

80-84 UNION STREET LAWFUL DEVELOPMENT CERTIFICATE

Heritage and Design & Access Statement



:: Ed Millward ::
ARCHITECTURE
edmillwardarchitecture@gmail.com

Design and Access Statement for 80-84 Union Street, Plymouth, PL1 3EZ

Introduction:

This Design and Access Statement is submitted in support of an application for a Certificate of Lawful Development for an Existing Use at 80-84 Union Street, Plymouth, PL1 3EZ. The purpose of this statement is to outline the design principles and accessibility considerations for the existing building.



Foundation Stone at entrance to 80 & 82
Union Street

Site Description:

Location: 80-84 Union Street, Plymouth, PL1 3EZ

Current Use: The existing building is currently used as a shop/food-court on the ground floor (Use Class A1) and 6no. flats on the first and second floors, with dedicated access to these dwellings from entrances either side of the building.

Historical Use: In 1928 the building was built as a YWCA/YMCA. The building underwent some changes in the years between then and the 1980s, with the last use of the upper floors being offices for the Salvation Army, terminating sometime in the late 1980s, when the offices were then turned into 2no flats above each of the 3 parcels of land the ground floor below occupied. The building is included on maps as a "Building(s) that make positive contributions to the Conservation Area".



Original console brackets

Design Principles:

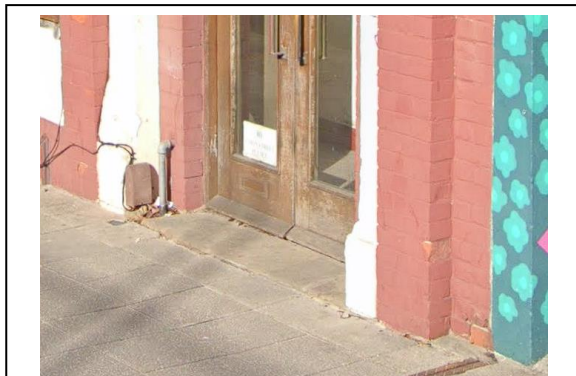
Architectural Features: The existing building is a 1920s Art Deco inspired concrete framed structure with a parapet around 3 sides of a flat roof. Original architectural profiles wrap around the parapet and frame the top of the columns. Brick soldier courses at two alternating heights across the top of the south façade and above each window and door are set into the brick façade elements. Flat roofs above the entrance doors to the flats that project over the pavement are detailed below with original faux columns with horizontal moulding details to their console brackets.

Materials: Brick and painted render to south façade, painted render to north, west and east facades. Hardwood framed doors with transparent glazing and brass ironmongery to the ground floor; casement windows with horizontal mullions on the transom windows.

Proposed Changes (if any): None proposed.

Accessibility:

Current Accessibility: The existing building is as built in the 1920s. The entrances to the lobbies for the apartments have level access via double doors onto Union Street. There is an equipment store room for bicycles, prams, etc., at No.80 and 82. Stairs in both communal areas comply with acceptable standards with regards pitch, profile, handrails and landings.



Original level thresholds at lobbies to flats

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