

Heritage Impact Assessment – Conservation Officer Comments

Officer: Lisa Walton

Date: 13th February 2017

Application No: P/16/118/LBC and P/16/120/FUL

The Atlantic Hotel, Hugh Town, St Mary's Isles of Scilly

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 ATLANTIC HOTEL

List entry Number: 1141220

Location: THE ATLANTIC HOTEL, HUGH STREET, St Mary's Isles of Scilly

Grade: II

Date first listed: 12-Feb-1975

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:

Custom House and hotel, now hotel. Late C18 and C19; remodelled 1927 by Richardson and Gill for Duchy of Cornwall estate. Coursed and squared granite; slate roofs, gabled to rear wings and half-hipped to main front corner block with granite end stacks; gabled artificial slate roof to range on right. Double-depth plan, with 2 parallel rear wings projecting to left (west). Main front corner block of 2 storeys with attics; symmetrical 3-window range. Central doorcase has Greek revival painted pilasters to brackets with Greek key pattern supporting cornice. Granite lintels over late C19 horned 2/2-pane sashes; similar sashes to hipped dormers with slate-hung cheeks. Early C19 two-storey extension to right (east): symmetrical 3-window range has granite lintels over central door and similar sashes. Two-storey wings to rear, with overhanging eaves, horned 6/6-pane sashes and segmental-arched opening with C20 window (probably to former barrel store), incorporate Custom House of 1840. Interior: much remodelled in C20 but includes open fireplaces with granite lintels.

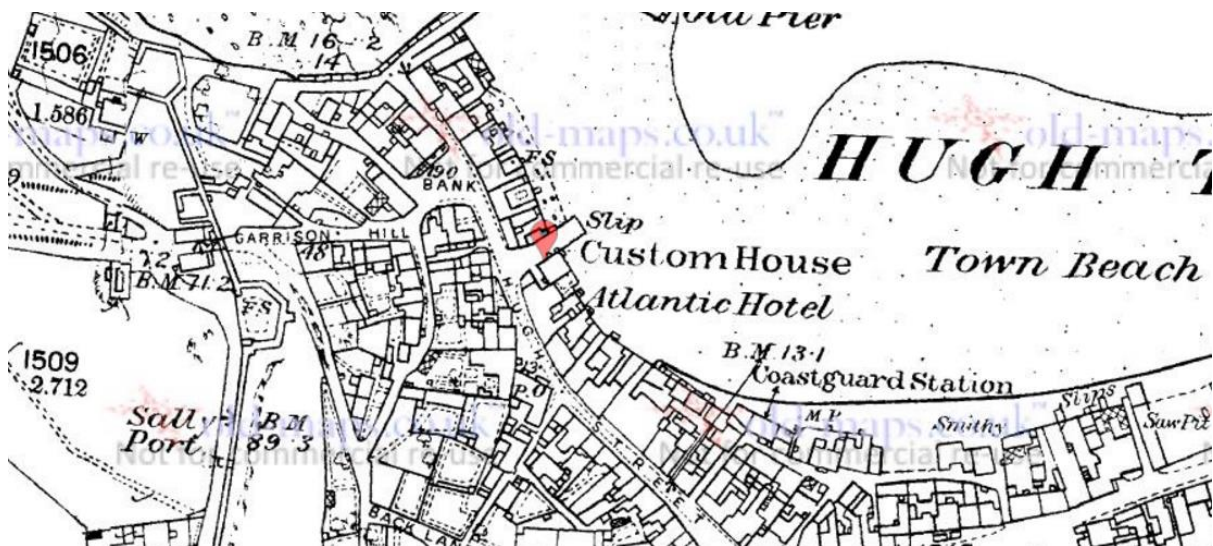
National Grid Reference: SV 90195 10623

Assessment

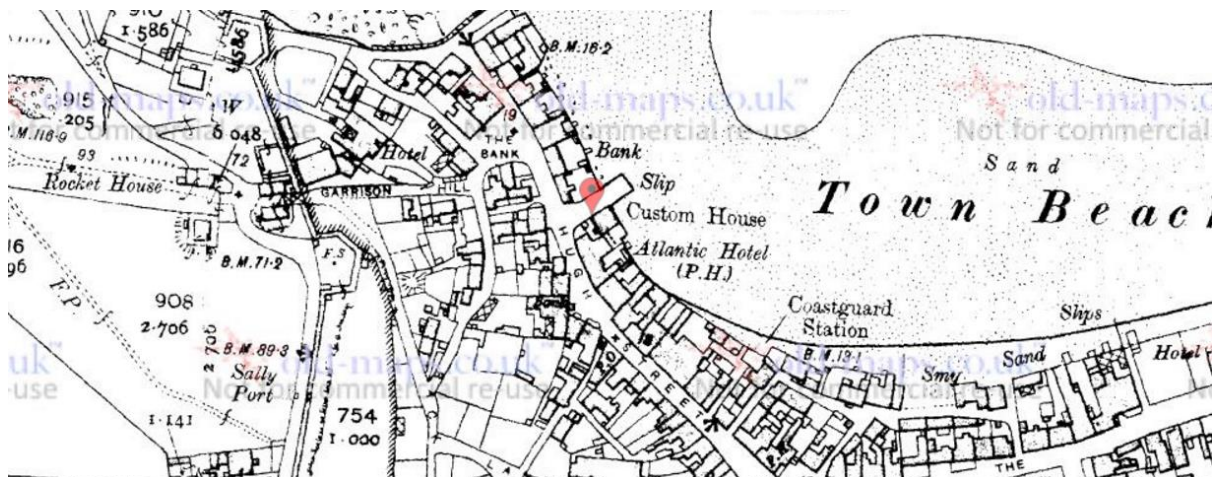
The Hotel and Pub are located on the north east side of Hugh Street in Hugh Town, St Mary's. The site is covered by the Conservation Area, AONB and Heritage Coast Designations. As set out above it is a Grade II Listed Building, added to the statutory list in 1975 for its group value as part of the 18th century surviving buildings that make up much of Hugh Town. The Building retains a traditional appearance from the front with a retention of the appearance of separate buildings, whilst from within the buildings merge into less defined spaces. The buildings retain a granite appearance from

