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**HERITAGE STATEMENT FOR ALTERATIONS AT  
Stoke Inn**

43 Devonport Road,

Stoke,

Plymouth,

PL3 4DL



Our client, Star Pubs and Bars are seeking to upgrade the external appearance of the building by adding new 2600mm high 150x150mm timber posts with festoon lighting fixed onto posts and hooks secured to boundary wall.



## Listing Details

This site is not listed however sits within the Plymouth Conservation Area; there are numerous listed buildings within the vicinity of the pub, including Mount Pleasant Blockhouse, a Grade II listed monument. The pub is a brick-built building with a smooth painted render to the exterior. The windows are single-glazed wooden framed windows which have been painted white. The building has a flat roof with a pitched detail to the front elevation. The building itself is three storeys high that slopes down towards the rear of the pub where the beer garden is located. Stoke Inn sits within a line of terraced buildings which are a mix of residential and commercial properties, none of which are listed.

## Heritage Significance.

The National Planning Policy Framework ('NPPF') defines heritage 'significance' as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The NPPF does not provide a definition for archaeological, architectural, artistic, or historic interest in terms of heritage significance. However, Paragraph 16 of the Principles for Selection of Listed Buildings (DDCM 2018)

Provides the following definitions:

**Architectural interest** - "to be of special architectural interest a building must be of importance in its design, decoration, or craftsmanship. Special interest may also apply to particularly significant plan forms. For more recent buildings in particular, the functioning of the building... will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them".

**Historic interest** – "to be able to justify special historic interest a building must illustrate important aspects of the nation's history and/or have a closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history".

Historic England's Conservation Principles, Policies and Guidance (2008) also offers useful definitions which underpin a value orientated approach to assessing heritage significance. In this document, heritage values fall into four categories:

**Evidential value** – The potential of a place to yield evidence about past human activity.

**Historical value** – The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

**Aesthetic value** – The ways in which people draw sensory and intellectual stimulation from a place.

**Communal value** – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

## Assessment

Stoke Inn is located in Stoke, a large suburb in Plymouth with around 9000 people living in the community. The pub is within a 10-minute walk of the residential areas and is located on a busy high street with other pubs, bars, restaurants, and other local amenities. There is also a base for naval officers consisting of 19th century villas, a short walk from the centre of the nearby Devonport.

### **Evaluation**

The site is owned by Star Pubs and Bars but has a well-established team running the site. Stoke Inn is known in the community for its entertaining atmosphere and has its fair share of locals who enjoy a drink afterwork with colleagues, and at the weekend with their family and friends. The pub offers a range of cask ales and other spirits, as well as a function room and live sports viewing. There is also live bands and local events held there for the whole community to enjoy. This diverse range of entertainment options ensures there is something for everyone. There is a large beer garden to the rear with a car park where these events are held and is the place to be due to its enclosed boundary walls giving a sense of privacy for customers to enjoy time with their family and friends.

### **Design & Impact**

The design has been carefully looked at in terms of impact on the existing building. The proposal would offer a more appealing appearance to the building, as well as being respectful to pub's history and location within the Plymouth Conservation Area. The public house has the potential to enhance the business by upgrading external to attract new and beloved customers into the pub. This pub prides itself for being at the heart of the community. Currently, the rear beer garden is lacking lighting and could lend to a feature to make the space a nicer atmosphere for customers. The addition of the lighting will be beneficial to reducing crime and accidents as the area will be well lit. It will create a wayfinding solution for customers making their way in and out of the beer garden from the pub into the car park. The posts for the festoon will be securely bedded into the ground by a concrete surround and will be fixed to the existing fence posts to add an extra level of security. The festoon lights will also be fixed to the boundary wall securely with hooks. As there are residential and other commercial properties in very close proximity to the pub, the lights will be on during hours of service and while the pub is trading to reduce nuisance to neighbours and surrounding businesses.

### **Access**

As this is an existing site, the existing transport network will be retained.

### **Conclusion**

Stoke Inn is not listed however is within a conservation area. The areas for development will not cause harm to the surrounding area nor the building itself. The proposals for new festoon lighting on 150x150mm 2600mm high timber posts are designed to be understanding of the building's proportions and heights of boundary walls. The festoon lighting will only be in use when the pub is trading and will not disturb businesses and residents in the surrounding buildings. The works will create a better experience for customers as it will allow the space to be more usable due to the current lack in lighting. This will reduce crime and accidents that can be caused due to darkened areas in the garden.