

SOLIS PLANNING

PLANNING - HERITAGE - ARCHITECTURAL DESIGN

HERITAGE STATEMENT

PROPOSAL: INTERNAL AND EXTERNAL ALTERATIONS

SITE: 3 PENLEE GARDENS STOKE PLYMOUTH



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1.0 **Relevant Heritage Assets**

1.1 Listing Description

PLYMOUTH

SX4655 PENLEE GARDENS, Stoke 740-1/42/683 (North side) 25/01/54 No.3
(Formerly Listed as: PENLEE GARDENS, Devonport No.3)

GV II

Villa in planned group. Early C19 by John Foulston. Stucco with stucco detail; slate hipped roof with projecting eaves with moulded soffit; rendered end stacks. Double-depth plan plus service wing at rear; probably 2 rooms at the front and entrance porch set back to left-hand side. 2 storeys; 2-window-range garden front. Original hornless and horned copy sashes with glazing bars within moulded architraves. Porch has pilasters and a heavy entablature; glazed doors. INTERIOR: not inspected but likely to be of interest. Part of a good group of villas by Foulston, set within their original landscape and thus remarkable in the national context. (The Buildings of England: Pevsner N: Devon: London: 1989-:674).

Listing NGR: SX4638755577

(Source: Extract from Historic England Listing Description)

1.2 Stoke Conservation Area.

2.0 **Site Description**

- 2.1 3 Penlee Gardens is located in the predominantly 19th century suburb of Stoke. Penlee Gardens is a gated private road, with a Lodge and Gates entrance to the west end off Molesworth Road. Penlee Gardens has 13 dwellings 11 of which date from the mid 19th century with No.s 1&2 being replacements following bombing in WWII. No. 3 is the only detached villa, the rest are semi detached pairs. The houses are set to the north side of the road with a shared, private garden to the south side. Stoke is located about 1.5 km to the north west of the city centre of Plymouth.
- 2.2 The property is a two-storey with a 2 window range onto the gardens. It is stucco rendered with stucco detailing. The windows are a mix of original hornless sliding sash and horned copies, subdivided into smaller panes with glazing bars and set in moulded architraves. The roof is a slate hipped roof with projecting eaves with moulded soffit and a number of rendered stacks. The plan form is double-depth with a large service wing to rear.
- 2.3 There are two principal rooms at the front with the entrance porch set back to the left-hand side. The porch has pilasters and a heavy entablature; with glazed doors. Behind the porch is a stucco rendered wall with entablature, a central door and side alcoves. Behind is an inner courtyard to the west side of the service range with slate floor some of which are reused gravestones. The courtyard includes two semi circular plan store buildings to a back rubble stone wall with gothic arch door to the rear garden at the back of the service wing.
- 2.4 This Heritage Statement is to inform and support a Listed Building Consent application for the alterations to the service wing, and includes alterations to existing windows and door openings.

3.0 **Historic Mapping**

- 3.1 The historic mapping gives a useful understanding of the evolution of the site over the last 200 years.
- 3.2 The 1840 Tithe Map shows the property during the development phase of Penlee Gardens and the suburb of Stoke. The gardens and the road are established along with No. 3 and three pairs of semi detached villas while to each end is still separate plot No's. Tavistock Street the commercial centre of Stoke was already in place along with Church Street although Stoke Damerel Church is in Lower Stoke about 500 m to south. There at this time still open field between Plymouth and the village of Stoke. The work initiated by Foulston to connect Plymouth and Devonport was well established but not complete.



1840 Tithe Map Extract (Source: Know Your Place)



Map 2 Plymouth Town Map 1877 -1888 (Source: Know Your Place)

- 3.3 The Plymouth Town Plan of 1877 to 1888 coincides with the 1st Edition OS Mapping of 1880 but provides significantly more detail. This shows the completed Penlee Gardens with Lodge, wall and gates and the wider development connecting Stoke Plymouth and Devonport with the completion of Union Street and infilling south of Stoke.
- 3.4 The Town Map shows the architectural features of No. 3 Penlee Gardens including its side porch and inner courtyard with semi-circular store buildings. It also shows a lean to extension in the courtyard area for which there is evidence of in scarring on the inner face of the stucco outer courtyard wall. The plan form otherwise includes the rear extension to the service wing with the overhanging first floor bedroom on iron columns. This feature may not be original probably an alteration dating from the mid 19th century.

