

Archaeological Statement to support:

- Repositioning of historic shop counters, desk and safe in shop.
- Removal of modern canvas part of awning

at 25 Southside Street, Plymouth.

Addendum 1:

Proposed repositioning of shop counters and removal of awning

The changing needs of the building and the deteriorating condition of the furnishings, clearly requires action. The historic development of the building and the significance of the late 19th century shop furnishings outlined in Report 21-11 provide a starting point for an informed and sensitive reordering debate.

The client is seeking permission in an upcoming application to move the two main counters against the east and west walls respectively. The removal of the counters within the shop floor will provide a new enlarged and modern commercial floor space. The presence of the two counters in their current location flanking the entrance is considered unsuitable in a modern shop context, and therefore the client propose to move the counters underneath the retained late 19th century shelving on the side walls to enable better access circulation within the newly created shop.

These changes are sought in order for the client to more accurately accommodate the needs of a commercial shop within a historic building in the 21st century. These are not new concerns since buildings and shops have been the subject of continuous re-ordering throughout their long history. However, the preservation of a near complete late 19th century shop furnishings means that any changes to the counters and the shelving, including their reuse and remodelling, has to be given very careful consideration.

Problems and solutions

The present layout has existed since the late 19th century and was carefully designed to exhibit wares and accommodate customers. Given the rapid change in store fashion throughout the 20th century and despite the addition of modern shelving, the retention of the late Victorian shop furnishings, albeit in a much worn-out and altered state, is a rare feature. The proposed alterations to the interior of the ground-floor would perceptibly change the appearance of the historic shop interior.

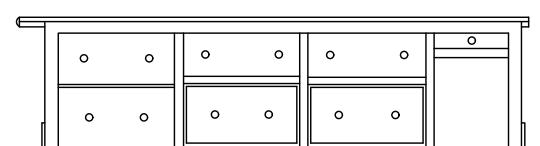
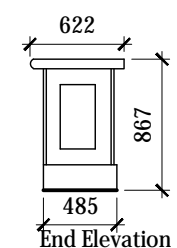
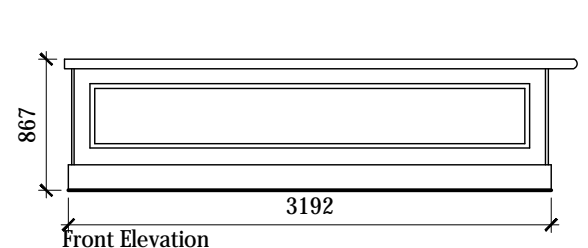
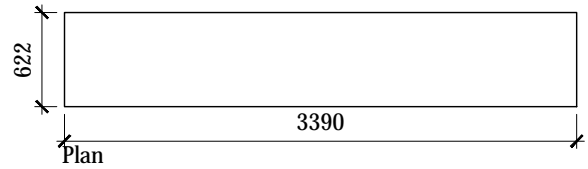
There is clearly a tension between the needs of the modern premises and the significance of the surviving historic furnishings. The mitigation given below attempts to suggest a revised scheme which would mitigate the impact of the proposals, minimising the loss of historic fabric and reducing the overall changes to the layout, whilst trying to accommodate the evolving needs of the building.

The client proposes to retain all three counters within the shop premise. The rear of the two main counters contain rows of drawers which, once restored, will provide valuable additional storage space for the shop lessee. The repositioning of the western counter to the east wall, and the eastern counter to the west wall, underneath the retained late 19th century decorated shelving, would allow these drawers to face into the shop floor. This would maintain the symmetry of the current arrangement, whilst allowing for the widening of the central floor space. The only encroachment would be the removal of the undecorated lower shelf and upstands. However, it is felt that in order

