

## HERITAGE IMPACT ASSESSMENT

FOR: PROPOSED ALTERATIONS TO THE SHIP INN.

AT: QUAY ROAD, PLYMOUTH, PL1 2JZ

ON BEHALF OF: ST AUSTELL BREWERY COMPANY LTD

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Fig 1: Aerial view of The Barbican – application site outlined.

# 1. INTRODUCTION & CONTEXT

## 1.1. INTRODUCTION

CAD Heritage has been appointed as agents for St Austell Brewery Company Ltd for proposed external works to The Ship Inn, Plymouth. The applicant intends to replace the existing poor condition 'jumbrellas' and glass screening which are deteriorating due to age, with an enhanced seating enclosure complete with renewed jumbrellas and covered entrance area suitable for the exposed marine environment. Also included is an extended bin store to meet operational needs in secure and tidy manner.

## 1.2. DESIGNATED HERITAGE ASSETS – ASSESSMENT OF SIGNIFICANCE

### LISTED BUILDINGS

The Ship Inn was awarded Grade II listed status under the statutory address, 'The Ship Public House, 3 and 4 Quay Road, on 1<sup>st</sup> May 1975, and amended on 9<sup>th</sup> November 1998, a copy of the list text is included below for reference:

*"PLYMOUTH*

*SX4854SW QUAY ROAD, Barbican 740-1/62/52 (South side) 01/05/75 Nos.3 AND 4 The Ship Public House (Formerly Listed as: PARADE OPE, Plymouth The Ship Public House) (Formerly Listed as: QUAY ROAD, Plymouth Nos.3 AND 4)*

*GV*

*II*

*Includes: The Ship Public House PARADE OPE Barbican. Public house and attached former warehouse, now incorporated into the public house. Probably late C18 warehouse, public house slightly later. MATERIALS: warehouse is Plymouth limestone rubble with dressed stone voussoirs and timber lintels; dry slate hipped mansard roof with 3 mansard dormer windows and a former mansard loading doorway, all with 2-light casements with glazing bars. The public house is stucco or render on probable studwork and with an asbestos slate hipped roof. PLAN: small plan corner-site public house with fairly large warehouse at rear with its left-hand side as the front facing the quay. EXTERIOR: 4 storeys, and 2 storeys plus attic to warehouse; public house with 2-window range to each front, the quay front with blind 3rd floor and with only 1 window to left of 2nd floor. Probably original 12-pane hornless sashes except for later window to 1st-floor left of quay front. Ground floor has original or mid C19 shopfront with moulded entablature over reeded pilasters with consoles and early C20 leaded glazing in transomed lights. Doorway to left of Parade Ope front with glazed door and leaded overlight. Warehouse was probably originally a 7-window range but central 5 windows now combined in 1 opening with 9 linked lights, all C20 windows with glazing bars. Ground floor has original segmental-arched carriage doorway on the left and a central window under a flat arch, the other openings later or altered. INTERIOR: not inspected.*

