

## Heritage, Design & Access Statement

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Jessops  
Horsham Lane  
Tamerton Foliot  
Plymouth  
PL5 4NP



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## 1.0 Listing Description

1.1 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.

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## 2.0 **Site Description and Background**

- 2.1 'Jessops' is located on Horsham Lane in the village of Tamerton Foliot located at the north edge of Plymouth and subsumed by the expansion of the city in the late 20th century. 'Jessops' is situated 325 m north of the St Marys Parish Church, 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 The original 19th century plan form appears to have been a single room plan with a single storey lean to at the rear including a staircase tower. The property has evolved and was added to in the late 19th century with a two storey side extension with single depth plan. This appears to have replaced a former possibly single storey addition with gable onto Horsham Lane, based on the 1840 Tithe map that has a structure in the position of the late 19th century addition, stonework changes to the exposed east and north elevation of the extension and the slate changes to the south. There is also a set back of 50 mm to the principle south elevation which is suggestive of a later addition along with the fenestration change from 12 pane hornless sash windows to a 4 pane - plate glass, horned sashes reflective of a mid /late 19th century date.
- 2.4 In the early part of the 20th century the lean to at the north (rear) elevation was raised in a relatively cheap way to provide additional useable rooms above and incorporate the staircase. The rear lateral

chimney stack to the now utility room was truncated at this time and capped with slate. This extension appears to be in a single skin of brick / block or timber frame and has a thinner wall depth around 280 mm compared to the 450 - 500 mm of stone walling to the rest of the property. The raised section was set in with the exposed stonewall top being clad in slate for protection. In addition what appears to have been former window or loft door openings in the upper half of the stone elevation have also been in filled and clad in slate. The resulting flat roof extension detracts from the otherwise well-proportioned village house.

- 2.5 This listed building consent application comes as a result of the new owner seeking to make internal improvements to those elements of the property, which have suffered from poor alterations or to reintroduce internal connections.

### 3.0 **Historic Mapping**

3.1 The 1840 Tithe Map shows the property established in its own gardens with surrounding immediate fields and orchards to the west and north and village properties to south and east. The footprint indicates the rear lean to and a side extension between the main house and Horsham Lane. The stone, timber frame and slate outbuilding to the north that adjoins Horsham Lane is also evident



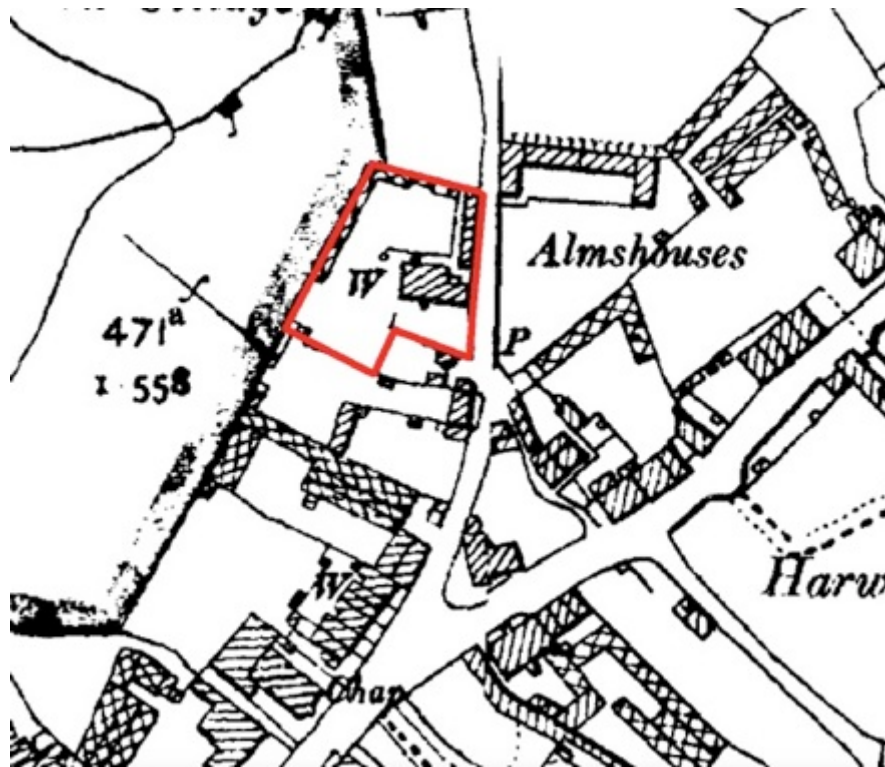
**1840 Tithe Map Extract (Source: Know Your Place)**

3.2 The 1st Edition OS mapping from 1880 is relatively poor quality but restates the form and siting of the dwelling its outbuilding and a well in the garden.