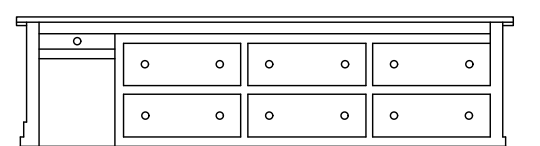
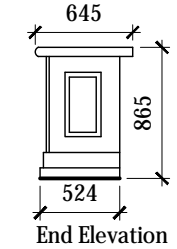
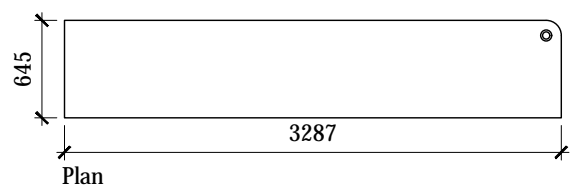
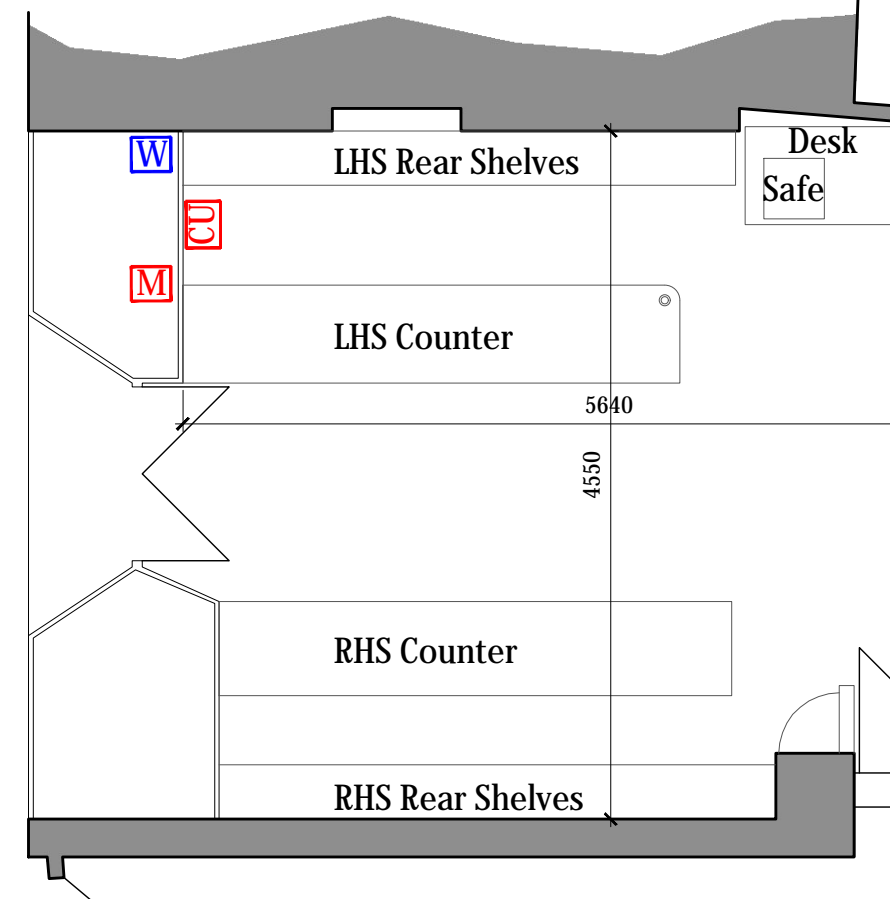
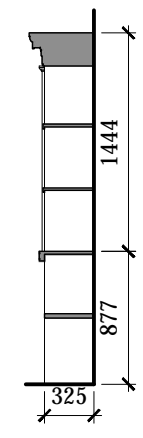
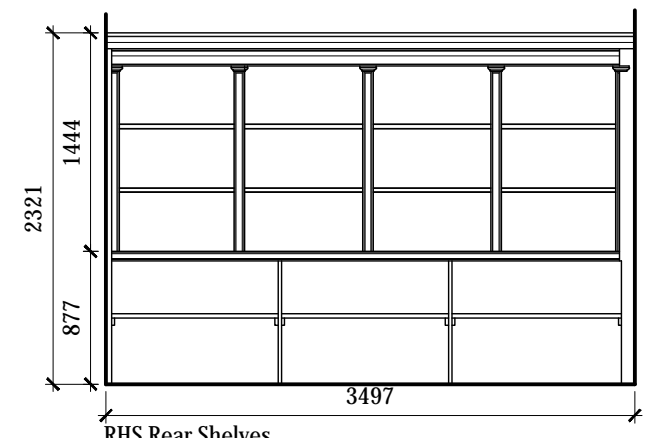
to balance the needs of the modern shop premise whilst preserving the integrity and coherence of the current shop arrangement, this would be an acceptable change. The third counter will be retained and restored in its current position, while it is proposed to remove the desk and safe to the former office immediately at the rear of the shop.

