognises the contribution of those organisations and the individuals who sacrificed their lives	Yes - represents narrative of international conflict, especially WW2. Valued nationally and locally as many who served were based in Plymouth.	Consideration for NDHA Listing
Other	Lady Astor Statue (installed 2019)	Yes	No	Historic and social interest - Erected after a Plymouth crowdfunded campaign to commemorate centenary of Nancy Astor becoming the first elected female MP to take a seat in the House of Commons. Unveiled by the former PM, Theresa May.	Yes - Lady Astor served as MP for Plymouth Sutton 1919-1945 and Plymouth is unique in that between 1919-2019 it had a female MP for 96 of the 100 years.	Consideration for NDHA Listing

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Other	The Peace Garden and associated plaques and memorials (formerly called the Sensory Garden, the Peace Garden was constructed in 2004)	Not a structure as such, but incorporates a number of features and important memorials (such as the Rwanda Memorial, the Holocaust Memorial, The British Slave Ship, the Galapagos tortoise)	No	These installations significantly represent the cultural heritage and collective memory of the city, the local identity and national interest.	Non-NDHA	Community asset
Other	Beatlebums Public Art Installation (installed 2015 referencing a 1967 photograph)	Not a standing structure, but an interactive art installation on the Hoe	No	Significant historical association in relation to pop culture. Part of social history - the casts were made for "the Benefit of All of Plymouth" and are positioned in the exact spot where the iconic 1967 photograph had been taken of the foursome looking out to sea.	Yes - in terms of social history, this is an important commemoration of recent living history of which many Plymouthians have their own personal memories.	Consideration for NDHA Listing

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Other	Street Signage (iIndividually and artistically designed signage at various locations, including SW Coast Path sign and Millennium Milepost National Cycle Network [both below Smeaton's Tower], "To the Barbican" signs at Windsor Place/ Notte Street, original street names attached to buildings [e.g. Lockyer St Plymouth House] and St James Place West	Yes - physical structures.	No	Rarity value (e.g. the Millennium Milepost below Smeaton's Tower and the "To the Barbican" signs are individual designs)	Non -NDHA	Community asset
Other	Royal Navy Millennium Wall (Southwest Coast Path adjacent to Grand Parade - unique collection of model ships reproduced as miniature replicas of actual naval vessels accompanied by name plaques)	Yes - physical structure and boundary marker	No	Historic interest - The "little ships", as they are known locally, represent the important heritage narrative of not just Plymouth as a maritime city, hosting the presence of the Royal Navy but are of considerable national importance too as the depicted ships have been engaged in warfare and humanitarian operations.	Yes - this local heritage asset has considerable historical associations in representing the naval missions and operations that the actual ships undertook.	Consideration for NDHA Listing

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Other	The Hoe Flagpoles (20 flagpoles sited on the Hoe, which have a striking aesthetic value when viewed against the backdrop of the Sound and Smeatons Tower)	Physical structures marking Hoe parade ground boundary	No	Social interest and community value - complement the Hoe Park and events held there - international flags welcome visitors from abroad and highlight and celebrate issues and events such as LGBT and Gay Pride Day, PCC, Devon County, RNLI, etc.	Yes - The collection is a counterpart to the single flagpole situated in the centre of the Hoe atop the Grade II Listed Belvedere	Consideration for NDHA Listing
Other	Twin Cannons (Two cannons sited on Madeira Road)	Not as such - but comple-ment other cannons in situ locally	No	Historic interest - they are a key aspect of Plymouth's naval heritage. The cannons are accompanied by a plaque outlining their possible origins including likelihood of use in the Crimean War. Links in with other assets depicting naval heritage (e.g., the cannons at the Citadel)	Yes - an important aspect of Plymouth's naval heritage	Consideration for NDHA Listing
Other	Leisure Terraces and Bathing Huts (situated on the Hoe waterfront)	Yes - physical structures	No	Historic/ social interest - these terraces are an intrinsic part of Plymouth Hoe and the Waterfront	Yes - unequivocal landmark status. Historic England listings of the Lido and colonnades (EH1271847 and EH 1380066) already exist but unclear of the extent along the waterfront itself.	Consideration for NDHA Listing
Other	VR Post Box (post box on the corner of Athenaeum Street and Citadel Road)	Yes - physical structure	No	For Plymouth, a rare surviving (Type B) Victorian pillar box. Most of the 43 pillar boxes in the PL1 postcode are twentieth century. Vulnerable to upgrade / replacement	Non-NDHA	Community asset

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Other	Derricks, West Hoe Pier (located on Grade II listed West Hoe Pier)	Yes - physical structures.	No	Historic interest - refer back to the social and economic history of West Hoe, predating when the area became a tourist destination.	Yes - The Grade II Listing of the Pier does not refer to the derricks, the listing details being as follows: "Piers and walls enclosing basin. 1880 datestone. Plymouth limestone rubble brought to course. Irregular plan basin with retaining wall to the landward side, short shaped return walls and 2 jetties approximately parallel to the shore with harbour entrance between. Steps with landings: broad flight mid-way to shore wall, another to the right-hand wall on the seaward side and 3 flights of recessed steps to the jetties, a seaward flight to each jetty and an inner flight to the right-hand jetty." The derricks form a part of the history of this landmark and should be preserved.	Consideration for NDHA Listing
Other	Look II (statue by Sir Antony Gormley on West Hoe Pier)	Yes - physical structure	No	Historic interest - Commissioned to commemorate Mayflower 400, the 400th anniversary in 2020 of the sailing of the Mayflower to the New World, this work aims to evoke the yearning to travel across the horizon in order to establish a new life in another place - redolent of the many voyages made to and from the City of Plymouth.	Yes - the listing of West Hoe Pier predates the sculpture and therefore does not include it.	Consideration for NDHA Listing