

Garrison Green Amenities Ltd.: Combined Design Access and Heritage statement

Location: 1, Lambhay Hill, PL1 2NT

Introduction:

Garrison Green is a converted warehouse development dating back to the eighteen fifties. The conversion was carried out around 2002 and now comprises four flats and a detached gatehouse with vehicular access from Lambhay Hill.

Garrison Green is within the Barbican Conservation Area.

The buildings were first listed as Grade 2 on the 26th October 1973. The Listing Number is: **1386289** and the NGR is SX48123 54078. From Historic England's listing entry the Building was previously a warehouse owned by Fairway Ltd. and Pilgrim Trading Company of 47, New Street when used as a storage and carpentry company.

The conversion to residential took place in 2002 with some modifications to the external fabric to allow for windows.

The below detail is direct from Historic England's Listing entry for the buildings.

The buildings on the development are Grade 2 listed and are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Pair of warehouses, partly converted. Datestone inscribed I.C.1806. Plymouth limestone rubble with dressed Plymouth quoins and segmental brick arches over the openings; pair of slate roofs with low-pitched gables end on to the street. Roughly square plan overall. 3 storeys plus attic floors; each gable end a symmetrical 2-window front with central loading doorways and 2 wide ground-floor doorways, now blocked. C20 fenestration. INTERIOR not inspected. New Street contains a high proportion of fine C17 and C18 houses and some fine warehouses.

Pevsner N, Cherry, B, The Buildings of England : Devon,(1989),662.

On page 20 of the Barbican Conservation Area Appraisal and Management Plan (September 2007), New Street is pictured but Garrison Greens structure is obscured by the angle of the picture in view 10.

Before conversion, it is thought the buildings were used by the Royal Navy and privately as warehouses. On the New Street frontage loading door facades have been left in place as part of the conversion and the street level doors let into individual vaults.

See attached Photo file: NorthElevationFenestration.jpeg

The development blends a combination of older buildings and some modern modifications. The main building is rubble stone and mortar construction with red brick arch details over the majority of windows. The Gate house is of similar construction but with the South and West elevations rendered.

See attached Photo file: SouthElevationPanorama.jpeg

The roofs are of traditional timber construction finished with natural slate. There are no chimneys to any of the buildings. The windows are single glazed modern timber flush casements (of no historical architectural significance).

The main entrance to the compound is spanned by wrought iron gates that in turn give access to the car park.

The Proposal:

The proposal is to replace all the timber flush casement windows with aluminium casement windows. Elevation drawings of the scheme and drawings of the fenestration of the windows have been included in the application for your perusal.

We propose that the windows facing onto New Street are changed to double pane single opening from the current three pane double opening units (In line with pre-planning report recommendations). This will improve light levels in the dark north facing rooms as well as echoing the look of the window units in the the building opposite, Friars Court. The design change would also facilitate easier cleaning of the glass.

The windows would be manufactured and installed to keep the sight lines and aesthetics of the existing timber windows.

We propose installation of double-glazed units to overcome much of the late night noise issues and improve the thermal efficiency of the buildings.

Impact:

The impact of the windows being replaced would be minimal apart from the single glazing becoming double glazing in all the windows.

Additional Information:

The current wooden windows are in a very poor state of repair and do need urgent replacement in places.

It is envisioned that the replacement windows will be be white. The Pre-planning application report indicated that officers had no particular preference provided that infills were coloured the same as frames.