Listed Building Information for
PIER HOUSE, THE BANK, HUGH STREET, ST.MARY'S TR21 0HY
24th November 2017

This information has been produced to enable both the Council for the Isles of Scilly Planning Department and their Building Control Department to advise the owner of what additional information they would require for Listed Building and Building Control permissions applications to be made for the works that are proposed to be undertaken within this building.

All of the works that are required to be undertaken relate to the inside of the original building that faces the Mermaid Inn only and not the later rear extension.

This proposal is to assist with the completion of the works and is in addition to the current Listed Building application, P/17/087, that has been submitted to the Council for the Isles of Scilly Planning Department to reduce the redundant chimney breast on the second floor west gable to below the first floor level and also to render and tank all of the internal walls of this part of the building to prevent water ingress.

LISTING INFORMATION

ST. MARY'S

SV9010 HUGH STREET, Hugh Town
1358-0/8/62 (West side)
12/02/75 Pier House

GV II

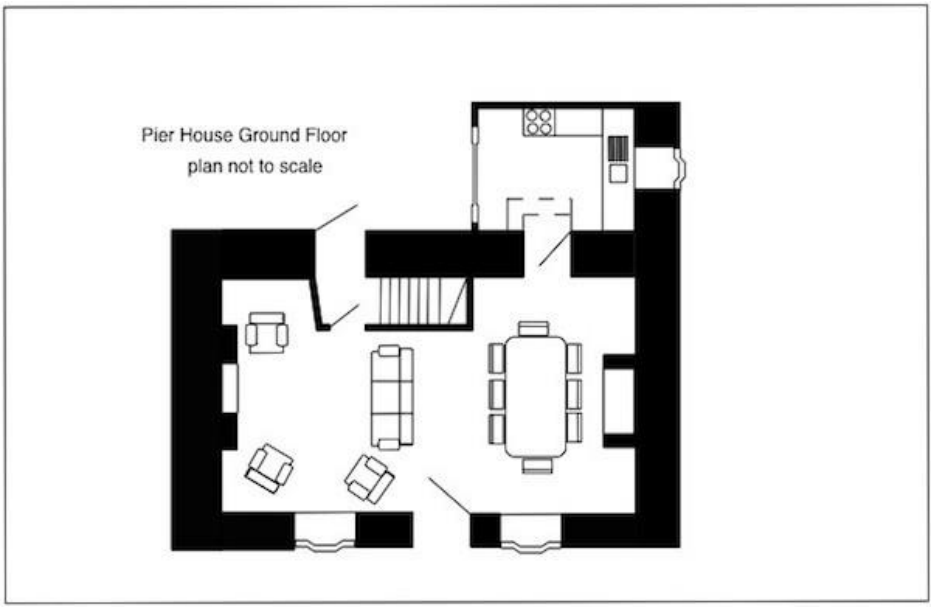
House. C17, remodelled in early C19. Randomly coursed granite rubble; gabled slate roof; granite end stacks. Originally of 2-room plan with central entry. 2 storeys with attics; symmetrical 3-window range. Granite lintels over C20 plank door and late C19 horned 2/2-pane sashes. Interior: C19 joists and open fireplace with granite lintel.
C17 house was of one storey with attic, its steeply-pitched gable being clearly visible on the gable-end wall.

