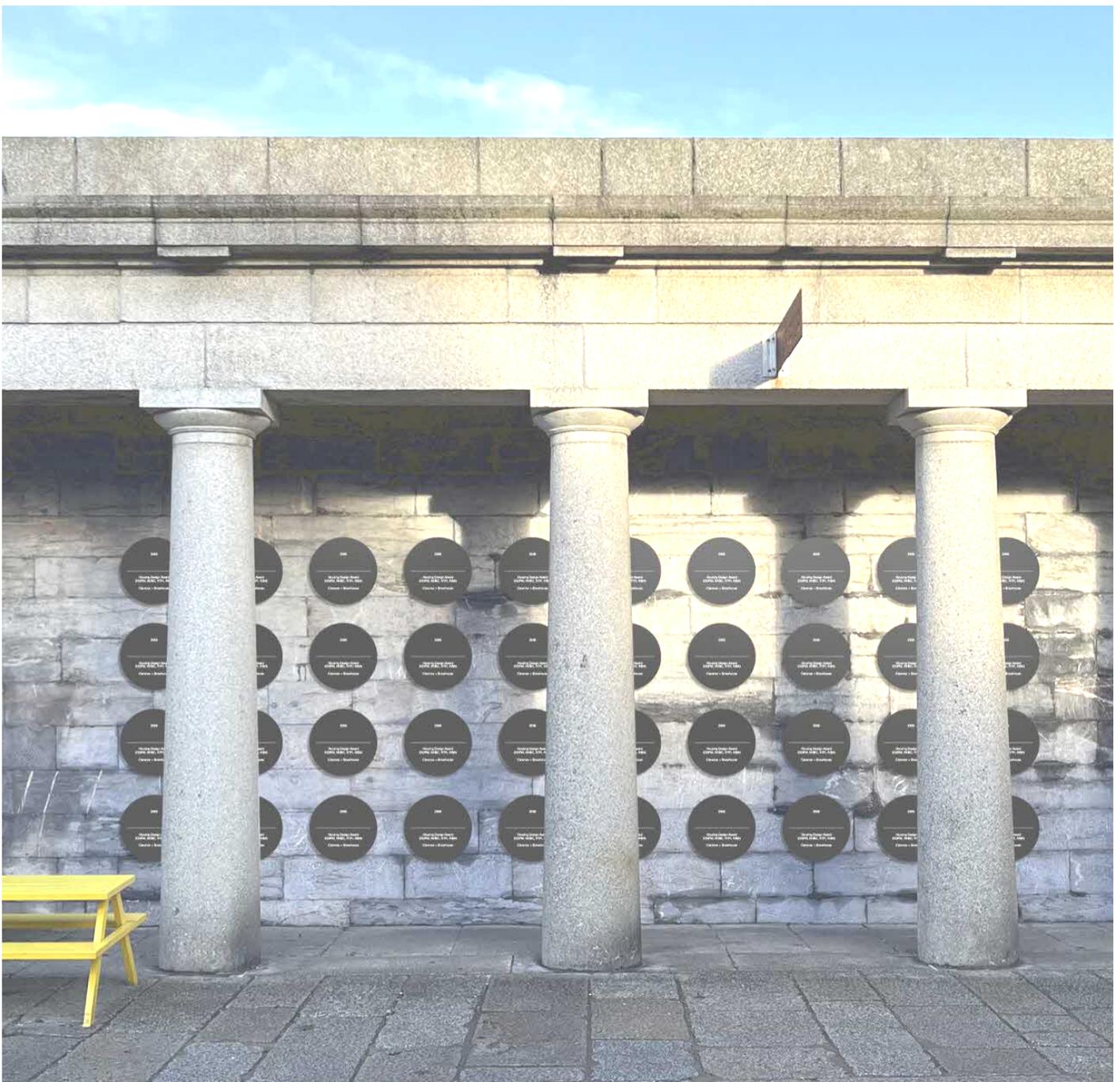


Royal William Yard Awards Plaque

December
2023

GILLESPIE
YUNNIE
Architects.

