

Planning with Listed Building Consent, Design & Access Statement incorporating Statement of Heritage Significance



Number 84 Durnford Street, Plymouth, PL1 3QW

February 2021

Prepared by Neil Davey on behalf of Nicholas Hunwicks, Property owner of Ground Floor Flat

2.1. Introduction

2.1. This statement provides a description of the site, the proposed development and an analysis of the main planning along with any heritage issues raised by the proposals.

2. Site Description

2.1. The site is located on the outskirts of the Plymouth City Centre with the front elevation facing street parking along Durnford Street and the rear elevation facing the rear property of 84 Cremyll Street.

2.2. Originally constructed mid circa 1900s, this 3 storey terraced house, with rear extensions, consists of a cement rendered block facade with a combination of uPVC and timber framed window sets at the front and back with timber panelled doors set in a timber frame recessed back from the buildings external face. The rear garden space is concealed by 84 Creymll Street and the high boundary wall of the neighbouring properties.

2.3. The surrounding area is mainly characterised by residential accommodation, a mix of food and drink uses, many pubs, restaurants and coffee bars. There is no dedicated car parking at the site but adequate car parking in the surrounding streets and area. The site is located within the Plymouth Conservation Area and the building is Grade II Listed with a list entry of 1319624. In terms of character, the immediate surrounding townscape is of good quality and there are many listed buildings nearby with the Royal William yard being within walking distance.

2.2. A site location plan is attached as Appendix 1.

3. Design

3.1 USE

All of the areas affected by this application are utilised as a garden space for the Ground floor flat of 84 Durnford Street. The placement of the pergola shall not result in any change of use from a residential function.

3.2 AMOUNT

The proposed works include a combination of patio replacement on a like for like basis, door replacement from existing PVC to hardwood timber, Replacement of PVC windows with hardwood timber and the installation of a new pergola and adaptation of existing timber shed. All works are as described below and indicated within the attached plans and visual representations within the appendix B and C. The proposed works are designed to sympathise with the original character and age of the building while maintaining the thermal efficiency and securing the future use of the property.

Pergola

Oak framed pergola with twin-wall polycarbonate sheet roof and concrete base to the rear courtyard garden space of Number 84 Durnford Street, Plymouth, PL1 3QW.

Hardstand courtyard

The existing hardstand has been removed due to undulation/displacement and poorly laid concrete. This shall be replaced with a concrete hardstand, and finished with natural delabole slate slabs with 20mm sand and cement joints and gravel drainage following the perimeter allowing for the natural percolation and utilising existing drainage. The upper tier of the garden, currently consisting of a shillet landscape / garden area shall also be turfed to over 70% of the area to reduce surface water runoff and improve biodiversity. Please refer to the drawing contained within this application.

Door replacements

The 2nr existing rear doors are of PVCu which is unsympathetic to the character of the building and life expired. The proposal is to replace the double glazed engineered hardwood timber door leading into the lounge area and to replace the bedroom patio door positioned on the south with a double glazed engineered hardwood timber window. See appendix C for visual representation.

Window replacement

The windows are of PVCu which is unsympathetic to the character of the building and life expired. The proposal is to replace them with engineered hardwood timber and double glazed units. See appendix C for visual representation. Window positioned to the west elevation of the north extension is to be replaced with double glazed engineered hardwood timber door to enable the area to become a lobby area.

Ancillary/Outbuildings

The existing shed positioned to the rear of the building is proposed to be extended across the width of the boundary and to return, creating an 'L' shaped unit. This shall be of tanalised treated timber frame, treated shiplap cladding with single glazed window units the shed will be sheltered by a timber frame and bitumen felt roof covering, later and to have an structural allowance to incorporate a 'green' sedum roof. The structure shall bear on a new concrete hardstand to a depth of 100mm. Please refer to the drawing contained within this application.

Porch

Polycarbonate twin wall roofing sheets, fixed to the exterior walls off wall hangers and profiled oak timbers. See appendix B for visual representation.

3.3 LAYOUT

The pergola has been positioned independent from the existing rear single story extensions as to not penetrate the structure. Generally, the proposal shall have no negative effect on the historic fabric given the location and high rise walls. See appendix B and C for more details.

