

SOLIS PLANNING

PLANNING - HERITAGE - ARCHITECTURAL DESIGN

DESIGN AND ACCESS (LISTED BUILDING) STATEMENT

PROPOSAL: CONVERSION OF OUT BUILDING TO ANCIALLYRY ACCOMMODATION

SITE: JESSOPS TAMERTON FOLIOT PLYMOUTH



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1.0 Relevant Heritage Assets

1.1 Listing Description

Date First Listed 9th November 1998

SX4761SW 740-1/10/847

PLYMOUTH HORSHAM LANE, Tamerton Foliot (West side) No.15 Jessops

Grade II

Village house. Early/mid C19. Slatehanging on rubble to front, otherwise local rubble with shallow segmental brick arches; dry slate roof, hipped on the right; rendered stacks at either end of original house. Double-depth plan including heightened rear lean-to of original house plus single-depth extension on the right of later C19 date. 2 storeys; overall 4-window range: symmetrical 3-window front of original house plus 1-window range extension on the right. Original part has original 12-pane hornless sashes and central doorway within small C20 glazed porch; extension has late C19 4-pane horned sashes. Right-hand return is 1-window range with blocked doorway on the left and doorway at far right with early C19 door with incised decoration. INTERIOR: not inspected but likely to be of interest.

(Source: Extract from Historic England Listing Description)

1.2 Tamerton Foliot Conservation Area.

2.0 Site Description

2.1 'Jessops' is located on Horsham Lane in the village of Tamerton Foliot located at the north edge of Plymouth and now subsumed by the expansion of the city in the late 20th century. 'Jessops' is situated 325 m north of the St Marys Parish Church, Tamerton Foliot, and about 200 m north of the Post Office on Fore Street. Tamerton Foliot is about 6.5km north of the city centre of Plymouth.

- 2.2 The property is a two-storey village house of symmetrical proportions with the core dating from the early 1800's. The front is orientated in the traditional manner to the south with the principle elevation onto the garden and views across the valley. The south front and west gable are clad in distinctive local Cornish slate hanging giving added protection from a relatively exposed location on the south slope of a hillside.
- 2.3 This Design and Access Statement is to inform and support Planning and Listed Building Consent applications for the conversion to ancillary accommodation of an existing single storey outbuilding currently used for occasional storage room with an outside W.C. Two new garden buildings and alterations to the existing vehicle access.
- 2.4 The curtilage outbuilding backs onto the (east) stone wall that forms the boundary with the street. The north gable is also in stone. The south gable provides a mix of brick and timber frame, and on to the garden side (west) the building is in timber frame with glazing and timber cladding to top half and a block plinth to below. This garden elevation includes a central located, boarded ledge and braced timber door. The roof has is slate clad and hipped to the south end.
- 2.5 The simple outbuilding has 6 bays with simple collar trusses forming a large single volume plan form. The floor level steps up at the north end and steps down at the south end to a separate brick enclosure for the W.C. These floor level changes respond to the rising external ground level with the central door located where the floor level and external sloping path correspond. There is a separate external timber boarded door for the W.C. The outbuilding is evident on pre 1948 mapping and its stone fabric and construction is 19th century with the timber frame west elevation and W.C brick enclosure probably early 20th century. The outbuilding is therefore considered to be curtilage listed.

3.0 **Relevant Policy**

3.1 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.

3.2 Plymouth & South West Devon Joint Local Plan -

Development Policy DEV20 'Place Shaping and the quality of the Built Environment.'

Development proposals will be required to meet good standards of design contributing positively to both townscape and landscape and protect and improve the quality of the built environment through:

1. Using materials and design that are resilient to the context and endure.
2. Have regard to the pattern of local and wider development and the context in terms of style, local distinctiveness, siting, layout, orientation visual impact, views, scale, massing, height, density, materials, detailing, historic value, landscaping and character and the demands of movement to and from the site.
3. Achieve a sense of place and character through using existing assets, existing building and heritage assets and attention to details of the scheme.
4. Deliver locally distinctive design.

