



Demolition of the former Carn Thomas Secondary School

For the Isles of Scilly Council

Heritage Statement

Stride Treglown job no.	25505
Prepared by	TRM
Checked by	AR
Date	July 2015
Revision	A

Heritage Statement

1.1. Introduction

- 1.1.1 The National Planning Policy Framework, Para. 128 requires “*applicant(s) to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance*”.
- 1.1.2 This Heritage Statement assesses the impact of the proposed works at the former Secondary school, Carn Thomas, St Mary’s. The works proposed involve the demolition of the existing school and the erection of hoarding along part of the site facing the coast. The building is located on the western side of Hugh Town and is sited within close proximity of a number of listed buildings. This proposed demolition could have the potential to impact upon the significance of these heritage assets. Consideration also needs to be given to the impact on the conservation area which covers the entirety of the Isles of Scilly.
- 1.1.3 Para 137 states that “*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*”. As such any proposal that better reveals or makes a positive contribution to heritage assets should be treated favourably.

1.2. Significance of the Heritage Assets

Conservation Area

- 1.2.1 In 1975, the whole of the Isles of Scilly was designated as a Conservation Area. In 2015, the Isles of Scilly Council published a Conservation Area Character Appraisal (Supplementary Planning Document) Draft. This document included an analysis of the most important buildings and areas of St Mary’s.
- 1.2.2 Consideration of the marine and maritime context of the islands provides important background to the physical and historic environment. The architecture of the islands are noted as being “varied”. The buildings are predominantly two storey double fronted with traditional sliding sash windows, central doors and internal chimneys. The roofs are often of slate, including wet laid scantle, which is a traditional roof covering in Scilly.
- 1.2.3 The Character Appraisal comments that the use of unsympathetic materials, including uPVC instead of timber for windows and doors, has been harmful to the character of the conservation area, and particularly, but not exclusively, when used in traditional buildings.
- 1.2.4 The Harbour and Town Beach are the main views on arrival. As such this should be an important consideration in conjunction with any alterations to this vista. Views from the airport and from the harbour are key to first impressions of visitors (See Image 1).

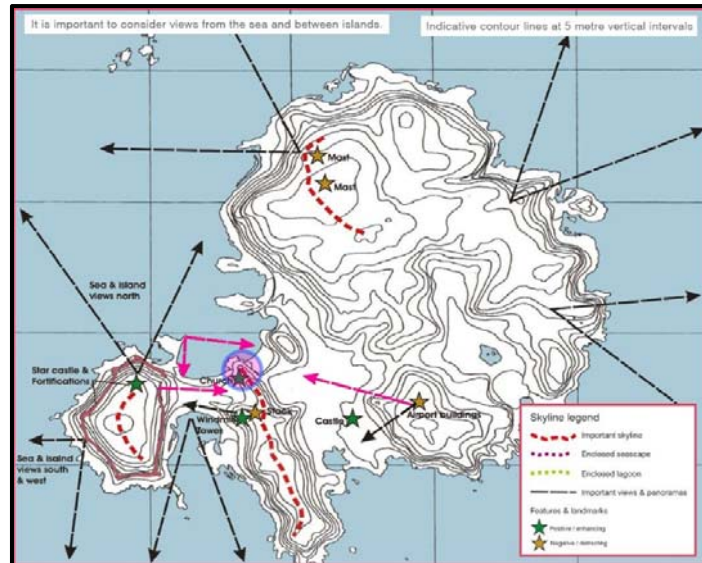


Image 1 - Image to Illustrate Key Views (Pink) Affecting the Site

1.2.5 The Cornwall & Scilly Urban Survey project (2002-2005) provided a framework for sustainable regeneration in 19 historic towns. One of these key areas included St Mary's and made reference to the secondary school and SWEB power station. It noted that any redevelopment of these sites will need to enhance the character of the area. This can be achieved through appropriate scale, height and incorporation of strong landscaping and plant elements to reinforce the green natural component of the character area.

Listed Buildings

1.2.6 The former Carn Thomas Secondary School is situated along Telegraph Road, close to the centre of Hugh Town. The buildings are not listed and are not adjoined to any listed buildings. However, the site does lie in close proximity to a number of buildings that are listed, all within a 150m radius (See Image 2).