Design, Access & Heritage Statement



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1.0 Introduction

1.1 Introduction

This design statement accompanies supports a Listed Building Consent to celebrate the successful regeneration of Royal William Yard through Award Plaques on the Slaughterhouse colonnade at Royal William Yard, Stonehouse, Plymouth.

1.2 Site Address

Slaughterhouse,
Royal William Yard,
Plymouth
PL1 3QQ

1.3 Summary of Proposal

- Slaughterhouse is Grade 1 listed within Royal William Yard.
- The scope of this application relates only to the limestone wall of slaughterhouse behind the doric, granite columns.
- The existing condition is a limestone block wall with lime mortar joints behind a granite colonnade.
- The proposal fixes 39 disc, award plaques to the wall to celebrate the awards given to the successful regeneration of the Royal William Yard.
- The fixings are designed to be non-intrusive.
- The proposal allows for the addition of more awards in the future.

2.0 Historic Significance

2.1 Site Designations

Royal William Yard is a significant group of historic military buildings. There is a variety of listed buildings within proximity to the Slaughterhouse building including the Grade I listed Gatehouse directly opposite, and Mills Bakery, adjacent, also Grade I listed.

Slaughterhouse is Grade I listed.

2.2 Royal William Yard Overview

The Royal William Yard is one of the most significant groups of historic military buildings in England, and a remarkable example of complete early 19th century industrial complex. Designed by Sir John Rennie as both a factory and supply depot for the victualling requirements of the entire Royal Navy Fleet, the yard was constructed over a relatively short period between 1826 and 1835. Therefore, the Yard is a remarkably unified composition in terms of scale, architectural treatment, materials and layout, these qualities made that much more remarkable by the general solidity of construction." (Passmore. A 2012). Today, the Yard contains the largest collection of Grade I listed military buildings in Europe and forms a significant part of Plymouth's maritime and naval heritage

In 1999 Urban Splash was chosen by the South West Regional Development Agency to transform the redundant Yard to a thriving sustainable mixed use community to include residential, commercial, retail and leisure uses. Over the past 23 years, the yard has seen major regeneration with mixed use development throughout.



Fig. 1: Aerial image of Royal William Yard with Slaughterhouse highlighted in red.



Fig. 2: Historic plan (c.1890) showing the main entrance sequence.

2.3 Slaughterhouse

Slaughterhouse was built between 1830 and 1831 to provide, as the name suggests, a place for the victualling yard to slaughter animals. It therefore, has a secondary access point from Cremyll, and forms part of the important group of the main gate and matching elevation of the Police Building opposite. As part of the formal entrance to the Yard, there are 8 doric columns, mirrored on the Police Building Opposite. Granite forms the south facade, along with part of the floor in the courtyard and in the proposed reception area. A colonnade of granite columns, covered by a flat lead roof, runs along the south courtyard wall, matching the opposite colonnade running in front of the Guardhouse.

The south facade was given special architectural treatment, which along with the ornate granite cornice housing the Yard muster bell, and the triumphal arch topped with a statue of King William IV creates an impressive entrance to the Royal William Yard. The stone wall behind is Limestone block with a lime mortar. The building has been converted as part of the wider Royal William Yard Development, and now houses a restaurant with courtyard seating.

The elevation with doric, granite columns and canopied area behind is the scope of this application.

2.4 Listing

Slaughterhouse and attached yard wall now stores. 1830-31, by Sir John Rennie Jnr, for the Victualling Board, stores from c1885. Limestone ashlar with granite dressings and slate hipped roof. Late Georgian style.

PLAN: single-depth ranges in a triangular plan round a yard with cattle pens against the NE perimeter wall, SW slaughterhouse and N office.