Finally, the client proposes to remove the modern awning on the main façade and replace it with a mechanism in keeping with the historic cast-iron frame preserved at No. 26. It is generally the case that objects and structures fixed to a listed building or within their curtilage are also protected by the listing. Even those fixtures and fittings which are not listed in the list entry are afforded protection; any changes therefore have to be well considered. The current awning is clearly modern and not in keeping with the historic mechanism preserved at No. 26. Its removal would not entail any major disruption to or cause damage to the façade, while its replacement with a mechanism more in keeping with the historic shopfront would improve the visual appearance of the elevation without harming the heritage value of the listed building.

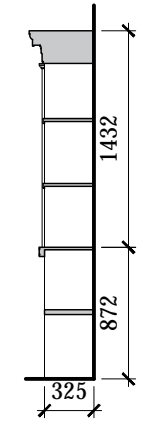
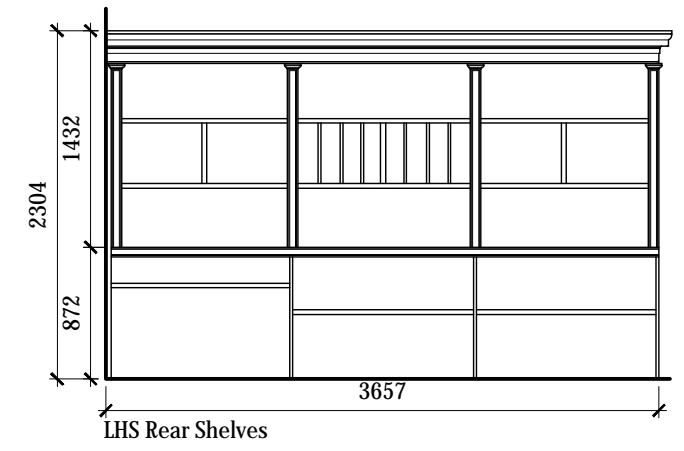
MFR Steinmetzer
12 July 2021
Addendum/OA1800/01