Image 2 - Image Indicating Listed Buildings (Blue) & the Sites Boundary (Red)

1.2.7 The proposed works comprise the demolition of the existing Secondary School. As such an analysis of the effect of this upon the listed buildings in close proximity is required. The buildings potentially affected are as follows:

- Church of St Mary's (Church Road) (See Appendix A);
- Wall and gateway to west of church of St Mary's (Church Road) (See Appendix B);
- Lead cistern to north of west door of the Church of St Mary's (Church Road) (See Appendix C);
- Lead cistern to south of west door of Church of St Mary's (Church Road) (See Appendix D);
- The Chaplaincy (Church Road) (See Appendix E);
- Gateway to west of The Chaplaincy (Church Road) (See Appendix F); and
- Church Of St Mary (Methodist) (Church Street) (See Appendix G).
- 1-10, Higher Strand (See Appendix H)

1.2.8 The **Church of St Mary** (See Image 3) occupies a site on the north-western side of Church Road at the end of Church Street. The church's construction began in 1836 and was completed in 1838. The church has been Grade II listed since February 1975.



Image 3 - St Marys Church, Church Road

- 1.2.9 The church contains a number of significant features. It exhibits coursed granite ashlar and a stone-coped gabled slate roof. The list description further notes the chancel, nave and bell tower of heritage merit. The windows that make up the entrance, the length of the nave, and the chancel are also noted as important features.
- 1.2.10 Other items, that can be classed as ancillary to the Church of St Mary, include the lead water cisterns (See Image 4), to north of west door of the Church of St Mary's and the cistern to south of west door of Church of St Mary's, both dated back to 1727. They provide an important insight into the history of the area, however, it must be noted they were originally located at Star Castle.



Image 4 - Lead Cisterns at the Church of St Mary's

- 1.2.11 Additionally, the wall and gateway fronting the church of St Mary (See Image 5), featuring coursed and dressed granite wall with flat coping and the original wrought iron gates, have been included for group value.



Image 5 - Gates at the front of St Mary's Church

- 1.2.12 To the south-west of St Mary's Church (Church Road), lies The Chaplaincy (Rectory), which was built in circa 1830. Its notable features include: rendered granite, hipped slate roof, 4 window range, pilaster surround in between the 3rd and 4th bays, pilastered porch with 6 panelled door and a variety of sash windows (See image 6).



Image 6 - The Chaplaincy & Listed Gateway

- 1.2.13 Separately listed from the Chaplaincy is the gateway, leading to its west facing façade, which similar to the Church of St Mary's gates has been listed for inclusive value. It features most notably 2 (no.) dressed granite piers with pyramidal caps and a decorative wrought-iron gate.
- 1.2.14 A few metres south-east, opposite the Church of St Mary's (Church Road), lies the **Methodist Church of St Mary** (Church Street). This church is of very similar materials and style as seen in image 7.



Image 7 - St Mary's Methodist Church (Church Street)

- 1.2.15 The Methodist church presents square coursed granite and has a slate roof. These features seem common in the ecclesiastical building types in the area. Above the central tripartite lancet is an inscription and above that a trefoil cast-iron ventilator. The length of the façade fronting Church Street has 4 lancets.

- 1.2.16 Finally, facing the coast are a set of early/mid-19th Century terraced cottages (See image 8). They all use coursed granite rubble with gabled slate roofs. The individuality of the cottages are created through differing styles of windows.



Image 8 - Cottages 1 to 10, High Strand

1.3. Impact Assessment

Impact on the Conservation Area

- 1.3.1 The modern look of the larger west building creates a clear divide from the existing historic assets in the area. These assets contribute to an historic settlement.
- 1.3.2 The current buildings proposed for demolition are prominent in the street, alien to the traditional form and scale of buildings and can be considered as detrimental to the character of the surrounding area. The school's location on the eastern edge of Hugh Town is prominent, especially given it is visible from 3 separate key viewpoints of the island. The majority of buildings in Hugh Town are predominantly two storey double fronted with traditional roofs (See image 9).



