The Hoe Neighbourhood Plan
2023 – 2034

Appendix 3:
Hoe Neighbourhood Area Audit of Local Heritage



Hoe Neighbourhood Area Audit of Local Heritage

An audit of local buildings and assets was undertaken by members of the Hoe Neighbourhood Forum Steering Group to identify Non-Designated Heritage Assets (NDHAs), recognising their value to the local character of the area. The audit was based on Historic England Advice Note 7, Local Heritage Listing (https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/).

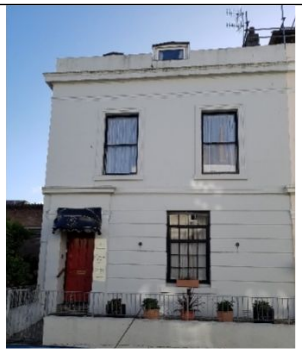


Map showing locations of Heritage Assets
(Orange/red = Listed/Designated, Green = Local list)

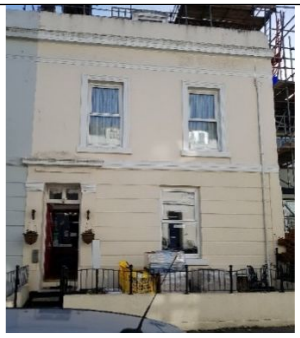
Local Listing Nomination Assessment: 8 Grand Parade

Name of asset	8 Grand Parade
Location of asset	8 Grand Parade, Plymouth PL1 3DQ
Photo	
Age	Early 20th Century
Rarity	20th century take on the architecture of the original terrace.
Aesthetic Interest	A good attempt (when pastiche was favoured) to blend in with the rest of Grand Parade. 5 storeys and attic. Tower to mirror west end of terrace, window mouldings, plaster mouldings. Metal railings and balconies. Received a Regional Housing Design Award in 1991
Group value	Forms the end of a significant terrace which mirrors the terrace fronting Grand Parade on the west side of Radford Road.
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	Has a prominent position on the waterfront overlooking the National Marine Park
Landmark status	Visible from the Sound when approaching Plymouth. Part of a landmark seafront terrace
Social and communal value	
Other comments	Current condition good. Current use flats. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL LISTING Grand Parade was identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Built Environment” as making a positive contribution.

Local Listing Nomination Assessment: 2 Alfred Street

Name of asset	2 Alfred Street
Location of asset	2 Alfred Street Plymouth PL1 2RP
Photo	
Age	c.1830
Rarity	Part of a planned terrace of houses possibly by Foulston. Together with No 4 Alfred Street, forms one remaining end of a former terrace of eight houses, destroyed by a WWII bomb. Numbers 1-15 opposite form a complete terrace which is Grade II listed Historic England List Entry Number 1129983.
Aesthetic Interest	Original front door, fanlight over. Pilastered doorway with moulded capitals and cornices. Channelled rustications to lower half of façade. Bands of render to first floor. Parapet moulding.
Group value	Together with Nos 4 and 16, there is a group value of 3 terraced houses together out of original terrace of 8
Archaeological interest	
Archival interest	Contributes to the story of the Hoe's local history, sitting alongside the 1950's houses which replaced those houses in the terrace which did not survive the WWII bombs
Historical association	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 C19.
Designed Landscape interest	
Landmark status	
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Originally residential, currently a guest house. Current condition good. Whole house occupancy. Number 2 Alfred Street was identified in the Hoe Conservation Area Appraisal and Management Plan (2008), "Quality of the Bult Environment" as making a positive contribution. Identified as part of Plymouth Civic Society Study 2019 and also identified in 2006 "Plymouth Waterfront Characterisation Study" (commissioned by PCC and English Heritage) as potential for LOCAL LISTING