Listing NGR: SV9013610702

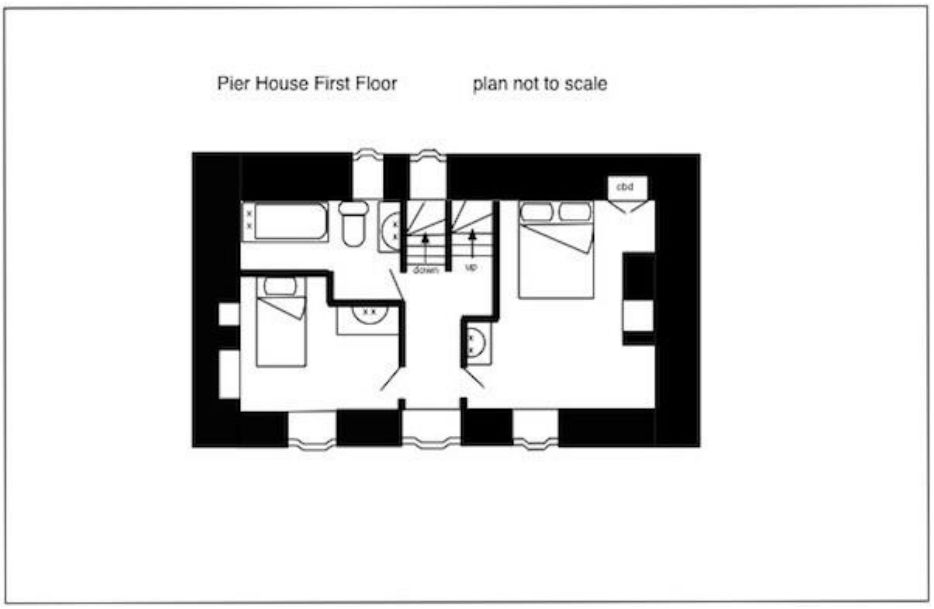
Some additional history

The front part of the building that this document relates to would have originally been a traditional Scillonian granite and ram walled two storey building. It originally would have had two rooms on the ground floor separated by a central staircase and two rooms on the first floor. The height of the roof was raised at a later date which gave the ability to utilise to loft space for habitable rooms. It is likely that the configuration of the staircase was changed, to its current configuration, at the time the roof was raised to allow for the new staircase to the second floor to be added. The main roof over this part of the building is and A frame construction with scantle slate roof covering. The roof structure appears to be built in the 1900's and is possibly around 60 to 70 years old owing to the condition of the scantle slates and the timbers within the roof structure.

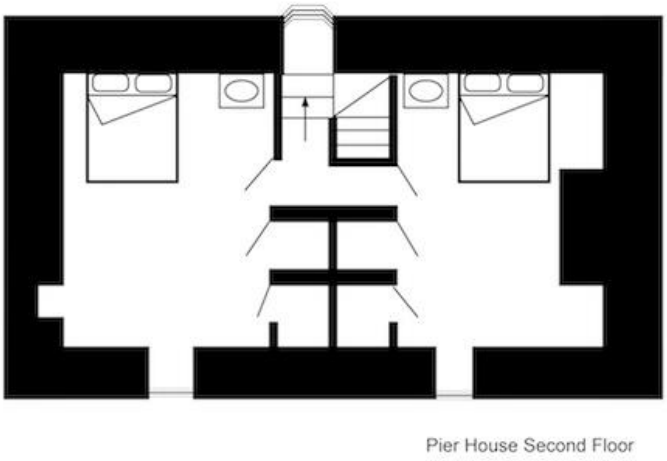
Pier House – North Elevation – The information in this document relates to this part of the building only



Existing ground floor



Existing first floor



Existing second floor

Pier House – West Elevation – this rear section of the building is not included in the information in this document as no works are to be undertaken here.

Heritage Assessment

Introduction

This Design and Access Statement has been prepared in support of an application for permission to alter and structurally improve some of the internal aspects of the front section of Pier House that faces the Mermaid Inn only. The property is a Grade II Listed Building within an island wide Conservation Area and an Area of Outstanding Natural Beauty. This property is a semi detached building attached at the end of the L shape of the building to the Pilots Gig restaurant on the ground floor and its first floor flat.

Guidance for Heritage Design and Access Statements emphasises the need for the document to be appropriate in length. The nature of this property which encompasses some distinct elements and features and the limitations of the extent of the proposed work has been the driver for the length of this document

Heritage

Context

Historical Context - a review of the buildings Listing information as shown above shows sketchy information about this building. The original house being build c1700's and remodelled in early C1900's. It is likely that the part of the building in question has subsequently seen the first floor being replaced in its entirety, parts of the second floor being replaced, the internal partitions and wall linings replaced and positions of them altered, modifications made to the west chimney breast and the ground floor has been replaced with a modern concrete floor. There are none of the original skirtings, architraves and doors remaining in this building.

Aesthetic Context – The front of the property forms part of the historic street scene and is typical shape size and design of many properties of its age on the islands. It has all of the traditional characteristics externally as others of its age such as scantle slates, sash windows, stone work details. The original property was extended to the right rear a number of years ago and some of the external materials and characteristic of the original building were copied in this extension. The hidden rear aspect of the extension does not reflect the original building with external wall finishes and window details not matching.

Communal context – The front of Pier House makes a very positive contribution to the appearance of the street within this conservation area.