Image 9 - Image to Illustrate Detriment to the Conservation Area

- 1.3.3 It is for this reason that the demolition of the school should be seen as beneficial to the character of the conservation area as a whole. The building, whilst serving an important function over the years, is now vacant and whilst it provides an example of 1960's buildings which is not a style that benefits the locality.

Impact on the Listed Buildings

- 1.3.4 There is little intervisibility between the listed buildings identified within 150 metres of the site, so the impact of the demolition of the school on the setting of these historic assets will not be significant. The school provides no historic merit or character, worth preserving. Its demolition will therefore have no significant impact on the surrounding listed buildings.

Appendix A – Church of St Mary’s (Church Road)

7/27/2015

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List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ST MARY (METHODIST)

List entry Number: 1218680

Location

CHURCH OF ST MARY (METHODIST), CHURCH STREET

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
National Park; Not applicable to this List entry.	Isles of Scilly	Unitary Authority	St. Mary's

Grade: II

Date first listed: 14-Dec-1992

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 62492

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

<http://list.historicengland.org.uk/resultsingle.aspx?uid=1218680>

1/3

History

Legacy Record - This information may be included in the List Entry Details.

Details

ST. MARY'S

SV9010 CHURCH STREET, Hugh Town 1358-0/8/51 (North side) CHURCH OF ST MARY Methodist Church

GV II

Methodist chapel. 1899 by A. J. Trehear. Squared coursed granite rubble with slate roof. Single-vessel rectangular plan. Early Pointed style. West front has two 2-light outer lancets flanking central tripartite lancets with wooden Y-tracery set above door (replaced 1980s). Gable apex with inscription and roundel with trefoil cast-iron ventilator. Four-bay returns with similar lancets. Interior: four-bay hall with horseshoe plan and first-floor galleries on cast-iron columns with angle stairs and panelled gallery fronts. Pulpit with two staircases. Cambered ceiling with ventilation roundels. West window of c. 1900. An unaltered chapel of the period. (P Laws: The Buildings of Scilly: Redruth: 1980: 22).

Listing NGR: SV9054710560

Selected Sources

Books and journals

Laws, P, The Buildings of Scilly, (1980), 22

National Grid Reference: SV 90547 10560

Map



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Appendix B – Wall/Gateway at the entrance of St Mary’s

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List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: LEAD CISTERN TO NORTH OF WEST DOOR OF CHURCH OF ST MARY'S

List entry Number: 1141212

Location

LEAD CISTERN TO NORTH OF WEST DOOR OF CHURCH OF ST MARY'S, CHURCH ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
National Park: Not applicable to this List entry.	Isles of Scilly	Unitary Authority	St. Mary's

Grade: II

Date first listed: 14-Dec-1992

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 62483

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

<http://list.historicengland.org.uk/resultsingle.aspx?uid=1141212>

1/2

History

Legacy Record - This information may be included in the List Entry Details.

Details

ST. MARY'S

SV9010 CHURCH ROAD, Hugh Town 1358-0/8/42 (North side) Lead cistern to N. of W. door of Church of St. Mary's

GV II

Water cistern. Dated 1727. Lead, with chamfered granite plinth. Rectangular. Heraldic plaques and cartouches set in strapwork panels; maker's mark to north panel reads "HEZ WALKER LONDON"> Moved to its present position from Star Castle (q.v.).

Listing NGR: SV9064210580

Selected Sources

Legacy Record - This information may be included in the List Entry Details.

National Grid Reference: SV9064310580

Map



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Appendix C – (North) Lead Cistern Front of St Mary’s

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List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: LEAD CISTERN TO SOUTH OF WEST DOOR OF CHURCH OF ST MARY'S

List entry Number: 1264105

Location

LEAD CISTERN TO SOUTH OF WEST DOOR OF CHURCH OF ST MARY'S, CHURCH ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
National Park; Not applicable to this List entry.	Isles of Scilly	Unitary Authority	St. Mary's

Grade: II

Date first listed: 14-Dec-1992

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 428681

Asset Groupings

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List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

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1/2

History

Legacy Record - This information may be included in the List Entry Details.