Local Listing Nomination Assessment: 4 Alfred Street

Name of asset	4 Alfred Street
Location of asset	4 Alfred Street Plymouth PL1 2RP
Photo	
Age	c.1830
Rarity	Part of a planned terrace of houses possibly by Foulston. Together with No 2 Alfred Street, forms one remaining end of a former terrace of eight houses, destroyed by a WWII bomb. Numbers 1-15 opposite form a complete terrace which is already Grade II listed, Historic England List Entry Number 1129983.
Aesthetic Interest	Original front door, fanlight over. Pilastered doorway with moulded capitols and cornices. Channelled rustications to lower half of façade. Bands of render to first floor. Parapet moulding.
Group value	Together with Nos 2 and 16, there is a group value of 3 terraced houses together out of original terrace of 8
Archaeological interest	
Archival interest	Contributes to the story of the Hoe's local history, sitting alongside the 1950's houses which replaced those houses in the terrace which did not survive the WWII bombs
Historical association	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 C19.
Designed Landscape interest	
Landmark status	
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Originally residential, currently a guest house. Current condition good. Whole house occupancy. Number 4 Alfred Street was identified in the Hoe Conservation Area Appraisal and Management Plan (2008), "Quality of the Bult Environment" as making a positive contribution. Identified as part of Plymouth Civic Society Study 2019 and also identified in 2006 "Plymouth Waterfront Characterisation Study" (commissioned by PCC and English Heritage) as potential for LOCAL LISTING.

Local Listing Nomination Assessment: 16 Alfred Street

Name of asset	16 Alfred Street
Location of asset	16 Alfred Street Plymouth PL1 2RP
Photo	
Age	c.1830
Rarity	Part of a planned terrace of houses possibly by Foulston. Together with Nos 2 and 4 Alfred Street, forms one remaining end of a former terrace of eight houses, destroyed by a WWII bomb. Numbers 1-15 opposite form a complete terrace which is already Grade II listed Historic England List Entry Number 1129983.
Aesthetic Interest	Original front door, fanlight over. Pilastered doorway with moulded capitals and cornices Channelled rustications to lower half of façade. Bands of render to first floor. Moulded parapet.
Group value	Together with Nos 2 and 4, there is a group value of 3 terraced houses together out of original terrace of 8
Archaeological interest	
Archival interest	Contributes to the story of the Hoe's local history, sitting alongside the 1950's houses which replaced those houses in the terrace which did not survive the WWII bombs
Historical association	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 C19.
Designed Landscape interest	
Landmark status	
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Residential dwelling. Current condition good. Whole house occupancy. Number 16 Alfred Street was identified in the Hoe Conservation Area Appraisal and Management Plan (2008), "Quality of the Bult Environment" as making a positive contribution. Identified as part of Plymouth Civic Society Study 2019 and also identified in 2006 "Plymouth Waterfront Characterisation Study" (commissioned by PCC and English Heritage) as potential for LOCAL LISTING

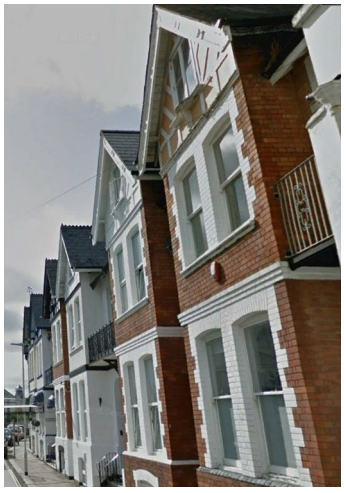
Local Listing Nomination Assessment: Citadel Road Nos 45 - 57

Name of asset	Citadel Road Nos 45 - 57
Location of asset	Citadel Road, Plymouth PL1 3AU
Photo	
Age	Late 19th Century
Rarity	Oriel windows are an unusual feature
Aesthetic Interest	Terrace of 7 houses, 3 storey with attic and basement. Stucco details, parapet cornice, pilastered 2nd floor windows, some original railings. Large oriel windows to the first floor. Some original panelled doors with fanlights above.
Group value	Almost complete terrace of what was 8 houses
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	
Landmark status	
Social and communal value	The terrace contributes to the local character of the Hoe, in form and design and contributes to the story of architectural design development across the Hoe
Other comments	Condition of the terrace is fair to good. Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Listing Nomination Assessment: Citadel Road Nos 159 - 183