Rear Elevation
RHS Counter



Rear Elevation
LHS Counter

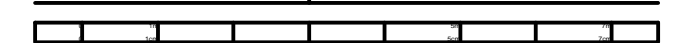


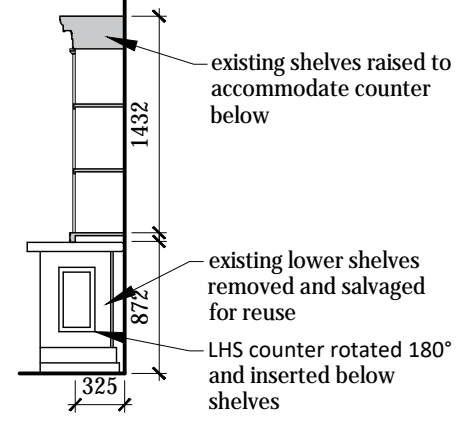
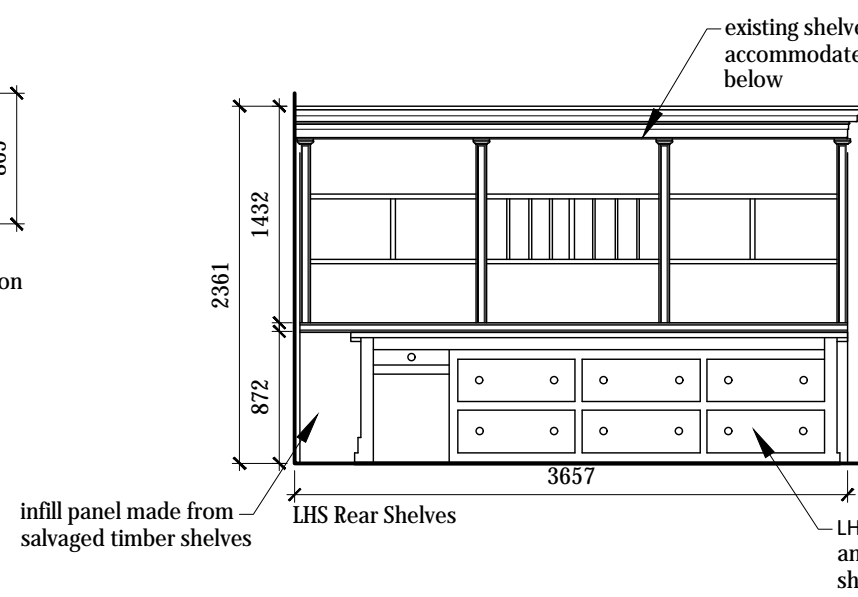
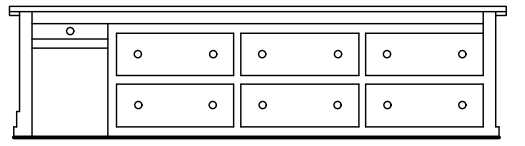
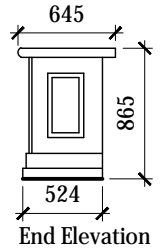
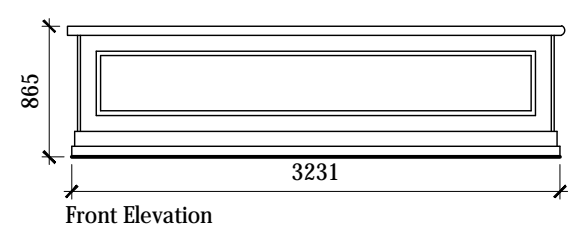
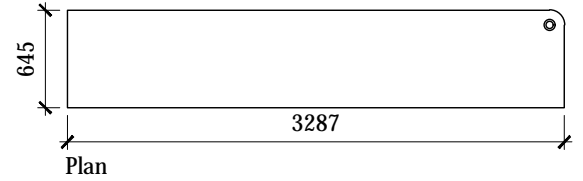
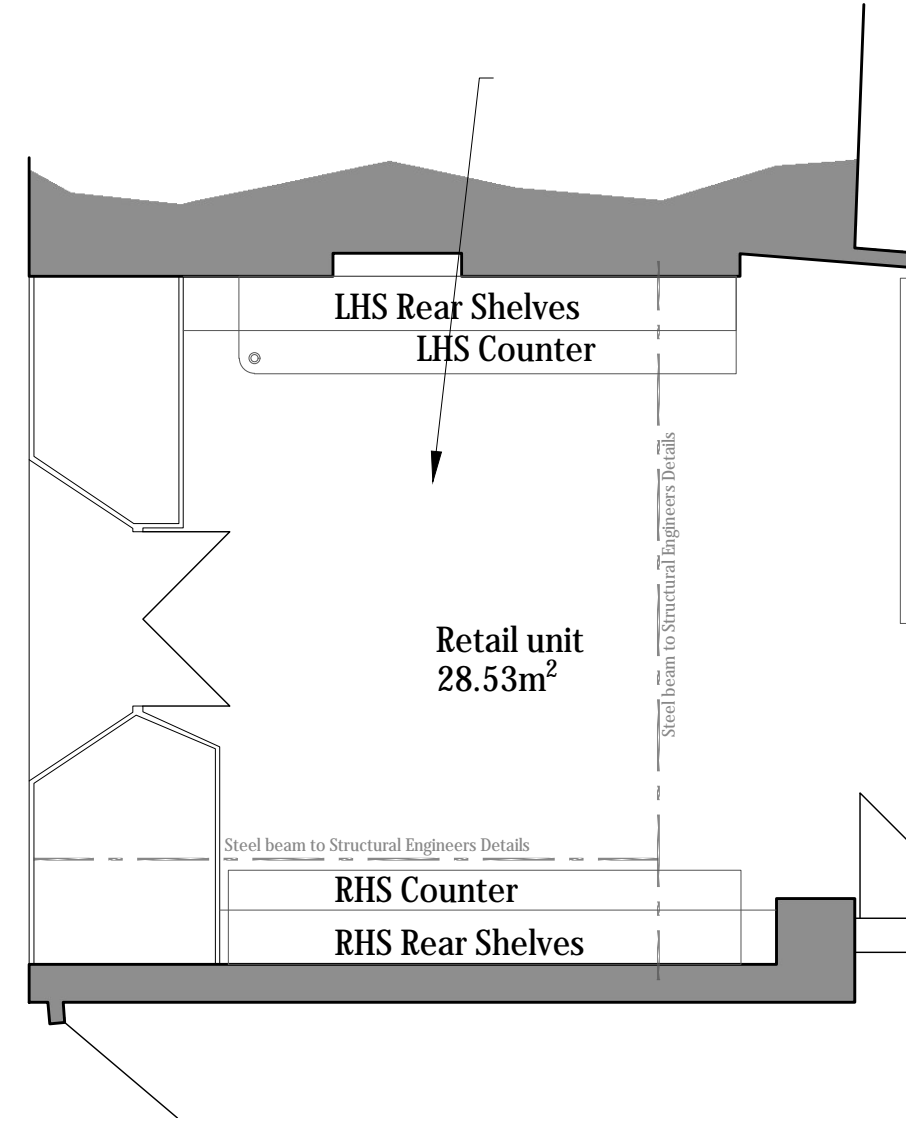
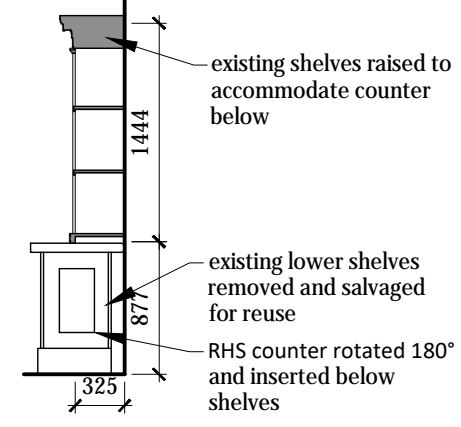
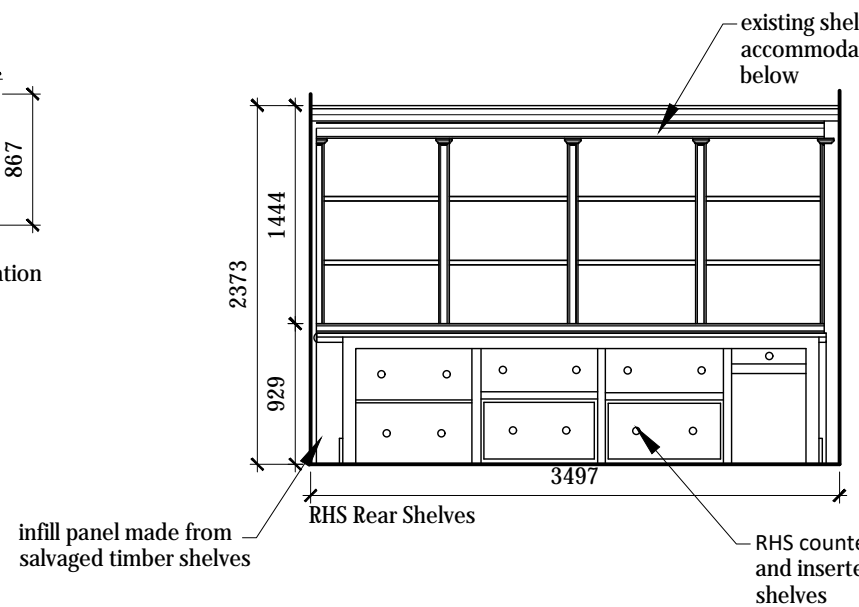
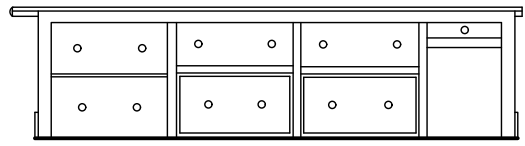
