

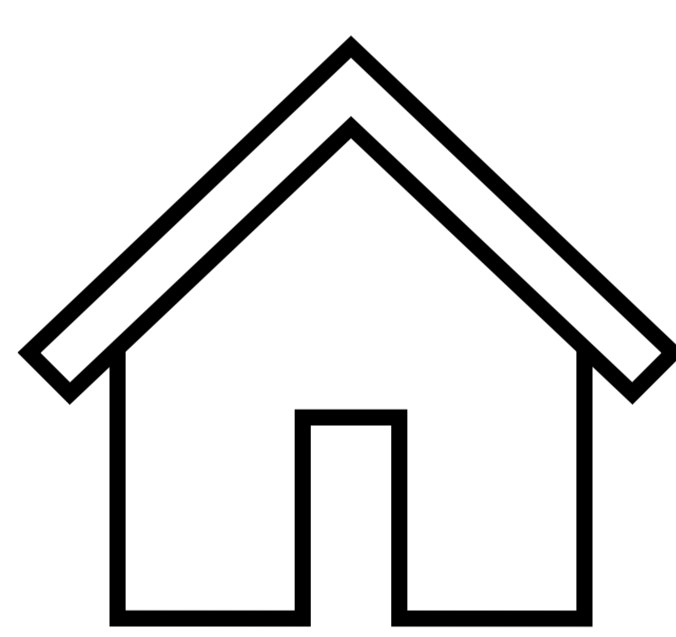


PROPOSAL

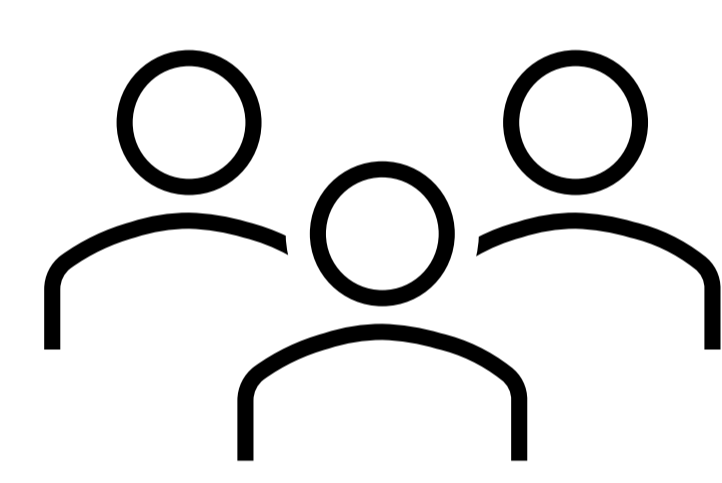
Adopting key architectural principles characterised by a number of large residential properties nearby, such as the Villas along Lockyer Street to the north and the impressive Victorian Terraces fronting the Promenade, the site presents a unique opportunity to deliver a high quality, contemporary yet sensitive response to the Hoe Conservation Area. This development will replace a derelict building that fails to contribute to the architectural quality of such an important location, key to Plymouth's heritage.

The building has been designed to provide a wide range of apartment types, leading to a diverse mixture of future residents who can enjoy the rich history and spectacular vista the Plymouth's Waterfront has to offer. The 56 apartments proposed range from 1 bed apartments suitable for young people and older persons wishing to 'downsize', along with larger 2 and 3 bed homes more suitable for couples and families. All apartments benefit from dedicated on-site parking (minimum of 1 space per dwelling within an undercroft parking level), individual private amenity space in the form of balconies and terraces, as well as a large resident's communal amenity deck.

