

# ALTERATIONS AND EXTENSION TO BANK COTTAGE, BRYHER, ISLES OF SCILLY

Heritage Statement

February 2019



**Dualchas.**



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# INTRODUCTION

This Heritage Statement forms part of a full planning permission application for a single storey extension to an existing house, a single storey extension to an annexe and a single storey outbuilding in place of an existing outbuilding.

It is not a standalone document and should be read in conjunction with the more detailed Design Statement and plans that constitute the principle information.

The proposals are at Bank Cottage, on the Isle of Bryher in the Scilly Isles. None of the buildings on the site are listed, but it is acknowledged that the natural and built landscape of Bryher is a heritage asset. The proposals have therefore been developed with respect for the existing buildings, the built context and the natural landscape context. This approach is outlined in detail in the Design Statement, but specific statements in relation to heritage significance and impact are outlined in this document.

The proposals have been discussed formally at various stages with Council of the Isles of Scilly Planning Department, the Duchy of Cornwall Architectural Advisor and with reference to the *Isles of Scilly Design Guide*. These discussions have led directly to the scope of the design, form and size of the proposals.



- 1 View of Bank Cottage to the left, from the shore path
- 2 Location of site within the Isles of Scilly archipelago



1 Aerial view of Great Porth, Bryher with site and adjacent heritage assets highlighted

# SIGNIFICANCE

## Heritage Assets Adjacent to the Site

There are a number of significant heritage assets in the vicinity of the site. With reference to the *Cornwall and Isles of Scilly Historic Environment Record* these are located on the aerial view on the opposite page:

Extracted notes on the significance of each of these sites are noted below:

### A Scheduled Monument DCO656 / MCO0594

Gig shed on the north coast of Great Porth, Bryher

Heritage Category: Scheduled Monument  
List Entry Number: 1016173  
NGR: SV 87548 14706

Shed 'A' is one of two gig sheds recorded by Tangye (7398). In 1988 (h4) the structure was found to be rectangular in plan, 10.1m and 3.0m internally; aligned north east - south west with the south west end originally open, though newly blocked with stone and earth, facing the beach. The walls averaging 0.7m wide, were faced with granite (0.4m long by 0.3m wide and 0.2m high on average) with a core of smaller stones and probably originally rab mortar. Up to three courses survived, irregular in character. The structure had been damaged at the north east end by removal or robbing of the stones - a few only being in evidence beneath the undergrowth - as well as the upper courses of two long walls. The monument was included in the Schedule on 25/9/1997.

### B Unscheduled Structure MCO30593

Great Porth - Post Medieval boat house

Heritage Category: Unscheduled Structure  
HER No.: 7398  
NGR: SV 8756 1468

Two gig sheds ('A' and 'B') recorded in 1966 by Tangye when both were still standing, and 'B', at least, was still in use as a boat shed. Both are longhouses of drystone walling. 'A' had a roof thatched with rushes and 'B' with spanish tiles. The buildings were sketched by Tangye in 1976 when 'B' was still standing (but had a galvanised roof) and 'A' only had its lower courses remaining (h2, b1). In 1981 all that remained was the bottom courses of walls of both sheds and the interiors filled with sand and rubbish (h3). The site was visited in 1988 (h4) and sheds 'A' and 'B' recorded (7398.01, 7398.02). They were of rectangular plan, average 9.9m long and 2.8m wide internally. 'A' had deteriorated further following use for dumping and burning rubbish; 'B' had been partly rebuilt but left in poor condition. It would seem that 'B' must have been standing to roof level since falling out of use, contrary to the above. Boat house 'A' (7398.01) was included in the Schedule on 25/9/1997. Boat house 'B' (7398.02) is not a scheduled monument.