4.0 **Significance Assessment**

- 4.1 Significance assessment is based on the architectural and historic interest of the building as defined and protected under the Town and Country and Country Planning (Listed Buildings and Conservation Areas) Act 1990. The Historic England Conservation Principles Policies and Guidance 2008 looks to define significance and includes additional heritage values of Evidential, and Communal to the established and legal based Architectural (Aesthetic) and Historic values.
- 4.2 No. 3 Penlee Gardens significance comes from its architectural interest being directly attributed to the Architect John Foulston as the list description identifies 'Part of a good group of villas by Foulston, set within their original landscape and thus remarkable in the national context.'
- 4.3 The external architectural language bearing strong similarities too much of Foulston's work and is well described in the List description. It is a two storey detached villa with stucco render with stucco details, including stucco moulded architraves to the front range of hornless 6/6 sash windows, and a local slate roof with hips with projecting eaves and moulded soffit.
- 4.4 The regimented chimneystacks that run back along the service wing are rendered. The entrance porch is set back to left-hand side. Porch has pilasters and a heavy entablature; with glazed doors and the private courtyard and garden are protected behind a 2m high stucco rendered wall with entablature. The two principle rooms overlook a small private garden with outlook to the shared private Penlee Garden laid to lawn'
- 4.5 The preservation of the villa is also good with some minor alterations but these have been contained in the less significant rear service wing. They include the addition and then loss of the lean- to, on the west side of the courtyard evident on the Town Plan of 1877-1888 and in scaring to the existing courtyard

walls. The other alterations include the extending out of the first floor bedroom to the rear of the service wing. This is supported on iron columns and dates from soon after the original house in the mid 19th century.

- 4.6 The service wing plan form on the ground floor has been altered with two rooms of similar size, have been altered to a single larger kitchen and dining room. Evidence of the former plan form is readable with the former chimneystack to the rear room and the down stand where the two rooms were separated. This alteration is like to have been in the later 20th century as it corresponds to the bi-fold doors below the down stand to the centre of the enlarged room and a spiral staircase leading to the upper floor bedrooms at the rear of the service wing.
- 4.7 The architectural significance also derives from its plan form. This is intact to the front main house with a central hall with staircase off the side porch and two principle rooms to the front with a rear living room off the hall to the right hand rear. There is a smaller room between the staircase and the kitchen that has been subdivided to form a ground floor shower room and a kitchen store pantry with direct door access to the service wing. The evidence of the former room plan comes from the fireplace and related chimney sack and window opening. The dividing stud partition with clearstory windows probably dates from the mid late 20th century alterations to the service wing.
- 4.8 The setting significance of the house comes from its orientation, and classical and symmetrical architectural features overlooking the shared gardens. No. 3 Penlee Gardens setting also derives form being a member of an exclusive group of villas of similar architectural quality and status protected behind a behind a lodge wall and gates and set with their own outlook to private lawned gardens.

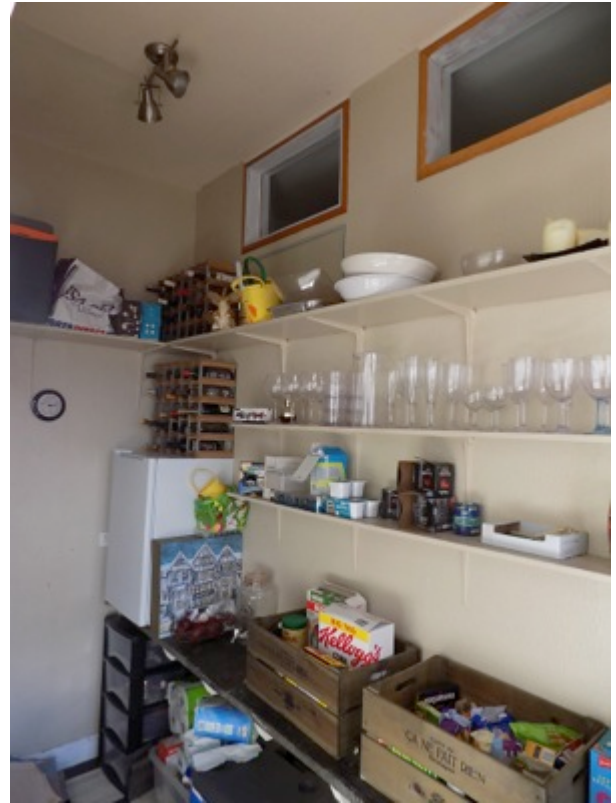


Photo 1 & 2. The staircase and the pantry in subdivided room between staircase and rear wing.



