

## Heritage Impact Assessment

### Introduction

This application is for Listed Building Consent for the following schedule of works:

- 1) Removal of partition between ground floor front room and ground floor rear room;
- 2) Removal of fire place in ground floor rear room and replacement with slate traditional fire place (non working);
- 3) Recladding of existing first floor rear tenement with shiplap timber cladding;
- 4) Replacement of existing corrugated roof with a gpf fibre glass roofing matering;

This Heritage Impact Assessment will assess the impact of these alterations on the special architectural and historic merit of the grade II listed property and justify the works.

### Designated Heritage Assets

The application site is located within the Turnchapel Conservation Area, there is no Conservation Area Appraisal Management Plan, but this area was adopted in 1977.

Whilst there is no individual listing of this property it is part of a group listing:

Listing Description:

SX4953SW BORINGDON ROAD 740-1/71/612 (South East side) 01/05/75  
Plymstock, Turnchapel Nos.2-12 (Consecutive) Boringdon Terrace  
(Formerly Listed as: BORINGDON TERRACE Plymstock, Turnchapel  
Nos.2-12 (Consecutive))

GV II

Terrace of small houses. Early C19. Mostly incised stucco, some render; fairly steep dry slate roofs to Nos 2-4, otherwise replaced with asbestos slate, Nos 9-11 with bracketed eaves; hipped roof dormers with C20 glazing, and deep brick stacks over the party walls. Double-depth plan, each house with 1 room at the front and most with entrance hall on its left. 2 storeys; each house with a 1-window-range front. C20 copy tripartite horned sashes with glazing bars to Nos 6, 7, 9, 10 and 11. Original pedimented and elliptical-arched doorcases to Nos 6, 9 and 11; No.4 with elliptical arch; No.2 with pilastered doorcase with consoles and original panelled door with flush panels. INTERIORS not inspected.

## Assessment of the Designated Heritage Asset

From this listing description and the properties relationship in the street scene and Conservation Area it is suggested that the property has been primarily listed for the composition and part of a terrace in relation to the frontage of the buildings.

This is because the terrace is visually prominent and an important part of the Conservation Area. The front of the terrace is not being amended through this application as the schedule of works to not impact upon the frontage of the property.

### Justification for the proposed works

- 1) Removal of partition between ground floor front room and ground floor rear room;

This is a small section of wall between the two ground floor rooms. This will be made good with skirting board and plaster work to match the finish of the existing rooms. This is not a particular feature within the listed building and is not considered to impact on the special historic or architectural merit of the listed building. As shown in the photo below this will allow the freeflow of the two rooms. It is also been accepted on a number of other properties within the terrace.



- 2) Removal of fire place in ground floor rear room and replacement with slate traditional fire place (non working);

As shown in the photo above the existing 1980s fireplace which is constructed from tiles will be removed and replaced with a traditional slate fireplace which will relate well to the period of the property. There are no changes to the external part of the building.

- 3) Recladding of existing first floor rear tenement with shiplap timber cladding;

The condition of the rear tenement is beyond economic repair and is in a very poor state of repair. This part of the building does not make a important contribution to the special architectural and historic merit of the building. It is a fairly standard terrace layout and the recladding of this with a good quality finish will conserve and enhance the character and appearance of the building and conservation area.

- 4) The use of modern roofing materials will ensure that the character of the building is retained and not lost to decaying.

There is precedent within this terrace for this material as visible on neighbouring properties.