*Listing NGR: SX4819754161"*



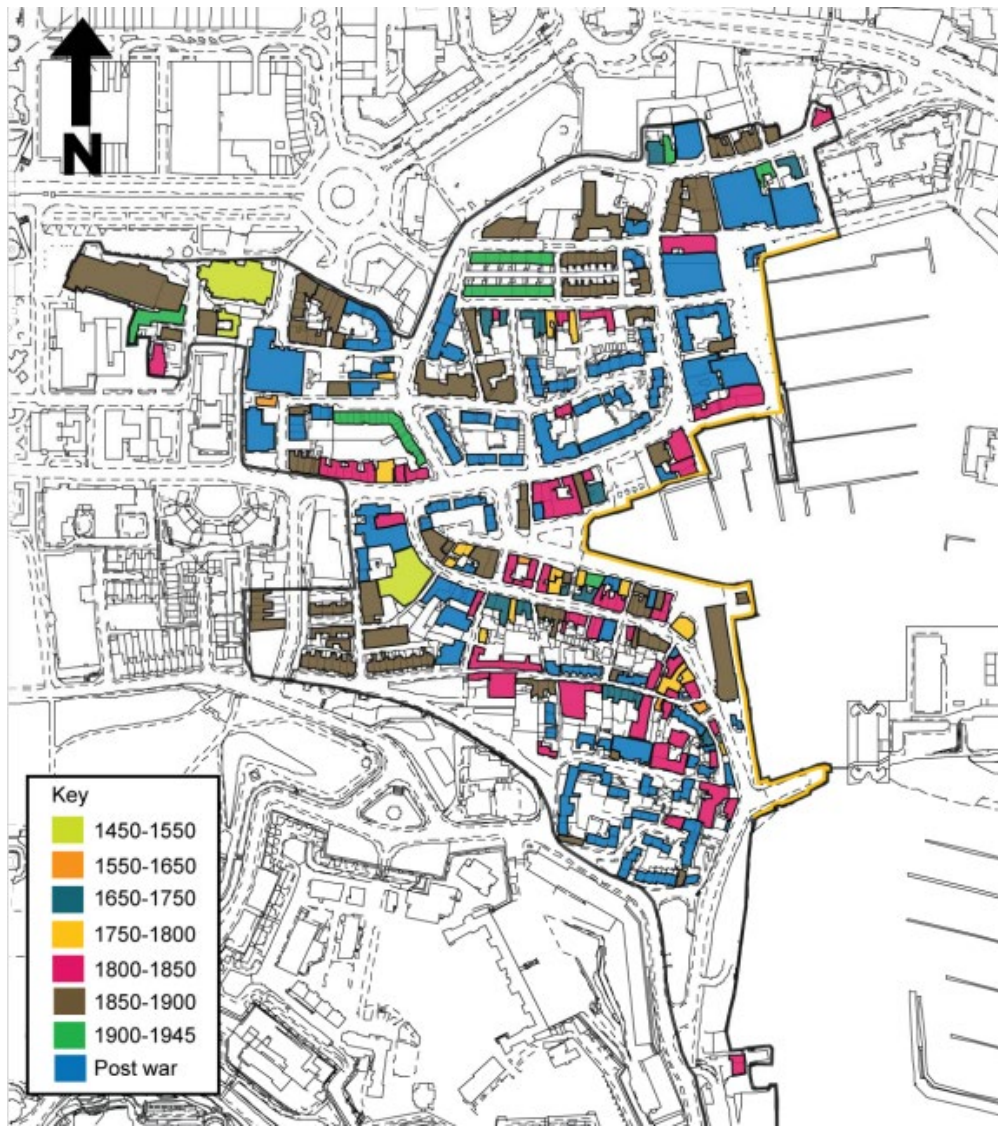


Fig 3: Age of properties within The Barbican Conservation Area

(Available at: [BarbicanConservationAreaAppraisalManagementPlan.pdf](http://BarbicanConservationAreaAppraisalManagementPlan.pdf) ([plymouth.gov.uk](http://plymouth.gov.uk)))

## DEVELOPMENT OF QUAYSIDE



Fig 4: 1950s view of Quay Road & Sutton Harbour showing commercial uses established along the Quayside out of mini vans associated with the fishing industry. Taken prior to lock gates installed – water level dictated by the tides.

Fig 5: 1959 view of Quay Road & warehouses prior to redevelopment to restaurants/pub use. Shows quayside used for vehicular access & smaller fishing vessels moored up to quay.



Prior to the buildings on Quay Road being developed into restaurants/pubs/bars the quayside was already established as a buzzing multi-use area largely utilised by the fishing industry. Merchants gathered on the Quay to sort/sell fish caught and bought into Sutton Harbour by boat. Anecdotal evidence suggests the building known now as The Ship Inn was already established as part of the brewery/wine trade, possibly for the storage of wines, beers, and spirits, with part of the building being used as a Public House.



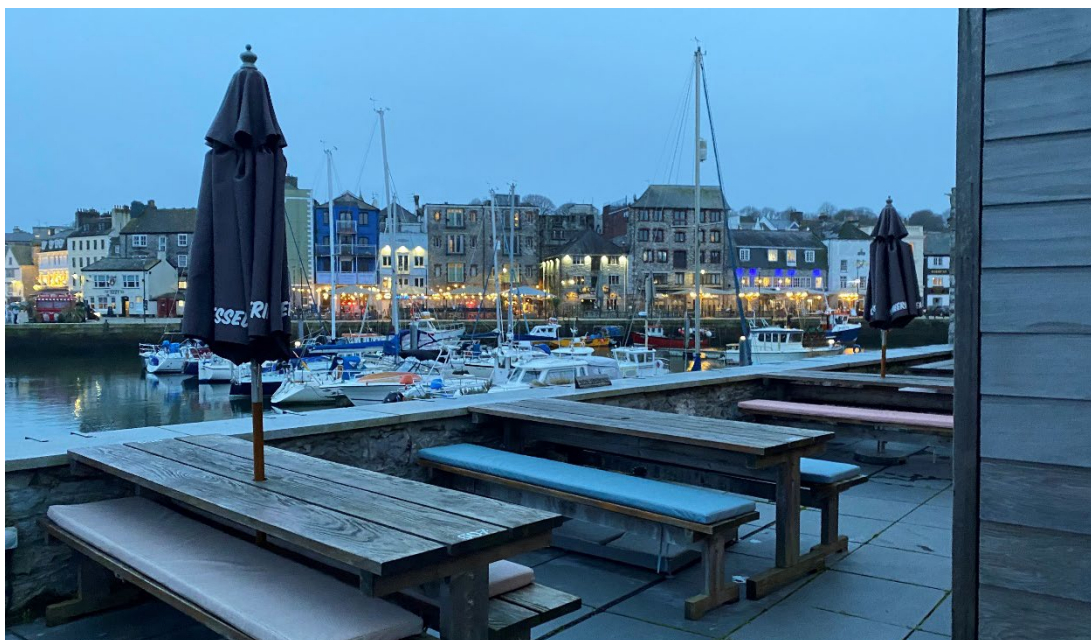
Fig 6: 1980s view of Quay Road showing mix of commercial uses including continued fishing but more pedestrian interest in the quayside.