EXTERIOR: single storey; 3:8-bay front with 19-window SW side. Principal front forms part of the Yard entrance, a pair with the facing Police House

(qv), all of granite with an 8-bay Doric colonnade from the entrance with entablature and parapet in front of a recessed limestone wall with doorway; the SW bay infilled by C20 office. At the SW end is the slaughterhouse gable, which has banded pilaster strips to a cornice, set forward to the central pilasters which have scrolled brackets on top and to' each side, beneath a cornice and pedimented bellcote, with a round-arch containing a late C19 brass bell and wheel; 3 round-arched doorways with small-paned metal fanlights, the central one with rusticated surround and jambs and a door of 4 flush panels, blind outer doorways each side with rusticated jambs. Long SW return has a granite plinth, cornice and parapet, is articulated by a round-arched arcade with small-paned metal lunettes, and 2 doorways with double doors; 1-window N end. The NE external wall blind, of rubble with an ashlar band, rising off the ashlar Dockyard Wall (qv); at the N end is a blocked doorway with ashlar surround, the similar S doorway was the cattle entrance. Inner courtyard elevations have round-arched arcades to the southern sides, with C20 metal-framed windows, and a formerly open arcade of iron columns with flanged capitals to the old cattle lairs to the outer wall, now also glazed. The roof to the slaughterhouse has a ridge lantern. The yard is paved and drained.

INTERIOR: contains a king post roof.

HISTORY: live animals entered the slaughterhouse by the entrance set back from the Main Gate. Fewer original fittings than the slaughterhouse at Gosport (qv), but within a more complete complex of victualling buildings. Forms part of an important group with the Main Gate and the matching elevation of the Police Buildings (qv) opposite, as part of the formal entrance to the Yard.

The Yard is one of the most remarkable and complete early C19 industrial complexes in the country, and a unique English example of Neo-Classical planning of a state manufacturing site.



Fig. 3: Canopy with doric columns, prior to any works undertaken at the yard



Fig. 5: View of the roof behind

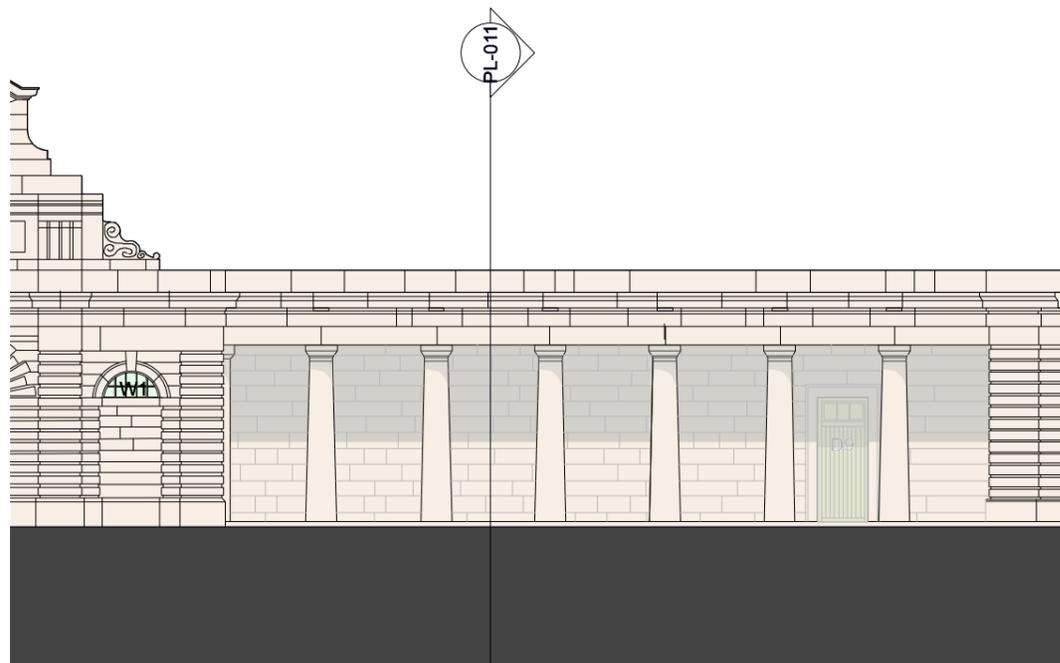


Fig. 4: Existing elevation



Fig. 6: Entrance sequence with triumphal arch, gatehouse and Slaughterhouse.

