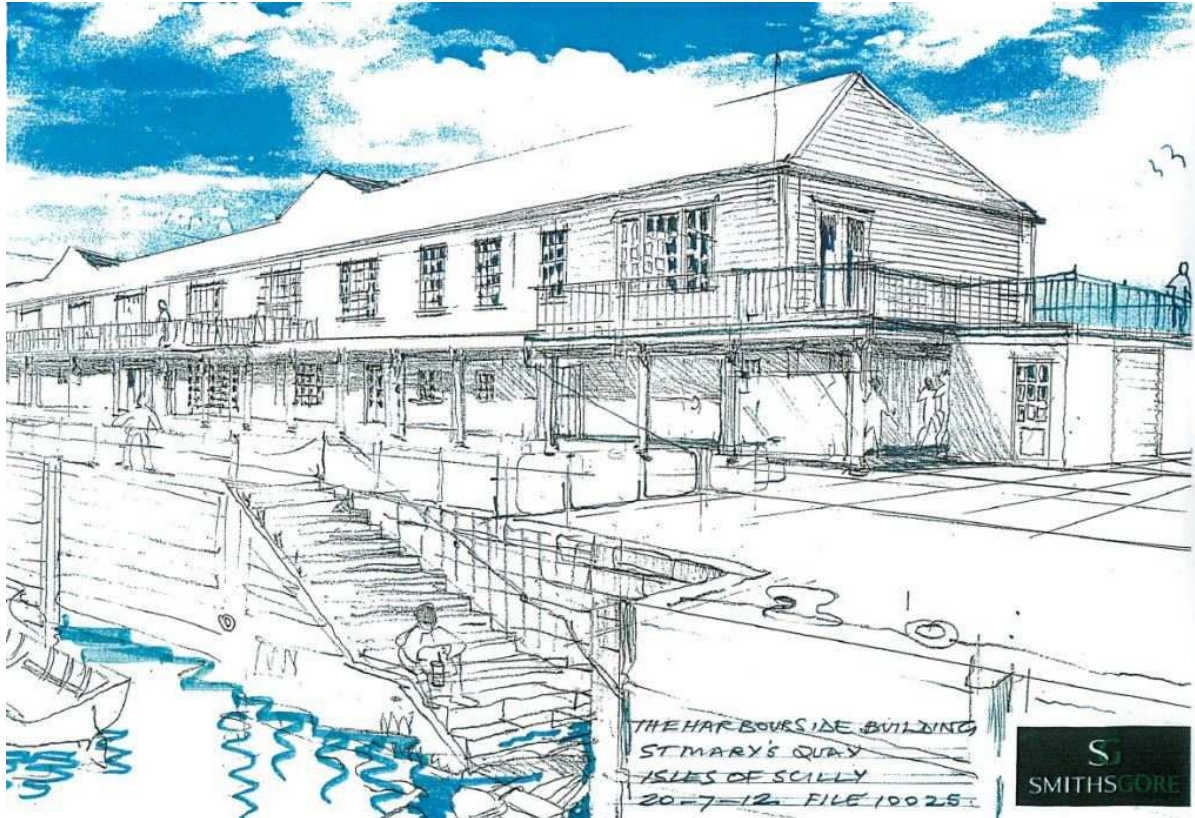


Duchy of Cornwall

Alterations and Change of Use to the Harbourside Hotel, St. Marys,

Isles of Scilly

Design and Access Statement



Smiths Gore
Lemon Villas
Truro
TR1 2NU
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INTRODUCTION

This Design & Access Statement has been prepared in support of a Detailed Planning and Listed Building Consent Application for alterations and change of use to the Harbourside Hotel at St Mary's Quay, Isles of Scilly. Its purpose is to describe the thinking behind the proposals and how design and access issues have been approached.