### C Unscheduled Structure MCO30595

Great Porth - Post Medieval boat house

Heritage Category: Unscheduled Structure  
HER No.: 7398.02  
NGR: SV 8758 1467

Shed 'B' is one of two gig sheds recorded by Tangye (7398). When visited in 1988 (h4) the structure was found to be rectangular in plan, 9.7m by 2.6m internally, aligned north east - south west with an open front onto the beach. The walls averaged 0.6m wide, and were of granite facing stones (average 0.4m long by 0.3m high and 0.1m) on either side of a core of rab and some smaller stones. They survived to roof level, 1.8m high, though re-pointed with cement. There was no indication of the original roof, though some pieces of red pantile had been built into the walls. The interior had filled with sand to an average of only 1.0m from the eaves level. The gable end had recently been rebuilt to a height of 2.2m; some 0.7m being new fabric. Patches of the side walls had apparently been cemented over at some time, particularly the tempest courses inside the north west wall. A capping of concrete apparently dating from 1967 when the shed was still in use had been displaced from the south east long wall. NB: This boat house is not included in the Schedule.

### D Prehistoric Findspot MCO30596

Great Porth - Pre Historic Findspot

Heritage Category: Unscheduled Structure  
HER No.: 7741  
NGR: SV 8753 1465

Four water worn flints were found on the surface of the beach (h1, b1).

## Heritage Assets on the Site

Bank Cottage sits within the settlement of South'ard, Great Par. It has an extensive garden ground with a number of smaller buildings within it. None of the buildings on the site are listed and there are no items of note within site listed on the *Cornwall and Isles of Scilly Historic Environment Record*.

However, the buildings on the site do represent a heritage asset, particularly when considered within the wider built context of South'ard, contributing to the character of the settlement. A brief assessment of each of these buildings is outlined below:

### The House:

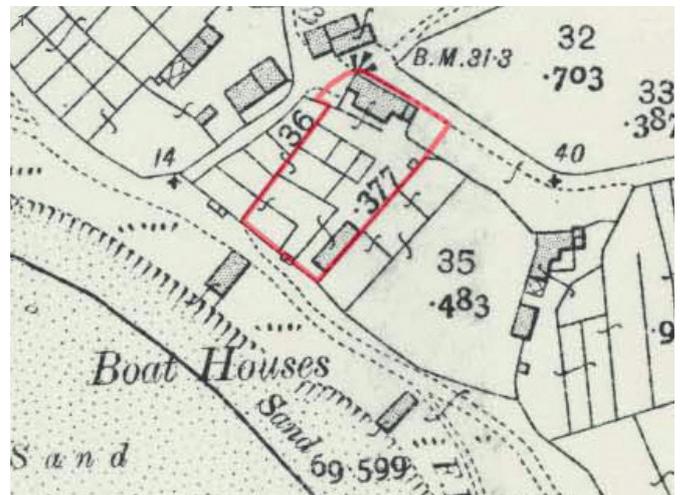
The existing house sits to the north edge of the site backing on to a lane. The 1908 OS Plan shows this structure in place, with evidence of an additional parallel structure to the south.

The rear stone granite facing the lane has evidence of a number of previous openings within it, demonstrating the adaptability of the original structure over it's life. This granite wall is key to the character of the settlement, given it's relationship with the adjacent buildings.

This is in contrast to the appearance of the house presented to the lane junction to the west. A number of recent additions have been made to the property including a rendered two-storey extension to the south (garden), a single-storey flat-roofed extension to the south and a granite porch to the west. The two south facing rendered extensions are of poor-build and aesthetic quality and hide the simple form of the original building, especially when viewed from the west and south.

The building has most recently been used as a guest house, but is now in a need of a substantial renovation in terms of both building fabric performance and internal head height. The building has been altered numerous over many decades, which has resulted in a displeasing and unclear form. The building has a clear capacity for change, but the next development should seek to clarify and simplify the forms and materials in order to respect the character of the original building and how it is viewed within the settlement.

This building is to be altered and extended.



- 1 Extract from the 1908 OS Plan. The site is highlighted in red
- 2 The rear granite wall of Bank Cottage (left) across the land from Atlanta within the settlement at South'ard
- 3 Existing house gable, extensions and porch

### The Annexe:

This small granite outbuilding sits on the eastern boundary wall and can be accessed from within the garden only. It was converted in the 1990s to form an annexe to the main house to provide additional space.

It is similar to a number of other outbuildings located in the gardens of houses in the lanes of Bryher.

The gable to the south was identified as an area where this building could be extended, respecting the scale, form and materials of the original.

This building is to be altered and extended.



### Workshop and Storage Shed:

At the foot of the garden facing on the path that runs along the edge of the beach, the workshop is a simple, utilitarian timber-framed, timber-clad structure.