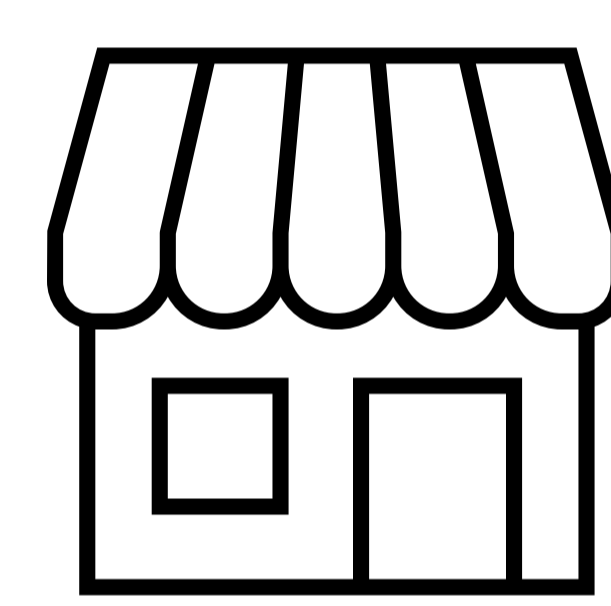
In addition, the ground floor will contain 2 separate commercial units providing a visual prominence and street presence that will promote public interaction and interest. The idea is to populate these spaces with independent F&B outlets such as a coffee shop and a farm store, selling good quality local produce.



FIFTY-TWO
APARTMENTS



COMMUNAL
AMENITY DECK



TWO
RETAIL UNITS



THE DESIGN

Design Approach

Inspired by the landmark architecture of the Hoe Conservation Area, the proposal draws on local character through careful attention to window proportions and fenestration. High-quality, durable materials such as Plymouth Limestone will root the building in its setting and enhance the visitor experience.

Scale and Form

The building rises to six storeys above Citadel Road—an appropriate transition from the neighbouring four- and five-storey villas. To the north, the form steps down to four storeys to protect daylight to existing properties.

Layout and Public Realm

A U-shaped layout creates a generous residents' amenity deck at its centre. To the north, the building is set back to provide a new public route connecting Armada Way to Lockyer Street, lined with seating, trees, and high-quality landscaping. The southern elevation features a limestone colonnade offering sheltered seating and a pedestrian route.

Access and Parking

Vehicular access is taken from the northwest corner, with all parking concealed within an undercroft. Each apartment will have an allocated space with EV charging, alongside secure cycle storage, a refuse store, and lift access directly to all floors.

Landscape and Biodiversity

Working with arboricultural consultants, the scheme retains as many high-quality trees as possible. Where removals are necessary, new off-site planting will deliver a net gain in biodiversity.



BRL design

PUBLIC CONSULTATION

FORMER REGISTER OFFICE

MIXED USE DEVELOPMENT



KEY DEVELOPMENT PROPOSALS:

- PROVISION OF 56 HIGH QUALITY HOMES
- DESIGNED TO COMPLIMENT AND ENHANCE THE CONSERVATION AREA
- IMPROVEMENTS TO THE PUBLIC REALM
- SIGNIFICANT ON SITE LANDSCAPING AND NEW TREE PLANTING
- IMPLEMENTATION OF HIGH QUALITY, LOCALLY DISTINCTIVE AND DURABLE FINISHES
- ACCESS / EGRESS TO AND FROM UNDERCROFT PARKING AREA LOCATED OFF LOCKYER STREET
- ALL APARTMENTS DESIGNED AS ADAPTABLE DWELLINGS FOR MOBILITY NEEDS OF FUTURE RESIDENTS
- EXTENSIVE COVERAGE OF GREEN ROOF SYSTEMS TO FURTHER PROMOTE ON-SITE BIODIVERSITY
- LARGE ARRAY OF PV PANELS FOR ON-SITE RENEWABLE ENERGY PRODUCTION
- EMPLOYMENT OF MVHR SYSTEMS TO HEAT AND VENTILATE HOMES
- ADOPTION OF A FABRIC FIRST APPROACH TO ENERGY CONSERVATION
- ADOPTION OF A ROBUST EMPLOYMENT SKILLS PLAN TO FACILITATE LOCAL CONSTRUCTION WORK, APPRENTICESHIPS AND TRAINING SCHEMES
- FINANCIAL CONTRIBUTION FOR THE PROVISION OF SUITABLE AFFORDABLE HOUSING OFF SITE BY A REGISTERED PROVIDER – DETAILS TO BE CONFIRMED.



