



J23-078 | STONEHOUSE BARRACKS, PLYMOUTH – GANTRY REMOVAL

HERITAGE STATEMENT

November 2023

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1 INTRODUCTION

1.1 PURPOSE OF DOCUMENT

This document has been prepared to provide a Heritage Assessment associated with the proposed removal of the pedestrian walkway at the north end of Stonehouse Barracks, Plymouth which has been deemed no longer fit for purpose.

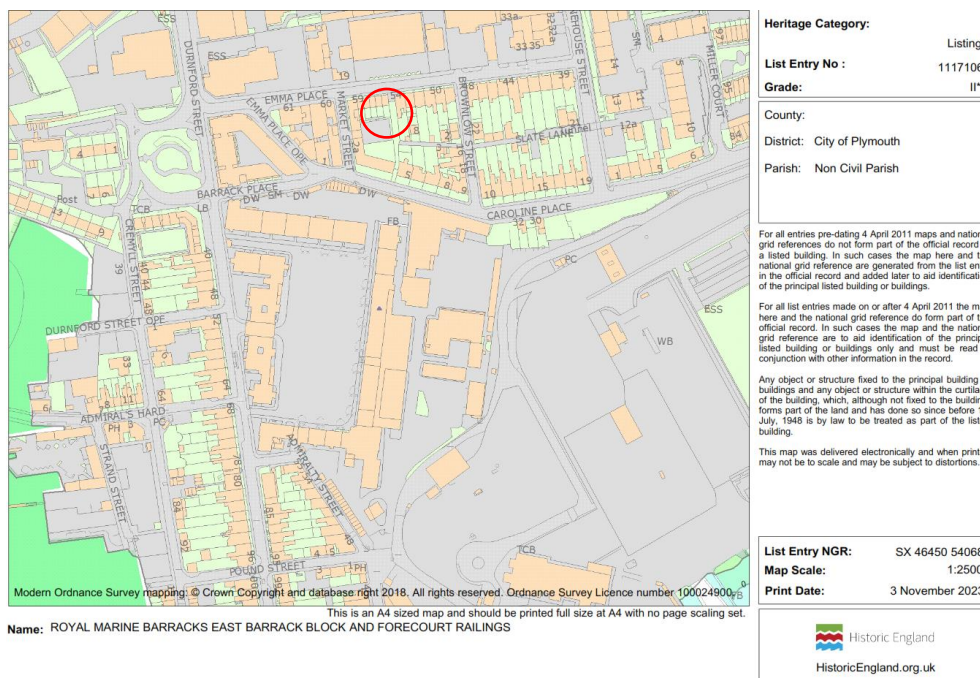
1.2 SITE LOCATION

The Site is located at:

Stonehouse Barracks
Durnford St,
Plymouth
PL1 3QS

NGR: SX 463540

Figure 1 – Historic England Map of entry number '1117106', attributed to listing description (not to scale).



1.3 CURRENT USE

- 1.3.1 The existing metal walkway gantry has been catalogued as “not fit for purpose” and is to be removed. The gantry is also used to support existing services that will require relocating once the gantry is removed.
- 1.3.2 The existing structure spans over an existing road and is supported on a retaining wall to the east end, and on steel beams and brackets that are part of an existing building to the west. All the supporting steel elements to the gantry are to be removed during the demolition works.
- 1.3.3 According to Historic England, the building providing support to the gantry is Grade II*, the list entry name is as follows: Royal Marine Barracks East Barrack block and Forecourt Railings
- 1.3.4 The main site is home of 3 Commando Brigade Royal Marines and 30 Commando Information Exploitation Group, as well as a number of lodger units.

1.4 MAINTENANCE RESPONSIBILITY

The maintenance programme and management of the adjacent buildings is the responsibility of VIVO Defence Services, who are contracted to MoD/DIO (the asset owner).