Name of asset	Citadel Road Nos 159 - 183
Location of asset	Citadel Road, Plymouth PL1 2HU
Photo	 
Age	1820-1830
Rarity	
Aesthetic Interest	Complete original terrace of 12 dwellings, each has 4 storeys, including basement & attic. Finished in render with bay windows, moulded details, steps up to front entrance and down to basement entrance. Ornamental parapet extends across the top of all houses with slight variations. 169 & 175 have ornamentally tiled front path & steps 171,173 & 175 have original railings. Attics have been extended & modified in various styles.
Group value	A complete original terrace
Archaeological interest	
Archival interest	
Historical association	Sir Francis Chichester's return from his solo navigation of the world was commemorated by the public house (currently The Pub on The Hoe) which renamed itself Gipsy Moth IV in 1967.
Designed Landscape interest	Overlooks the Grade I Listed Hoe Park
Landmark status	
Social and communal value	The terrace contributes to the local character of the Hoe, in form and design and contributes to the story of architectural design development across the Hoe
Other comments	Identified as part of Plymouth Civic Society 2019 Study for local listing Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), "Quality of the Built Environment" as making a positive contribution. Current uses: 159 Pub 161 guest house 171 guest house Others residential

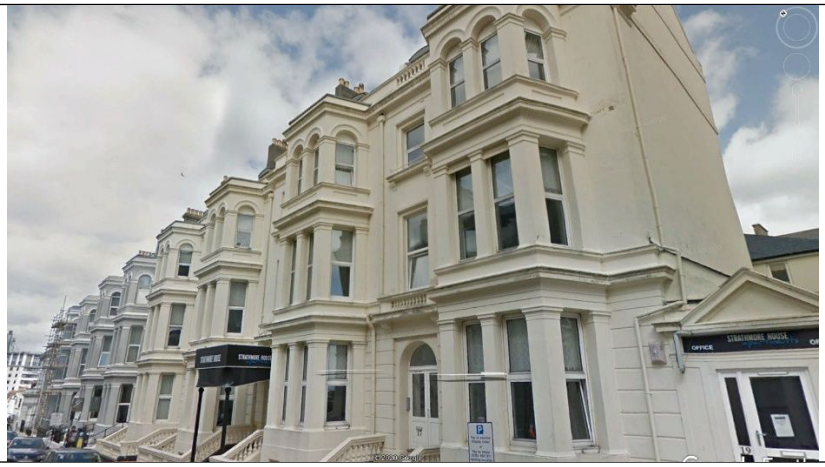
Local Listing Nomination Assessment: Crescent Avenue Nos 1-14

Name of asset	Crescent Avenue Nos 1-14
Location of asset	Crescent Avenue, Plymouth PL1 3AN
Photo	 
Age	Early 20th Century
Rarity	Unrendered, red brick construction on the Hoe is rare.
Aesthetic Interest	Brick construction, 2 storeys with basement and attic. Brick construction, timber beam cladding to gables. Fine examples of original iron balcony railings on all properties, plaster mouldings, some original front doors.
Group value	Complete terrace
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	
Landmark status	
Social and communal value	The terrace contributes to the local character of the Hoe, in form and design and contributes to the story of architectural design development across the Hoe
Other comments	Current uses – residential and guest houses. Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Built Environment” as making a positive contribution.

Local Listing Nomination Assessment: Elliot Street Nos 4-22

Name of asset	Elliot Street Nos 4 - 22
Location of asset	Elliot Street, Plymouth PL1 2PP
Photo	
Age	Late 1800's
Rarity	
Aesthetic Interest	Remaining terrace of 10 dwellings from an original terrace of 12, each has 3 storeys plus attic. Nos 4 and 6 with basements. Channelled rustication and bay windows to ground and first floors. Parapet mouldings, plaster mouldings, pilastered doorways, some original doors with fanlights over. Numbers 6 and 8 and numbers 16 and 18 with porticoed door entrances. Plaster balustrading to first floor windows. Some original railings. Some sash windows, possibly original. Entrances with fanlights over, some original double entrance doors.
Group value	As a group and with the terrace on the opposite east side of Elliot Street, represents a fine example of grand Victorian terraced villas.
Archaeological interest	
Archival interest	
Historical association	The street originally formed part of the Hoe Fields Estate, and was named after the owner of the land, Colonel John Elliot, Lieutenant Colonel of the East India Company
Designed Landscape interest	
Landmark status	Elliot Street provides one of the main gateways to the Hoe and as such, these terraces can be considered landmarks within the local scene.
Social and communal value	This grand terrace contributes to the local character of the Hoe, in form and design and contributes to the story of architectural design development across the Hoe
Other comments	Current uses – all residential, some single dwellings, some divided into apartments Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), "Quality of the Bult Environment" as making a positive contribution.