3.4 SCALE

The overall building scale of the building will remain unchanged and none of the structural openings being altered as part of the work. The scale of the works shall be limited to the areas highlighted within appendix B with works including excavation for underground services and the fixing of the supporting posts concealed within the concrete hardstand base (also noted within appendix B)

2.05 APPEARANCE

None of the proposed works will pose a threat to the existing appearance of the building. There shall be no material alterations to the appearance.

2.06 PLANNING POLICY CONTEXT

The following extract from the Plymouth City Council policy CS03 are pertinent to this application.

“The Adopted Development Plan “

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the provisions of the Development Plan (DP) unless material considerations indicate otherwise.

In this instance the Plymouth and South West Devon Joint Local Plan (JLP) (Adopted 2019) provides the adopted DP.

The relevant DP policies are as follows:

- Policy SPT11 - Strategic approach to the historic environment
- Policy DEV21 - Development affecting the historic environment
- Policy DEV23 - Landscape character

National Planning Policy Framework 2019 (Framework)

- The Framework sets out the Government’s planning policies for England and how these are expected to be applied.
- The Framework is an important material consideration that, on its own, is of such weight that it can justify a decision contrary to the relevant policies of the DP.
- Paragraph 8 sets out the three dimensions to sustainable development which are “*economic, social and environmental*”. These dimensions are discussed in detail in Section 6.
- Paragraph 11 of the Framework states that there is a:

“presumption in favour of sustainable development... for decision-taking this means:

- c. *Approving development proposals that accord with the development plan without delay*
- d. *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” (Paragraph 11, the Framework).*

- Paragraph 117 and 118 of the Framework states that planning should:

“Promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment... in a way that makes as much use as possible of previously-developed or ‘brownfield’ land” (Paragraph 117, the Framework).

[and]

“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land” (Paragraph 118, the Framework).

National Design Guide

- The updated National Design Guide (published in October 2019) forms part of the Government's Planning Practice Guidance and is a material consideration in the planning decision making process.

The National Design Guidance demonstrates what good design means in practice, setting out the “ten characteristics of well-designed places” and how they work together to: create

its physical character; help nurture and sustain a sense of community; and positively address environmental issues affecting climate. These ten characteristics contribute towards the cross-cutting themes for good design as set out in the Framework.

The Hoe Conservation Society Plymouth

The site lies within the area of the Hoe Conservation Society Plymouth. Because of its historic significance and architectural qualities, much of the Hoe and Barbican area was designated a Conservation Area in 1977 to safeguard quality and to encourage improvement *The Hoe Conservation Area Appraisal and Management Plan 2008*. This has been used to outline the principles to protect and conserve the historic and current use of the area.

3.0 STATEMENT OF HERITAGE SIGNIFICANCE

3.01 BUILDING & SITE DESCRIPTION

Name: NUMBER 84 AND 86 AND ATTACHED FORECOURT WALLS AND RAILINGS

List entry Number: 1319624

Heritage Category: Listed Building

Date first listed: 01-May-1975

Part of planned terrace. Probably 1807 (date on rainwater head of No.78, qv). Stucco; dry slate roofs with dentilled eaves cornice; 2 hipped roof dormers; original cast-iron rainwater head to No.86 (left). Double-depth plan, each house with one large room at the front and entrance hall to one side plus service wings at rear. 2 storeys plus attic over basement; each house a 3-window range. Late C19 or C20 4-pane horned sashes; pilastered doorways with blind spoked fanlights to open pediments; panelled doors and reveals. INTERIOR: not inspected but likely to be of interest. SUBSIDIARY FEATURES: low plinths on basement walls surmounted by wrought-iron railings with urn finials. Part of a planned late Georgian street, laid out in 1773. (The Buildings of England: Pevsner N: Devon: London: 1989-: 672). A copy of the Historic England listing has been included below;

3.02 PROPOSED WORKS

The works shall require the replacement of the existing hardstand with an adequate concrete slab and replacing cracked and displaced underground rainwater drainage. 100mm x 100mm Oak posts shall be set 500mm below existing ground level within the proposed concrete slab. 175 x 50mm Rafter rails shall be fixed to the posts creating a 10 degree pitch allowing 175 x 50mm oak rafters to be fixed with the rainwater drainage connected to the existing outlet to the building (see appendix for design details).