The current scheme develops earlier proposals by the Route Partnership in 2003 for the transport infrastructure improvements between the Isles of Scilly and the mainland. That work consisted of "improvements to the harbour facilities at St Mary's and at Penzance, procurement of a new combined passenger and freight vessel to operate between St Mary's and Penzance, and appointment of an operator for the new vessel and shoreside facilities associated with the vessel." Funding was sought from the Department for Transport and the Convergence Programme, but since funds were only secured from the latter, the Route Partnership was dissolved. As a result of that project, however, planning permission was granted in 2009 for similar but more extensive alterations to the Harbourside Hotel (planning references P-09-34, P-09-35 and P-09-36).

A partnership of The Council of the Isles of Scilly and the Duchy of Cornwall has subsequently continued to work to improve the quay, restricting the project to what is absolutely necessary to maintain the future operation of a freight and passenger service to the Isles of Scilly. This has meant a reduction in the scope of the works from that shown in the previous permitted scheme.

The application for alterations to the Harbourside Hotel is being made on behalf of the Duchy of Cornwall and is being made in parallel with a related application for other alterations to the Hotel building as well as other alterations to the Quay and Quay buildings to be submitted by others.

SCOPE OF SCHEME

The scope of works to the Harbourside Hotel covered by the current application is as follows:

- Change of use and alterations to ground floor accommodation including forming 3 retail units
- Alterations to existing entrance area to incorporate a lift
- Alterations to ground and first floor Harbour Masters Offices and stores
- Alterations to add new colonnade, walkway and handrail
- Alterations to over-clad and weather-proof the first floor elevations part in cedar boarding and part in render panels
- Change of use and alterations to existing first floor hotel to form restaurant and staff accommodation
- Replacement windows and rainwater goods

Matters to be dealt with under separate application by others are, briefly, as follows:

The Harbourside Building works, consisting of:

- Demolition of the existing freight lean-to store and chilled store to rear
- New build replacement freight store
- New freight / staff office accommodation
- Demolition of existing ticket office

- New build replacement ticket office
- Demolition of existing southern fire escape stair from first floor
- Replacement fire escape stair in new location

Alterations to Ancillary Accommodation

- Demolition of existing lean-to freight store on north side of freight yard
- New build replacement freight store incorporating new chilled store
- Conversion of existing forklift store into a frozen store

Alterations to the Quay

- Incorporation of level pedestrian walkway within existing sett surface from Old Town Quay to Harbourside building
- New quay widening to south of Harbourside building, to accommodate new parking spaces (including disabled bay) and new 2-way traffic into freight yard. This will include demolition of existing listed sea wall in parts, widening of road surface, and replacement sea wall incorporating retained dressed granite facings from demolished wall.
- Traffic control into / out of freight yard at both south and north ends
- Resurfacing of freight yard where required
- Quay extension by 23m at north end, with associated berthing points and steps, and street furniture

REASON FOR PROPOSALS

The existing building has grown incrementally as its uses have changed and developed over many years. It now combines a variety of visitor and other user oriented functions in connection with the operation of the pier and its visual coherence has suffered as a result. Detailed appraisals of the fabric have concluded that the existing structure is in poor condition with inadequate resistance to penetrating damp aggravated by the deterioration of render and slate hanging finishes. The Detailed Building Report undertaken by Stratton Holborow (now Smiths Gore) for the Duchy of Cornwall in 2010 is attached separately to this application. Significant investment is required to maintain and upgrade the building. The opportunity exists as part of these maintenance works to improve the overall appearance of the building removing some of the less satisfactory changes of recent decades including the asbestos slate hanging and PVCU windows. The final result will sit more comfortably as part of the Pier listed building and the wider Conservation Area. The proposal for provision of an external balcony at first floor level will serve a dual function of an amenity for the restaurant and will also offer protection to visitors when queuing for tickets and embarkation if this extends outside the internal waiting area.