3.0 Proposal & Justification

3.1 Introduction

The brief was to provide a designated area that will celebrate the journey and regeneration of the Yard. The proposals must have minimal impact on the existing fabric and the setting of the heritage assets.

3.1 Justification

The design led redevelopment of Royal William Yard has transformed an empty naval site in to a thriving mixed use development full of homes, restaurants, bars, a cinema, offices, artists spaces and a hotel.

The project is exemplary in retrofitting existing buildings and has been recognised for its work through multiple awards by many bodies. Currently, the overall project has received 39 awards, from the RIBA, BCO and Architects Journal.

To celebrate the success of the diverse projects and awards at the Yard, the intention is to create an awards plaque area at the entrance. There is a suitable space available in the canopied area behind the granite, doric columns on Slaughterhouse.

This location has been identified as it will greet visitors to the Yard, and celebrate the successful development at the yard. Furthermore, it mirrors the canopy of the gatehouse opposite, which has been transformed in to administrative headquarters for the applicant and site management, and currently has a timetable of events and signage under its own columned canopy.

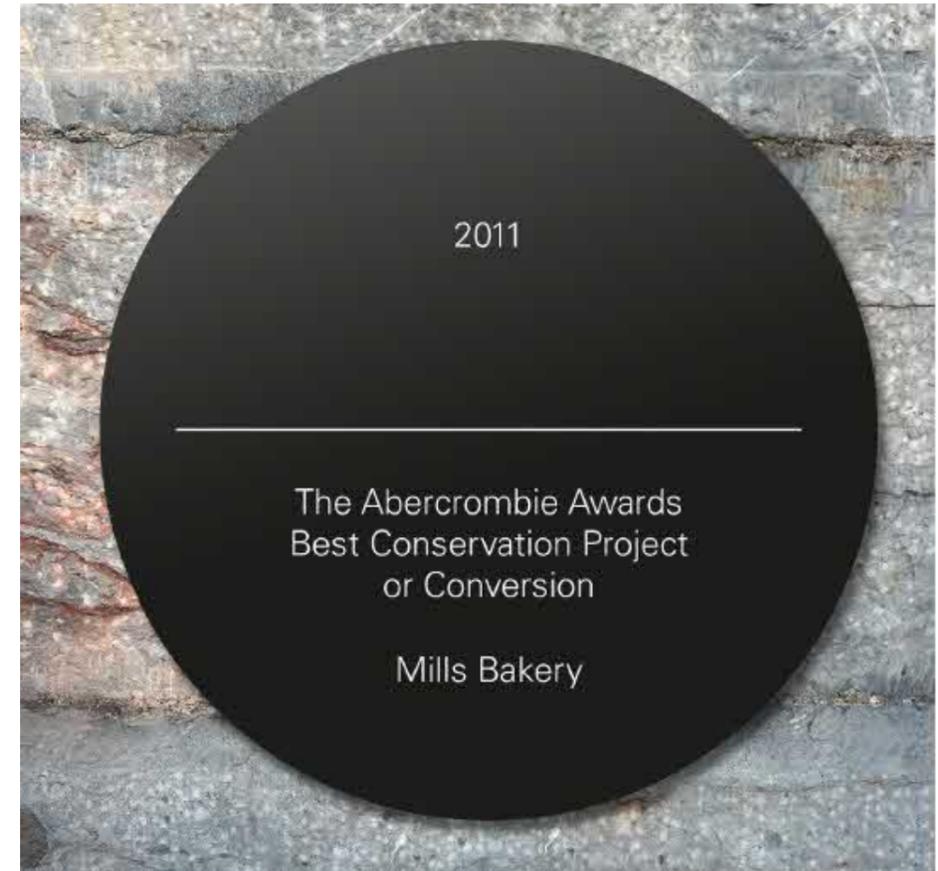