1.5 BUILDING LISTING DESIGNATION

As stated above, the building supporting the gantry is Grade II* listed under the Planning (Listed Buildings and Conservation Areas) Act 1990. The drawing shown in Figure 1 shows the location of *Royal Marine Barracks East Barrack block and Forecourt Railings*. This drawing has been extracted from the Historic England website. A larger version can be found in Appendix C.

2 HERITAGE IMPACT ASSESSMENT

2.1 LISTING DESCRIPTION

Below is a copy of the listed description provided by Historic England associated to the building mentioned above. The description can be found on the following address:

(<https://historicengland.org.uk/listing/the-list/list-entry/1117106?section=official-list-entry>)

“SX4654SW DURNFORD STREET, Stonehouse 740-1/60/786 (East side) 01/05/75 Royal Marine Barracks: East Barrack Block and forecourt railings

*GV II**

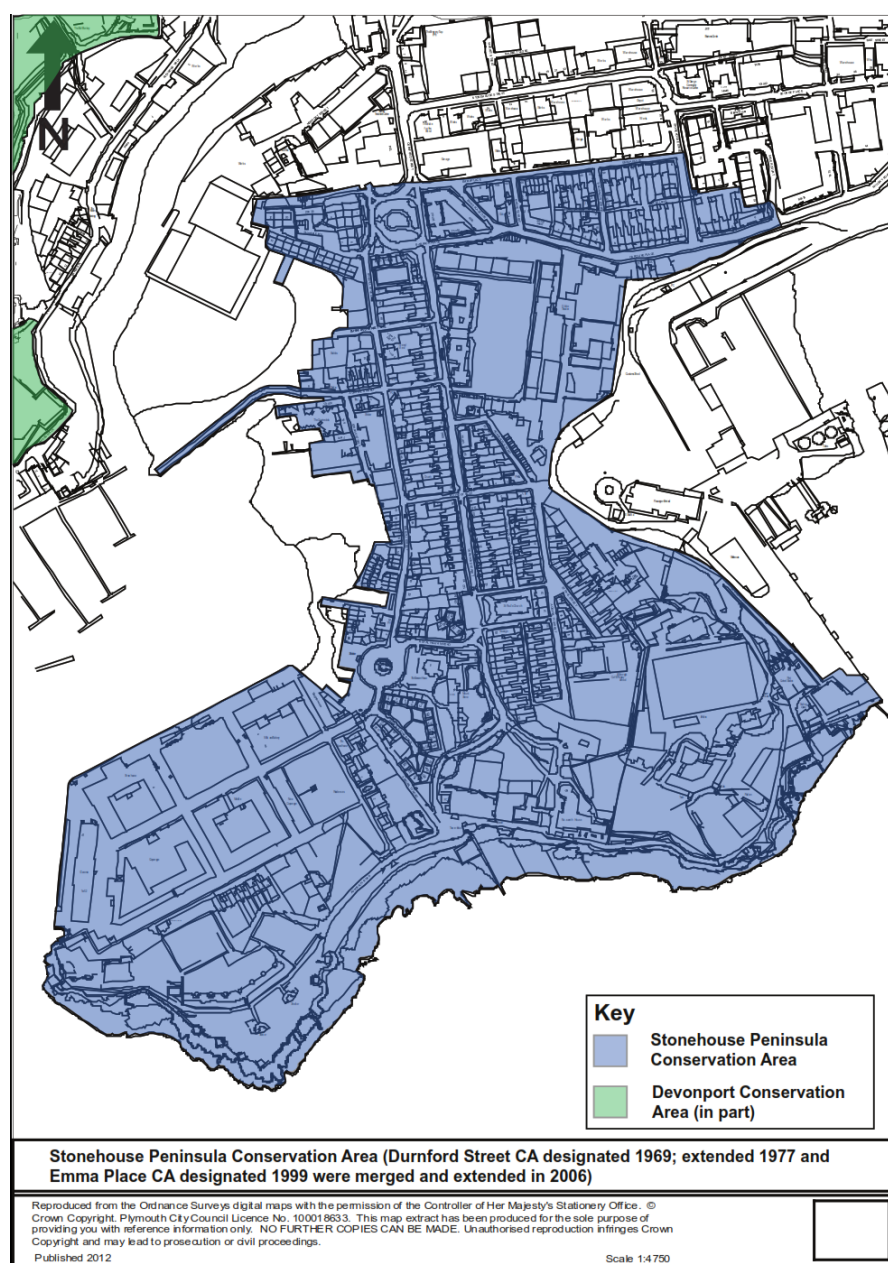
Formerly known as: N and E Blocks, Officers Mess, Dining Hall & Single Officer's Accom. DURNFORD STREET Stonehouse, R M Barracks. Barrack block at Marines barracks. 1781-83, built for the Ordnance Board by Templer & Parlby, and extended 1818 and c1860; rebuilt internally c1965. MATERIALS: Plymouth limestone rubble with limestone dressings; dry slate roofs with hipped ends and stone coping over cross walls (formerly with stone axial stacks). PLAN: very long rectangular single-depth plan plus taller square stair tower to rear left behind the northward extension of 12 bays. EXTERIOR: 3 storeys over basement; 12:3:10:5:10:3-bay range which was symmetrical prior to 1860 12-bay extension to the N. Original 5-bay pedimented central block and original 3-bay end blocks broken forward and with rusticated quoins; band above ground floor. Many early C19 hornless sashes with glazing bars, otherwise horned copies, all within plain stone architraves. Original doorway to centre of pedimented block, with blocked jambs and cornice, the other doorways central to each 5-window range within the 10-window ranges, doorways left and right of the 3-window ranges and approximately central to the extension on the left; overlights and planked doors. The doorways to the N extension have segmental-arched heads. A segmental-arched tunnel beneath the entrance cut through early C19. Rear of main range plain, N extension has 4 shallow projecting ablution towers to rear of transverse stairs, with rusticated quoins. INTERIOR: completely rebuilt c1965. SUBSIDIARY FEATURES: late C19 latticed and scrolled wrought-iron railings surrounding forecourt and flanking steps. HISTORY: this is one of the earliest surviving barracks for a large unit of men in England. It is part of the only remaining barracks built for the three divisions of the Royal Marines after their formation in 1755. Originally contained 12 single-depth rooms separated by transverse stairs. The passage between the former officers' mess at the S end was built over in 1818. Stonehouse is the oldest and most important barracks in England not forming part of a fortification, a rare example of C18 planning, and a complex of great historic value. (The Buildings of England: Pevsner N: Devon: London: 1989-: 655).

