



Longras, Church Street, Isles of Scilly

Heritage/Design & Access Assessment

Introduction: This heritage assessment has been prepared in support of an application for permission to renovate and alter external elements at Longras. This assessment has been compiled in accordance with NPPF Section 12.

Location: The property is located within the centre of Hugh Town in between Porthcressa Beach and Town Beach on Church Street. The whole of the Isles of Scilly is a Conservation Area.

Grade: II – The listing relates to the five house terrace, please note the application is for Longras only.

Description: The building comprises a three storey terraced property with a modern two storey extension to the rear. The original building comprises rendered granite rubble external walls, slate roof and brick chimney stack. The windows are timber sash 12 pane windows with an entrance timber panel door with fanlight to the front there is a block boundary wall with a small paved front garden with a courtyard area to the rear. The modern extension comprises a bitumen felt flat roof with rendered block walls and timber cladding. The windows are a mixture of timber top hung casements to the first floor and PVCu sash on the ground floor.

Historic Value: A review of available documentation found little information about the former uses and history of the building. It is believed the property has only been used for residential purposes since its construction in the early 19th Century. The property is thought to be one of the original properties of Hugh Town.

Aesthetic Value: The front elevation of the building maintains a good historic character on a Street which is pivotal to the character of Hugh Town. The fanlight and timber 12 pane timber sash windows are considered vital to the streetscape. The rear of the property has less significance as an unsympathetic extension has been constructed which detracts from the original terraced property. Longras is a good example of Isles of Scilly C19 construction which neatly blends into the street scene and immediate surrounding buildings.

Community Value: The building is a significant part of the streetscape and enhances the prestige of the local area. Tourism is a key industry in the Isles of Scilly and it is considered that the front elevation of the property forms part of the town's character which attracts many visitors each year and therefore has a high communal value.



Proposal

Insulation: The provision of insulation to the rear extension will improve the thermal performance of the building thus making it more energy efficient and sustainable and will dampen the effect of solar gain.

Cladding: The property currently experiences high levels of solar gains in the summer months, this is partly due to the lack of insulation and partly due to the dark stained cladding. The proposals include removing the dark cladding and replacing it with a light cedar. This is a more subtle design and colour and blends into the streetscape.

Lean-to: The lean-to will have masonry alternations to make the space more usable. Rendering the walls and replacing the corrugated metal roof with a slate roof will make it more in keeping with the streetscape and existing property.

Flat Roof Replacement: The existing flat roof is at the end of its lifespan and therefore requires replacement, this will be replaced with fibreglass. The existing material is modern and a fibreglass roof would not detract from the building, be more subtle in colour and have an improved lifespan.

Bin Store: The proposal includes for the provision of a new bin store. This will be clad with timber and have a slate roof covering to match the appearance of the main building and therefore blend into the existing streetscape.

Paviours: The existing hardstanding in the front and rear courtyard would be replaced with cement paviours to enhance the prestige of the hardstandings.

Timber Windows: The timber sash windows to the original property have deteriorated and require replacement to stop further water ingress and improve the thermal efficiency of the building. These will be replaced like-for-like to maintain the buildings appearance.

PVC Windows: The timber casement windows to the rear extension are in a poor condition and require replacement. It is intended to do this with PVCu sash windows to match the ground floor. As this is located at the rear of the property and there are already PVC windows present, this does not detract from the historic value of the terraced property and creates a more coherent appearance for the rear elevation.

Layout, Scale, Landscaping & Access: There is no change to any of the previous.

Conclusion: The proposed works are considered vital to stop water ingress and further deterioration of the building. Where changes are proposed they are done so to fabric which is not historic and does not detract from the main property. The changes will improve the appearance, usability and environmental performance of the building and we can therefore see no reason why the application should not be approved.