

PARKVIEW II, LOWER STRAND, ST. MARY'S, ISLES OF SCILLY

HERITAGE IMPACT ASSESSMENT

AUGUST 2019

INTRODUCTION

Parkview is a Grade II listed property which, with its neighbouring property Madura, forms part of the protected streetscape facing onto the park between Lower Strand and Church Street.

Madura and Parkview have seen a number of alterations and extension over the years. Original scantle roof coverings have been removed from both properties (with the exception of the rear of Parkview) and replaced with what appear to be man made slates. Madura is rendered to the front, whilst Parkview is still granite faced.

Both properties were first listed in 1975 for their group value. The listing description from English Heritage for this pair of properties states :

Pair of houses. Early C19, with earlier origins. Coursed and roughly dressed granite, rendered to Madura; half-hipped slate roof; rendered ridge and rear stacks. Single-depth plan extended to double-depth plan in early C19. 2 storeys. Each house of symmetrical 3-window range. Madura has 6-panelled door set in doorcase with half-columns to flat hood; late c19 horned plate-glass sashes. Parkview has mid C20 door set in similar doorcase and granite lintels over C20 ground-floor windows and late C19 first-floor plate-glass sashes. Left return wall of Madura has quoins to centre marking rear wall of earlier house which was deepened and heightened in early C19. Interiors not inspected.

Park View has recently undergone renovations by the current owners to return the property to a more sympathetic outlook as part of the 2015 application P/15/092/FUL and P/15/093/LBC.

The rear yard of the property is bounded by 2no. 3 storey buildings, The Scillonian Club to the East and Harbour View to the West. There is a 2 meter high wall forming part of the west boundary. This is blockwork and render and was partly rebuilt during the recent renovation works. There is a granite built wall, including an access gate, to the beachside boundary. This is also approximately 2 meters tall. This wall will be demolished as part of the proposal and rebuilt once again in granite, with a wider access to the beach. The rear yard is currently surfaced in concrete.

None of the elements of the rear yard of the property have any architectural merit in relation to the listing of the main building. The rear of the main building has been extensively remodelled as indicated on the 2015 planning application. The new proposal will not in any way attach to the main building and being situated in the rear yard cannot be seen from Lower Strand.

The majority of properties in and around the green space between Lower Strand and Church Street are listed for their group value indicating that it is the front facades of these properties that hold the most significance in terms of heritage and conservation. Many have also had extensive alterations to the rear.

The new proposal will have no impact whatsoever on the outlook of this group value and will not be visible from any point around the green space.