The buildings' use currently is as a Harbour Master office, associated storage, together with ticket office facilities for the Isles of Scilly Steamship Company, a retail outlet, waiting room and some storage and refrigeration. First and second floor level is in part a hotel and staff/owners accommodation. Changes to the SCo facilities and storage are dealt with in the other application. The changes of use sought under this application relate to the remainder of the building. These are required because the existing hotel is a poor fit with the other commercial uses of the quay and of the building offering only poor quality accommodation with a high degree of acoustic and visual disturbance. The proposed alternative of a restaurant will make better use of the excellent location and will conflict less with other uses. The proposed staff accommodation, which increases somewhat the existing provision is required in connection with the restaurant and other quay uses.

The new retail units are proposed for relocation of marine-related businesses as part of the overall changes on the quay. No change is proposed to the existing second floor accommodation or use.

THE PROPOSALS IN CONTEXT

Physical

St Mary's Quay is an historic and core feature, central to the life and activity within Hugh Town itself and around the whole of the island. Apart from such limited freight that arrives by air, all of the island's produce, goods and equipment arrives and departs via the quay. It also serves as the 'transit point' for most of the goods which then travel on to the other 'off-islands' within the Scillies group. Existing development on the quay consists of the main Harbourside building, ancillary tenants' buildings and stores, freight yard and quay. The main Harbourside building is mixed use and in poor condition and is described in detail under 'Reasons for Proposals' above.

Legal

All of the land around St Mary's Quay, including the quay and pier and all the buildings contained within it, are owned by the Duchy of Cornwall. Parts of the Harbourside hotel building are subject of leases and the relevant notices have been served as detailed elsewhere in this application

Planning

The principal relevant policies are the National Planning Policy Framework 2012 (NPPF) and the Isles of Scilly Local Plan 2005. The way in which the proposals address these policies is set out below:

The NPPF sets out the Governments planning policies for England and how these are expected to be applied. It is intended to inform and be read alongside local development plans. The NPPF establishes a presumption in favour of sustainable development and establishes 12 core land-use planning principles. The current proposals are in accordance with the NPPF insofar as they contribute to the following in the Isles of Scilly context through the proposed refurbishment and changes of use:

- Building a strong competitive economy
- Ensuring the vitality of town centres
- Supporting a prosperous rural economy
- Requiring good design
- Conserving and enhancing the historic environment

In relation to the final point, the Pier at St. Mary's is listed grade II having been added to the statutory list in 1975. The Hotel building is attached to the listed building and pre-dates 1948 and is therefore also listed. The impact of the proposals upon the designated heritage asset will be dealt with in more detail in the attached heritage impact assessment (Appendix A).

With regard to the Isles of Scilly Local Plan 2005, the proposals will meet the policy requirements as follows:-

1. Policy 1 - Environmental Protection

The special interest of the harbourside hotel and of the listed Pier structure and setting of which it forms part will be preserved as the functional aspects of the hotel building will be improved and there will be no significant loss of historic fabric. The character and appearance of the Conservation Area and of the wider Heritage Coast will be enhanced by the replacement of the unsympathetic plastic windows and asbestos slating and general repair of the building facades.

2. Policy 2 - Sustainable Development

The proposal conserves and enhances the coastline and existing buildings through use of locally familiar and historically correct finishes and details such as painted joinery and render combined with more individual elements of the colonnaded walkway and timber cladding appropriate to mark a hospitality building in a landmark site. Re-use of existing structures as proposed is in line with Policy 2 (b).

3. We consider that Policy 2 Section 26 is met in respect of sustainable development by upgrading of the existing facilities, the intention is increase insulation and provide efficient heating.

Policy 4: Economic Development

4. The proposals are in accordance with Policy 4 particularly, 4(a) where the existing inadequate provision is being modernised which will benefit the islands economy and create a more pleasant environment for visitors.