Local Listing Nomination Assessment: Elliot Street Nos 5-19

Name of asset	Elliot Street Nos 5-19
Location of asset	Elliot Street, Plymouth PL1 2PP
Photo	
Age	Late 1800's
Rarity	
Aesthetic Interest	Terrace of 8 dwellings, each with 3 storeys plus attic and basement. Channelled rustication to ground floors. Bay windows to first, second and third floors with arched window tops on the third floor. Parapet mouldings, plaster mouldings. Plaster balustrading to parapets and first floor windows. Some original railings. Railings to numbers 13 to 19 have been replaced with cement balustrading. Double door entrances with fanlights over. Number 19 has a porticoed side entrance.
Group value	As a group and with the terrace on the opposite west side of Elliot Street, represents a fine example of grand Victorian terraced villas.
Archaeological interest	
Archival interest	
Historical association	The street originally formed part of the Hoe Fields Estate, and was named after the owner of the land, Colonel John Elliot, Lieutenant Colonel of the East India Company  (*Elliot Street photographed during WWII*)
Designed Landscape interest	
Landmark status	Elliot Street provides one of the main gateways to the Hoe and as such, these terraces can be considered landmarks within the local scene.

Local Listing Nomination Assessment: 3 Elliot Street

Name of asset	3 Elliot Street
Location of asset	Elliot Street, Plymouth PL1 2PP
Photo	
Age	Late 1800's
Rarity	There are very few detached period villas on the Hoe
Aesthetic Interest	Detached villa. Decorative roof and eaves supports. 2 storeys with basement and attic. Balustraded parapet, pediments to ground floor windows with balustrading above. Porticoed entrance, fanlight above front door.
Group value	Complements the adjacent terrace and the terrace on the opposite west side of Elliot Street, representing a fine example of an independent Victorian villa.
Archaeological interest	
Archival interest	
Historical association	The street originally formed part of the Hoe Fields Estate, and was named after the owner of the land, Colonel John Elliot, Lieutenant Colonel of the East India Company
Designed Landscape interest	
Landmark status	Elliot Street provides one of the main gateways to the Hoe and as such, can be considered a landmark within the local scene.
Social and communal value	Elliot Street as a whole contributes to the local character of the Hoe, in form and design and contributes to the story of architectural design development across the Hoe
Other comments	Current uses – residential, main dwelling with basement apartment Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), "Quality of the Built Environment" as making a positive contribution.

Local Listing Nomination Assessment: “Flower Cottages”

Name of asset	“Flower Cottages” to the rear of Windsor Villas, Lockyer St
Location of asset	Windsor Place, Plymouth PL1 2HN
Photo	
Age	Unknown
Rarity	Examples of mews cottages such as these are rare on the Hoe.
Aesthetic Interest	Period cottages, timber garage doors (possibly original)
Group value	Mews cottages forming a terrace of three. Have a close historic relationship with Windsor Villas, which are Grade II listed.
Archaeological interest	
Archival interest	
Historical association	Mews cottages to Grade II listed Windsor Villas, Lockyer Street (c.1820-30) which were designed by Foulston and his pupil Wightwick. Historic England Listing References for Windsor Villas numbers 1-6 respectively - 1113347, 1113348, 1113349, 1113351, 1113353, 1113359
Designed Landscape interest	
Landmark status	
Social and communal value	The cottages have an important part to play in the social history of Windsor Villas as a whole.
Other comments	Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Built Environment” as making a positive contribution.

Local Listing Nomination Assessment: 18-22 Grand Parade

Name of asset	18-22 Grand Parade
Location of asset	Grand Parade, Plymouth PL1 3DQ
Photo	
Age	Early 20th Century
Rarity	
Aesthetic Interest	Edwardian terrace forming a group where Radford Road meets the seafront, with matching copper cupolas marking the junction. The buildings are three-storeys with a basement and an additional fourth-storey on the cupola corners. Iron balcony on first floor of seaside frontage, with decorated roof balustrade. Terrace of three houses. Original sash windows in 20 and 22. Regrettable uPVC replacement is No 18. Number 22 appears to have original tiling to the front
Group value	Form a significant terrace which mirrors the terrace fronting Grand Parade on the east side of Radford Road.
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	Has a prominent position on the waterfront overlooking the National Marine Park
Landmark status	Visible from the Sound when approaching Plymouth. A landmark seafront terrace. 
Social and communal value	
Other comments	Current condition good. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL LISTING Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Built Environment” as making a positive contribution.