Development Policy DEV21 'Development affecting the historic environment.' Development will need to sustain the local character and distinctiveness of the area conserving and where possible enhance its historic environment both designated and non designated heritage assets and their settings according to national and local significance, including:

1. The significance, character, setting and local distinctiveness of heritage assets should be considered with an appropriate assessment to determine impact.
2. Great weight is accorded to designated heritage assets and development leading to harm to significance of the asset must be fully justified against:
 - i. Public Benefits of the development
 - ii) Demonstrate efforts to sustain existing uses find new use or mitigate the extent of harm to significance and that the work is the minimum required to secure its long term use.
5. Development would secure the long-term sustainable future of a heritage asset
6. Development should respond positively to special character and appearance of the Conservation Areas and preserve or enhance the elements that contribute it.

4.0 Design and Significance Assessment

- 4.1 The proposals relates to the conversion of the curtilage-listed barn located to the north east of 'Jessop's' a grade II listed building and removal of modern garden structures and the provision of new garden buildings. The listing description provides much evidence for the significance of the house and this includes its historical interest dating back to the early 19th century and the architectural interest including the slate hung elevations on rubble stone to south and west elevations with 12 pane hornless sashes and central doorway.
- 4.2 Otherwise the house shares significance with the outbuilding in their rubble stone walling used to the outbuildings east elevation forming the boundary wall to Horsham Lane and the north end gable wall and the section of return walling of 950 mm forming the north section of the west elevation. The rest is formed from timber frame with plinth in block or timber board. The upper half is glazed possibly suggesting a potting shed use in association with the greenhouses evident to the north and west garden walls in the turn of the 20th century. The other architectural material element of significance shared with the outbuilding is the use of dry slate roof, hipped to one end. The plan form of the outbuilding is simple single space except for the later insertion of the W.C brick enclosure that dates from late 19th or early 20th century reflecting improvement in domestic facilities at this time.
- 4.3 The outbuilding is a modest vernacular building, with linear rectangular plan 10.8 m x 2.35 m, orientated north, south forming the property boundary with Horsham Lane and built into the rising ground to the north end. The outbuilding has 6 bays with simple collar trusses forming a large single volume with the floor level stepping up at the north end.
- 4.4 This understanding of the significance has informed what form of adaption can conserve character and significance of the architectural style, local materials and details that need to be respected to maintain Jessops

domestic character and setting.

- 4.5 The proposal is to convert the outbuilding into ancillary domestic accommodation for a member of the family. The existing significant architectural features are to be retained' the stonewalling will be retained repointed if necessary and lime rendered externally onto Horsham Lane and with a lime wash internal finish. The timber frame is to be renewed with a modern structural timber frame and insulated, built on a structural block work plinth.
- 4.6 This will preserve the continuity of existing materials use, renewing the modern and sacrificial low significance materials in the building, which will enable improved thermal performance, required for domestic accommodation. This west elevation will be re-clad in timber boarding externally with new full glazed aluminum door and two new aluminum windows. Internally the timber frame will be plasterboard and skim finish giving a contemporary balance of rough and smooth finish textures internally.
- 4.7 The existing trusses and roof structural form and roof cladding will be preserved in tact with the trusses and collars left as visible features to an insulated vaulted ceiling, except for a loft to the bedroom, with plasterboard and skim or plywood finish to the ceilings. A new conservation roof light will be added to the inner slope to improve natural light and a flue will penetrate the outer roof slope onto Horsham Lane.
- 4.8 The concrete floor will be re-laid, as an insulated concrete floor with under floor heating and the step will be adjusted so that the step up will be at the subdivision of the space into the bedroom separating from the open plan Kitchen, Dining and Living space. The existing W.C will have the floor raised to level with the main outbuilding and a new shower

room with W.C provided slightly wider than the existing brick enclosure.