3.3 The 1900's OS 2nd Edition shows a more clear picture of the established arrangement and the construction of conservatory along the walled garden to north and west walls. The small rear bathroom and porch to the L shape between the main house and two-storey side extension has also been introduced.



Map 2 OS 1880 1st Edition Extract (Source: Know Your Place)



Map 3 OS 1900's (Source: Know Your Place)

- 3.4 The 1946 aerial photograph provides little of clarity but does identify a reflective flat roof to the rear lean to suggestive that the extension to raised the roof had occurred in the earlier part of the 20th century.



**Map 4 1946 Aerial Photograph (Source: Know Your Place)**



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## 4.0 **Fabric Assessment**

- 4.1 This is a proportionate Heritage Statement that is limited to the principle internal fabric and the windows affected by the application.

### **External**

- 4.2 'Jessops' has a relatively clear hierarchy of external fabric with the principle double fronted symmetrical 3 window range to the south front with ground floor windows either side a relatively poor quality 20th century porch. The front elevation (south) windows are as per the listing timber hornless 12 pane and 4 pane horned sashes, This south elevation has distinctive local slate cladding set in lime mortar to a rubble stone walling and the roof is natural slate with two rendered stacks an axial stack between the main house and the east side extension and the other to the west gable end wall. This wall is exposed to the prevailing weather and has the slate cladding wrapped around from the south elevation. This gable end has simple architectural appearance with only a pair of French doors to the main living room on ground floor situated to the ground floor left side of the stack. The return wall to the visually poor rear extension is flush with this gable wall.
- 4.3 The right hand (east) two storey extension is slightly inset (50 mm) from the principle south elevation and the slate cladding suggests the upper floor was added later as the slate cladding is evidently different in colour and quality. This is the best suggestion that the first floor was a later addition to an original single storey addition to this side. The east end return wall along Horsham Lane includes a good quality probably early 19th century front door to the right hand side of the elevation, now blocked internally and there is evidence of a former door opening to the left side with an exposed timber lintel and straight joints. The roof to this east end is hipped and the sliding sash windows are 4 pane horned sashes. This elevation is connected at each end to rendered garden walling. To the north side the waling includes a rear garden gate and is attached to the stone outbuilding that runs along Horsham Lane.
- 4.4 The rear north elevation is a heavily altered and remodelled arrangement. Evidently a lean to on the original house, and a heated room (possibly kitchen) to the northwest corner, now a utility. The stack was truncated when the extension was raised. The rubble stonewalling is retained to about a storey and a half and there is evidence of former loft door or window openings now in filled with slate hanging. The rather

confusing arrangement appears to have been raised to a flat roof in the early 20th century.

### **Plan form and Internal**

4.5 The list description identified the plan form but no internal investigation was made at that time but it suggests there maybe be some features of interest. This however is not the case. Apart from the plan form, the principal reception rooms either side of the passage hall have lost their fireplaces. They do have 4 panel doors and some picture rails but no ceiling mouldings. The main stair to the rear of the plan form with corresponding tall window opening, is located on a slate floor and has stick balusters and continuous handrail on simple newel posts. The second staircase is a late 19th century when this east end of the house was extended. The first floor two principal bedrooms do retain their early 19th century fireplace and fitted cupboards. Otherwise 20th century alterations have meant the loss of architectural features of interest.