- Key:
- | | | |
|-----------------------------------|---|---------------------------------------|
| 01 Crownes Plaza Hotel | 06 PV array | 11 Access point to undercroft parking |
| 02 Hoe Bowls Club | 07 Newly formed east-west public realm improvement | 12 Windsor Villas |
| 03 Windsor Place | 08 Extensive series of green roofs | 13 Hoe Park |
| 04 Existing public footpath | 09 Large buffer strip retained to retain existing trees on western boundary | |
| 05 Residents private amenity deck | 10 Junction of Lockyer Street and Citadel Road | |

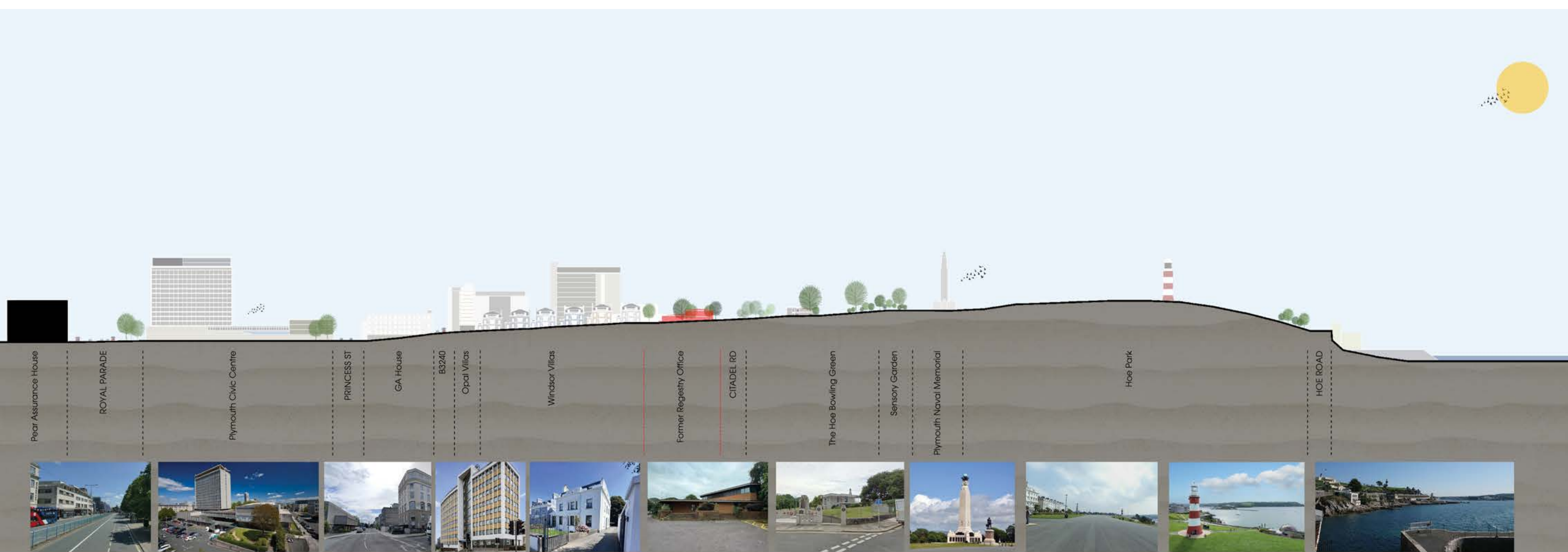


BRL design

WE WOULD WELCOME YOUR VIEWS

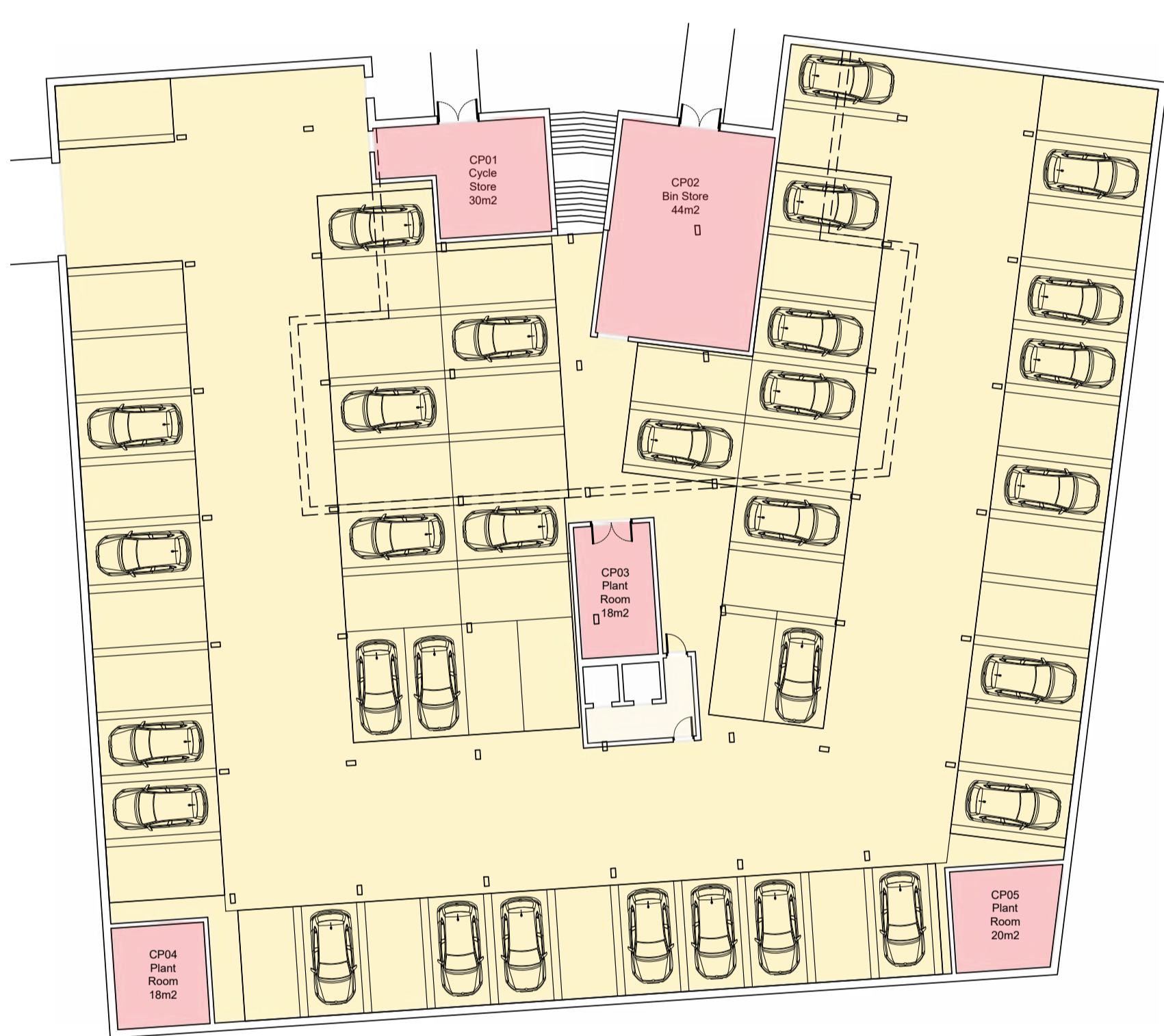
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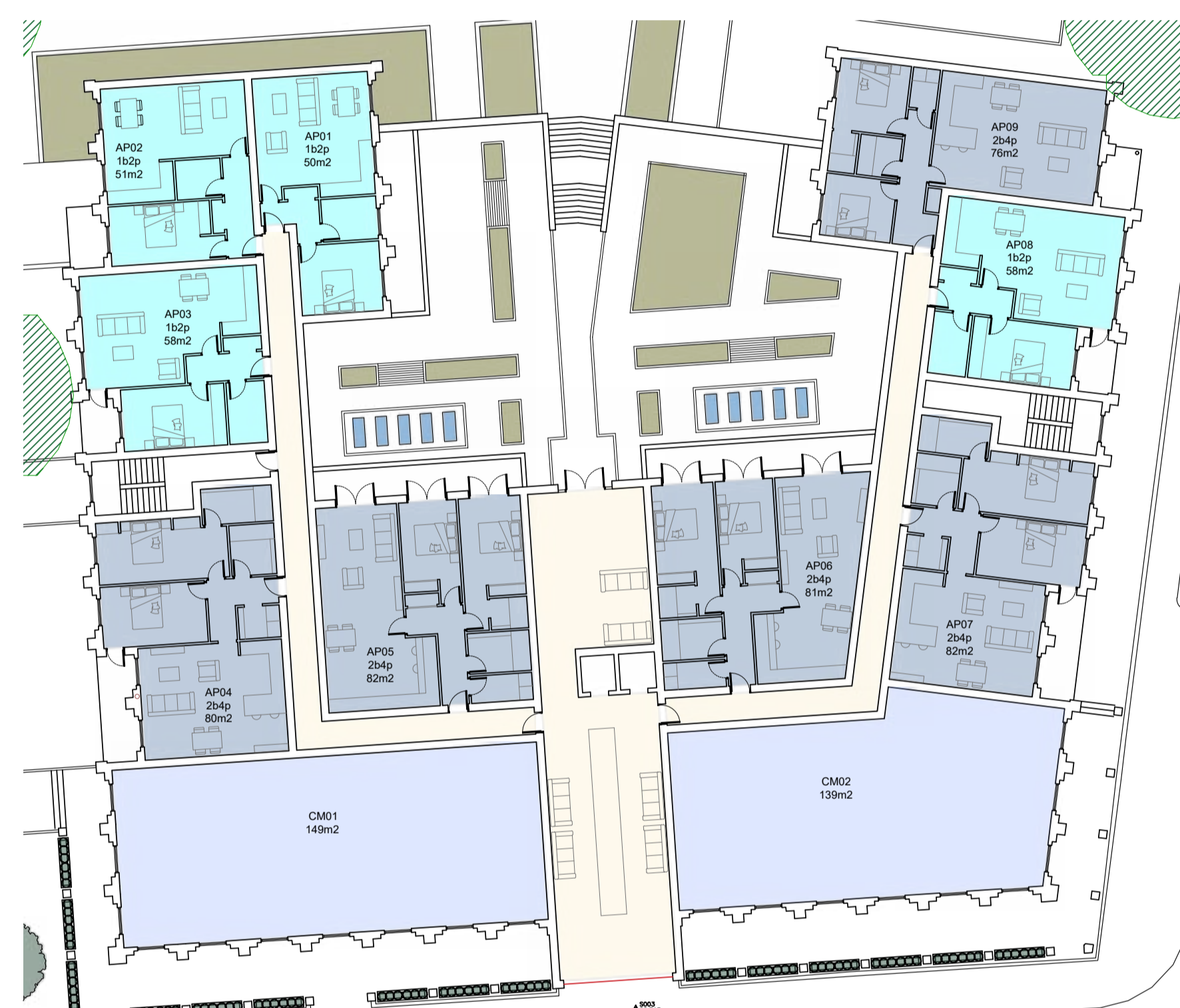