- 4.9 The external single skin brickwork to the south end of the outbuilding will be retained and lime washed with timber stud or block cavity wall for insulation internally and the timber frame upper half to the south elevation will be rebuilt with new timber frame and insulated. The north stone gable wall is not keyed into the east boundary wall and has suffered structural cracking and movements at the junction with the boundary stonewall and a vertical crack under the ridge. This needs to be taken down and rebuilt. This provides the opportunity for the outbuilding to be extended 500mm and the wall rebuilt in painted brick faced, cavity wall to improve structural integrity and provide more internal space. The slate roof will be extended over the new wall.

5.0 Design and Setting

- 5.1 The significance of the outbuilding derives from the assets physical presence, and direct subservient relationship with 'Jessops' as an original ancillary domestic building that adds to the houses setting but also understanding of historical domestic activities and the importance of garden buildings in relation to large detached village houses. Historic England assesses significance in a similar manner referring to evidential, historic, aesthetic and communal values of a place.
- 5.2 The setting of the house comes from its siting and orientation, side on to Horsham Lane, with principle elevation to the south with large sash windows to maximise light. The local vernacular rubble stone building material is used for domestic and outbuildings alike. It includes the distinctive use of slate hanging used in Cornwall and west Devon as a protection on south and west walls from the prevailing weather and the associated wet maritime climate. The use of slate for roofing is a local vernacular material.

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- 5.3 The understanding of the setting and its role in significance informs the adaptation and extension of the outbuilding to preserve the character and significance of the architectural style, local materials and details that need to be respected to maintain the domestic character and setting of Jessops and the Tamerton Foliot Conservation Area.
- 5.4 The Planning application covers the, the demolition of a post 1948 non curtilage listed, concrete block and rendered with corrugated sheet monopitch roof, garage set back about 6m from the existing vehicle access of Horsham Lane at the north end of the residential plot. This is adjacent to the north end of the outbuilding.
- 5.5 The replacement of existing metal railing gates to about 1.1 m height set back 500 mm from the pavement at the entrance with timber boarded gates set back about 4.5 m. The access will be modified with the existing block work rendered wall that forms the south side of the vehicle access about 2m in height taken down and rebuilt with a curve to improve visibility and accessibility to the car parking area in the location of the former garage.
- 5.6 The extension to the outbuilding is about 500 mm at the north end with the taking down of the unstable stone gable end wall and replace it with a new cavity brick wall and extending the slate roof.
- 5.7 The erecting of a garden building gym /office to the rear of the existing driveway following the removal of the garage. This will be set back to the north west corner of the plot and be 9 m x 6 m with eaves at 2.4 m and 3.9 m to the ridge. It will be faced in stone to the garden elevations east and south. The south elevation will have a veranda overlooking the garden to 1.4 m deep. With render to the other two elevations painted grey to match the colour palate and a slate roof.
- 5.8 The other new garden building will be storage-shed building to the southern
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boundary toward the western end. This will be built in timber frame and cladding and felt roof, about 3.5 m x 5.4 m with eaves at 2.5 m to north facing the garden and 2.2 m to the south on the the boundary of the property, with a mono-pitch roof.

- 5.9 The works proposed include demolition of the modern rendered garage and 6m section of rendered block wall. The rebuilding of this wall in a curve to improve vehicle access and visibility with new timber gates replacing modern metal railing gates. These works are considered to have a neutral impact on setting.
- 5.10 These two new ancillary garden buildings have been considered in their siting, scale, design and materials so that minimise any harm and sit comfortably in the setting. They will have a neutral impact on the setting of the listed building built in modern materials with finishes that reflecting the existing palate, and contribute to the long-term sustainable domestic future of a heritage asset.