The building is flimsy in structure and is deemed to have no particular heritage value. It is likely to be the latest of a number of lightweight storage structures in this location in recent decades.

This building is to be replaced.



### The Moorings:

This is a granite cottage, independently accessed from the beach path. It sits at half-a-storey above the path level, with steps rising up to a south-west facing terrace. A timber-clad extension was added in the mid 2000s. It is currently being used as holiday accommodation.

No changes are proposed to this building.



- 1 Stone Annexe to the right of the house, viewed from the garden
- 2 Timber workshop at the foot of the garden
- 3 The Moorings, accessed form the beach path

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# IMPACT

## Proposals

The intention of the proposals is accommodate the clients' brief within sensitive alterations to the existing buildings, maintaining the character of the property and settlement.

### The House:

It is proposed that the existing house is to be altered in three parts:

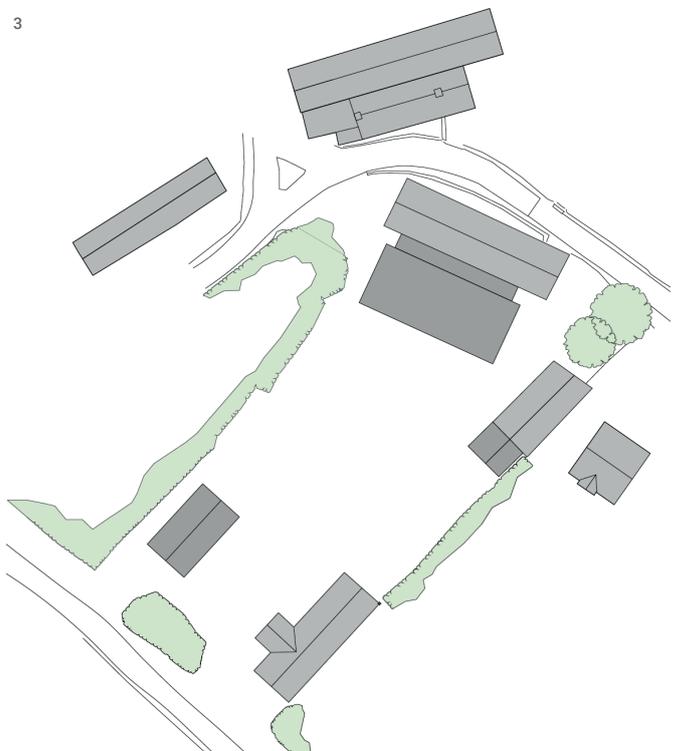
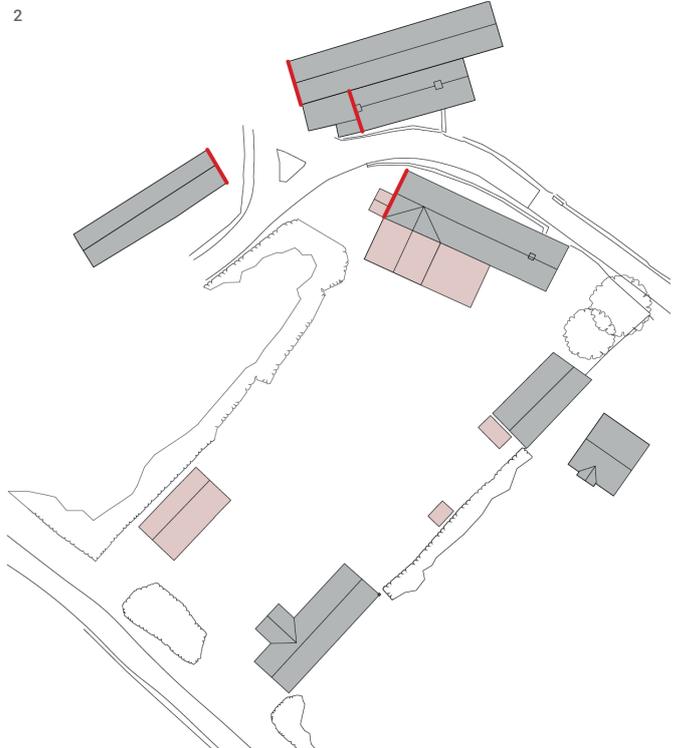
- removal of existing porch and two storey and one storey extensions to the south west facade
- retention but extension in height of existing granite walls and roof by 470mm
- addition of a single storey extension and link to south west elevation

### The Annexe:

It is proposed to reconfigure the internal layout of the Annexe and add a small extension to the South-west elevation.

