



# DUCHY *of* CORNWALL

## Design and Access Statement



Veronica Lodge  
Garrison  
St Mary's  
Isles of Scilly  
TR21 0LS

June 2021

# Design and Access Statement – Veronica Lodge



<b>Quality Audit</b>			
<b>Ref.</b>	<b>Name</b>	<b>Signed</b>	<b>Date</b>
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## **1.0 Terms of Reference**

### **1.1 Applicant details:**

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### **1.3 Site address:**

Veronica Lodge  
Garrison  
St Mary's  
Isles of Scilly  
TR21 0LS



## 2.0 Introduction

2.1 This design and access statement has been produced by the Duchy of Cornwall in support of the accompanying planning application for the refurbishment of Veronica Lodge.

2.2 This statement should be read in conjunction with the following;

- The completed planning application form and ownership certificates.
- Site Location & Block Plans
- Existing Floor Plans
- Existing Elevations
- Proposed Floor Plans
- Proposed Elevations
- Window & Door Schedule
- Heritage Statement & Impact Assessment
- Ecological survey



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### 3.0 Site and Context Analysis

#### 3.1 Analysis of the Site

Veronica Lodge is located on the Garrison, adjacent to Hugh House, to the west of Hugh Town. The principle front elevation of Veronica Lodge faces East.

The application site measures approximately 0.27 acres and comprises of a 4 bedroom Grade II listed dwelling. To the South of the application site is Hugh House, owned by the Duchy of Cornwall and incorporates its offices.

Veronica Lodge was built in the late 18<sup>th</sup> century for the Garrison Commander and has evolved to present day with 19<sup>th</sup> and 20<sup>th</sup> century alterations.

There is a garage at street level and then a pedestrian footpath leads up to the property.

#### 3.2 Analysis of the Surrounding Context

The Garrison walls and defence structures are Scheduled Monuments.

Veronica Lodge and Hugh House are both Grade II Listed buildings.

The Star Castle is Grade I Listed and lies approximately 160 metres North West of Veronica Lodge.

#### 3.3 Planning History

The Duchy of Cornwall have sought pre-application advice from Lisa Walton relating to the Veronica Lodge internal reconfiguration and refurbishment proposal.

Ref PA/21/049, meeting on 17<sup>th</sup> May 2021 summarised in letter to Nathan Dean dated 18<sup>th</sup> May 2021.

### 4.0 The Development Proposal

The property is currently unoccupied and is in need of significant refurbishment both internally and externally along with thermal efficiency upgrade.

Prior to becoming vacant in 2020, the property had been used as a private residence offering B and B accommodation and has seen 20<sup>th</sup> century internal modifications such as creation of small ensuite to Bedroom 2 to facilitate this use.

The existing porch structures to the front and rear elevations are both in a very poor state of repair. Both structures are later additions to the original dwelling as outlined in the Heritage Impact Assessment. It is proposed that the front elevation porch is rebuilt, retaining its granite



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plinth and form albeit with some minor design changes and relocation of door. The late C20 rear elevation porch structure will be demolished.

The proposal seeks to make some amendment to the internal layout of the dwelling. The existing plan form comprises of 3 No. small reception rooms to the ground floor plus Kitchen and WC with 4 No. bedrooms, 1 No. family bathroom and small late 20<sup>th</sup> century en-suite addition to Bedroom 2.

The proposed plan looks to recreate the original passage form by removing the ground floor WC and reinstating the door opening to the rear elevation.

To make the property more suitable for modern day living, it is proposed to reconfigure the internal layout to provide a Kitchen/ Breakfast Room, Dining Room & Living Room to the ground floor with 3 No. bedrooms, family bathroom and en-suite shower room to the master bedroom on the first floor.

Existing GIA = 142m<sup>2</sup>  
Proposed GIA = 138m<sup>2</sup>

The existing GIA calculation includes both front and rear entrance porches and the 2 No. large chimney breasts accounting for 14.5m<sup>2</sup> of the GIA.

The proposed GIA calculation includes the front entrance porch and large chimney breasts retained.

### **5.0 Design Rationale**

#### **Roof**

The existing slate roof is in very poor condition and in need of reroofing. The existing slates have been turnerised which renders them unsuitable for reuse. The proposal looks to re-slate the dwelling using new sized Trevillet slate, dry laid incorporating PV slates to the rear elevation.

#### **Windows and doors**

The property has a mixture of timber single glazed sliding sash and stormproof casement windows in varying condition and age. Many of the original/ older sash windows are in salvageable condition and it is proposed that these are preserved with localised timber repairs.

To the rear elevation, there are a number of newer replacement casement windows and 1 No. 8x8 pane sash to the snug that are in poor condition. It is proposed that these units will be replaced with new double glazed timber sash/ casement windows. Where replacement units are necessary, the Duchy are keen to replace with double glazed units to reduce condensation and improve thermal efficiency.

#### **External walls**

Existing non breathable internal wall applications will be removed and all external walls will be re-plastered using an insulating lime render, facilitating moisture transfer and improving



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breathability and thermal performance of the dwelling. These measures to improve breathability should help to overcome dampness within the property.