Details

ST. MARY'S

SV9010 CHURCH ROAD, Hugh Town 1358-0/8/43 (North side) Lead cistern to S. of W. door of Church of St. Mary's

GV II

Water cistern. Dated 1727. Lead, with chamfered granite plinth. Rectangular. Heraldic plaques and cartouches set in strapwork panels; maker's mark to north panel reads "HEZ. WALKER LONDON" above crown on laurel wreath. West panel has cherubs over GR crowns flanking arms with 3 cannon. Moved to its present position from Star Castle (q.v.).

Listing NGR: SV9064510574

Selected Sources

Legacy Record - This information may be included in the List Entry Details.

National Grid Reference: SV9064810573

Map



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Appendix D – (South) Lead Cistern Front of St Mary's

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List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: WALL AND GATEWAY TO WEST OF CHURCH OF ST MARY'S

List entry Number: 1218646

Location

WALL AND GATEWAY TO WEST OF CHURCH OF ST MARY'S, CHURCH ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
	Isles of Scilly	Unitary Authority	St. Mary's

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1992

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 62484

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

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1/2

History

Legacy Record - This information may be included in the List Entry Details.

Details

ST. MARY'S

SV9010 CHURCH ROAD, Hugh Town 1358-0/8/44 (West side) Wall and gateway to W. of Church of St. Mary's

GV II

Wall and gateway. 1836-8. Coursed and dressed granite wall with flat coping. Wrought-iron gates to front of steps, surmounted by wrought-iron overthrow with trefoils flanking lantern. Included for group value.

Listing NGR: SV9064010575

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SV9063810573

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Appendix E – The Chaplaincy, Church Road

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List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE CHAPLAINCY

List entry Number: 1141213

Location

THE CHAPLAINCY, CHURCH ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
National Park: Not applicable to this List entry.	Isles of Scilly	Unitary Authority	St. Mary's

Grade: II

Date first listed: 14-Dec-1992

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 62485

Asset Groupings

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List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

<http://list.historicengland.org.uk/resultsingle.aspx?uid=1141213>

1/2

History

Legacy Record - This information may be included in the List Entry Details.

Details

ST. MARY'S

SV9010 CHURCH ROAD, Hugh Town 1358-0/8/45 (East side) The Chaplaincy

GV II

Rectory. Circa 1830. Rendered granite rubble; hipped slate roof; rendered end stacks. Double-depth plan with central stairhall. 2 storeys; 4-window range. Simple pilaster surrounds at angles and between 3rd and 4th bays. Pilastered porch with 6-fielded-panelled door and diamond pattern glazing bars to overlight. 6/6-pane sashes. 10/10-pane sashes to rear stairwell. Interior: open-well stair set in internal apse with mahogany handrail and stick balusters; large landing with ceiling rose; hall has 2 segmental arches on anthemion brackets; reeded fireplace with paterae in one ground-floor room and Greek-style cornice to one first-floor room.

Listing NGR: SV9071610548

Selected Sources

Legacy Record - This information may be included in the List Entry Details.

National Grid Reference: SV 90716 10548

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Appendix F – Wall/Gateway at Chaplaincy entrance

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List entry Summary

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Name: GATEWAY TO WEST OF THE CHAPLAINCY

List entry Number: 1291873

Location

GATEWAY TO WEST OF THE CHAPLAINCY, CHURCH ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
	Isles of Scilly	Unitary Authority	St. Mary's

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1992

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 62486

Asset Groupings

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List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

<http://list.historicengland.org.uk/resultsingle.aspx?uid=1291873>

1/2

History

Legacy Record - This information may be included in the List Entry Details.

Details

ST. MARY'S

SV9010 CHURCH ROAD, Hugh Town 1358-0/8/46 (East side) Gateway to W. of The Chaplaincy

GV II

Gateway. Early C19. Dressed granite piers with pyramidal caps flank decorative wrought-iron gate. Included for group value.

Listing NGR: SV9069610536

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SV9069510535

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Appendix G – St Mary’s (Methodist) Church

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List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ST MARY'S

List entry Number: 1328823

Location

CHURCH OF ST MARY'S, CHURCH ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
National Park; Not applicable to this List entry.	Isles of Scilly	Unitary Authority	St. Mary's

Grade: II

Date first listed: 12-Feb-1975

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 62482

Asset Groupings

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List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

<http://list.historicengland.org.uk/resultsingle.aspx?uid=1328823>

1/3

History

Legacy Record - This information may be included in the List Entry Details.