FORMER REGISTER OFFICE

MIXED USE DEVELOPMENT



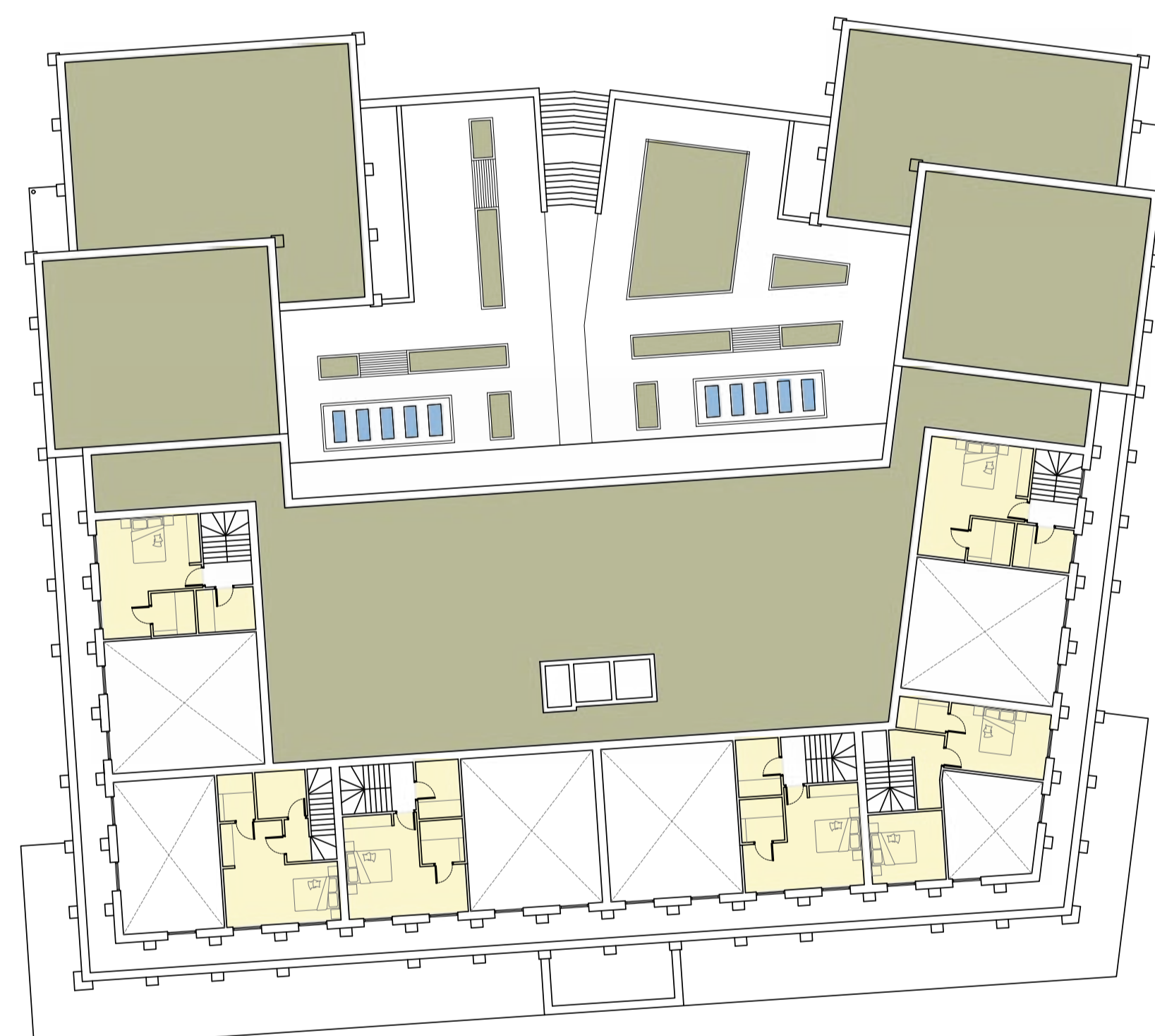
CAR PARK LEVEL