### The Workshop:

It is proposed to demolish the existing workshop and replace with a building of the same footprint in similar location and materials.



- 1 View southwest from the garden, with the Moorings cottage to the left
- 2 Reinforcing the Urban Edge: Gables facing the junction of lanes and structures removed
- 3 Reinforcing the Garden Enclosure: Buildings and hedges forming a frame for the site

## Impact and Mitigation

The impact and mitigation of the proposals have been assessed and are outlined below:

### Adjacent Scheduled Monument and Structures:

The proposed works will not affect the Scheduled Monuments and Structures identified elsewhere in this document.

All construction works and site accommodation will take place on land within the site boundaries. A Pre-Construction Health + Safety Plan will provide a careful procedure for deliveries to site and for working in proximity to Scheduled Monuments and Structures.

### Materials:

Any alterations and additions are to be completed in a limited and carefully chosen material palette that respond to the particular context of Bryher's built and natural landscape.

The proposals will use: local reclaimed granite; new untreated timber-cladding; and dark-grey framed windows.

These material choices will allow the buildings to achieve a subtle and uniform appearance, utilising simple detailing and avoiding unnecessary complexity.

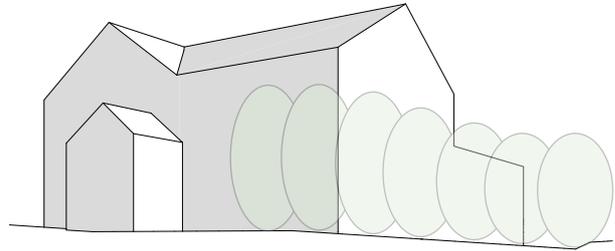
### The House:

It is considered that the existing porch and various extensions to the long, sea-facing south-west elevation, detract from the simple form of the original stone building.

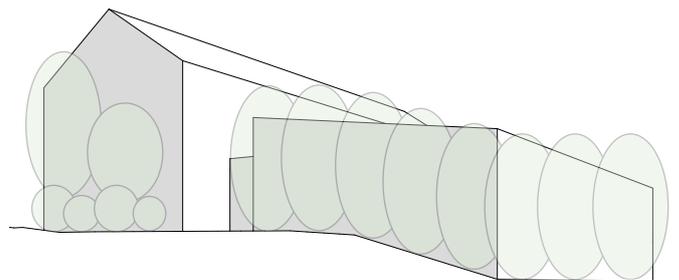
At the gable facing the main entrance from the lane, the porch and the render is to be removed. The re-made elevation will present a simple, granite elevation to the lane with carefully placed small windows

To create an improved internal experience, an increase the internal head height on the ground floor and installation of additional insulation in the floor walls and roof is required. It is therefore necessary to increase the overall structural size of the existing house vertically.

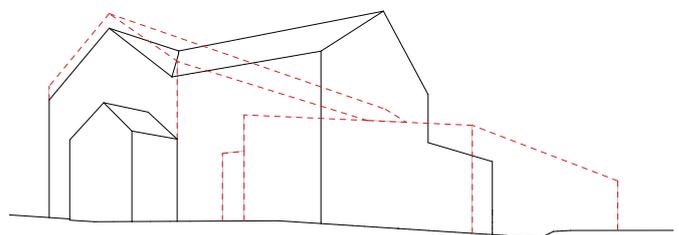
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- 1 Existing massing study from the lane adjacent to the North-west
- 2 Proposed massing study from same location
- 3 Comparison of massing study with proposed overlaid in red

### The House (continued):

To mitigate any height increase, the building is to be excavated within the external stone walls, to drop the internal floor level. The necessary height increase will be mitigated by finishing the stone wall extensions to match the existing granite. There is evidence within the rear elevation of a number of amendments to the original granite elevation (in-filled and new opening and additional extended wall areas).

To mitigate any visual change from the lane, it is proposed to use the area of garden in front of the gable, to plant a thin screen of trees and bushes.

