

**HERITAGE STATEMENT**  
**MYRTLE COTTAGE, ST AGNES, ISLES OF SCILLY**



Scott & Company  
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Truro TR1 2NX

CGH/7661  
29<sup>th</sup> April 2016

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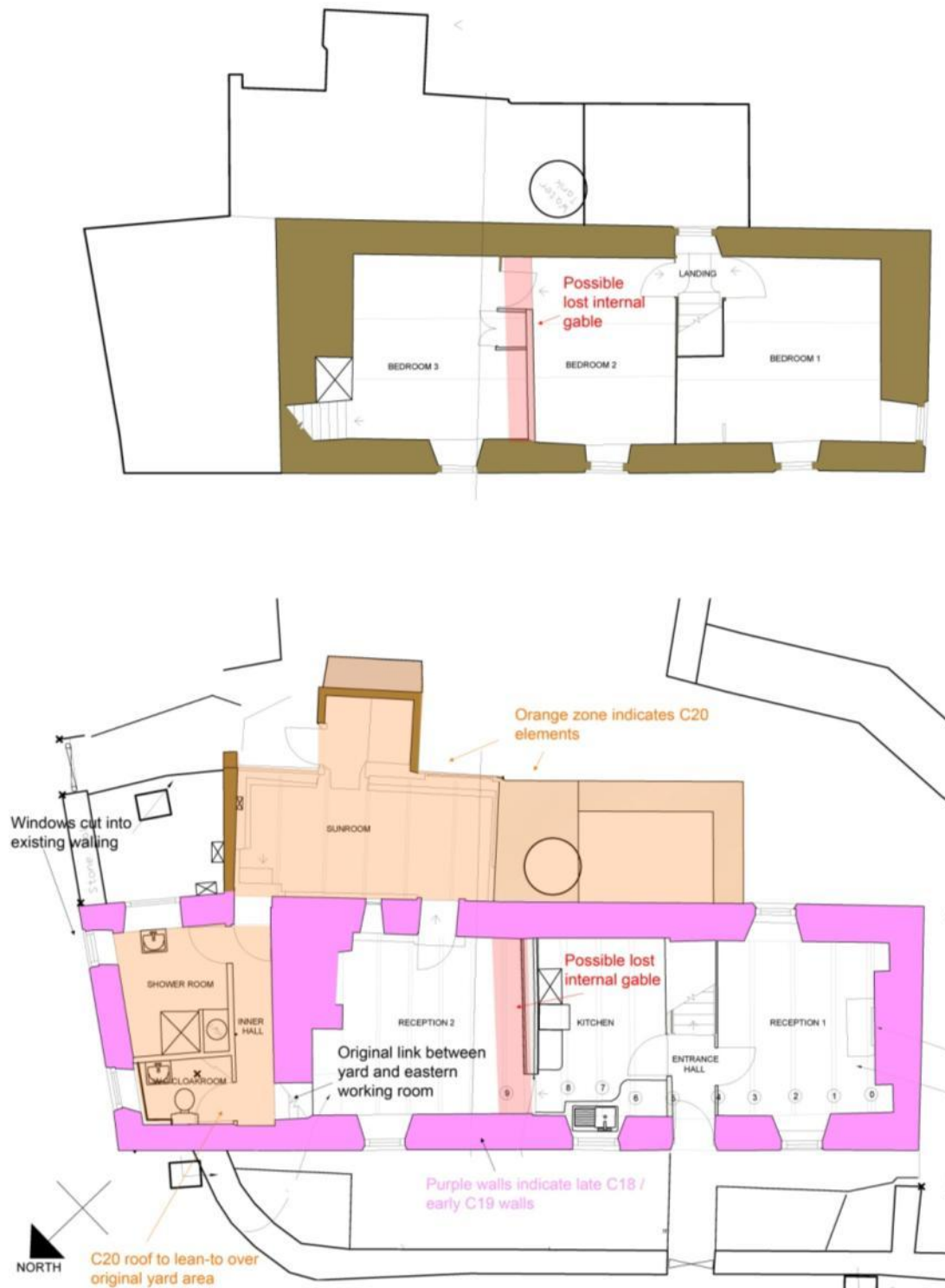
## **1.00 Introduction**

- 1.01** Myrtle Cottage is located on St Agnes, Isles of Scilly to the east of the main Island off Old Lane just to the west of the beach crossing to Gugh. The building is owned by The Duchy of Cornwall and leased to tenants.
- 1.02** The building is a domestic 2-storey dwelling with existing ground floor extensions to the east and south. The cottage is located in a small cluster of dwellings. It was formally a farmhouse.
- 1.03** It is a simple structure with a three bay layout on ground and first floor comprising 2no reception rooms and a kitchen with three bedrooms over. Additional accommodation is provided in the east lean-to extension and the south 'conservatory' extension.
- 1.04** This application seeks to provide a number of internal alterations and interventions in order to improve the living accommodation and resist ongoing problems of water ingress. It also aims to provide a replacement sunroom to the rear, again to provide enhanced living accommodation.