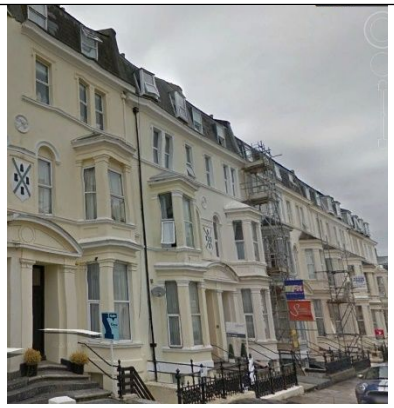
Local Listing Nomination Assessment: Grand Parade House and Terrace

Name of asset	Grand Parade House and Terrace
Location of asset	Grand Parade, Plymouth PL1 3DQ
Photo	
Age	Late 19th Century
Rarity	
Aesthetic Interest	House and attached terrace of houses, numbers 10-16. Edwardian terrace forming a group where Radford Road meets the seafront, with matching copper cupolas marking the junction. The buildings are three-storeys with a basement and an additional fourth-storey on the cupola corners. Iron balcony on first floor of seaside frontage, with decorated roof balustrade. 3 storeys with attic and basement. Original railings and balustrading to frontage, balconies and roof, stucco detail. Grand Parade House has a fine portico fronting onto Radford Road.
Group value	Form a significant terrace which mirrors the terrace fronting Grand Parade on the west side of Radford Road.
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	Has a prominent position on the waterfront overlooking the National Marine Park
Landmark status	Visible from the Sound when approaching Plymouth. A landmark seafront terrace 
Social and communal value	
Other comments	Current condition good. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL LISTING Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Built Environment” as making a positive contribution.

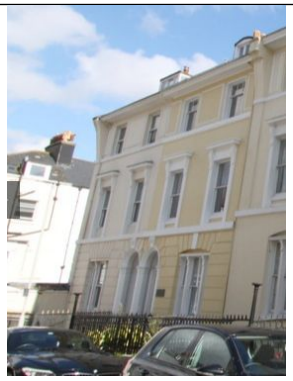
Local Listing Nomination Assessment: St Demetrios & St Nikitas Greek Orthodox Church

Name of asset	St Demetrios & St Nikitas Greek Orthodox Church
Location of asset	Central Rd, Plymouth PL1 3BX
Photo	
Age	Unknown
Rarity	
Aesthetic Interest	Diminutive rendered church with associated stone building
Group value	
Archaeological interest	
Archival interest	Formerly the Anglican Mission Church of Saint Michael the Archangel
Historical association	The local Anglican Church of Saint James the Less on Citadel Road could accommodate only 800 people whereas the parish was occupied by some 5,000 residents it became necessary, or expedient, to erect a mission church. Even then it only came about through 'the kindness of some unknown friend' who sent the vicar, the Reverend W H Child, a sum of £400 towards its construction. Mr W H Prance, the solicitor, laid the foundation stone of the new mission church on Wednesday July 8th 1891. The architect was Mr E R Jones and the builder, Mr J P Berry, both of Plymouth. The stone came from Polyphant, near Launceston, Cornwall, and the building was dressed with Ruabon sandstone. The cost, including the purchase of the site, amounted to £1,400. When Father Maurice Child became Curate of St James in 1912, he oversaw the refurbishment of St Michael in the Baroque style. The church was later replaced by a permanent building and the furnishings renewed. It was declared redundant in about 1995 and is now a Greek Orthodox Church.
Designed Landscape interest	
Landmark status	
Social and communal value	Formerly an Anglican Church, it is now the Greek Orthodox Church of St Demetrios & St Nikitas, serving the Plymouth Community.
Other comments	Current condition good. Identified as part of Plymouth Civic Society Study 2019 and also identified in 2006 “Plymouth Waterfront Characterisation Study” (commissioned by PCC and English Heritage) as potential for LOCAL LISTING