The extension and link to the south-west elevation creates a new entrance, open-plan living space and a better connection between the house and garden.

The extension is to step-down into the garden to utilise existing hedge screening from the adjacent lane and houses. The new glazing to the living areas has been broken down into three distinct sections, which reduce the visual impact of the floor-to-ceiling panels.

Additionally, new openings have been made on the first floor to create three windows below the roof line. The avoidance of dormers mitigates the visual impact of these windows on the sky-line, allowing a continuous, pitched slate roof.

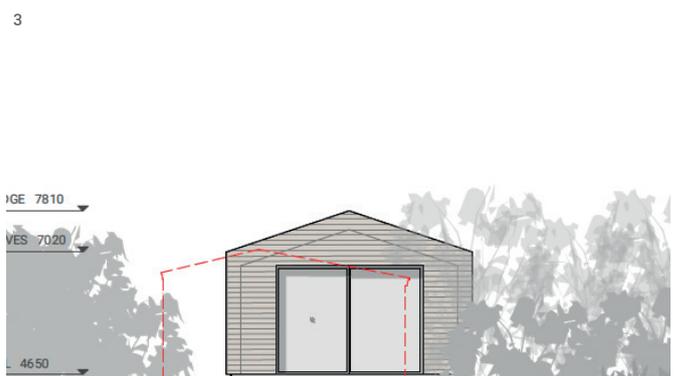
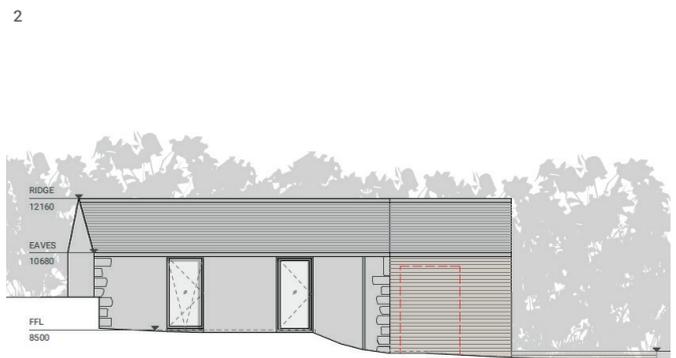
The extension is to be timber-clad in an untreated naturally weathering timber. This will also allow it to blend gently into the natural tones of the planted garden over time.

### The Annex:

The changes to the Annex will be limited externally to new windows to the garden elevation and to a new timber-clad extension to the south-west. The size of the extension has been limited to the minimum required and will match the profile of the existing gable.

### The Workshop:

The new workshop will also be timber-clad and will not exceed the footprint of the existing workshop. The modest height increase has been minimised and will be mitigated by the use of timber cladding on the roof to help it blend into the natural tones of the garden, as per the other elements of the proposal.



- 1 Proposed sea-facing elevation of House and Extension
- 2 Proposed garden-facing elevation of the Annex
- 3 Proposed sea-facing elevation of the Workshop

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- 1 Existing House from across the shore
- 2 Proposed House from across the shore
- 3 Existing House from the lane entrance
- 4 Proposed House from the lane entrance



# CONCLUSION

## Bank Cottage, Bryher

It is considered that the proposed alterations and extension to the main house, along with the extension to the Annexe and new Workshop, are sensitively designed, proportioned and respect the character and appearance of the historic setting of Bryher.

The proposed refurbishment and extension to the main house will clarify the historic core of the building and improve the general appearance of each elevation. The new extension is sympathetic to the original building, creating a clear reading of old and new elements and accommodating new elements within a carefully located and proportioned extension within the garden.

The clients brief has been met by providing any additional functions within the extended existing Annexe, and in a replacement Workshop of similar, size, location and materials to the existing.

It is considered that the proposed development contributes positively to the character, appearance and setting of the settlement. The proposals have been discussed in detail with the Planning Department at various stages of design. Therefore, it is our belief that these considerations should allow the application to be approved.

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- 1 Entrance elevation to lane: with altered stone gable, neutral link and garden extension
- 2 Existing house from the garden
- 3 New low-lying extension in front of restored and altered original stone house
- 4 Long section, with new additions stepping down, staying below eaves and hedge line

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