**Pic 1. The primary early C19 south elevation symmetrical frontage and slate hung.**



**Pic 2. The south elevation, late C19 extension to right side, slate hanging, hornless 12 pane sashes to C19 main house with 4 pane sash extension**



**Pic 3 West gable end slate clad with French Doors and rear extension. To the rear is a two-storey extension with render to the raised section and modern openings.**



**Pic 4. Extensively altered North (rear) elevation with raised slate clad extension and mix of window openings and forms.**



**Pic 5 The evidence of door opening between dining room and rear kitchen.**



**Pic 6. Existing main staircase, stick balusters and thin continuous handrail**



**Pic 7. Middle bedroom with original fireplace and fitted cupboards**

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## 5.0 **Statement of Significance**

- 5.1 The significance assessment is proportionate and based on a review of the building fabric in general and in relation to the proposed alterations.
- 5.2 As is common the list description is concise but does identify the external and internal fabric and features of architectural and historic interest and significance at the time of listing in 1998.
- 5.3 It is evident from the assessment of the building and the proposed works that the historic and architectural significance is based around the original early 19th century south elevation and associated plan form. This includes the symmetrical, three bays of hornless 12 pane sash windows to first floor and either side of the central door to the ground floor and the slate cladding, to the rubble stone waling and slate roof.
- 5.4 A lesser contribution to the significance comes from late 19th century west end gable with slate cladding although this side elevation is harmed to some degree by the attached poor quality flat roof two storey early 20th century rear extension. The two storey side extension to the east end which has a respectful set back and symmetrical and proportioned period 4 pane windows reflecting the improvement in glass production post 1850.
- 5.5 The street facing return sidewall to Horsham Lane has a hipped roof a late 19th century sash window to first floor and front door to the ground floor. This complements the significant building fabric and associated plan form.
- 5.6 The rear (north) elevation has undergone significant alterations in the early 20th century and this reflects its service function. There is some coherence from the use of materials, with exposed rubble walling and the 20th century slate hanging to the upper floor. There are also references to its earlier lean to appearance and possible loft or former upper floor openings. However in the round the extent of alterations has diminished this elevation, which lacks architectural or historical interest and is neutral in its significance

5.7 Internally the plan form is intact, single depth plan with central passage hall with principal rooms either side. The plan form is generally followed to the first floor with two main bedrooms either side a smaller bedroom. The ground floor has lost any original architectural fixtures and fittings of interest. The staircase is modest and set in the rear of the service area of the plan. It has the contemporary features of stick balusters and continuous handrail on simple square section newel but these elements lack the normal fine quality and elegance expected of a grand or higher status village house of the early 19th century. In this case the staircase has limited significance. Otherwise internally the limited early features, or fixtures and fittings of significance, are the fireplaces and fitted cupboards to the first floor principal bedrooms.

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## 6.0 **Proposal**

- 6.1 The proposal is for internal alterations. A structural assessment of the current joists showed these are undersized and have been added to with inadequate joists alongside. It was therefore proposed to replace all the existing joists to the principal rooms to insert appropriate strength SW timber C24 joists with dimensions of 196 x 63 mm at 400 centres based on the structural engineers assessment.
- 6.2 The existing staircase needs to be replaced. It has been found to be structurally weak and will be replaced in an identical form with new handrail and stick baluster including some/all in metal to improve strength.
- 6.3 The application also includes reopening a former doorway between the diningroom and rear kitchen and to widen this opening to 3 m with new steel lintels to Structural Engineers details.
- 6.4 The first floor small bedroom is proposed to become an en-suite and dressing room to the master bedroom. While the joists are being replaced the existing stud partitions will need to be removed and replaced with new but altered with a new subdivision partition to the small bedroom plan to form the en-suite and dressing room. The west end bedroom door will be pushed out to mirror the position of in the corresponding bedroom on the opposite side of the landing and the small bedroom door will be relocated to create the en-suite.
- 6.5 It is proposed to replace three windows to the rear addition. One a side window to e ground floor west side elevation to the small kitchen, this opening will be widened to enable a tripartite timber sash window, to the first floor bedroom on the west side above the new kitchen window and to bathroom on the east side. These two windows are non-traditional timber windows and it is proposed to replace them with slim section aluminium sliding sash windows.
- 6.6 New ventilation fans are required to the small kitchen and the bathroom and these will be vented externally either through the back stonewall or the roof space and slate vent to north roof slope.



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## 7.0 **Justification for Proposals**

### 7.1 Relevant Policy: National Planning Policy Framework (NPPF) 2021

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.