Existing windows and doors shall be removed and replaced with engineered hardwood by manufacturers instructions and by a fully qualified and certified tradesman.

A new shed area shall be erected alongside existing to the rear of the garden with Sedum roof.

No further works are proposed.

Main Issues

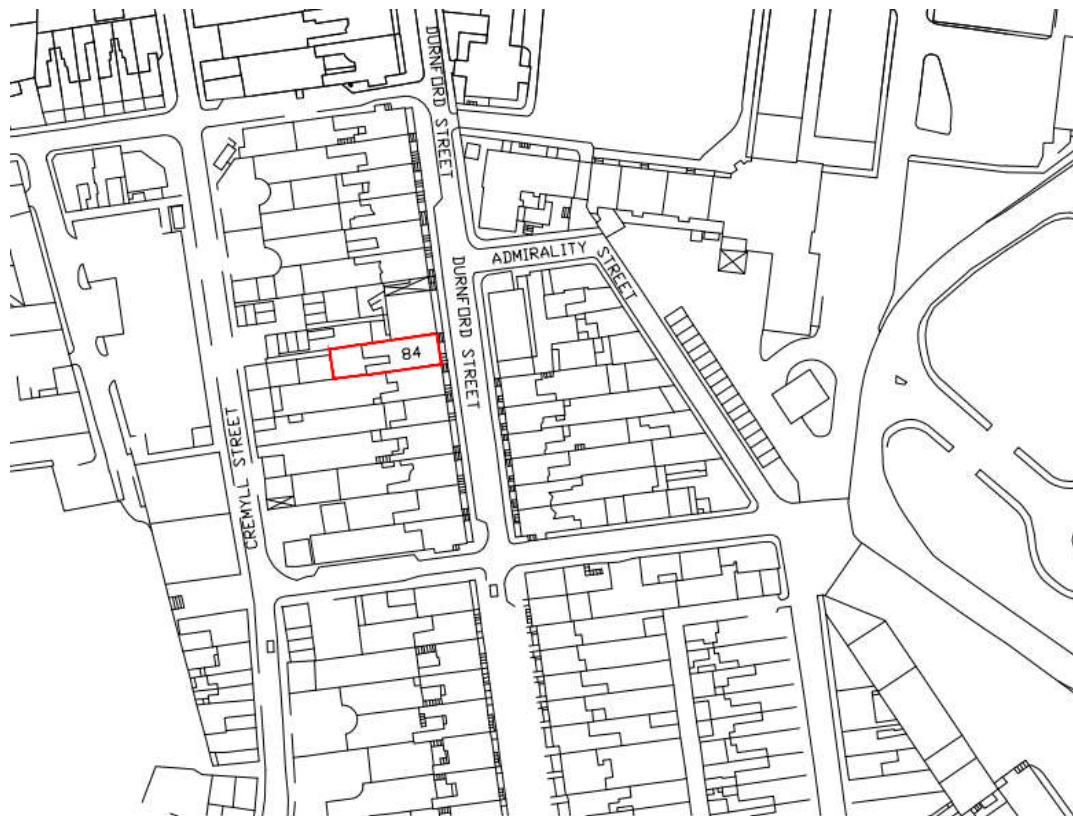
- 4.1. Whilst the design of the internal area is contemporary, the external elevations shall remain largely untouched and present traditional facades to all elevations. The proposed development will enable greater use of the garden space and will assist in securing the reuse and future use of one of the existing buildings within the historic Devonport Conservation Area. No negative impact to the street scene or visual amenity is anticipated as a result of the new pergola or landscape proposed given the large walls surrounding the property.

