

Heritage, Design & Access Statement

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.

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 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 buildings 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 to it.

4.0 Pre application advice

4.1 The Conservation Officer undertook a site visit and supplied the following email advice.

From: Copsey, Alex <Alex.Copsey@plymouth.gov.uk>
Date: Tue, 24 Oct 2023 at 11:36
Subject: Historic Environment Pre-application meeting - Jessops Horsham Lane, Plymouth, Devon, PL5 4NP
To: jessops2023@gmail.com <jessops2023@gmail.com>

OFFICIAL

Good Morning Donna

Thank you for the chat about your plans for works to the property. We covered quite a lot of ground in the meeting but I have put some indicative notes against the description points you sent in. I have also given an indication of whether Listed Building Consent would be required.

1) Move the existing garage to the end of the current driveway, widen the existing driveway, install a wooden driveway gate. – Requires LBC

The existing garage is of no historic significance so its demolition is of no concern initially, moving it further west would likely be acceptable

dependant on the scale, massing and material of the replacement garage. As discussed there is already concrete or paving in this area. Regarding the demolition of the garage, I would be content for you to start the demolition, on the proviso that prior to any construction you submit a Listed Building Consent application that retrospectively covers the demolition and provides sufficient details for the proposed new garage and gateway.

2) Internal wall removal to create a kitchen diner & install a matching set of French doors for a sympathetic symmetrical appearance. – Requires LBC

As discussed, this may be acceptable, it would be important to maintain the legibility of the original wall and layout, so retaining wall sections either side of the opening to show the position of the wall would be required. The photo provided shows that a historic doorway is already present having been filled in at some stage. So this would be work to open up that doorway and extend it to provide a large access point. As mentioned I would be reluctant to consider another set of French doors within the slate hung gable, it would look architecturally awkward and would be hard to justify given the presence of an existing modern structural opening providing double door access in this into the current sitting room. I would recommend looking at alterations to the Victorian extension if you would like to have large doors for access into and out of the garden.

3) 2 small extensions to rear : 1 to extend toilet to install downstairs shower & 2nd to extend kitchen to rear of property. – Requires LBC

As discussed further details would be required before I can give a definite answer to whether this is acceptable with details of the proposed locations, elevational treatments and new any structural openings. Any extension of this sort should be discreetly located away from the main façade of the building and its historic core. As mentioned the Victorian extension to the

rear of the property would be the most acceptable place to extend and any new structural openings and extensions.

4) To re-render the rear & gable end of property. – Requires LBC

No objection, this work should be undertaken using lime render/mortar to maintain building breathability. The rendering of the gable end will alter the appearance of the property within the streetscape, so Listed Building Consent would be required, but lime render would improve the thermal efficiency of the property and reduce moisture penetration which would be beneficial.

5) Install an en-suite to master bedroom. – Requires LBC

Further details would be required on proposed services routes, partition wall treatment and ventilation/extraction etc. If the entire floor needs replacing due to failing joists then there would be more justification for this installation. It would be important to maintain the legibility of the original floor layout and doorway positions.

6) Lead roof replacement on the existing flat roof extension. – If replaced like for like in lead then no consent required, this would be considered like for like replacement.

No in principle objections, the roof should be replaced like for like with lead.

Guidance

As the owner of a listed building there is a lot of available guidance to help you manage, upgrade and live within a historic building. The best resources are found on the Historic England website, the following link will take you to their advice page. <https://historicengland.org.uk/advice/>

The guidance available covers everything from listed building consent legislation to rain water goods, so any time spent reading through the

guidance notes would be beneficial. Also the Society for the Protection of Ancient Building (SPAB) have two very useful books available called 'Old House Eco Handbook' and 'Old House Handbook'. Both of these are a great resource for technical and general advice when working on old buildings, they are available online by a simple google search.

Finally, if you use the following link and search your address in the Planning Portal you will be able to find the planning history for the property which might be useful.<https://planning.plymouth.gov.uk/online-applications/>

There is quite an extensive planning history for the property.

Kind regards,

Alex Copsey
Historic Environment Officer
Strategic Planning and Infrastructure
Plymouth City Council
Ballard House
West Hoe Road
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5.0 Proposal and Design

- 5.1 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.
- 5.2 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. This was a traditional approach in the 18th and early 19th century
- 5.3 The application also includes reopening a former doorway between the dining room and rear kitchen and to widen this opening to 3 m with new steel lintels to Structural Engineers details. This will retain the evidence of the existing plan form while enabling improved domestic use of the property
- 5.4 The first floor small middle 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 a new 4 panel style timber bi-fold door will be used for access from the bedroom to the en-suite.
- 5.5 It is proposed to replace three windows to the rear addition. One a side window to the ground floor west side elevation to the kitchen, this opening will be widened to 1500 mm and a new tripartite timber sash window introduced to improve natural light into and domestic occupation in the rear kitchen. Replacement windows are to be introduced to the first floor bedroom on the west side above the new kitchen window and to the bathroom on the east side. The windows are non-traditional timber windows and it is proposed to replace them with slim section aluminium sliding sash windows.

5.6 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

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 timber gates to the opening, set back 5 m from the road. No change to eth vehicle access is proposed in this application.

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 outbuilding built off the stone boundary wall. This pedestrian access will not be altered by this proposal.

7.0 Summary

7.1 The internal; alterations are proposed following a structural survey of the property identified issues with the ceiling joist between ground and first floor and that the existing staircase was found to be structurally inadequate. The joists will be replaced to modern structural standards and the staircase replaced with a replication of the existing staircase with stick balusters and timber handrail to a suitable strength.

7.2 These structural works require removal of existing stud partitions to the ground and first floor in order to install the replacement joists and this will allow for a an en suite to be created in the small middle bedroom with new door from the bedroom. At the same time the structural engineer has provided details for new lintels to allow reopening the door between the dining room and the small kitchen to the rear. This opening will be widened to improve domestic use and connection between the two rooms. A new larger window opening will also be created with new lintels to the kitchen to improve natural light to the rear north-facing kitchen. This will replace a non-traditional top

hung window with a timber tripartite sliding sash with slim double-glazing window. In addition two small windows to the first floor rear addition to a small bedroom and a bathroom will replace non-traditional windows with aluminum slim double glazed sash windows.

- 7.3 The significance of the fabric and plan form to be altered along with the harm and justification for the works is considered in the Heritage Statement.
- 7.4 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.'