Assessment of Heritage Significance

Whilst Pier House, Hugh Street, St. Mary's is a heritage asset the extent of the fabric that contributes to its heritage significance is essentially now limited to the features on the elevations especially that of the elevation that faces Hugh Street.

There are some features within the building that are heritage assets such as; -

1. the east gable chimney structure which has remained unchanged
2. the last remaining sections of timber board and munting partition detailing around the staircase on the first floor
3. the few joists that remain that support the second floor that have beading detailing
4. the few sections of 8" and 10" timber floor boards on the second floor that remain of the original second floor that are wider than the newer 150mm timber T&G floor boards

Some of the above items, although have a nod to the buildings past, are now defective and require replacement to allow the building to become safely habitable. Consideration must be made to the historically used materials and design of these elements that require replacement and as such the details in and of the partitions, the floor boards and the ceiling/floor joists should be noted and reproduced when carrying out the proposed construction works so that some of the character detailing of the original building is retained.

Interior features

The properties internal layout has been altered a number of times during its life.

Walls

The current internal face of the walls is exposed rough faced granite that was once filled with a local binding material called RAM. This material has over the years dried out and is still falling out of the walls. Previous work has been carried out, some years ago, to the internal faces of these perimeter walls as they have been repointed in cement to ensure the remaining ram within the walls is retained and to bond the stones in the internal face of the wall together.

There have been partition changes internally with the oldest partitions now being those on both sides of the staircases on the first floor, shown in the photo below.

Different linings have been applied to the inside of the perimeter walls over the years to hide the damp from the walls and also to prevent the Ram, that falls from the walls, from damaging the home. These linings have changed over the years with the most recent being timber stud and plasterboard which have now been removed.

The partitions surrounding the staircase on the ground floor and second floor are relatively recent by comparison as shown below

Ground floor – modern staircase partitions and cladding

Second floor – modern staircase partitions and cladding
On each gable wall of the property there was originally a large stone chimney from the ground floor through to the roof.

The chimney on the west gable has previously been rendered redundant as it has, many years ago, been reduced to just above the second floor level. Shown in the photo below

The photo below shows the chimney breast on the first floor of the west gable that has previously been rendered unusable by the previous work to the second floor chimney in the photo above.

Ground floor west gable fireplace and chimney breast, which is to proposed to be retained, which has been rendered unusable owing to the historical work on the second floor.

The ground floor east gable fireplace and chimney breast is to remain unaltered

First floor east gable chimney

Second floor east gable fireplace which is to remain unaltered

Three windows to the rear of this part of the building

These three windows will be the only remaining windows left from the previous replacement from the 1960's or 70's as noted in the previous Listed Buildings and Planning Permissions for the replacement of the front and west public facing windows P/16/051LBC and P/16/052/FUL. Some of this work under the previously gained permissions has already been carried out and is likely to be completed in 2018.

Floors

The ground floor is concrete and covered with large flooring tiles. This is to remain as existing

The first floor was constructed in recent times with exposed timber beams to the ground floor with joist size 115mm by 90mm and set at 370mm centres. These joists have been heavily defaced in a poor attempt to age them when they were installed.

The floor boards on the first floor are more recent, and match the age of the joists, and they are 150mm by 25mm T&G softwood timber boards.

The second floor joists are older than that of the first floor below and are 100mm by 70mm and are spaced at between 590mm to 1050mm which is significantly less of a structure than would comply with todays Building Regulations (170mm by 47mm @400 centres for this 3.6m span). These joists have detailed beaded bottom edges. Most of these joists have been damaged by wet rot as they are pocketed into the perimeter walls and have been either re-supported by large section angle irons or by bolting new sections of joists to the original.

The floor boards to the second floor are predominately older than those of the first floor with board sizes ranging from 250mm, 200mm and 150mm wide. The older boards are the larger of the two sizes. The boards on this floor are in a very poor condition.

This photograph shows the joist spacing under the second floor

The ceiling to the underside of the second floor roof structure is a relatively modern 150mm by 20mm T&G timber board, painted white. It is installed between the A frames and sits on the 50mm2 battens that support, on their other face, the slate battens shown in the photo below.

Design Proposals for work to the Ground floor

It is proposed that the layout of this floor is to remain the same as existing.

The ceiling of this room is sagging to the centre of the building and this is more apparent to the right hand side of the staircase. The ceiling joists have not been installed correctly and there ceiling is not correctly trimmed around the staircase opening resulting in a compromised structure and sagging to the floor above.