Details

ST. MARY'S

SV9010 CHURCH ROAD, Hugh Town 1358-0/8/41 (North side) 12/02/75 Church of St. Mary's

GV II

Anglican Parish Church. 1836-1838 for Augustus Smith, Lord Proprietor of the Islands. Coursed granite ashlar; stone-coped gabled slate roof. Plan of single-vessel chancel and 7-bay nave with north tower. Early Pointed Gothic Revival style. Plinth, cill course and offset angle buttresses and corbel tables. Chancel has 3 east lancets with hood moulds. Similar lancets to 7-bay returns. West front has 3 graduated lancets above concave-moulded pointed-arched doorway with hood mould. Tower of 3 stages with similar buttresses framing recessed bays with similar corbel tables, lancets, paired lancets to bell stage and clock. Interior: simple chamfered chancel arch and some original panelling to chancel. Unusual seating with nave arranged as 3 ranks of stalls on either side of central aisle with some nave benches in 2 stalls and returned against west gallery supported on brackets. Queen-post trusses supported from arched struts on wall posts on granite brackets; plastered ceiling divided into compartments by joists and purlins. Coloured and gilded wooden lion from the flagship of Sir Cloudesley Shovel, wrecked in 1707. East window attributed to C.E. Kempe 1887; west window by A.C. Ward 1937; two north windows by Alfred Wilkinson 1967. (P Laws: The Buildings of Scilly: Redruth: 1980: 14; Buildings of England: Pevsner, N and Ratcliffe, E: Cornwall: London: 1951-1970: 209).

Listing NGR: SV9065810584

Selected Sources

Books and journals

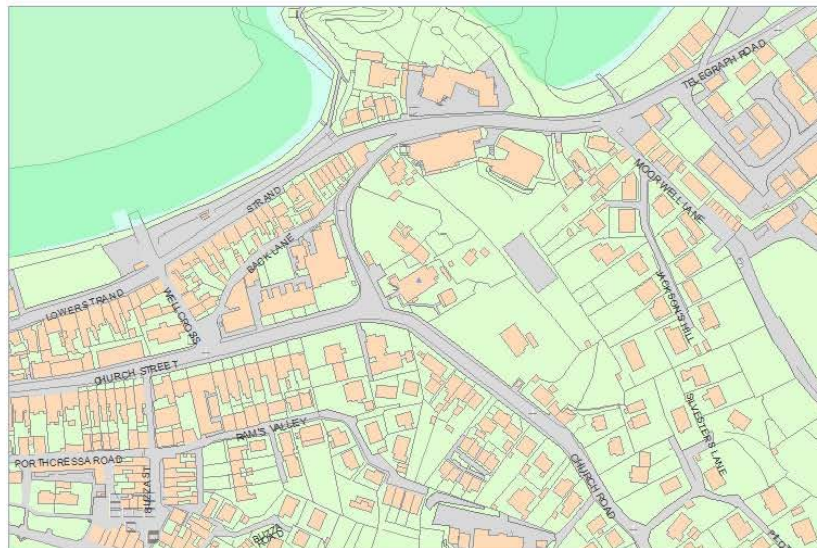
Laws, P, The Buildings of Scilly, (1980), 14

Pevsner, N, The Buildings of England: Cornwall, (1951), 209

Pevsner, N, The Buildings of England: Gloucestershire: The Cotswolds, (1970), 209

National Grid Reference: SV 90658 10584

Map



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Appendix H – No's 1-10, Higher Strand

7/27/2015

1291818 - The National Heritage List for England | Historic England



Historic England

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List entry

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List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List entry Number: 1291818

Location

1-10, HIGHER STRAND

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
National Park: Not applicable to this List entry.	Isles of Scilly	Unitary Authority	St. Mary's

Grade: II

Date first listed: 12-Feb-1975

Date of most recent amendment: 14-Dec-1992

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 62496

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

<http://list.historicengland.org.uk/resultsingle.aspx?uid=1291818>

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