Listing NGR: SX4645054068.”

2.2 DESIGNATED CONSERVATION AREA

- 2.2.1 A conservation area is an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance (Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act).
- 2.2.2 The site is included within The Stonehouse Peninsula Conservation Area, as shown in the drawing below, extracted from (<https://www.plymouth.gov.uk/conservation-areas>)

Figure 2 – Map of the Stonehouse Peninsula Conservation Area, Plymouth



2.3 REVIEW OF HISTORIC RECORDS

No historic records for the “Royal Marine Barracks: East Barrack Block and forecourt railings” site area have been reviewed.

2.4 REASON FOR INTERVENTION

The existing metal gantry and supporting elements present signs of severe corrosion and deterioration that are diminishing their structural performance, and if no action is taken, then the risk of injuries to pedestrians and damage of vehicles and adjacent structural will be high. Therefore, it seems reasonable to accept that the intended design life of the gantry and associated elements has been reached, thus the proposal to remove the current structure.

2.5 PROPOSALS

The proposal is for the removal of the existing metal gantry and any supporting steelwork, including the addition of rail fencing where this was originally removed to allow for the installation of the existing gantry. At this moment it is unknown if a new gantry will be constructed in the future. Should this be the case, the new structure will be designed and detailed to guarantee that current Defence Infrastructure Organisation guidance is followed, and that MoD site requirements are met.