Isles of Scilly Design Guide (Supplementary Planning Document to the Local Plan)

The scope of works amounts to alterations to an existing building, the most significant changes being the addition of the colonnaded walkway, alterations to existing window/door openings and replacement windows and external cladding. The relevant parts of the Guide relating to alterations and design detailing have been consulted. The existing building is a composite of different periods and functions as noted above, without a distinct overall character and with few vernacular elements. The new colonnade affects the front elevation which is the most regular and considered aspect of the building and accordingly a low-key classical design has been selected which will sit comfortably with the existing. The walkway will add a novel and attractive addition to an otherwise unremarkable façade, enhance the visitor and user experience but will remain subservient in relation to the scale of the whole. Details such as new rainwater goods will be traditional pattern cast aluminium, windows and doors will be of renewable, FSC graded timber, windows will be sash and doors panelled and glazed in style. The existing asbestos cement slate cladding will be replaced with renewable cedar boarding.

PRE-APPLICATION CONSULTATION

Following consultation between officers of the Duchy of Cornwall and Craig Dryden of the Isles of Scilly Planning Service the following key design decisions have further informed the detailed design approach:

1. Areas of the first floor that are surrounded by handrails to the east, south and north elevations are to be clad with horizontal red cedar.
2. Windows in the cladding as item 1 are to be picture framed, all round using red cedar.
3. Other first floor areas are to be hung with smooth panels to mimic render to be colour matched 'Dulux Heritage Roman White'.
4. Existing render on ground floor to be repaired as required and painted colour matched 'Dulux Heritage Roman White'
5. Window sills to be solid slate.
6. Columns to be Victorian style, steel, detailed as far as possible, to create an impression of taper to the column. The column will be painted 'Dulux Heritage range Boathouse Blue' with some of the detail being picked out in 'Dulux Heritage range Blue Ribbon'
7. The depth of the frieze above the columns, to be reduced as far as possible this will be painted 'Dulux Heritage range Blue Ribbon'.
8. The steel work between the main building and the columns that support the deck are to be supported with Victorian style wall mounted metal brackets fixed to the main building painted 'Dulux Heritage range Blue Ribbon'
9. The drawing of the handrail is to be replicated but the circle details below and along the underside of the handrail will be removed, apart from the sections above the spindles which have the diamond shapes between them where the circles will remain. The handrails will also be painted 'Dulux Heritage range Blue Ribbon' which will sit comfortably over the weathered cedar.
10. The handrail to surmount the balustrading is to be FSC half round hard wood treated with clear marine lacquer
11. Windows to be painted white
12. Door frames to be painted white, door to painted 'Dulux Heritage range Blue Ribbon'
13. The walkway/ balcony in those areas over the canopy to be formed with a non slip FSC timber decking
14. The rainwater goods are to be of Victorian style and either cast or aluminium painted 'Dulux Heritage French Grey'.

COMMUNITY INVOLVEMENT

The wider application for alterations and extension to the Harbourside Buildings and the quay were subject of Public Consultations on 25th April 2012 and a further public consultation is planned for 29th August. The outcome of these consultations will be separately reported as part of the other application.

ACCESS

With regard to disabled access, the existing harbourside building have limited facilities for disabled access with the exception of the disabled toilet within the newly refurbished shower area. It is proposed that the building is provided with a lift in order to permit access at both ground and first floor level which will provide accessibility for employment and visitors both within the existing hotel area and the proposed harbour office accommodation.

CONCLUSION

The proposals constitute sustainable development comprising improvements to the existing Harbourside Hotel which will preserve the heritage asset, improve the appearance of the Conservation Area and wider landscape, increase accessibility and sustain the function of the pier.

