

# Heritage and Design Assessment

## Atlantic Inn St Marys

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This statement has been collated to support a Listed Building Application for new bifold doors and partial glass roof to the rear terrace

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### Planning Policy Context

The National Planning Policy Framework (NPPF) states at paragraph 128 that: “In determining applications, local planning authorities should require an applicant 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] Site Appraisal

The Atlantic Hotel and Inn is a hotel and public house situated in Hugh Street, Hugh Town, St Marys. The site is a Grade II listed building (please refer to the Listed Entry in [1.2]), and is surrounded by residential and commercial properties and immediately adjacent to the slipway.

## [1.2] Listing Entry

Building Name: Atlantic Hotel

English Heritage Building ID: 62504

Grade: II

Date Listed: 12/02/1975

### [1.2a] Copy of Listing

#### Building Details:

**Building Name:** THE ATLANTIC HOTEL  
**Parish:** ST MARYS  
**District:** ISLES OF SCILLY  
**County:** ISLES OF SCILLY  
**Postcode:** TR21 0PL

#### Details:

**LBS Number:** 62504  
**Grade:** II  
**Date Listed:** 12/02/1975  
**Date Delisted:**  
**NGR:** SV9019510623

#### Listing Text:

ST. MARY'S

SV9010 HUGH STREET, Hugh Town  
1358-0/8/65 (North side)  
12/02/75 The Atlantic Hotel

GV II

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.

Listing NGR: SV9019510623

### **[1.3] Historical Context**

The Atlantic Hotel site was originally terraced cottages with the Custom House to the side and adjacent to the slipway which exists today. Over a period of time the cottages were purchased by the same individual and then altered and openings created to form essentially what is now the Atlantic Hotel.

The Atlantic Inn was once 1 cottage with the present coffee shop and kitchen being shops and stores. These areas were converted to staff accommodation and toilet block for the Inn when that was created.

The lounge area of the hotel was once a greenhouse which has since been converted but retaining the glazing overlooking the sea and terrace.

The old custom house area now houses a letting bedroom and bathroom together with office and hotel kitchen.

St Austell brewery purchased the Inn in the mid to late 1980's and then formed the coffee shop area by moving the toilets which occupied that area.

The brewery purchased the hotel approximately 14 years ago and gained planning approval 3 years ago to link the hotel and Inn using sets of bifold doors.

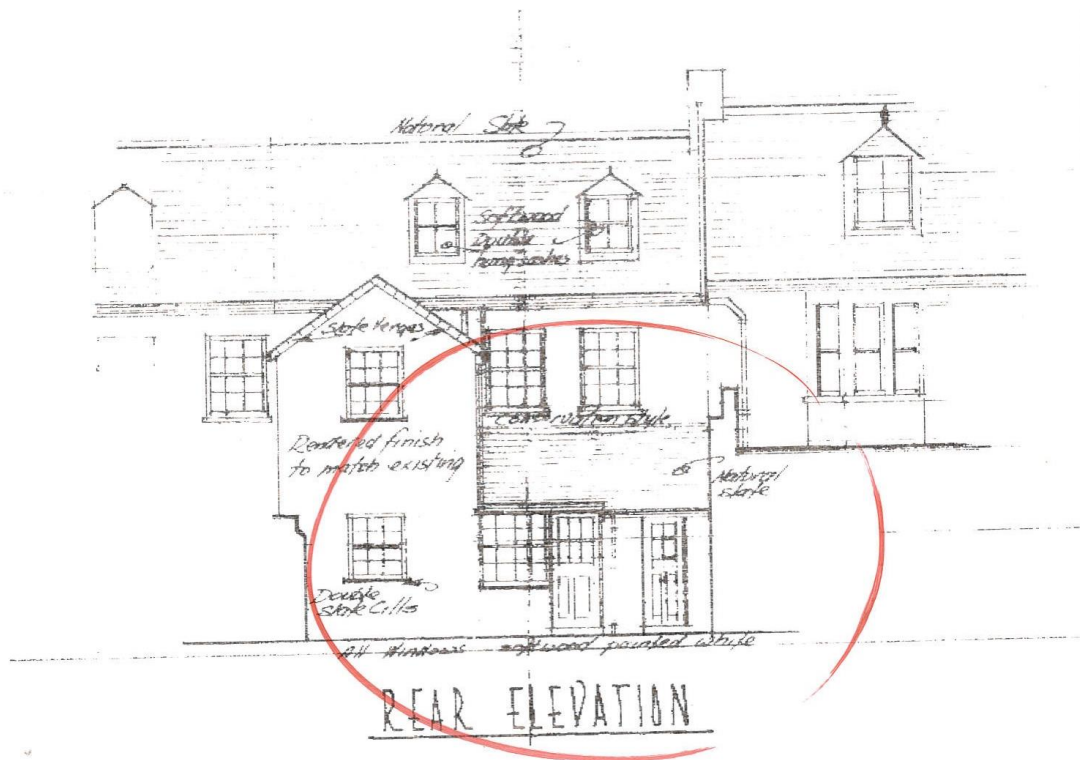
The photograph below shows the terrace as it is today with a large umbrella to the centre. You can also see the French doors which were added when the brewery purchased the Inn giving direct access onto the terrace. The photograph below shows a drawing of the elevation onto the terrace but the date is unknown. It is sometime before the 80's and likely to be the 1960's.



RAT

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#### [1.4] Current layouts

The following drawings show the layout of the whole building as it currently is over 3 floors.





### [1.5] Proposal and Justification of Impact on Asset

Access to the terrace of the Atlantic Inn is currently gained through 2 sets of French doors. These are made of uPVC and were installed in the 1980's. Above these doors there is a small protrusion of felt flat roof extending from the front façade of the main building.

The large umbrella to the centre of the terrace currently provides shelter when the weather is inclement. The roofs over the adjacent lounge bar to the hotel and coffee shop of the inn have felt flat roofs.

The bifolds will need to replace the French doors and windows to the side of the French doors. The windows to the side have a low sill with a small amount of painted rendered blockwork beneath. The construction of the proposed bifolds is aluminium with a white powder coated finish.

The glazed roof as shown on the drawings extends to approximately half of the terrace area and is also white painted aluminium. This material allows for smaller section glazing bars. A significant reason for this roof is to help to reduce the noise impact from the terrace transmitting to the letting rooms above. Complaints are a common problem from the guests in the rooms

above. In order to maintain the high standards guests expect, this structure is very important. In order to achieve a suitable fall on the roof there is a small upstand shown off the existing flat roof to gain a suitable height.

## **Site Waste Management**

The demolition work to enable the proposal to be carried out is fairly minimal. The existing plastic door frames and windows will need to be transported back to the mainland for disposal. The glass will be recycled on the island.

There is some small amount of masonry to be removed and timber from the interior low walls. The masonry will be used for hardcore on the island and the timber sent for fuel use. The roof structure requires no demolition material wastage.

Packaging materials to transport the items to site will be kept to a minimum. Plastics and protection items will be returned to the mainland for recycling and timber pallets for transportation purposes will be recycled for fuel.