2.6 IMPACT OF THE PROPOSED REPAIRS ON THE CHARACTER & APPEARANCE OF THE LISTED BUILDING

2.6.1 Repairs and Alterations to the Fabric

Where cantilever beams and steel brackets are built into the external stone façades, minor repair works to the stone will be expected. The nature of works would have a limited impact on the appearance and character of the building. Where cantilever beams and steel brackets are built into the external stone façades, the steelwork will be completely removed. Petrographic analysis of the existing stonework and mortar test will be undertaken. All voids formed by the removal of the steelwork will be infilled to match the adjacent stonework.

2.6.2 Impact on the Character & Appearance of the Building

The proposals are considered to enhance the aesthetical appearance and character of the “*Royal Marine Barracks: East Barrack Block and forecourt railings*”. No historical reference to the gantry has been found stating that this structure is of importance. It is assumed that as the site was developing and expanding since its creation, alternative pedestrian routes were required. This requirement led to the installation of the gantry, which fulfilled the necessity at the time. The materials forming the gantry appear to be mild steel, which could indicate that this structure was constructed in the early 19th century. The proposed works will bring back the original appearance of the building.

2.6.3 Impact on the Setting of the Building

The project does not involve any extension to the building. The area of the proposed works is already an MoD facility of an industrial setting. The proposal includes provision of new fencing at the west end of the walkway. This will be detailed to match the original fencing and replaced.

2.7 ARCHAEOLOGY

Where relocation of services is expected to be below ground, excavations on site will be minimised as far as reasonably practicable.

2.8 PLANNING POLICY

2.8.1 National Planning Policy Framework: Section 16 of the NPPF 2019 – ‘Conserving and enhancing the historic environment’ covers the national policy with regards to historic assets. Although the NPPF now supersedes PPS5, Historic England policy regards the PPS5 Practice Guide as remaining a valid and Government endorsed document. The PPS5 Practice Guide is a far more substantial document that presents ‘best practice’ conservation guidance in terms of planning policy and is therefore fully supportive to the NPPF policies. The LBC documentation covers the requirements set out in the NPPF as follows:

- Paragraph 189: Description of significance of heritage asset affected.
- Paragraph 190: Assessment of the impact of the proposal.
- Paragraph 192: Sustaining and enhancing the significance of the heritage asset and putting it into a viable use consistent with its conservation.

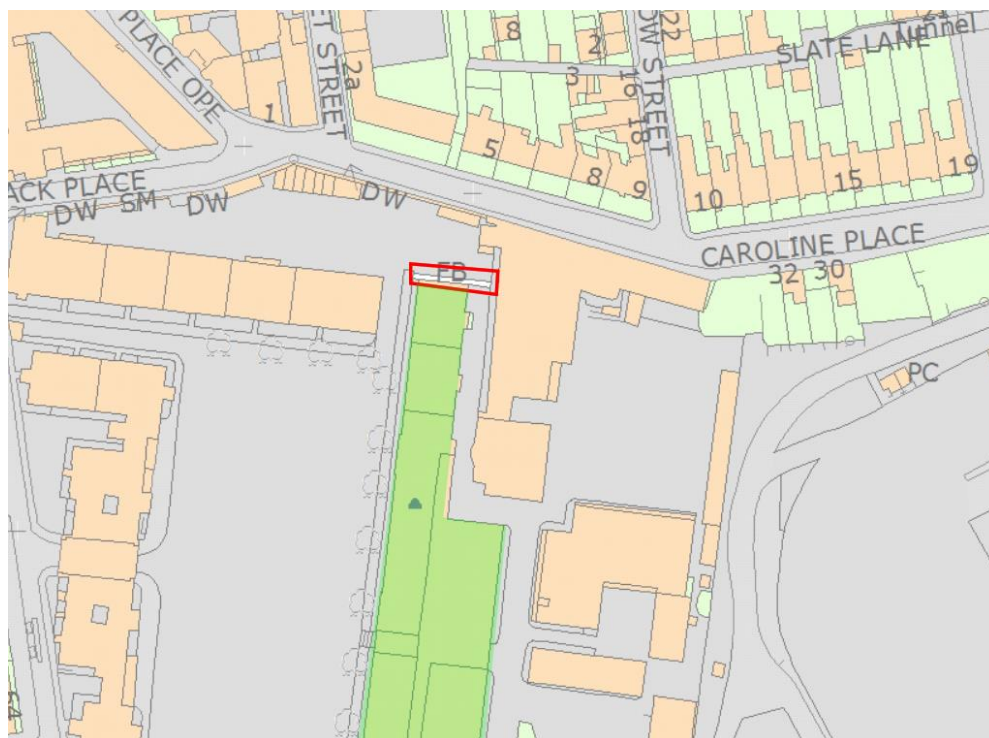
2.8.2 The proposals will have no detrimental impact on the character, appearance or setting of the Listed Building nor the Conservation Area.