The ceiling joists in this room are modern in comparison with the ceiling joists of the floor above. They are 115mm by 90mm and set at 370mm centres. These joists have been heavily defaced in an attempt to age them when they were installed. The effect of this is that the integrity of the joists has been compromised and the visual effect of this is a detriment to the building.

The ends of these newer replacement joists have been inserted into pockets within the granite perimeter walls, as was usual past practice, this has subjected the joist ends to the damp atmosphere of the inside of this structure which has caused them to rot which is a typical result of this form of construction. The ends of a number of joists have been compromised and as such the ground floor ceiling flexes when weight is applied to the first floor.

For these reasons there is a requirement for these joists to be replaced.

It is proposed that we replace these joists with C24 timbers of a similar dimension to that of the original joists 120mm by 63mm @ 400mm centres that will have the same bead details on the bottom edges of the joists as the original joists and that detail will stop 100mm from the finished face of the wall. Although these joist sizes do not comply with current Building Regulations for the span of 3.6m (170mm by 63mm are required now) they are an improvement to the current situation as they will be installed correctly. It is proposed to fix a 100mm by 50mm C24 timber wall plate to the face of the rendered and tanked perimeter wall to both of the long sides of the building. This wall plate will be fixed at approximately 400mm centres between each joist position with a 12mm diameter 200mm long stainless steel chemical anchor bolt. The bolts will be set into the timbers at alternating positions of 50mm from the top of the wall plate to 50mm above the bottom of the wall plate. The joists will be hung from this wall plate by utilising a solid galvanised joist hanger that is fixed to the front face and the top of the wall plate with 3mm diameter 50mm long stainless steel ring shank nails. The staircase will be correctly trimmed with double joists either side of the staircase opening and with double joists between these trimmers to form the staircase well. These trimmers will be glued clamped and nailed together every 300mm as per the joist hangers with 3mm diameter 85mm long ring shank stainless steel lost head nails.

Both the wall plates and the replacement joists will be painted before they are installed with two coats of intumescent paint to protect these timbers from fire.

To the left and right of the fire place on the ground floor on the west gable wall there is a slightly raised, by 50mm, area of granite which is the same depth as the chimney breast wall and approximately 1000mm long. It is a requirement that these sections of stone work are taken back below the floor level and a new section of concrete floor installed to match the remainder of the floor level to this room. This new concrete will be tanked and the tanking running into the proposed wall tanking to completely seal the structure.

Design Proposals for works to the First floor

It is proposed that the first floor layout is changed slightly to provide more suitable accommodations as per the floor plan attached

The ceiling in this area is structurally compromised. The joists in this ceiling are older than that of the floor/ceiling below and are 100mm by 70mm and are spaced at between 590mm to 1050mm centres. They have degraded where they are imbedded in the walls. It is proposed that this ceiling is removed and replaced to match that of the work described for the ground floor ceiling.

The photo above shows the existing wide joist spacings

In the first Listed Building application, P/17/087, permission has been sought to render the internal face of the perimeter walls and to tank them to prevent ingress of water into the building.

To complete the work in the application P/17/087 correctly it would be important to ensure that the walls are rendered and tanked from the ground floor to the eaves completely to ensure the integrity of the tanking system and the structure is maintained. This would involve removing and replacing the existing first and second floors as proposed.

We would like to be able to reduce this section of raised granite, shown in the photograph below, adjacent to the chimney breast on the first floor east gable, to enable a floor to ceiling cupboard to be formed.

Carrying out the above work will negate the requirement to replace the rotten timber lintels under this same opening, as shown in the photograph below, on the ground floor which can then simply be remove.

The old opening, in the corner of this area to the right, that is now exposed between the original building and the extension will need to be fire sealed with two layers of fire board before this can be returned to its previous use as a cupboard.

We would like to reduce this redundant chimney breast, in the photograph below, on the west gable at the first floor to just below the first floor level. This chimney breast has already historically been reduced in the room above to just above the second floor level.

We would like the remainder of the chimney breast on the ground floor of the west gable, below this section, to remain as a feature of the lounge.

First floor shower room
It is proposed to replace the bathroom on this floor with a shower room.

Design Proposals for works to the second floor

It is proposed that the second floor plan is changed slightly to provide more suitable accommodation as shown on the floor plan attached.