SUPPORTING DOCUMENTS

Drawing nos.:

1033268.00B

1033268.01

1033268.02E

1033268.03

1033268.04B

1033268.15

1033268.16

1033268.20

1033268.21

Detailed Building Inspection on Harbourside Hotel, St. Mary's Isles of Scilly, Stratton Holborow 2010

Appendix A

Heritage Impact Assessment – Alterations and Change of Use to Harbourside Hotel, St. Mary's, Isles of Scilly

Introduction

This report has been prepared for the Duchy of Cornwall to accompany an application for planning permission and listed building consent for alterations and change of use to the Harbourside Hotel which is attached to a grade II listed structure, The Quay at Hugh Town, St. Marys. The report author is James Hetherington MRICS, IHBC, Senior Building Surveyor at Smiths Gore.

Summary of Significance of Heritage Asset

The pier is a key structure on the principal island of the Scillies, the gateway for incoming travellers from the mainland. It is of great historic interest with origins dating back to the early seventeenth century when the Godolphin family controlled the islands and complements other historic buildings such as the Star Castle which date from the early development of Hugh Town. In the intervening centuries it has been repaired notably in 1749-51 and in the 1830s a substantial new arm was built by Augustus Smith which was extended in 1889. Earlier pier structures exist elsewhere on the island at Old Town and Porthellick. The Quay was listed at grade II in 1975. It is a massive and robust but relatively simple granite rubble structure reflecting its purpose and has significant aesthetic value in its own right and within the landscape of St. Mary's and the wider archipelago.

Significance of the Harbourside Hotel

The Harbourside Hotel is the largest building on the Pier. It is a functional part of the pier providing essential facilities for the harbour master, steamship company and other users connected with the quay. The Hotel is a much altered building which is believed to date from the early nineteenth century but which is predominantly late twentieth century in appearance. The building is part of the historic development of the quay and is therefore of some historic interest. The historic parts of the building are largely concealed however behind undistinguished generic building fabric and their significance is limited therefore. The building front is an unexceptional example of its type with little aesthetic merit although it has some social value as a landmark structure at the point of arrival. Areas to the side and rear elevations are largely dominated by storage and servicing in connection with the quay operations. These are twentieth century and of little historic or architectural merit.

Description of the building

The building is predominantly two storey with attic accommodation to the rear and some single storey extensions. The precise dates of the various elements of the building are not known but the changes in material and method of construction are evidence that it has been altered and adapted over a considerable period of time. The original structure to the front (east) elevation is of 500 – 550mm thick stone construction. Some sections to the northern end of the west elevation have been reconstructed in block and brickwork. To the rear of the building there is a concrete block section which at ground floor level comprises 225mm thick rendered blockwork. At first floor level the wall thicknesses vary depending on the presence of internal linings, but are largely in the order of 290 – 380mm in thickness and likely to comprise cavity block walls with a manmade asbestos based slate

hung finish externally to the front or rendered to the flank and rear walls. The ground floors are of solid concrete construction throughout. The first floors are part suspended reinforced concrete and part suspended timber supported on steel beams. The second floor is of timber construction also on steel beams. The roofs are of timber construction with a manmade asbestos based slate finish. At second floor level the building comprises modern room-in-the-roof trusses placed over the rear part of the first floor structure forming residential accommodation.

In terms of uses, it is likely that the building originated as stores in connection with goods imported and exported from the Islands. This early use spawned a series of simple single storey shelters which coalesced until they were rationalised and enlarged in the twentieth century. The front, stone-built part of the building is thought to date from the mid-late 19th Century following Augustus Smith's work of the 1830s. The first floor front section of the building, which has been raised above the original stonework, is comprised of cavity block-work dating from the 1920's or 1930's and the rear structure at first floor level and at roof level is likely to date from the 1960's. The attic flat is thought to be the last major alteration probably dating from the 1970s. Photographic evidence from early postcards appended to this report and taken from the collection of the Isle of Scilly Museum supports an approximate chronology as follows:

1830-1900 – Single storey stone buildings are constructed on the pier probably for storage (photograph 1)

1914 – A cluster of single storey buildings in ranges parallel to the quay are evident by the time of the First World War (photograph 2)

1926 – The Pier Café opens and it is thought the first floor was added for this purpose, the remainder of the building remaining in storage use (photograph 3)

1930-45 – The Pier Café is closed for the Second World War war

1954 – Pier Café refurbished and reopened after the war (photograph 4)

1954-1980 – Building extended to two storeys to the rear. The original single storey buildings are demolished.

c.1980 – The Sunset restaurant is replaced by the Harbourside Hotel

Reasons for the Proposals

The reasons for the proposals have been set out in the Design and Access Statement above. More detailed consideration of the proposals and their impact on the heritage asset is set out below.