Photo 3. The kitchen /dining room to rear service wing ground floor

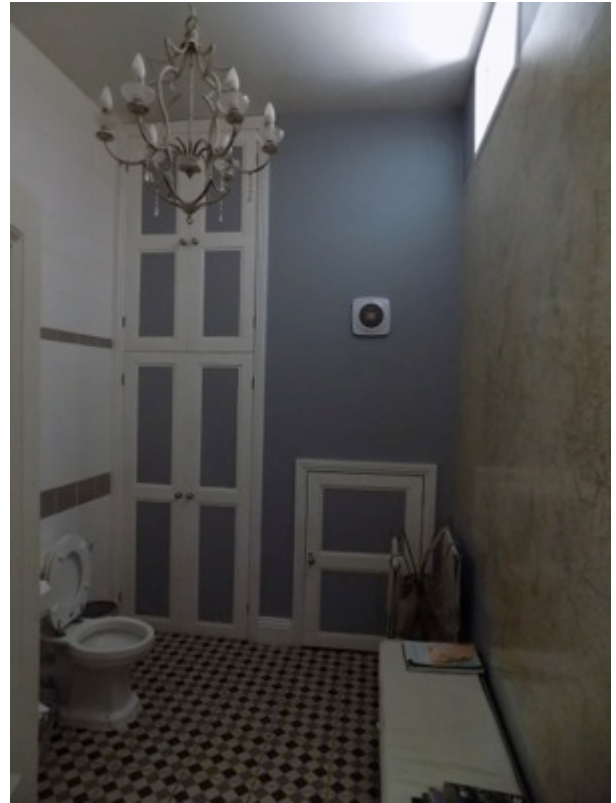


Photo 4 & 5. Utility and downstairs bathroom.



Photo 6. Spiral Staircase to rear of kitchen.



Photo 7. Bi-fold doors to courtyard from kitchen.



Photo 8. Courtyard, with store buildings off rear service wing.



Photo 9. Rear elevation with 20th century horizontal window opening under projection of first floor bedroom.



Photo 10. Stucco rendered stone wall with alcoves to inner courtyard to service wing.



Photo 11. Lodge House and gates to Penlee Gardens.



Photo 12 . No. 3 Penlee Gardens.

5.0 **Proposal**

- 5.1 The proposal relates to the ground floor of service wing of 3 Penlee Gardens, It has a large kitchen dining room, previously two rooms, with parlour and bathroom to the rear of the main house plan, and a utility to the rear of the service wing with access to the side courtyard.
- 5.2 The works proposed are
- Removal of the existing 20th century spiral staircase to the back of the kitchen and re forming the ceiling /floor for the bedroom above.
 - The removal of the existing panel door and widening of the opening to the rear utility room from the kitchen by about 500 mm.
 - Reorder the pantry and shower room with alterations to the modern partitions to create a boot room, a dishwasher room off the kitchen and WC and laundry room.
 - Remove the 20th century horizontal window with sidelights, to the utility room and alter the opening by dropping the cill and inserting new timber French doors with sidelights.
 - Alter the opening above the bi-fold doors to the kitchen to add a new lantern lights with mullions to match the door frames above, by lifting the lintel level to match the existing original window openings in the kitchen.

6.0 **Justification for Proposals**

6.1 Relevant Policy: National Planning Policy Framework (NPPF) 2023

Paragraphs:

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

212 Local planning authorities should look for opportunities for new development within Conservation Areas...., and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favorably.

Plymouth & South West Devon Joint Local Plan - Development Policies DEV21
Development affecting the historic environment.

- 6.2 The works to the rear service wing have been informed by the significance assessment. The alterations are generally looking to improve and remove inappropriate or poorly implemented late 20th century alterations to the service wing that created the existing enlarged kitchen and associated utility, pantry and bathroom and spiral staircase access to the bedrooms on the first floor.

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- 6.3 The spiral staircase is a large incongruous feature in the kitchen area backing onto the rear wall with the utility. In addition to its harmful impact on the room space and loss of floor space to the bedroom above, it is also non compliant with building regulations having overly wide gaps between balusters.
- 6.4 Its removal will better reveal the plan form of the kitchen and the first floor bedroom and remove this incongruous and overly dominating feature.
- 6.5 The raising of the lintel and adding new lantern lights above the existing bi-fold doors will bring this modern opening in line with the height of all other original window openings in the kitchen, to give a better balance and consistency to the openings.
- 6.6 The removal of the nib of stone wall (about 500 mm) between the utility and the kitchen, will improve the connection between the two rooms and provide a direct access from this family room to the rear garden in combination with the replacement of the existing utility rear window, a 20th century horizontal opening with contemporary enlarged window, to new French doors with side lights by dropping the cill to floor level.
- 6.7 The proposal will utilise an existing opening for the new French doors and the loss of a small nib of wall between the two rooms is a low level of harm compensated by the benefits to the long-term use and function of this domestic building.
- 6.8 The rear room to the main house has been subdivided and altered in the 20th century into a downstairs bathroom and pantry store with a timber stud partition with clearstory light between them to provide the bathroom with natural light. The alteration are to the modern timber stud wall and will divide the original room into a boot room, W.C, laundry and dishwasher room with reused or new doors to each internal rooms. This alteration will provide more efficient domestic use the space and is easily reversible and neutral in its impact on this original room plan.
- 6.9 The proposals in the round are a mix of conservation benefits and domestic improvements achieved in accordance with good conservation practice. The conservation benefits as identified in the National Planning Policy Guidance on the

Historic Environment include 'sustaining the significance of a heritage asset' and 'securing the optimum viable use of a heritage asset for its long term conservation.'

- 6.10 The alterations in the most part are neutral or minor enhancements to the domestic use of the dwelling and where there is minor harm with loss of a small section of original wall fabric it is considered this is justified by the resulting benefits to the use of the heritage asset and are in accordance with the national and local planning policy and guidance.