5. Conclusion

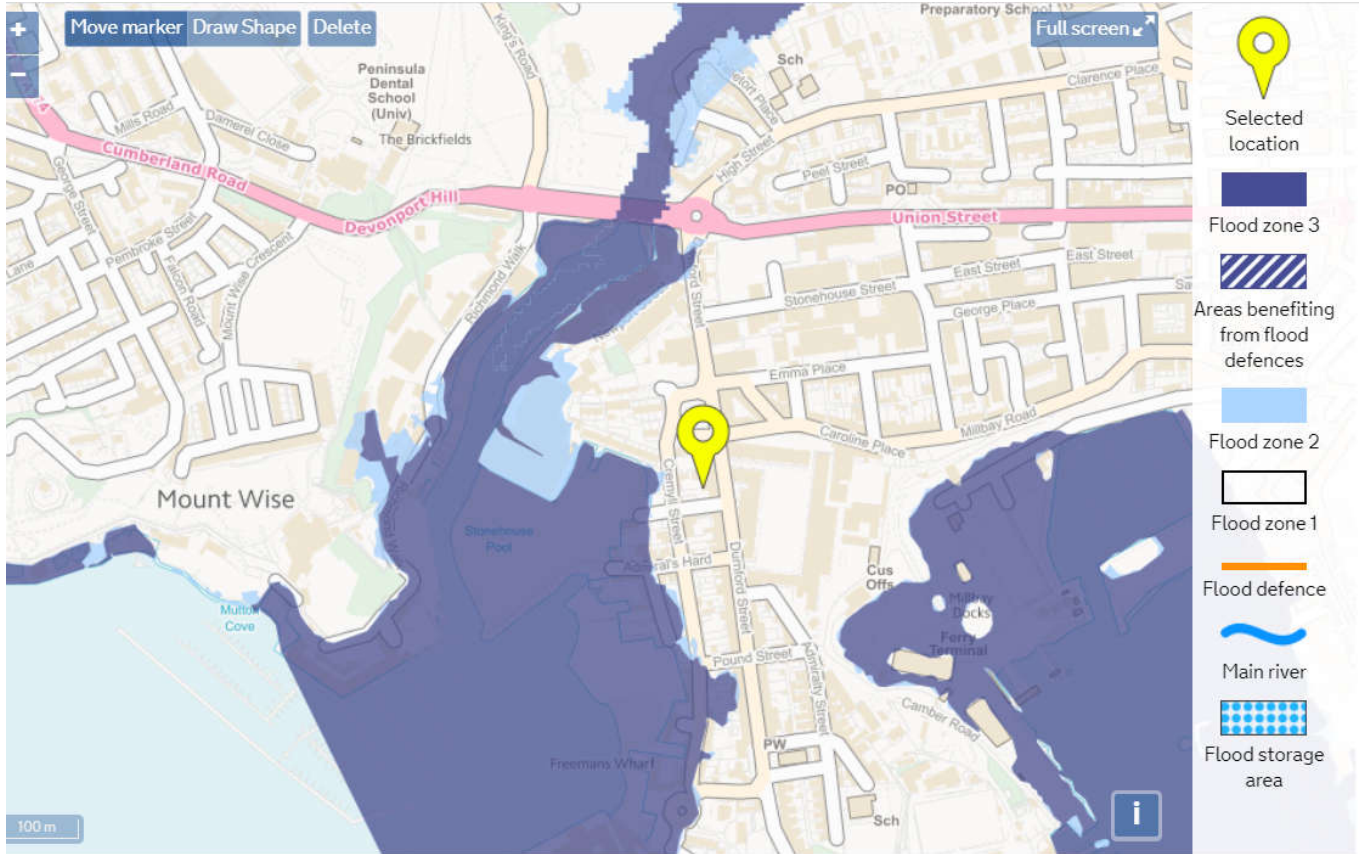
- 5.1. This statement has explained the proposed development and provided an assessment of the heritage issues that would generally be raised. The proposed design will maintain the original features and due to the scope of the works, no access concerns have been raised.
- 5.2. No negative impact upon the Conservation Area or surrounding townscape is anticipated and the proposed development will see an existing building improved without detriment to its external appearance. The improvements in thermal efficiency will cause no harm to the fabric of the building.

Appendix A – Mapping

OS Map



Flood Risk Mapping



The Hoe Conservation Mapping