Proposals

The proposals comprise alterations and extensions to the building to enable changes of use of the ground and first floors. There are some minor losses of fabric externally as alterations to existing openings are made to facilitate the proposed improvements and some window openings to the rear elevation are removed from proposed storage areas. The majority of these alterations will be in the newer block-work walls at first floor level. The major changes externally are the addition of the new walkway and colonnade, the replacement of the existing asbestos cement slate hanging with cedar

boarding and the over-cladding of other areas of render at first and second floor levels with render panels which will mimic the existing finish. While the colonnade and cedar are novel elements they will enhance the function of the building and improve its weather-proofing and are considered appropriate to its landmark situation. The surface of the quay will be reinstated with salvaged or matching replacement setts where disturbed for the footings for the new colonnade. The building has no significant aesthetic value at present and the changes proposed will add character and interest. Internally non-load-bearing partitions will be removed from the former stores on the ground floor to create retail units and from the former hotel area on the first floor to create a restaurant and staff accommodation. Other works include general refurbishment of existing internal areas with like-for-like finishes.

Impact on significance of the listed building

The alterations proposed are considered neutral in respect the special interest of the listed building and its setting. They will improve the functionality and appearance of what has always been a functional building and insofar as they address failings in the current uses they constitute sustainable development.

Previous Consented Schemes

The current proposals are less extensive than those previously consented under application nos. P-09-34, P-09-35 and P-09-36.

Material changes since previous scheme

In 2012 the National Planning Policy Framework (NPPF) has come into force. Specific policies for heritage assets are contained in section 12. Of general relevance, the NPPF requires that all development must be sustainable. In respect of applications affecting heritage assets, planning authorities should require applicants to describe the significance of any heritage assets affected with the level of detail being in proportion to the assets significance. In view of the level of significance of the hotel building as part of the overall listed structure of the pier and the modest nature of the proposals, the level of analysis presented is thought to be sufficient justification.

Conclusion

The proposals will result in no loss or harm to the significance of the heritage asset. The hotel building is a functional structure which although part of the history of the listed building is much altered and therefore difficult to read or appreciate and is of no special architectural quality. The losses proposed are minor, do not affect the older fabric of the hotel will have no harmful impact on the significance of the Pier. The alterations will improve the appearance of the building and sustain the function of the pier overall.

References

National Planning Policy Framework 2012

Isles of Scilly Local Plan 2005

Isles of Scilly Design Guide 2006

Cornwall and Scilly Urban Survey Historic Characterisation for Regeneration 2003

Planning Application, Conservation Area Consent and Listed Building Consents reference

P-09-34, P-09-35 and P-09-36

Cornwall and Isles of Scilly HER records for the following:

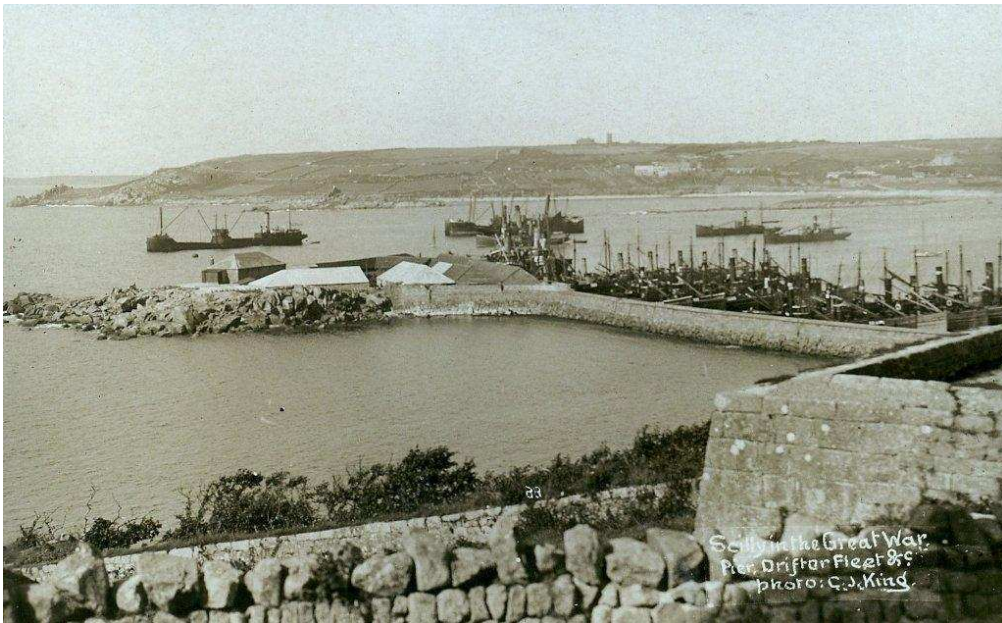
- Old Town Bay Quay
- Porthellick post-medieval pier
- Listed Building Description for The Pier, Hugh Town, St. Mary's

Acknowledgements

We are grateful to The Isles of Scilly Museum for help in sourcing archive photographs of the Pier as part of the evidence for the chronological development of the Harbourside Hotel and acknowledge copyright of images reproduced resides with the Museum.



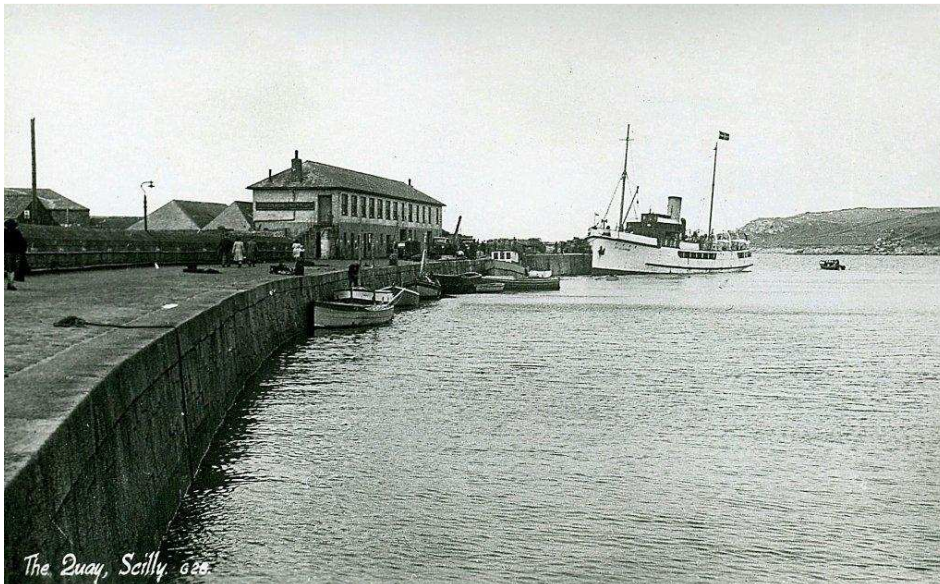
1. The Pier, St. Mary's circa 1910 showing single storey stone buildings on the site of the current Harbourside Hotel



2. The Pier during the Great War with groups of single story buildings



3. The pier circa 1930 after the addition of the first floor 'Pier Café'



4. The pier circa 1950 with the single storey buildings to the rear still in situ. These were later replaced with a two storey range.