the front. To the rear the buildings appear less consistent with difference styles and finishes. Building divisions and alterations are clearly more apparent and whilst granite finishes are retained at the lower level, they are painted white render above with black detailing around eaves and window frames. The windows and door that face the lower terraced area, the area which is proposed to be enclosed in this current application, are white upvc.

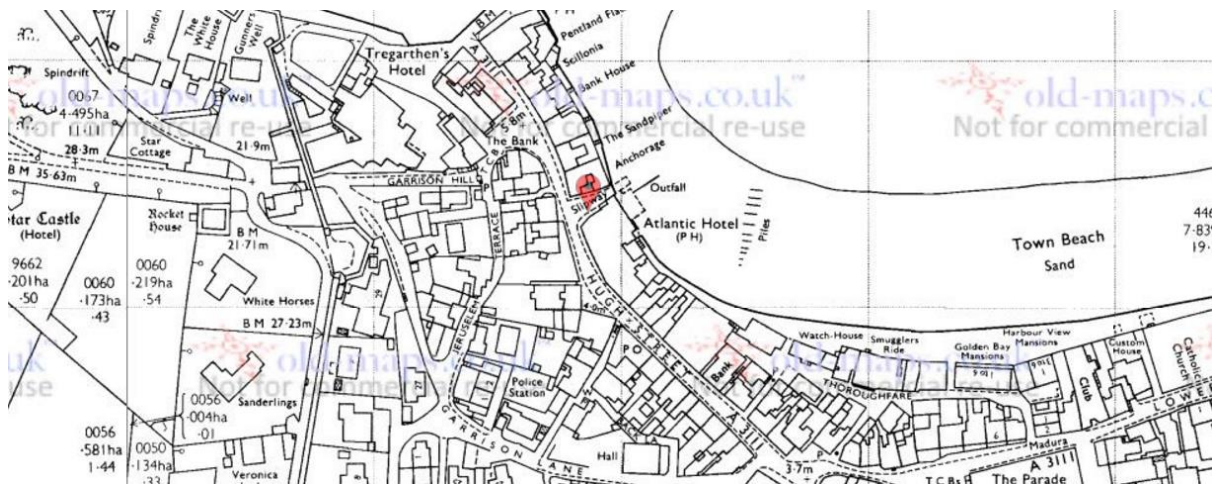
The Historic Environment Record (HER) notes that the customs house was located here in 1840, which later moved to the Strand in 1927. At this time the building was remodelled, as set out in the description above. The architects appointed by the Duchy of Cornwall Estate, to carry out the works, Richardson and Gill, were also responsible for the terrace of 8 houses opposite, which run from Mumfords Paper shop up to the Post Office, which are constructed in a neo-Georgian style. They were also commissioned to carry out alterations to the Customs House on the Strand, and a porch extension and internal alterations on Newman House on the Garrison. All of these buildings are listed as Grade II with Newman House being grade II*. From the information available it is considered that the significance of this building lies in the original structure which, from the front, remains largely unaltered since its remodelling in 1927. Although modernisation of the interior particularly for the restaurant and hotel rooms is likely to have taken place the use as a place for visitor accommodation with ancillary food and drink, is likely to have remained consistent, which is an important part of the significance of this building.



1890 OS Map Extract. Source: Old-Maps.co.uk



1908 OS Map Extract. Source: Old-Maps.co.uk



1980 OS Map Extract. Source: Old-Maps.co.uk

The proposal is to construct a covered glazed structure to the lower terrace. This is currently accessed by a set of double doors from the main pub building. From this terrace there are steps down to the beach. The terrace is enclosed by a granite wall. The building immediately to the south east side of this terrace is a flat roof extension, also of granite. To the north west side is a single storey lean-to buildings, which is finished in white render.





Existing un-enclosed lower terrace to the rear of the Atlantic Hotel



In addition to the glazed lean-to roof the proposal includes the removal of an existing door and window and replacement with glazed bi-folding doors on the rear of the Atlantic Hotel, leading out on to the lower terrace.

Following a site visit it was noted that the lower terrace is in need of some modernisation with obvious signs of wear and tear being apparent, likely to be as a result of its exposed coastal location. The proposed lean-to glazed structure would be attached to the existing building at a point above the existing doors, which would be marginally higher than the attached building to the north west side but no higher than the flat roof building to the south east side and would extend out no further than either existing building. The materials proposed would white powder-coated aluminium framed structure and fenestration and the removal of the existing white upvc windows and doors. The finish would retain the distinctions between the existing buildings on the rear of this original structure. There would be no loss of original granite fabric and overall it is considered that the character of this building would be retained. Overall the replacement of the existing door and windows and the construction of a fixed glazed roof would not result in the loss of any significance to this property as an Inn and Public House.

Whilst it would be preferable to use natural materials of timber for the structure and frames, it is noted that the building faces directly on to the beach, which experiences regular spray from the sea. The use of powder-coated aluminium for the fenestration and for the roof would enable finer detailing to be achieved, which is preferable to the use of white upvc material.

Signed: 

Date: 13th February 2017