6.0 Access

- 6.1 The existing vehicle access to the property off Horsham Lane is to the north end of the plot framed by the 2.5 m stone retaining boundary wall with the neighbour to the north, and to the property a modern rendered block wall to about 2m with low metal railing gates to the opening, set back 500 mm from the road. A block work garage is set back 6m from the back of pavement with a parking space in between. This vehicle access is proposed to be altered as described in this statement and the associated drawings.
- 6.2 The pedestrian access to the property is by timber boarded doors set in the stone boundary wall to Horsham Lane one to access the front elevation to the south and the other gives access to the rear of the house between the house and the curtilage listed outbuilding built off the stone boundary wall. This pedestrian access will not be altered by this proposal.

7.0 **Summary**

- 7.1 The outbuilding conversion has been informed by the significance assessment and all the significant fabric is retained except for the timber frame which appear to date from about 1900 and is of less significance than the other structural fabric, as a lightweight timber frame it is a sacrificial structure made up of machined, modern sized 4'x 2' framing timbers. The other elements of this west wall are a mix of concrete block plinth and timber cladding and variety of reused cheap fixed pane windows inserted into the timber frame. This amalgam of 20th century materials will also be replaced with modern timber studwork with insulation to make the outbuilding suitable for a new domestic occupation use.
- 7.2 The north stone gable wall is not keyed into the east boundary wall onto Horsham Lane and has suffered structural cracking and movement at the junction with the boundary stone wall and a vertical crack under the ridge line. This stone waling will be taken down, and rebuilt in painted brick faced, cavity wall to improve structural integrity and provide more internal space. This alteration is necessary to achieve structural integrity and will enable a small extension to the outbuilding.
- 7.3 The historic roof structure of A frame roof trusses with collars and slate roof will be retained unaltered and the stone walling to the east boundary will be lime rendered to Horsham Lane for which there is historic evidence of this finish. The internal finish will be lime wash to enable the breathable nature of this stone walling to continue to perform as designed. The single skin brickwork to the south will be insulated with a new stud or cavity wall inside to maintain the external appearance and enable the domestic reuse.
- 7.4 The simple plan form will be maintained with the single partitioned subdivision on the natural position of the step up in floor level. The exposed trusses will be

enable the open plan and simple volume to be understood.

- 7.5 Externally the building will retain its simple vernacular outbuilding, its external appearance and dimensions. The minor changes are to the north gable rebuilt for structural integrity, with a brick cavity wall and the renewed block work plinth and timber cladding of the west (garden) elevation. This elevation will also have a new timber framed full height glazed door and new timber windows. The other minor changes to enable domestic occupation are the single roof light to improve natural light and the log burner flue to the outer roof slope.
- 7.6 The external materials will otherwise be retained and the setting preserved through the physical and experiential relationship with the host listed building 'Jessops' will be sustained with the evident linking materials of stonewalling and slate roof. All views external to Horsham Lane will remain and there will be no harm to the character and appearance of the Conservation Area or street scene.
- 7.7 The outbuilding conversion gives it a new use and the works preserve the building and enhance and extend its useful life without harm to the significant fabric or its setting in relationship to the listed 'Jessops'. The benefits include the repairs to the existing structure; and the provision of an ancillary independent accommodation for the family. It is considered these justifications and resulting conservation benefits are sufficient in this case to outweigh any minimal harm to alterations to building fabric. In accordance with the national and local planning policy and guidance.
- 7.8 In respect of the Planning applications the demolition of the modern garage and section of rendered wall. Its rebuilding in a curve wall to improve access with new timber gates are considered to either be minor enhance to setting or neutral in their impact with modern materials and finishes reflecting the existing.

7.9 The two new small garden buildings have been considered in their siting scale, design and materials so that they minimise any harm and sit comfortably in the setting. These garden buildings will have a neutral impact on the setting of the listed building and curtilage structures. Even if considered to have a minor impact the harm would be justified as they support the long term sustainable domestic use of the heritage asset.