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## **THE HOLLY BUSH PUBLIC HOUSE, HOLLY MOUNT**

### **HISTORIC BUILDING IMPACT ASSESSMENT**

#### **Revision A**

**STEPHEN VANNER DipArch RIBA**

#### **1.00 Introduction**

##### **1.01 The Author**

Stephen Vanner is a Chartered Architect of over 30 years post qualification experience during which time he has specialised in the repair, refurbishment and restoration of listed buildings. He has been responsible for over 100 listed buildings, from Grade I, Grade II\* and Grade II, including alterations to the Dorchester Hotel and the restoration of The Drum Inn in Cockington, the only public house by Edwin Lutyens. Specialising mainly in listed public houses, he has delivered lectures to the Society for the Protection of Ancient Buildings on this topic and is currently undergoing registration for the recently created level of RIBA Conservation Architect.

##### **1.02 The Holly Bush is a Grade II listed building described under List Entry No. 1379102 as follows:**

Public House. C1797, altered. Painted stucco. Slate roofs, the main façade with central stuccoed stack. 2 storeys and cellars. 3 windows and 2 window angular extension on west side. Canopy hood having a wooden pelmet extends across main front above C20 entrances and public house front. Extension has wooden public house frontage with pilasters carrying entablature with projecting cornice. Upper floors with recessed sashes. INTERIOR: retains a fixed snob-screen and C19 counter. HISTORICAL NOTE: built as the stables for Romney's House, Holly Bush Hill (qv), and converted c1807 as the catering wing when Romney's House became the Assembly Rooms.

##### **1.03 Internally the building has been much altered but retains a number of original or historic internal features as follows:**

- 19th C bar counter, back fitting and snob screen.



- Panelling to staircase, balustrading and hand rail (although stair treads have been reconfigured as witnessed by the relationship between the treads and the string).
- Decorative glazed screens.



- Elements of architectural elaboration, cornices, panelling etc. in first floor dining room (although poorly reproduced where fireplace recently blocked).



- 1.03 Externally the building is generally of nine inch brickwork construction with slate roofs over, although there are elements of slender timber framed external walls, clad in weather boarding at first floor level. There are , in addition, some flat or monopitched roofs to secondary areas.
- 1.04 The building sits within a conservation area, and together with the adjacent 21 Holly Mount, Romney's House and the buildings contained within the immediate area form an important component of the local built environment sharing many characteristics with its neighbours.
- 1.05 It will be demonstrated that the history of the building itself is closely linked to that of the Grade I listed Romney's House, and as such is of added significance.

## **2.00 Historical Assessment**

- 2.01 The listing entry notes that this building was originally constructed in 1797, as the stables to the adjacent Grade I Listed Romney's House, but was converted in 1807 to form the catering wing of the principle building, when it was adapted to form The Assembly Rooms.



- 2.02 Given this original use, it is reasonable to surmise that the rear sections of the current Holly Bush were originally open yards or separate out buildings. This is borne out by site inspection, revealing that at least parts of the section comprising the rear dining room and Gentlemen's toilets, now covered by a flat roof, were until comparatively recently open, as witnessed by the presence of fletton brickwork in the party wall.



- 2.03 The awkward juxtaposition of the roof forms of the rear section and the changes in floor levels all indicate that these were not part of the original building, but have been subsequently subsumed into the whole. It would be reasonable to infer that at least part of this process took place in the 1807 conversion, when the stables would have required to become linked to Romney's House, when they became the catering wing.
- 2.04 It is interesting to speculate that it was at this time that the size of the first floor dining area might have been reduced, resulting in the unusual slender timber framed and weather boarded external wall at first floor level. The internal architectural elements of the dining room appear to date from around this time. It is possible that this change was made in order to provide more scope for the construction of No. 21 Holly Mount (qv) which is dated in its listing to early 19th century and that the original first floor façade was symmetrical, with an additional window to the right hand side.
- 2.05 There are also elements of slender timber framed external walls faced in weather boarding to the rear kitchen and storage sections suggesting that the first floor may have been a later addition on top of a single storey brick structure.

### 3.00 Historical Impact

With regard to the specific proposal of installing an air conditioning unit and external condensor I would conclude as follows:

- i. It is proposed that the air conditioning unit will serve the rear dining area and be located along the wall running north/south between the rear dining room and private dining room, which in part is likely to be of older origin. The unit will not directly be attached to this wall but on to a proposed false bulkhead to be created along the wall line. The unit itself is of a minimal size 240mm (d) x 1050mm (w) and will be sprayed a RAL number to match the wall colour.
- ii. The air conditioning unit will be connected to an external condensor and the pipework, small in nature, will be run across the ceiling void and terminate through the flat roof to the south.  
The private dining room was a recent addition to the public trade area and was created from the conversion of the existing satellite kitchen which had already been much altered.
- iii. The external condensor will be located on the flat roof to the south, which cannot be seen from the main road, the unit will be fully screened by the existing timber upstand and existing trees to neighbouring properties and completely obscured from the nearest window by an existing tree.

Chimney stack as a point of reference between photo and drawing below.





#### 4.00 Conclusion

- 4.01 With regard to the internal alterations proposed it is concluded that the impact on the fabric of the listed building will be minimal, and will preserve the historic aspect of the building interior.
- 4.02 With regard to the exterior, the only change will be the addition of an external condensor. The effect upon the appearance of the building and the conservation area in general will be virtually unnoticeable and certainly will not be seen from the main street elevation.