

30 ATHENAEUM STREET PLYMOUTH PL1 2RQ

GRADE 2 LISTED HOUSE

PROPOSED ALTERATIONS AND IMPROVEMENT WORK

HERITAGE STATEMENT – IMPACT & JUSTIFICATION

TO BE READ IN CONJUNCTION WITH DRAWINGS 01-05, HOME BUYERS
SURVEY REPORT AND STRUCTURAL REPORT

DESCRIPTION OF EXISTING AND HERITAGE STATEMENT:



FRONT ELEVATION

The house was built between around 1750 as part of a terrace of three and four storey dwellings. The property has historically been extended and altered during the Georgian period and early Victorian period into the first half of the 19th Century.

The house has been split recently in the last 15 to 20 years into a self-contained Basement Flat, a self-contained ground floor flat and a self-contained first and second floor maisonette.

This proposal is to restore the ground, first and second floors back into a three-storey house under the same ownership, with the Basement flat retained under separate ownership.

The construction is of white painted render stonework.

The pitched slate with lead flashings mansard roof behind a parapet, contains two Second Floor Bedrooms and a Shower Room. A Bedroom and Kitchen occupy the first floor, with the

Entrance Lobby, Entrance Hall, Living Room, Kitchenette and Shower Room to the Ground Floor.

The existing rear three storey tenement contains a Bedroom and Bathroom to Second Floor, Bedroom and WC to First Floor and Garden Room and WC to the Ground Floor.

The rear Garden / Yard is accessed from the Ground Floor Garden Room and Basement Flat.

Floors are suspended timber construction with floor boards.

All windows are black painted timber softwood sliding sash windows all in need of full refurbishment and re-decoration.

All doors both internal and external are black painted timber softwood single doors, door with side light to rear, all in need of full refurbishment and re-decoration.

The House is Grade 2 listed and in the historical Conservation area of The Hoe, Plymouth.

The cills to the windows are white painted rendered stone or reconstituted stone with original brickwork arches to heads.



REAR ELEVATION

EXTENT OF PROPOSED, SCALE AND APPEARANCE:

Proposed works are as follows. Numbers relate to numbered notes on drawings:



1. Existing fire place in Living Room to be opened up / unblocked. New log burner and flue liner fitted. Existing marble fire place and hearth to be refurbished back to original condition.



2. Existing fire place in Dining Room to be opened up / unblocked. To receive new Kitchen Range / Aga to client's specification.



3. Existing modern studwork partitioned Shower Room including shower fittings, WC, basin and adjacent Kitchen sink to be removed completely with any disturbed surfaces restored back to original historic condition.



4. Existing stonework fire place in Garden Room to be opened up / unblocked. New log burner and flue liner fitted. Existing stone hearth to be refurbished back to original condition.



5. Existing external door and sidelight to Garden Room to be removed completely. Opening increased in width to 2010mm with new lintel. Provide new double glazed French patio double doors in painted hardwood.



6. Existing cast iron fire place in front Bedroom first floor to be unblocked and restored to full working order. Existing marble fire place and hearth to be refurbished back to original condition. Provide new air brick in external wall for air draw as drawings.



7. Existing modern fitted Kitchen to be removed completely, including all plumbing and electrical fittings. Room restored back to Bedroom, to rear of first floor. Cupboards removed and chimney breast restored back to original condition.



8. Existing angled step on first floor with half landing and modern studwork partition adjacent with door to be removed completely and original step re-instated.



9. Existing cast iron fire place in rear Bedroom first floor in tenement to be unblocked and restored to full working order. Existing marble fire place and hearth to be refurbished back to original condition. Provide new air brick in external wall for air draw as drawings.



- Existing modern studwork partitioned Shower Room including shower fittings, WC, basin and adjacent partition with bi-folding doors to be removed completely with any disturbed surfaces restored back to original historic condition. Part to be retained with new studwork to decrease size of Shower Room to provide new WC with new WC and wash hand basin fittings with adjusted plumbing to suit, as drawings.



- Existing cast iron fire place in rear Bedroom second floor to be restored for decorative purposes only. Re-claimed fire surround and hearth to be provided to client's specification.



- New Conservation roof light to be provided in existing pitched slate roof above top flight of stairs in existing stair well, with light well formed in studwork to ceiling above

stairs, providing natural light to stairwell. Provide lead flashings around new roof light to existing roof finish.

13. Existing brick chimney currently leaning in (as image above) to be re-built straight in accordance with Chartered Surveyors report and Structural Engineer's proposals in either materials re-used or new to match exactly.
14. Cross ventilation to be provided to existing roof spaces with continuous eaves type conservation ventilators to provide cross ventilation too cold roof spaces.
15. Existing roof structure to existing rear tenement to be re-constructed / improved in accordance with Chartered Surveyors report and Structural Engineer's proposals in materials re-used or to match exactly.
16. Existing sash widow to ground floor Living Room (front elevation) to be refurbished with vertical glazing bars to match existing sash windows to front elevation, as drawings.

IMPACT, ACCESS AND LANDSCAPING:

The surrounding properties will be completely unaffected by the proposals.

The external alterations are minimal. A new conservation roof light to the existing roof and new double French Double doors to the rear elevation ground floor cannot be seen from the surroundings.

No other external alterations are proposed other than redecoration to external walls, railings, doors and windows.

Existing external front door and all existing Sash windows are to be completely overhauled and re-furbished prior to re-decoration.

Soft and hard landscaping to both front and rear are to be unaffected.