Fig. 7: Example award plaque, provided by BOOM Creative

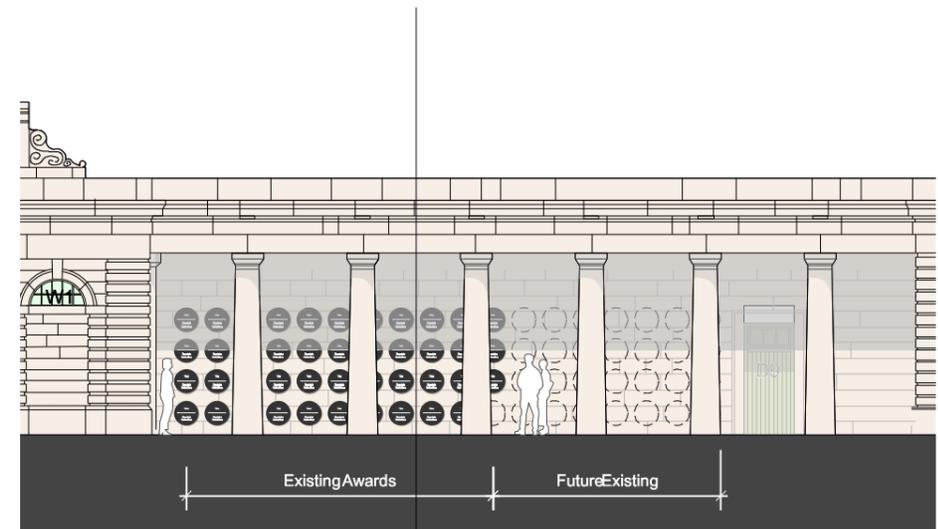


Fig. 8: The proposed elevation

3.1 Detail & Material

The award plaques will be manufactured off-site from PPC aluminium plates, ensuring a durable finish. The graphics will also be applied off-site, ensuring precision and quality and a repeatable finish.

These plaques will feature discreet metal tabs on the back creating a secure fixing to the wall. To fix the plaques, the intention is to remove some lime mortar from joints between the blocks. The tab will be inserted in to the cavity with an adhesive to securely fix the plaque in place. This approach is an unobtrusive fixing to the listed building fabric and is reversible should the awards be removed and the joints re-pointed.

4.0 Conclusion

The proposal to install 39 discreet award plaques on the Slaughterhouse building celebrates the transformation of the Royal William Yard from a disused Victualling Site into a vibrant mixed-use community. The plaques serve as a welcoming introduction for visitors and the non-intrusive design, ensures minimal impact on the heritage fabric while effectively showcasing the numerous accolades received. The future-proofed design allows for the addition of plaques in the future, should the yard win further awards.

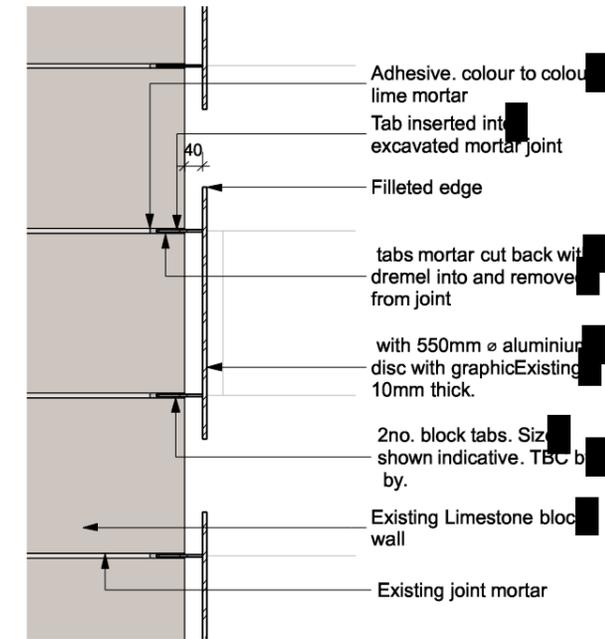
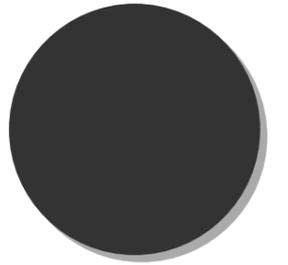