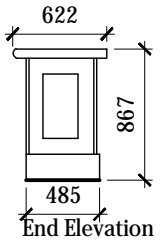
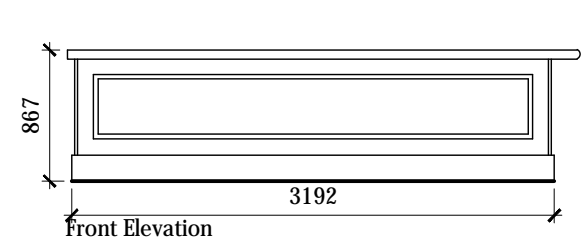
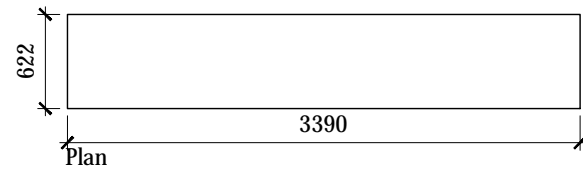
Through the Woods Architectural Services



alan@throughthewoods.co.uk mobile: 07736.777.533
Beenleigh Copse Farm, Diptford, Devon, TQ9 7NF

site :	25 South Side Street, Plymouth. PL1 2AD		
drawing title:	Existing Shop Fittings As Existing		
project number:	drawing number:	revision:	
51-25SSS	311		
scale:	date:		
1:50 & 1:20 @A3	July 2021		





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