## **2.00 Significance**

- 2.01** The building is a good example of local vernacular. It is a simple and relatively low profile building.
- 2.02** The building is dated as late C18 / early C19 and is listed Grade II (see appendix 1).
- 2.03** The main 2-storey structure appears to have been constructed in one phase, but there is some evidence from the plan of a removed wall to the centre of the building which could well have related to a third central gable. From the reception 2 / kitchen partition westward the north elevation clearly shows a conventional 2 up 2 down house, with central stairs.
- 2.04** It is conceivable that the eastern element beyond the kitchen partition was a separate space with a masonry dividing wall between. This could have been any number of working structures for the farm and may well have been the original kitchen for the farmhouse given the large blocked fireplace that exists. It is conceivable that this was done when the building was re-roofed, which would indicate this is a C20 intervention.
- 2.05** The building has also been the subject of various additions and revisions over the years with extensions built onto the core 2-storey element. These include a lean-to structure to the east end and a conservatory to the south. In addition a stone structure was erected to conceal the water tank.
- 2.06** The lean-to appears to have been added to a boundary wall and possibly small yard, likely at the same time the house was opened up inside and re-roofed. The continuation of the east wall out to the gate indicates that the roof was added to create additional living space. The lean-to is functional but rather unsightly on the east end with a pitch that is too low for standard slating.
- 2.07** The conservatory / sunroom and the tank store are unsightly and are clearly C20 structures. It is probable that masonry from the gable was used in the stonework construction in the C20 elements.
- 2.08** The south elevation is cluttered as a result of the extension here and the unsightly materials have a negative impact on the asset. The north elevation is much better proportioned and offers a traditional 'rural building' frontage very much in keeping with the local vernacular on both the Islands and the mainland.

- 2.09** The chimneys are granite and have been left un-rendered, which is encouraging. They offer a good example of this style of chimney, which all too often are covered or re-built in brick.
- 2.10** The building provides a good example of local building styles, techniques and materials and has primarily historical significance in understanding the local vernacular and also the way that farm buildings adapt and evolve through time. They prove to be very flexible, sustainable and adaptable structures that stand the test of time.
- 2.11** The plans below show the historical progression outlined above:



### **3.00 Setting**

- 3.01** The building is set in idyllic surrounds in a rural location. It is very much part of the environment and seems to grow out of the surrounding land.
- 3.02** There are numerous sites of historic interest on St Agnes in close proximity to the building. To the northeast is Grade II listed Rose Cottage. To the northwest is Grade II listed Atlantic Cottage. To the north is a Scheduled Monument being a parcel of land containing a prehistoric to Romano-British field system and settlement.
- 3.03** The building is located in a Site of Special Scientific Interest, Special Area of Conservation and is an area of ecological diversity.

### **4.00 Description (Existing)**

#### **4.01 Roof**

- 4.02** Timber pitched apex roof to main structure with high collar trusses and slating rafters. A lean to roof with a very shallow angle covers the existing shower room and cloakroom. Both of these roofs have been provided with manmade fibre cement slates. The roof structure is relatively modern. Certainly C20.

- 4.03** The conservatory / sunroom has corrugated UPVC clear panels.

#### **4.04 Chimneys**

- 4.05** Granite chimneys with clay pots.

#### **4.06 Rainwater Goods**

- 4.07** UPVC half round / round gutters / downpipes.

#### **4.08 Main Walling**

- 4.09** Locally sourced granite, decorated with white paint. Rear sunroom has part timber frame glazed wall to south.

#### **4.10 Windows and Doors**

- 4.11** Mix of sliding sash and casement timber frame single glazed windows.

#### **4.12 Internally**

- 4.13** Traditional thin profile timber boarded partitions with C20 partition between kitchen / reception 2 and bedroom 3 and 2. Traditional fireplace features. Exposed ceiling joists and boards to ground floor.

## 5.00 Proposed Design

### 5.01 Use

5.02 The building is currently a domestic dwelling and will continue with that use.

### 5.03 Proposals

5.04 The following works are proposed and can be seen on the plans included with the application. A note on their impact on significance is included:

5.05	Number	Description	Impact on Significance / Character
5.06	1.	Demolition of existing sunroom and granite water tank structure.	Positive impact on significance as this will removed the cluttered and unsightly additions that have been applied to the south elevation. This will enhance the significance of the building. Granite can be used on site or locally for other projects.
5.07	2.	Formation of new sunroom. This will be a timber frame structure with timber casement double glazed windows. The roof will be a natural slate roof.	The new structure will be much more in keeping with the main building. The slate roof will provide an attractive alternative to the existing corrugated approach. The impact on significance will be minor and will offer an effective, comfortable living space.
5.08	3.	Removal of C20 partitions to lean-to and formation of new utility and bathroom.	Little impact on significance. The re-ordering allows greater flexibility to the spaces.
5.09	4.	Structural works including underpinning where required, consolidation and strengthening of floor joists and provision of new stable concrete floor.	<p>Excavation will be required for underpinning and ground works and this will need to be carefully monitored in terms of archaeology. There will be little impact on significance to these works, indeed underpinning will ensure retention of the walling as existing.</p> <p>The exposed floor joists are a key feature, but they currently do not provide effective support to the first floor. A combination of undersized joists and deteriorated connection with the walling has meant bowing and springy floors. Existing joists will be retained, but relocated as necessary. The joists will be exposed as existing so little impact on significance.</p> <p>The new concrete floor will enable waterproofing to the ground floor, which is susceptible to groundwater levels. The existing floor is a poor concrete structure so there is no impact on significance.</p>

5.10	5.	Removal of C20 partition between kitchen and reception 2 and formation of new kitchen	The partition adds nothing to the heritage and significance of the building other than a marker for the possible internal masonry wall removed here. The removal of this wall will have minimal impact.
5.11	6.	Re-slatting with natural Cornish slates to all slopes. Permavent Easy Slate system to achieve the low pitch on lean-to and sunroom roof.	A significant enhancement as a result of the replacement of the fibre cement slates. The Easy Slate system is not visible.
5.12	7.	Insulation of traditional stud partitions on first floor - bedroom 2.	There will be a minor impact on significance here within bedroom 2, but the increased depth will only be relevant inside the room. The existing surface will remain external to bedroom 2 and therefore the traditional feel to the landing area will be retained.
5.13	8.	Tanking and dry lining of external walls internally. Stripping of paint, pointing in lime and painting in breathable mineral based paint externally.	<p>Externally there will be significant benefit in removing the impermeable paint layers and re-pointing the walls in hydraulic lime. This will engender increased breathability to the wall. A breathable mineral based paint will add to this by ensuring an enhanced degree of protection whilst maintaining the breathability. There will be no change to the appearance or impact on significance.</p> <p>The Islands are susceptible to extreme weather conditions and invariably even with effective breathability traditional masonry can become over saturated which leads to ingress internally. In order to protect the internal fixtures and fittings, and in line with other similar projects on the Islands, a cement based tanking solution will be applied internally. This will enable dry lining to take place with insulation. The ability for the wall to breath externally will maintain the evaporation required and protect the masonry. There will be a loss in room size, but the benefit will be a sustainable and comfortable environment and a significant improvement in thermal performance.</p>
5.14	9.	Windows will be replaced in a like for like style	New hardwood windows will replace the heavily rotted and dilapidated existing windows. These will be replaced like for like to ensure no loss in character takes place.

**5.15** In summary the works overall will have a minimal impact on significance. Key elements such as the new sunroom and the re-slating works will have a positive impact on significance and the character of the building. The works will create a sustainable, comfortable and effective structure that respects the history and vernacular heritage of the local area and ensures it can remain for future generations to experience.

**6.00 Access**

**6.01 Vehicular and Transport Links**

**6.02** Lane to the immediate north. Walking is the predominant form of transport. There are regular launches to St Mary's which has the airport and ferry terminal.

**6.03 Inclusive Access**

**6.04** Level access as existing from the north, but internal levels dictate that it cannot be maintained throughout the property.

**6.05** All new switches and sockets will be located within a band of 450-1500mm above ground level for inclusivity.

**6.06** All new elements will be designed and constructed in full accordance with Part M of the Building Regulations and in full compliance with The Equality Act 2010.

## APPENDIX

### Appendix 1: - Listing

# MYRTLE COTTAGE

## 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:** MYRTLE COTTAGE

**List entry Number:** 1328836

## Location

MYRTLE COTTAGE

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

**County:**

**District:** Isles of Scilly

**District Type:** Unitary Authority

**Parish:** St. Agnes

**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:** 62454



## 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.

### History

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

### Details

#### ST. AGNES

SV80NE HIGHER TOWN 1358-0/6/15 Myrtle Cottage

#### GV II

Farmhouse, now house. Late C18/early C19. Colourwashed roughly coursed granite rubble with slate roof and granite end stacks with drip courses. 3-unit plan with entry to right of centre. 2 storeys; 3-window range. Granite lintels over late C19 panelled door and horned 2/2-pane sashes. Outshut to left and rear left outshut. Interior not inspected but noted as having C19 joists.

Listing NGR: SV8835008247

#### Selected Sources

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

National Grid Reference: SV 88350 08247

## Appendix 2:- Photographs



1. North elevation.



2. View along north elevation looking east.



3. View of west end.



4. View of east end.





5. View of south elevation.



6. Close up of sunroom / south porch.



7. View of tank store.



8. East chimney





9. West chimney



10. Reception 2 internal shot.



11. Existing kitchen.