As more of the old stores/warehouses ceased to be used by the fishing industry, more were being redeveloped as pubs, restaurants, and bars. The Ship Inn was trading as a Public House albeit under various names including A Pops, The Ship Inn, and The Waterhole. The street scene continues to be a mixture of vehicular, pedestrian and fishing uses.



Fig 7: 2001 view of Quay Road showing mostly restaurant/pub use & the quayside as a pedestrian area.

By 2001 restaurant, pub and bar use was well established and Quay Road is now a pedestrian only street. The quayside is populated by large amounts of external seating and umbrellas of varying bright colours.



**Fig 8:** 2020 view of Quay Road at dusk showing the quayside as a vibrant streetscape with layers of visual interest including masts from sailing yachts, jumbrellas & umbrellas, and external lighting. Sailing yachts are now more common than fishing vessels showing a departure from historic fishing industry to modern leisure industry.

In 2006 and following consultation with the Police and City Council’s Licensing Authority, Sutton Harbour Company, consent was granted for the installation of the jumbrellas and glass screens onsite currently in an effort to differentiate between the external area for the commercial premises and the public realm. The consent came as a result of increasing concerns with regard to intimidation, noise, litter, and general anti-social behaviour caused by the patrons of the establishments.

The jumbrellas and glass screens were specifically considered so as to diminish their appearance with consistent and muted colour, building a rhythm of the streetscape, and keeping them subordinate to the existing streetscape and cobbles.

### **1.3. HERITAGE IMPACT ASSESSMENT**

The applicant proposes to replace the existing fixed jumbrellas and glass enclosure, which are presently in poor condition, in order to improve the appearance and practical use of the alfresco seating in all weather conditions – maximising the functional use of the quayside. Additionally, the applicant proposes to repair and enlarge the existing bin store provision, with new elements clad in timber to match the existing, helping to keep the area tidy and secure with the storage provision adequately meeting operational need.

The existing jumbrellas and glass enclosures are fixed to the ground with concrete foundations finished with granite cobbles and bolts fixed into resin between the sets. The replacement jumbrellas will, where possible, match the size of existing jumbrellas and thereby utilise existing concrete foundations to minimise the physical intervention on site. In some instances, new foundations may be required (due to gaps between jumbrellas installed as part of the original scheme of works), these shall be installed in a similar manner to the original jumbrella scheme on the site with cobbles re-set and made good upon completion.

The proposal will require a new foundation to accommodate the westernmost jumbrella, which shall be installed in a similar manner to the original scheme and finished with re-set cobbles. The existing foundation will be partially excavated and re-finished with reclaimed cobbles as to limit the visual impact of the proposed works.

The proposed Jumbrella's have been selected from the Uhlmann 'Strong-wind' range which are understood to perform successfully within the exposed Conservation Area setting of The Barbican. Gutters will be utilised between jumbrellas to ensure full weather protection to the seating area is retained.

The proposal includes the framing of the customer entrance to the seating area, aligned with an entrance/exit to the pub, with branding to help define the area as being one for the use of pub customers.

The proposal will remain within the area defined as external seating and still act as a delineation between the pub and the public realm.

#### **1.4. HERITAGE IMPACT SUMMARY**

The proposals respond to the key points below:

- The utilisation of existing substructure and jumbrella fixing points, where possible, limits the impact of the proposed works and physical disruption of existing cobbles.
- The branded entrance frame is wholly reversible and will utilise limited fixings to existing cobbles to minimise physical impacts.
- The proposals retain views to existing cobbles and the general approach to separating the covered area from Conservation Area whilst maintaining a strong visual connection.
- The proposals maximise the viable use of buildings on the site with functions appropriate with the existing character of the Conservation Area.
- The extension of the bin store should have limited impact on the conservation area, as it is keeping with the style of the existing.

As a result of the above it is considered that the proposals do not result in significant or substantial harm to the listed building or conservation officer and would be considered appropriate in relation to present policy.

**End.**