Local Listing Nomination Assessment: Holyrood House and Terrace

Name of asset	Holyrood House and Terrace
Location of asset	2-22 Holyrood Place, Plymouth PL1 2QB
Photo	 
Age	Victorian
Rarity	
Aesthetic Interest	Three-storey rendered Victorian terrace, with basement, attic floor and repeated double-storey bay windows. Plaster decoration of shields with roundels above. The shields depict the old arms of the four towers of the original Plymouth Castle. Pilastered doorways. Some original railings survive.
Group value	A complete terrace
Archaeological interest	
Archival interest	
Historical association	Reference to the old city coats of arms
Designed Landscape interest	
Landmark status	
Social and communal value	
Other comments	Identified in 2006 “Plymouth Waterfront Characterisation Study” (commissioned by PCC and English Heritage) as potential for LOCAL LISTING Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Listing Nomination Assessment: Holyrood Terrace

Name of asset	Holyrood Terrace
Location of asset	1-3 Holyrood Place, Plymouth PL1 2QB
Photo	
Age	c. 1870
Rarity	
Aesthetic Interest	Three-storey, half-basement, attic. Original front doors with fanlights over. Decorative mouldings around front door – head Rustications Original railings Possible original sash windows Decorative pilasters above first floor windows Mini-pilasters as part of ground floor window frame
Group value	Group value with remaining terrace (numbers 5-7 and 9-11 which are Grade II listed – Historic England Listing References 1113331 and 1113332 respectively). They also form a group with the complete terrace on east side.
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	
Landmark status	
Social and communal value	
Other comments	Identified as part of Plymouth Civic Society Study 2019 and identified in 2006 “Plymouth Waterfront Characterisation Study” (commissioned by PCC and English Heritage) as potential for LOCAL LISTING Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Built Environment” as making a positive contribution.

Local Listing Nomination Assessment: McMillan Nursery

Name of asset	McMillan Nursery
Location of asset	24 Hoe Approach, Plymouth PL1 2JA
Photo	 
Age	Victorian
Rarity	There are few Victorian buildings of this architectural style on the Hoe
Aesthetic Interest	Three storey Victorian detached stone villa with decorated window surrounds and red brick detailing on the Hoe Street frontage. Pedimented gateway through original boundary wall on Hoe Street.
Group value	
Archaeological interest	
Archival interest	
Historical association	In 1935, Nancy Lady Astor, as MP for Plymouth, wanted to provide nursery provision for under privileged children in the immediate vicinity. It is an acknowledged fact that Lady Astor did more than any other elected politician in England from the 1920's onward to promote the cause of nursery education. Lady Astor inspired by the pioneers of nursery education, Rachel and Margaret McMillan, supporting their campaigns and initiatives to develop nursery education in this country. Lady Astor was so taken with their aspirations for the environment in which pre-school children should learn and gain experience that she purchased 24 Hoe Street in Plymouth and had the property converted for this purpose. Sensitive modernisation has preserved many of the original features of the property. The Nursery was opened by Lady Astor in 1935 as a charitable trust.
Designed Landscape interest	
Landmark status	
Social and communal value	Has been a nursery serving the people of Plymouth since 1935.
Other comments	Originally residential, currently a nursery. Current condition good. Identified as part of Plymouth Civic Society Study 2019 and also identified in 2006 "Plymouth Waterfront Characterisation Study" (commissioned by PCC and English Heritage) as potential for LOCAL LISTING

Local Listing Nomination Assessment: Plymouth House

Name of asset	Plymouth House
Location of asset	9 – 13 Lockyer Street, Plymouth PL1 2QQ
Photo	
Age	1820-1830, with rebuild in 1950s
Rarity	 Together with Clark House and Lockyer Court, this forms the two remaining ends of a planned terrace of grand residences which was significantly damaged by WWII bombs.
Aesthetic Interest	Following damage by bombs, the façade was retained and the remainder of the building was rebuilt behind. 3 storeys with attic and basement. Stucco with stucco detail; channelled rustication to lower levels, giant pilasters flanking upper-floor bays; roof behind parapets with moulded entablature; balustraded balconies. Sash windows.
Group value	Group value of 3 houses forming part of the original terrace.
Archaeological interest	
Archival interest	Significant local historical interest. The YWCA purchased Number 18 Lockyer Street, previously the home of Doctor Gale, for £1,500. Lord Kinnaird himself came to open the new hostel on Monday November 28th 1887. The building consisted of a drawing room, lecture room, several class-rooms, and a library, plus rooms for the caretaker, a residence for the superintendent secretary, and, of course, bedrooms. Mrs Laycock, wife of the Reverend J M Laycock, the vicar of Charles Church, was the president of the Plymouth Association. The treasurers were Miss E Bayly of Seven Trees House and Miss Bennett of 43 George Street. Miss Lewis was the resident superintendent secretary. The purchase of the house together with certain fittings cost £1,560; repairs and new fittings cost another £80, and furniture a further £139. Annual expenses were expected to be £150 against an annual income of £80. The deficit of £70 was to be made up from annual subscriptions amongst its 300 members and associates. By 1897 they had also opened a hostel at 12 Seaton Terrace, Mutley, between Ermington Terrace and Ford Park Road. Miss Caroline Adams was the superintendent.