3 PLANNING STATEMENT

3.1 AMOUNT OF DEVELOPMENT

The works are confined to the boundary highlighted in red as shown below in figure 4.

Figure 3 – Demolition works (red line) in relation to Grade II* Building (Green Hatch)



3.2 LAYOUT OF DEVELOPMENT

The proposed works will prevent pedestrians accessing the adjacent areas either side of the gantry. However, as the gantry has been condemned, access to the gantry is not permitted, therefore the proposed works won't have a detrimental effect in the free movement of personnel around the area mentioned above.

3.3 SCALE

The proposals have no impact on the existing size or scale of the Stonehouse Barracks.

3.4 APPEARANCE

The overall appearance will remain in keeping with the surrounding structures.

3.5 LANDSCAPING

None.

3.6 ECOLOGY

An ecology assessment has been undertaken by a suitable ecologist and it has been determined that the proposals will have no impact upon ecology. The report can be reviewed in Appendix B.

4 ACCESS STATEMENT

4.1 ACCESS TO THE DEVELOPMENT

No changes to the access to the site are proposed.

APPENDIX A – SURVEY PHOTOGRAPHS

Photo 1 – General view of the existing Gantry looking South



Photo 2 – View of the existing stairs supported on the external façade of the Grade II listed building*

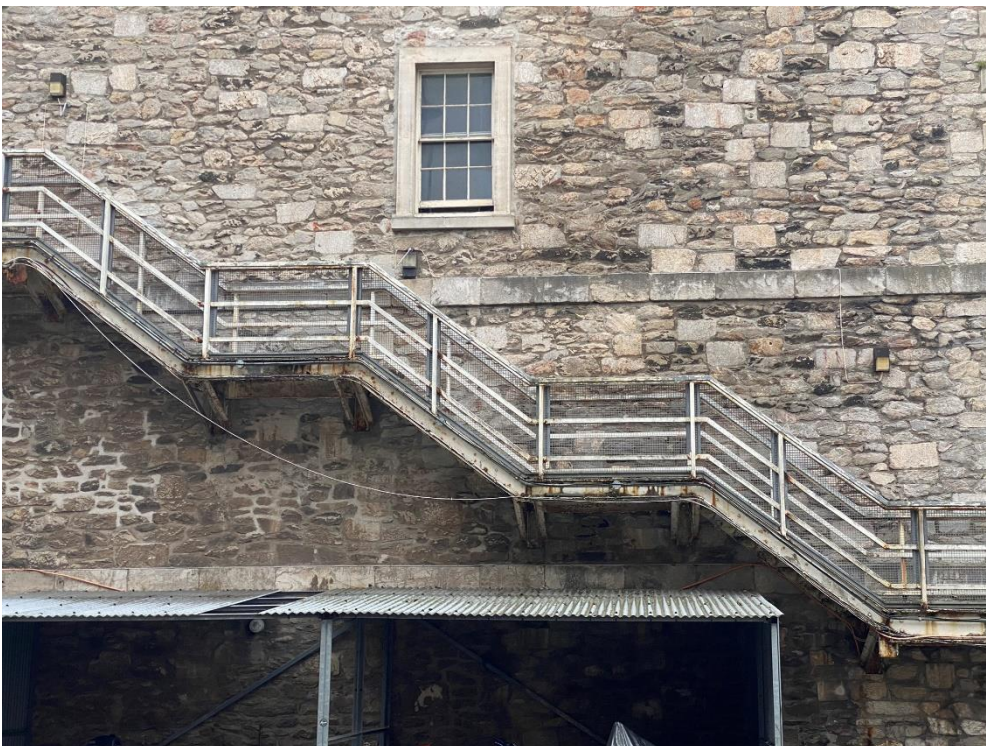


Photo 3 – Evidence of corrosion of supporting steels fixed into stone façade



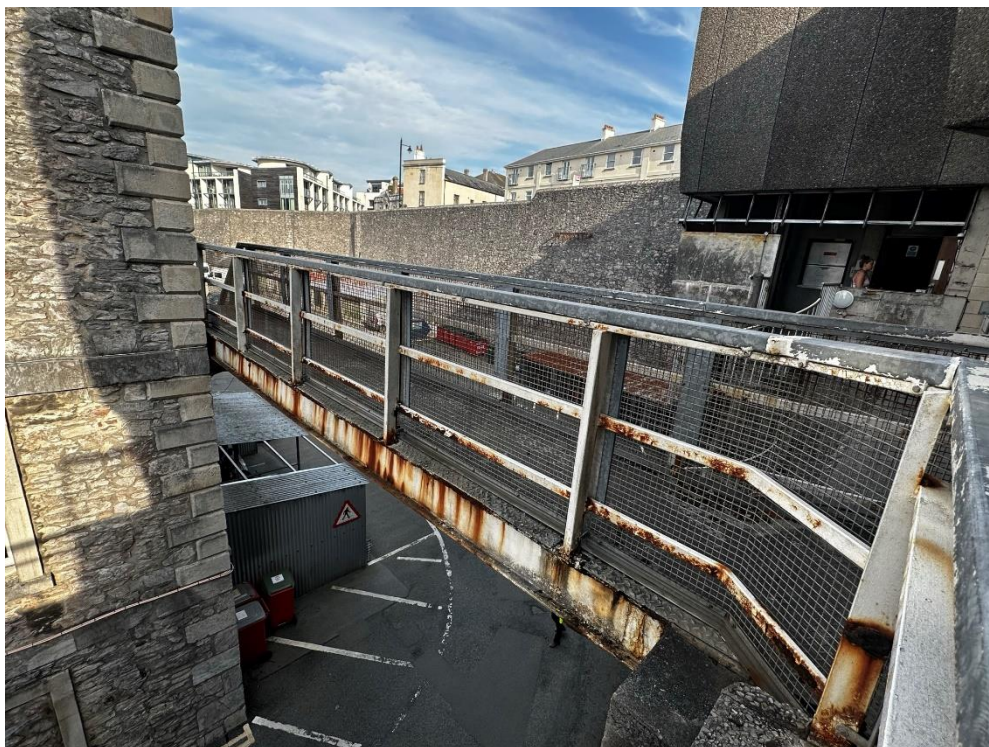
Photo 4 – General view looking East of gantry bearing onto retaining wall at higher level



Photo 5 – Cantilever beams supporting gantry at lower level, built into external stone façade



Photo 6 – View of footbridge over road looking North



APPENDIX B – PRELIMINARY ECOLOGICAL APPRAISAL

The report relating to the Preliminary Visual Assessment for bats and breeding birds, October 2023, by Western Ecology, has been made available separately from this document and forms part of the tender documents.

APPENDIX C – HISTORIC ENGLAND EXTRACT

The map in this appendix was downloaded from : <https://historicengland.org.uk/listing/the-list/list-entry/1117106>

The map is a full size version of the figure presented in Section 1.2.