### **Existing historic features**

Whilst there are few historic features remaining within the property, the proposal looks to retain and enhance the existing features. These include original 4 & 6 panel internal doors, all existing built in cupboards to alcoves and existing wooden shutters and panelling to Living & Dining Room windows.

### **Internal reconfiguration**

An ‘honest intervention’ design approach has been adopted for internal reconfiguration works as summarised below:

1. Removal of ground floor WC to form Kitchen/ Breakfast Room.
  - The window opening [W010] will be widened back into a doorway, returning to its original form.
  - Later wall/ door additions will be removed [D008 door/ frame/ wall to WC]
  - A nib of wall to the left of D009 opening will be retained demonstrating the original front to rear hall plan form and legibility of this opening.
  - D006 is an original door opening with existing frame but no longer a door. Proposal seeks to reuse salvaged door from D009 to this opening.
2. Removal of wall between Living Room & Snug.
  - The usable floor area of both the existing living room and snug measures 2.8m x 3.9m. [approx. 11m<sup>2</sup>].
  - The proposal looks to remove the chimney breast on the ground floor only, retaining the original plan form on the first floor and chimney stack through the roof. There are no notable fireplaces remaining in the property so none will be displaced by the proposal. The snug has no fireplace and to the living room there is a late 20<sup>th</sup> century modular fireplace.
  - It is proposed that the existing floorboards will be retained in both the rooms with infill floorboards laid perpendicular to provide clear indication of where the chimney breast was.
  - A nib of wall will be retained along with downstand to the ceiling again clearly identifying the original plan form of two separate reception rooms.
3. First floor reconfiguration of Bedroom 4 and Bathroom
  - The proposal looks to retain the existing form to the landing converting D012 from a bedroom door into an airing cupboard.
  - There are no proposed amendments to existing window openings. One new conservation velux roof light will provide natural light to the dressing area.
  - It is proposed to utilise the alcove to the side of chimney breast in Bedroom 1 to obtain access into Ensuite Shower Room [formerly Bedroom 4]. This proposal means that existing features like the built in cupboard to Bedroom 1 can be retained.



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### 6.0 Heritage Impact Assessment Conclusion

Conclusion from HIA outlined below. Please refer to full report for further information:

- The works will bring the building back into use and will enhance its longevity.
- With regards the exterior, although there will be a slight, visible change to the roof, it is not considered that the works will impact on the experience of the setting visually or in other, intangible, respects. It will not impact on the character of the setting or other assets within it, including views, interpretation, prominence, legibility and associations.
- It is considered that due to distance, topography and landscape context, the modest exterior changes will not impact on the experience or legibility of other heritage assets within the setting.
- In respect of the CA [*Conservation Area*] it is considered that the impact will not appreciably impact on the overall character of the CA.
- It is considered there will be no change or adverse impact to the AONB
- With regards the interior, a majority of the proposals are considered to have a potentially beneficial impact on the building. These are detailed in the HIA
- Perhaps the most contentious proposal is removal of the wall between the snug and living room to create larger living area. This aspect of the proposal potentially has adverse impact as well as providing potential benefits for future-proofing the property by providing more flexible, useable space.
- Archaeological potential is considered low and no sub-surface works are planned.

### 7.0 Access and Highways

No alterations are proposed to the existing vehicular route/ parking arrangement. Electric vehicle charging facility will be provided within the existing garage.

### 8.0 Sustainability and waste management

Veronica Lodge is currently served via an oil fired boiler Aga/ boiler. The Duchy would like to remove the oil fired system, reverting to electric heating from a renewable energy supplier.

The proposal looks to sensitively improve the thermal efficiency of the dwelling. External walls will be insulated internally using an insulated lime render [Cornerstone Insulating Render].

As part of the re-roofing scope of works, it is proposed that loft ventilation will be improved and insulation will be upgraded to 300mm to improve thermal efficiency. In addition, it is proposed that PV slates will be incorporated into the rear elevation roof slope.

Where replacement windows/ glazed doors are proposed [Entrance Porch, W009, W010, W015, W016, D001, D002] it is intended that these existing timber single glazed units will be replaced with timber double glazed units in accordance with enclosed construction details, reducing condensation and improving efficiency.





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The Duchy will work closely with the chosen contractor to develop a full waste management plan that will look to minimise waste and recycle wherever possible.

### **9.0 Summary**

In summary, the proposal looks to comprehensively refurbish Veronica Lodge sympathetically to its heritage and Grade II listed status. Minor internal reconfiguration works [taking down wall between Living Room & Snug/ Kitchen & WC] will make the property more suitable for modern day family living.

The proposal also seeks to reverse 20<sup>th</sup> century changes to the property such as removal of en-suite to bedroom 2 and removal of 3in1 non breathable wall treatments providing positive impact to this heritage asset.

Where replacement materials are required, these have been carefully picked to enhance the property with consideration to suitability, sustainability and opportunity to improve thermal efficiency.