	In due course the hostel was moved to Numbers 9 and 10 Lockyer Street, on the corner with Alfred Street and the old premises became a cafe for Messrs Uglow's. The building was destroyed during the air raids on March 20th/21st 1941, although luckily there were no casualties in the building that night. It was therefore of some significance that after the hostel had been completely rebuilt, it was reopened on Wednesday March 18th 1953, almost 12 years after its destruction. Her Majesty Queen Elizabeth, the Queen Mother, came to open the building, in the presence of the Lord Mayor, Alderman H E Wright, and invited guests. This included some who were described as "founder members": Miss B Avery, Miss R Camp, Miss J Gardner, Miss D Hibbs, Miss M Mackie, Miss H Potts, Mrs B Roberts and Mrs M Stone. Also in the gathering were Mrs Lawrence Spear, president; Mrs G C Hocking, warden; Mr Charles Reeder, representing the builders, Messrs A N Coles (Contractors) Ltd; Mr H J Hammick, the architect; Mr C R Cording, foreman of works.
Historical association	See above
Designed Landscape interest	
Landmark status	
Social and communal value	The building was home to the YWCA until the early 21st Century and was subsequently a housing association. It is currently unoccupied.
Other comments	Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Built Environment” as making a positive contribution.

Local Listing Nomination Assessment: Sussex Place Nos 1-4

Name of asset	Sussex Place Nos 1-4
Location of asset	Sussex Place, Plymouth PL1 2HT
Photo	 
Age	c.1870
Rarity	Sussex Place comprises 2 complete terraces of 2 storey dwellings with half basement and attic. This street layout in the form of a no through “place”, with complete original terraces, whilst seen throughout other parts of the city, is a rare feature on The Hoe. All dwellings retain some original external features.
Aesthetic Interest	Original front doors. Decorative mouldings around front door – rosettes and angels. Some original railings. Bootscrapers.
Group value	Group value of complete terrace of 4 on north side, complemented by complete terrace of 7 on opposite side.
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	
Landmark status	
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Residential dwellings. Current condition good. Subdivided occupancy. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL LISTING Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Built Environment” as making a positive contribution.

Local Listing Nomination Assessment: Sussex Place Nos 5-11

Name of asset	Sussex Place Nos 5-11
Location of asset	Sussex Place, Plymouth PL1 2HT
Photo	 
Age	c.1870
Rarity	Sussex Place comprises 2 complete terraces of 2 storey dwellings with half basement and attic. This street layout in the form of a no through “place”, with complete original terraces, whilst seen throughout other parts of the city, is a rare feature on The Hoe. All dwellings retain some original external features.
Aesthetic Interest	Original front doors. Decorative mouldings around front door – rosettes and angels. Some original railings. Bootscrapers.
Group value	Group value of complete terrace of 4 on north side, complemented by complete terrace of 7 on opposite side.
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	
Landmark status	
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Residential dwellings. Current condition good. Subdivided occupancy. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL LISTING Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Built Environment” as making a positive contribution.

