

Telephone: 01872 870888

Facsimile: 01872 870500

Email: Enquiries@n-h-b.co.uk

VAT No: 699 1686 61

St Marys House
Point Mills
Bissoe
Truro
TR4 8QZ

HERITAGE ASSESSMENT, DESIGN AND ACCESS STATEMENT



***FREESIA, THE PARADE, ST MARYS, ISLE OF SCILLY, TR21 0LP
FOR MR & MRS GREENE***

Change of use of the guest house to self-contained holiday let with owners accommodation with associated works

GROUND FLOOR ALTERATIONS - REMOVAL OF NON-ORIGINAL STUDWORK BETWEEN EXISTING LAVATORY AND EN-SUITE. UPGRADING EXISTING BALCONY CEILING TO PROVIDE FIRE RESISTANCE AND SOUND INSULATION. REMOVAL OF NON-ORIGINAL STAIRCASE AND INSTALLATION OF REPLACEMENT TO FIRST AND SECOND FLOOR.

FIRST FLOOR ALTERATIONS - REMOVAL OF CUPBOARD BETWEEN EN-SUITE AND BEDROOM, EN-SUITE TO BECOME FAMILY BATHROOM. REMOVAL OF NON-ORIGINAL STUD WALL BETWEEN BEDROOMS AND REMOVAL OF MASONRY BETWEEN EXISTING EN-SUITE AND BEDROOM TO FORM OPEN PLAN LOUNGE, KITCHEN AND DINING ROOM.

SECOND FLOOR ALTERATIONS – REMOVAL OF MASONRY BETWEEN BEDROOM AND BATHROOM AND BEDROOM TO PROVIDE INCREASED BEDROOM AREA.

EXTERNAL – REMOVAL OF GROUND FLOOR BEDROOM WINDOW AND INSTALLATION OF DOOR TO NEW OFFICE/LAUNDRY/STORE FOR OWNERS ACCOMMODATION AND TO PROVIDE ACCESS. CONSTRUCTION OF NEW STAIRCASE FROM GROUND LEVEL TO EXISTING BALCONY GIVING ACCESS TO OWNERS ACCOMMODATION

SITE

The application site comprises of an existing guest house with first floor balcony and rear yard.

USE

The existing use is a guesthouse and proposed use will be a guesthouse at ground floor with owners accommodation on first and second floor.

AMOUNT OF DEVELOPMENT

The amount of development consists of ground floor alterations - removal of non-original staircase. Removal of non-original studwork between existing lavatory and en-suite. Upgrading existing balcony ceiling to provide fire resistance and sound insulation. Removal of non-original staircase and installation of replacement to first and second floor.

First floor alterations - removal of cupboard between en-suite and bedroom, en-suite to become family bathroom. Removal of non-original stud wall between bedrooms and removal of masonry between existing en-suite and bedroom to form open plan lounge, kitchen and dining room.

Second floor alterations – removal of masonry between bedroom and bathroom to provide increased bedroom area.

External – removal of ground floor bedroom window and installation of door to new kitchen and to provide access. Construction of new staircase from ground level to existing balcony giving access to owners accommodation

LAYOUT

The layout is clearly illustrated on the accompanying plans.

SCALE

There will be no increase in footprint or height of the existing property.

LANDSCAPING

No changes are proposed to the landscaping.

APPEARANCE

The existing south elevation will remain unchanged. The north elevation will not be visible to the public due to its restrictive alleyway access.

ACCESS

No changes are proposed to the vehicular access. The pedestrian access into and within the property will be in accordance with the relevant approved documents of the Building Regulations.

DRAINAGE

The roof surface water will discharge as existing. No changes are proposed to the existing foul drainage.

HERITAGE STATEMENT

The proposed works will not change or affect the existing original fabric of appearance of the front principle elevation. The changes to the rear to the non-original materials.

LISTING

STANMORE HOUSE, THE PARADE
Isles of Scilly (Unitary Authority)
St. Mary's
SV 90308 10540

ST. MARY'S

SV9010 THE PARADE, Hugh Town 1358-0/8/102 (North side) 12/02/75 Stanmore House

GV II

House. Early C19. Coursed granite blocks; late C20 interlocking tiles to half-hipped roof; rendered end stack. Double-depth plan with central entrance hall. 2 storeys; 3-window first-floor range. Semi-circular arch with voussiors over mid C20 door with plain fanlight. Granite lintels over 8/8-pane sashes. Curved corner to left (west). Mid C20 rear addition. Interior not inspected.

Listing NGR: SV9030010541

POLICY WC5- Visitor Economy and Tourism Developments

The change of use from three floors acting as a B and B to one floor becoming a self-contained holiday let does with owners accommodation above, does not jeopardise any points or contradict with any points listed on page 146-147.

- 1) It is contributing to a diverse tourism economy by allowing tourists to visit all year round without them needing to depend on B and B's opening/closing periods. B, c, d, and e are complied with fully.
- 2) As stated above, the tourism can be extended, B and B's close for some parts of the year but a self-contained holiday let enables the tourism to continue.
- 3) A self-catering holiday let is being provided and staff accommodation is being retained.
- 4) It is for permanent occupation of staff/owners to the dwelling.
- 5) As certificate of lawfulness has been obtained.
- 6) There will be a clear reduction in water, waste and energy consumption when there is less footfall.

POLICY LC4- Staff accommodation

There is no increase in in the footprint of the accommodation and it is a of a modest size, it will enable the owners who also intend to run the holiday let i.e carry out the change overs to continue to do so without the need to relocate. There is no change to working hours or the amenity space. The B and B is already an established business and will continue to be an established business for many years to come. Please also consider that many people are not comfortable using B and B's and prefer a much more personal and private experience, the corona virus has knocked peoples confidence in shared spaces and more and more people and now choosing options to pay for a entire space to themselves without needing to interact in public spaces. This proposal offers visitors to stay where

they are not governed by a B and B's closing/opening period, and still provides accommodation for the owners who run the business.

CONCLUSION

Other than the removal of masonry at first and second floor level there are no alterations to the original existing fabric of the listed building. The proposed alterations will have no adverse impact on neighbours or their amenity and will improve the accommodation within the building.

We therefore consider your Council should reasonably grant conditional planning consent and listed building consent.