Fig. 9: Proposed fixing detail - Section

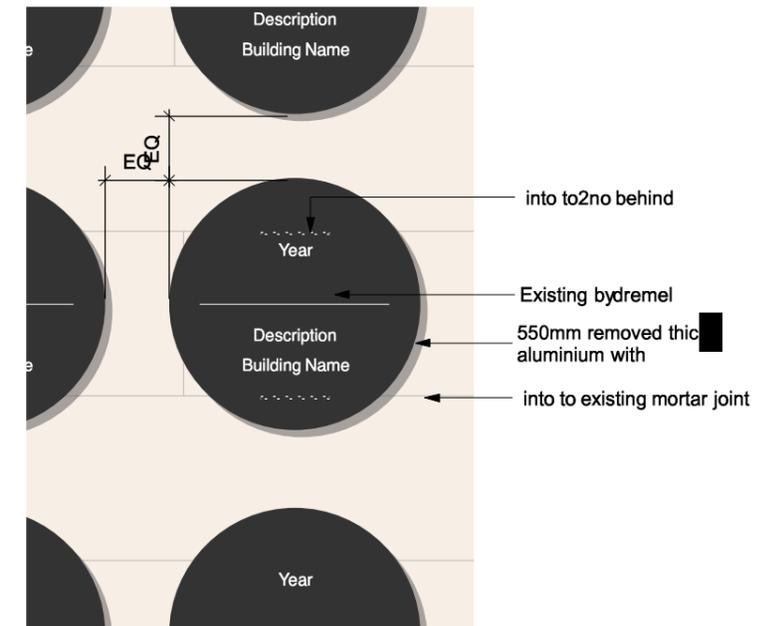


Fig. 10: Proposed fixing detail - Elevation

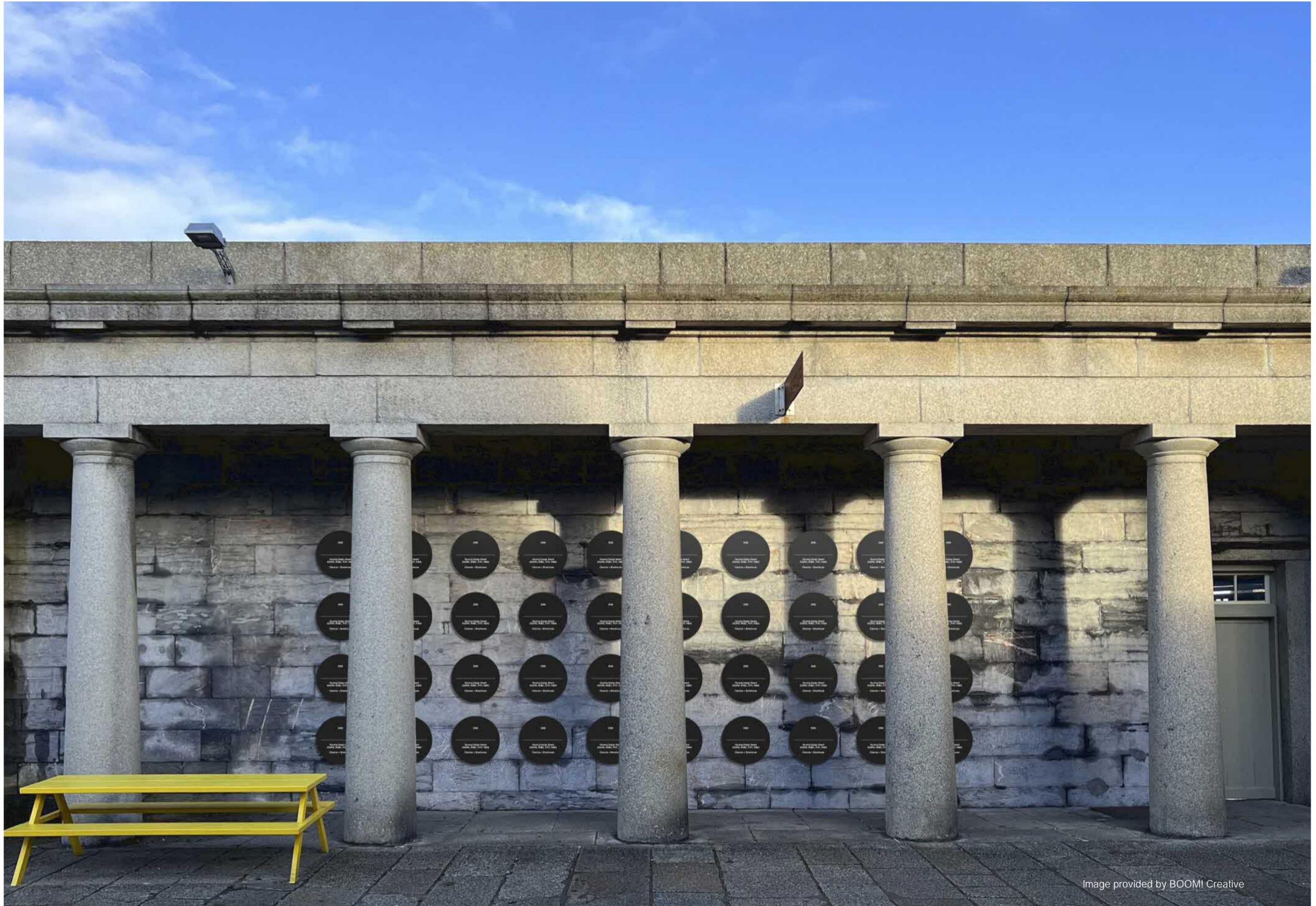


Image provided by BOOM! Creative

Appendix

Tuesday, December 5, 2023 at 10:48:49 AM Greenwich Mean Time

Subject: FW: Royal William Yard Awards
Date: Wednesday, 29 November 2023 at 12:28:12 Greenwich Mean Time
From: Jackie Gillespie
To: Nathan Cornish, Sam Kennard, Katie Kennard, Tom Lowry
Attachments: image001.png

A positive response from the Conservation Officer below.

Next steps would be preparing a Listed Building Consent application. I don't think that they would require Advertisement Consent.

From: "Copsey, Alex" [REDACTED]
Date: Wednesday, 29 November 2023 at 11:05
To: Jackie Gillespie [REDACTED]
Subject: RE: Royal William Yard Awards

OFFICIAL

Hi Jackie

I'm all good thank you, apologise for the delay, having a very busy run into Christmas. I think celebrating the awards received for work at RWY is very supportable, my personal preference would be for the four horizontal rows rather than the groupings which I think better mirror the vertical lines of the pillars in front. In terms of the plaques they are simple and effective which is positive. I appreciate the plaques need to be at the main entrance where visitors will see them as they walk in, but out of interest where any other locations considered?

The work would need listed building consent but I do not consider it to be a high risk development. It publicises how successful the RWY redevelopment has been, finding a sustainable new use for what was a highly significant redundant military establishment.

In terms of pre-app there is the Historic Environment service, however my comments would be no different to this response. It may need advertisement consent, you may need to check this with a Planning Officer.

Kind regards,

Alex Copsey
 Historic Environment Officer
 Strategic Planning and Infrastructure
 Plymouth City Council
 Ballard House
 West Hoe Road
 Plymouth
 PL1 3BJ

www.plymouth.gov.uk

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From: Jackie Gillespie [REDACTED]
Sent: Wednesday, November 22, 2023 9:29 AM
To: Copsey, Alex [REDACTED]
Subject: Royal William Yard Awards

Hi Alex

Hope you are well?

A bit of an odd one and wondered what your thoughts are on the attached.

Royal William Yard has received 39 awards to date and Urban Splash are keen to display them. They want to locate them on the back wall under the colonnade to Slaughterhouse as attached document.

I assume that it would need Listed Building Consent and just wondered what you thought and how we could go about getting some pre-app feedback?

Regards

jackie

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