

Statement of Significance and Impact Assessment

- Site:** Annex to the Town Hall, The Parade St Marys Isles of Scilly
- Proposal:** Siting of a Single Air conditioning Unit to the front elevation (Listed Building/Conservation Area)
- Applicant:** Council of the Isles of Scilly



Limitations

This statement does not consider the internal aspects of the listed building because the works affect the later extension only and do not physically affect the original Town Hall structure.

Statement of Significance

The Town Hall is a Grade II Listed Building located in the heart of Hugh Town on St Mary's in the Isles of Scilly. It is located in a designated Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast. The proposal has the potential to impact upon the Town Hall as a Designated Heritage Asset. The listing description states:

Town Hall. 1889, by J. Goodfellow. Squared and roughly coursed and snecked granite with hammer-dressed dressings; stone-coped gabled slate roof. Rectangular plan with gable to street. Classical style. Plinth, angle quoins and plat band to pedimented front of 2 storeys with symmetrical 3-window range. Keyed 4-centred arches over horned 2/2-pane sashes flanking similar tripartite sash to centre on ground floor; similar first-floor sashes set in raised architraves with similar arches and blocks to cills; similar arches over centre-hung 4-pane casements flanking shield with relief lettering reading

VR/1887 to tympanum of pediment, which has dentil brackets to antefixae. West end has one arch-headed window. Altered interior. Included for group value. (P Laws: The Buildings of Scilly: Redruth: 1980-: 20).

The building was first listed in 1992.

It is considered that the significant part of the listing is the original Town Hall building with its symmetrical and well proportioned front facade. Despite the later extension this original granite building remains distinct. The later annex extension is both lower and set back from the main facade.

The test as to whether Listed Building Consent is required is whether the works are considered to affect the character of the building, overall, as one of special architectural or historic interest. Although the annex to the main Town Hall building is a later addition it is attached to and therefore forms part of the grade II listing. The front elevation is prominent and as such it could be argued that the siting of such a structure, in the location identified, would affect the character of the Town Hall, as a building of special interest. Although the annex addition is not specifically mentioned in the above description it is acknowledged that listing descriptions are not exhaustive and often do not specifically identify every significant aspect of a listed building.

Impact Assessment

The proposed x2 air conditioning units measures 600(L) x 450(H) x 300(D) and will be sited in the valley gutter between the annex and the original Town Hall building (see attached plans drawing number: 300115/ME/01). The internal units will be linked to the external units by refrigerant pipework. The external position has been identified as the most suitable position for external air extraction units to be sited without harming either the listed building or the wider character of the conservation area.





Once the units are no longer required they can be removed from the building without any significant harm to the original Town Hall structure. The finish of the units will be as muted as possible, within the limits of the manufacturer. The location of the proposal seeks to minimise the impact upon the original Town Hall Structure. The impact therefore is reversible and would result in 'less than substantial harm' to the building as one of architectural or historic importance.

Public Benefits

The Council has an obligation to securely store and back up the data it holds for operational reasons and for the purposes of maintaining a public record. The existing server room does not allow the Council to meet these requirements, in particular because it is low-lying and at risk of flooding in adverse weather and tidal conditions. There is currently a risk to public data held by the Council until such time as it can be securely relocated to a site with good ventilation and cooling facilities and at lower risk of flooding. The proposal to site an air conditioning unit has arisen through the need to address statutory requirements.

Conclusion

It is considered that the proposal will not result in an irreversible impact upon the character overall of the listed building. The proposal will result in 'less than substantial harm' to a listed building. In accordance with Paragraph 134 of the National Planning Policy Framework (NPPF) it is considered that this is acceptable when balanced with wider public benefits. The Council has a requirement to comply with Information Commissioners Office requirements for protecting public data held by the Council. There are significant public benefits that are considered to outweigh the 'less than substantial harm' in this case.