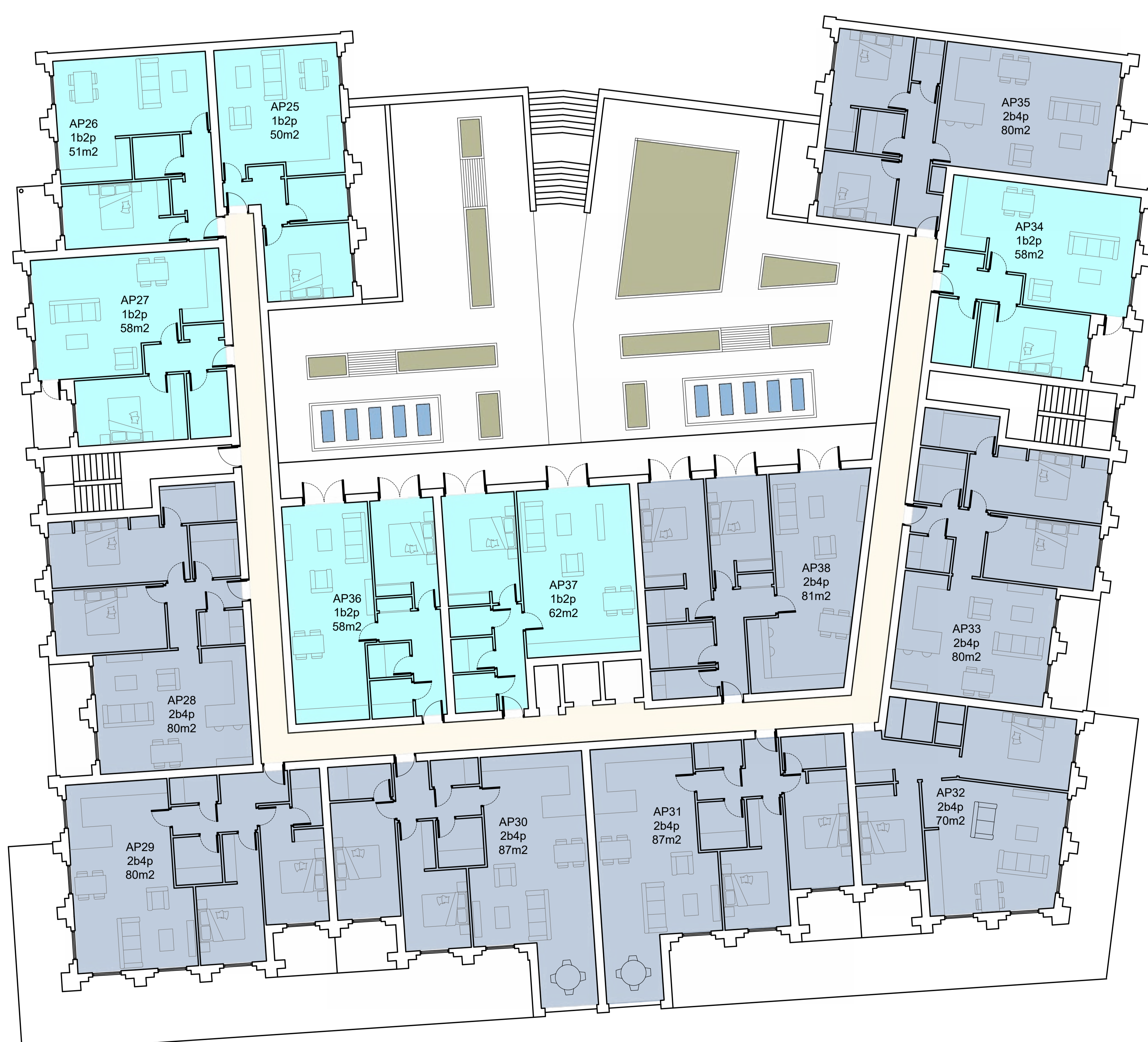
GROUND LEVEL



LOWER DUPLEX LEVEL



UPPER DUPLEX LEVEL



TYPICAL FLOOR LEVEL