It is proposed to remove the existing modern timber cladding to the underside of the roof structure shown in the photo below and install 50mm of foil backed insulation within the structure leaving a 65mm air gap between the back of the roofing slates and the insulation and then replace the ceiling with boards to match the existing over the top. This will improve the second floor rooms thermal insulation values and provide some additional, external noise, sound reduction to this floor. The flat part of this ceiling will have 300mm of rockwool insulation placed over it inside of the roof void

The risers, treads and support to the existing staircases will be repaired as required as works proceed.

Stairs from ground to 1st floor

Stairs from 1st to 2nd floor

Second floor shower room
It is proposed to form a shower room on this floor

Thermal Insulation

It is proposed that to improve the buildings thermal insulation values a Kingspan K118 Kooltherm 62.5mm insulated plasterboard will be bonded to the inside of the perimeter walls over the top of the tanking system. The benefit of this is two fold as it will not only improve the thermal insulation values of the building and enable it to use less energy but if it is not applied to the tanking system surface it is very likely that the internal face of the external walls will suffer from condensation and be effected by mould as a result of this surface being colder that that of the room temperature; which is not an acceptable situation for the owner. The walls will then have a 3mm plaster skim applied and will be painted

Internal sound proofing

It is also proposed to add some sound insulation to the underside of the new first and second floors by installing a solid Celotex CB4025 25mm insulation board directly below the floor boards. A 25mm by 38mm batten will be fixed to the sides of the joists under the floor, the insulation inserted between the battens and then a 12.5mm plaster board will be installed underneath. The plasterboard will then have a 3mm skim applied and then be painted.

Replacement internal partitions

It is proposed that where existing partitions around the staircase need to be improved as the existing board and munting timbers are cleaned up to remove any applied materials to the proposed exposed surfaces and that they remain in situ or are replaced to their original positions using new timbers to match the original where the old boards are not suitable to be reused and then decorated. The original main boards are approximately 210mm wide by 25mm thick and are held in place either side by two boards approximately 110mm wide by 25mm thick. These smaller boards have bead details to each of their corners. As these partitions are only one board thick, 25mm, it would be appropriate that they are backed by a 75mm by 50mm studwork which is insulated and then, when inside a bedroom or on the landing, the same design boards are applied to the new faces of the partitions. The remaining sides of a partition inside a bathroom and bedrooms would be lined with 12.5mm plasterboard have a 3mm plaster skim applied and then painted or tiled as required.

Three windows to the rear of this part of the property

It is proposed that these 2no windows on the first floor and the 1no on the second floor all facing the rear courtyard, and are shown in the photographs in the previous information above, are replaced with new timber windows that match the design and operation of the original units as follows:-

Using vac vac treated redwood timber and slim line double glazing with 4mm outer safety glass pane, 6mm Argon filled air space and 4mm solar internal safety glass giving a U value of 1.4W/m2. This design is to ensure that the glazing beading is a very similar size to the original windows and not too wide and therefore suitable for this Listed Building.
The sliding sashes are to have weather seals & brush strips installed to reduce drafts and are to have solid brass iron mongery. The windows are to be knotted, stopped, primed and one coat of white gloss applied all round prior to installation and then wrapped with DPC and fixed into the opening with 4no 150mm long stainless steel frame fixings. The windows are to be sealed from the outside using frame sealant between the wood frame and the wall and then a 50mm wide section of stainless steel mesh folded into the window reveal with 25mm on the window frame and 25mm on the wall. This mesh is to be pinned into place using stainless steel nails. A lime based render fillet that is the same colour as the lime pointing on the other walls of the house should then be applied to the mesh. The fillet should be pushed into place and then knocked back using a stiff churn brush. Suitable conditions for applying lime based mortar will be maintained at all times during the installation.

This will complete the window replacement of this building as past Listed Building permission has been given P/16/051LBC and P/16/052/FUL for the windows on the front and west public faces of this building to be replace, some of this work has already been carried out so this proposed work will be in keeping and the continuity with the other new windows will be retained.

These windows if replaced will assist the noise reduction into the building and also improve the buildings thermal efficiency whilst be in keeping with the historic fabric of the building.

Layout
There is no change to the layout of the site

Landscaping
There is only a small rear courtyard to this property and there are no changes proposed to this area.

External Appearance
There are no changes proposed to the external elevations of the property.

Access

There are no proposals to alter the access provisions into and around the building.