### 7.2 Any harm would be considered 'less than substantial' and paragraph 2018 of the NPPF 2023 would apply.

### 7.3 The proposals have been carefully developed to respect the significance of the building fabric and plan form as identified in the list description and the Significance Assessment in this document. The proposals are a positive response from the owner

### 7.4 The inspection included an investigation of the joists to understand the structural issues including removal of sections of the ceiling and lifting floorboards on the front end of the building next to the external wall. Upon inspection it was clear that most of the joists have suffered from long term water penetration coming in to contact with damp in the external wall, while this is expected from a property of this age it was also evident that while the existing joists were undersized and previous works to strengthen the joists by doubling up with similar undersized joists was insufficient.

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- 7.5 It was noticed that the previous owners or builders have installed a new pipe work going to the radiators and other parts of the house and run the pipes too the joist ends where they cut 50 mm deep slots out of the joists further weakening the integrity of the 150 mm timbers thickness. Based on this inspection the structural engineer has advised the joists will need to be replaced with appropriately dimensioned timber. It was also evident that the original floorboards has been replaced with new chipboard flooring and the lathe and plaster ceiling with plasterboard and skim.
- 7.6 In respect to the staircase it is located to the rear of the plan rather than in a prominent position and has the basic features of an early 19th century staircase with stick balusters, although thicker than is the norm and sweeping continuous handrail. It has very plain square section newel posts and lacks the elegance and status expected of a town/village house of this period and may well be a late 19th century replacement. The staircase has structural weakness, it is propped underneath by random cuts of wood, and the treads are sloping downwards. It is proposed to remove the current staircase and replace with a safer new staircase, which replicates the simple form of the existing staircase with timber handrail and stick baluster in metal to assist strength. It was a common feature with the stick balusters staircase of the early 19th century to have at least one or two metal balusters in each flight to provide extra strength (1). This design element would be in keeping with the period and character of the house.
- 7.7 The application also includes reopening a former doorway between the dining room and rear kitchen. There is visible evidence in the existing wall with a straight joint and the inset timber shelf in the former opening. The reopening of this door way would have a neutral impact. It is proposed to widen this opening to 3 m with new steel lintels to Structural Engineers details. This is to shift the emphasis of the domestic use to this end of the house with the direct access form dining room French doors to the patio/garden area. These are domestic improvements with minor harm through loss of a small section of internal wall fabric. The new opening will have down stand and good sized piers to each end so that the original wall position and plan form are legible.
- 7.8 The first floor small bedroom is proposed to become an en-suite and dressing room to the master bedroom. While the joists are being replaced the existing stud partitions

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that form the bedroom will need to be removed and replaced. A new additional subdividing stud partition will split the small bedroom plan across the plan to form the en-suite with existing window and dressing room. The west end bedroom door will be pushed out to mirror the position of in the corresponding bedroom on the opposite side of the landing and the small bedroom door will be relocated to create the en-suite. These minor alterations to a room without any architectural features will have a neutral impact on the significance of the plan form of the house. The existing 4 panel doors will be reused to the revised openings.

7.9 It is proposed to replace three windows to the rear addition. One a side window to the ground floor west side elevation to the new kitchen, this opening will be widened to enable a tripartite timber sliding sash window with slim double glazed units. The existing window is a modern top hung non-traditional form. The first floor bedroom, above the new kitchen window, and the bathroom on the east side windows are both non-traditional timber windows and it is proposed to replace these with slim section aluminium sliding sash windows.

7.10 The slim section aluminium will have a similar frame and sash profile and appearance to timber equivalents and the sliding sash opening form will be consistent with the majority of the windows to the property. The aluminium windows will be a better quality and require limited maintenance. The openings are existing and to the rear heavily altered addition with it mix of windows and window materials as established and has a mix of wall finishes. The rear addition has a neutral significance and the replacement windows in this location will not harm the significant elevations. The Historic England guidance on The Care, Repair and Upgrade of Traditional Windows (2) at p62 advises

*'4. Where windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of sympathetic historic pattern, whether single glazed or incorporating slim profile double-glazing may cause no additional harm.'*

7.11 New ventilation fans are required to the small kitchen and the bathroom and these will be vented externally either through small new opening and vent covers in neutral

colours to the back stonewall. The new slate vent to north roof slope will have no visual impact. These alterations will have a neutral impact to the less or non-significant rear addition.

- 7.12 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.'

Sources:

- (1) Staircase examples 197 and 200 - Hugh Lander- House and Cottage Interiors Acanthus Books 1982
- (2) Historic England guidance on The Care, Repair and Upgrade of Traditional Windows. 2017.