

Heritage Statement

Change of use to former nursery to domestic garage at Blake Lodge,
Seymour Road, Plymouth PL3 5AS

On behalf of Mr. & Mrs. Spiers

March 2021



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1.0 Introduction

1.1 The Heritage Statement has been produced by Crayon Architects on behalf of the freeholders, Mr. & Mrs. Spiers.

1.2 The application site was originally in the demise of Blake Lodge, a Grade II Listed villa fronting Seymour Road. Plymouth Deaf Association used this main property until January 2021; when the charity sold the building and grounds.

2.0 Analysis

2.1 Blake Lodge was built as a private dwelling in the mid-nineteenth century. It has a traditional stucco finish, dry slate hipped roof with moulded eaves cornice and a stepped stack with cornice over the entrance bay. The symmetrical 5-bay entrance front has centre bays broken forward and a central entrance bay further broken forward. The north entrance front has central Ionic porch, the doorway set back and with overlight and pair of panelled and glazed doors (Pevsner: 1989).

2.2 Accommodation is spread over 3 storeys and includes an impressive entrance hall, communal areas, a games room, kitchenette, offices and 2 self-contained flats for management. The building was badly damaged in the Blitz, with volunteers undertaking the majority of restoration works over the last 50 or so years.

2.3 This application relates to a 1950s former assembly hall to the east of Blake Lodge, which was used as 'Little Owls Nursery' between 2013-2020. The listed building consent is necessary due to the position of the building in the original curtilage of Blake Lodge. However, the structure has no historic value and little architectural merit, so all of the changes will be an improvement to the visual amenity and wider Conservation Area.

2.4 The scheme involves converting the space into a domestic garage for cars, bicycles and sports equipment. No changes are proposed to Blake Lodge, which is not in the applicants' ownership.

2.5 The east entrance gate pier would be relocated to provide a 3.6m wide vehicle access off Seymour Road. Similar works have been approved elsewhere along Seymour Road, as the gate widths do not generally suit modern vehicles.

2.6 Blake Lodge is likely to be restored as a family dwelling (subject to necessary change of use consents). This will provide the opportunity to undertake associated repairs to the north façade to further improve the street scene.

END