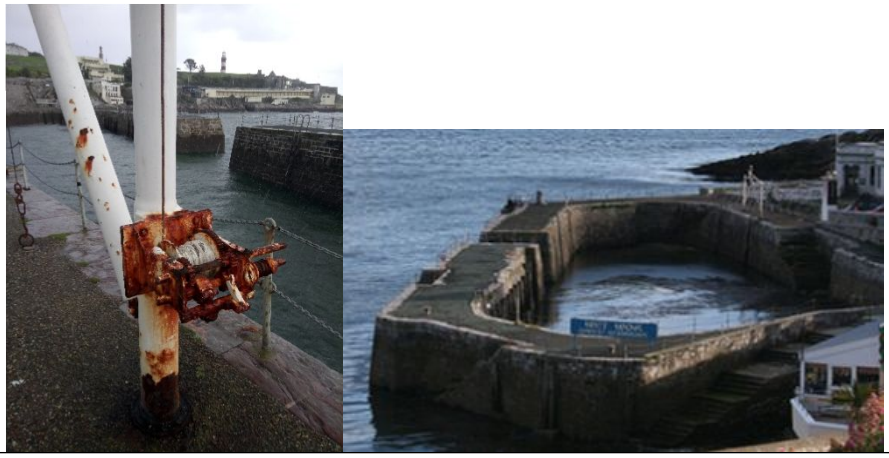
Local Listing Nomination Assessment: 12-13 Sussex Street

Name of asset	12-13 Sussex Street
Location of asset	Sussex Street, Plymouth PL1 2HR
Photo	 
Age	c.1870
Rarity	Villa style dwelling on the north west corner where Sussex Place joins Sussex Street which appears to be split into two residences, one accessed from Sussex Street, the other from Sussex Place. The Hoe street scene is generally terraced - villas of this type are therefore rare.
Aesthetic Interest	Pilastered doorways with moulded capitals, cornices and columns. Sash windows, possibly original. Original doors with fanlights above. Bands of render, pediments and cornicing to windows. Some original railings. Cast iron lamp post.
Group value	
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	
Landmark status	Marks the boundary between historic street scene of Sussex Place/ Sussex Street and the modern vernacular of the Astor House development.
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Current condition fair. Unclear occupancy. Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Built Environment” as making a positive contribution.

Local Listing Nomination Assessment: Coach House and Stables

Name of asset	Coach House and stables to the rear of Windsor Villas, Lockyer Street
Location of asset	36-36 Windsor Place, Plymouth PL1 2HN
Photo	
Age	Unknown but the brickwork suggests they were built later than Foulston's 1820s-1830s villas which they originally served
Rarity	A rare example of stables and coach buildings retaining some original features.
Aesthetic Interest	Polychromatic brickwork. Original windows. Original doors.
Group value	Has a close historic relationship with Numbers 4,5 and 6 Windsor Villas, which are Grade II listed: Number 4 - List Entry Number:1113351 Number 5 - List Entry Number:1113353 Number 6 - List Entry Number:1113359
Archaeological interest	
Archival interest	
Historical association	Stables and coach buildings to Windsor Villas, Lockyer Street (c.1820-30) which was designed by Foulston and his pupil Wightwick.
Designed Landscape interest	
Landmark status	
Social and communal value	The coach house and stables have an important part to play in the social history and story of Windsor Villas as a whole and can be seen to contribute to the collective memory of this place
Other comments	Current condition is poor to fair. These buildings were identified in 2006 "Plymouth Waterfront Characterisation Study" (commissioned by PCC and English Heritage) with the recommendation that mention of these be made in the Historic England Listings for numbers 4,5 and 6 Windsor Villas.

Local Listing Nomination Assessment: Derricks at West Hoe Pier

Name of asset	Derricks at West Hoe Pier
Location of asset	West Hoe Pier, Grand Parade, West Hoe, Plymouth Grid Reference: SX4741753697
Photo	
Age	Unknown
Rarity	Remaining evidence of the history of West Hoe Pier as a working harbour
Aesthetic Interest	
Group value	Sits atop the Grade II listed West Hoe Pier which is already listed List Entry Number:1113299
Archaeological interest	
Archival interest	
Historical association	The history of West Hoe Pier *(ref. Stentiford Family History):* The entire West Hoe Estate was owned by a Thomas Gill who blasted away at the cliffs for years and sold the stone to developers in the area. Once a railway line was established to serve the Great Western Dock, he decided to extend his business and export his stone further afield, using the new rail link and his own boats. Originally he berthed these at the coal wharf in the main dock but found himself squeezed out by the sheer volume of traffic there. He constructed the West Hoe Basin and linked it to his quarry by a light railway which passed through a tunnel underneath the Sea Baths. 
Designed Landscape interest	
Landmark status	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.
Social and communal value	Refers to the social and economic history of West Hoe, predating when the area was a tourist destination.
Other comments	Current condition is fair to poor, with significant rust in evidence.