

Heritage, Design and Access Statement

Port Light, Hugh Town, Isles of Scilly

June 2016

JCD/7556



View of roadside elevation.

1.00 Introduction

- 1.01 Startboard and Port Light are two buildings part of the portfolio of the Tregarthen's Hotel to the west of Hugh Town on the island of St Mary's in the Isles of Scilly.
- 1.02 This application is for the provision of internal improvement works to be carried out to Port Light with an aim to improve and provide additional residential accommodation
- 1.03 The building will change from being used as residential staff accommodation to being rented out on a short term letting basis to people visiting the island; this will still be on a C3 residential use basis.
- 1.04 The building is a rubble granite walled, natural slated building, set in the West of the Hugh Town. The property is located on the West side of the road leading around to the harbour
- 1.05 The plot main front elevation faces out to the north east side. The main building is on two levels with a small courtyard to the rear.

2.00 **Significance**

- 2.01 The building is listed grade II under list number 1141184. The grid reference for the building is SV 90137 10668. Starboard and Port Light is situated within a compact, roughly triangular shaped, plot
- 2.02 According to the listing text, Port and Starboard Light were both photographed in the 1890's as ruinous buildings. The interior is noted to have no features of interest.
- 2.03 To the south and west of the site lies the Garrison Wall Scheduled Ancient Monument, which is owned and managed by English Heritage. The walls border the wider Garrison site, which is archaeologically sensitive. The walls have components dating back some 350 years.
- 2.04 Port and Starboard Light and the surrounding buildings and vernacular form a key element in the wider St Mary's area and an important historical component.

3.00 **Description**

3.01 Roof

- 3.02 The roof covering to Port Light is of a fibre reinforced, possibly asbestos, slate with tail clips.
- 3.03 There is a Velux style skylight to Port Light. It appears that the double glazed section has failed and has condensation within it.

3.04 Rainwater Goods

- 3.05 The building has modern blue plastic uPVC gutters.

3.06 Main Walling

- 3.07 The outer walls are predominantly granite rubble with which is rendered and white washed dressings. The majority of Port Light is full rendered on rubble stone with no attempt to regularise the walling.

3.08 Windows and Doors

- 3.09 The building has painted timber sash windows with single glazing.

- 3.10 The doors are of painted timber.

3.11 Internally

- 3.12 Internal partitions formed from studwork timber and masonry which has been rendered.

4.00 **Proposed Design**

4.01 Use

4.02 The proposed works and extension will create a further upstairs bedroom and ensuite and facilitate a link downstairs between the area previously used as a store and the former kitchen of Starboard Light which has now been partitioned off.

4.03 No changes or works will be carried out the exterior of the property.

4.04 This is a continuation of a previous scheme to Starboard Light where the kitchen was partitioned off for this use.

4.05 Proposed Alterations

4.06 It is proposed that a passageway be opened up in the void between the store and former kitchen of Starboard Light. Any materials or elements of historical significance will be recorded and photographed over the course of the works.

4.07 A staircase and well will be installed to connect the two floors

4.08 A divisionary stud wall be erected to partition off a bedroom and ensuite at the top of the new stairwell

4.09 All works will be done in a sympathetic manner which can be reversed where possible in the future if necessary.

4.10 **Existing Structure**

4.11 The works to the existing main structure of the building will be as follows:

4.12 Roofs and Rainwater Goods

4.13 The main roof and gutters to the building will be left unaltered.

4.14 Main Walling

4.15 Some repairs will be maybe carried out to the walling as appropriate with a suitable lime pointing and render, however generally the walls will be left unaltered at this stage.

4.16 Windows

4.17 The windows are to be left unaltered at this time.

4.18 Internal Walls

4.19 Specified modern single skin brick work internal walls will be demolished.

4.20 Internal Ceilings

4.21 The ceilings will be left at this stage.

4.22 **New Construction**

4.23 Main Walling

4.24 The internal walls will be constructed out of timber stud work

5.00 **Access**

5.01 *Vehicular and Transport Links:* The building is on main road with no parking.

5.02 *Inclusive Access:* No change to existing access arrangements to the building, the nub if walling removed between the hallway and proposed bathroom and the larger

5.03 downstairs lavatory does provide a more inclusive building.

5.04 *Compliance with regulation approved document M:* As part of the application and approval process for the design a full submission to Building Control will be made meaning that full compliance with the building regulations will be achieved including part M.

5.05 *On going requirements:* This access statement will be amended to reflect any subsequent decisions reached on site so that any new owner or occupier is made aware of the rationale used in making decisions which impact on accessibility and their on-going obligations under the Equalities Act.

Amendments will be added when extending or altering the building at a future date.

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SCOTT & COMPANY