IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No:	**P/21/108/HH**	**Date Application Registered:**	**22nd December 2021**

Applicant:	**Mr Robert Dorrien-Smith** **Tresco Estate Office** **Tresco** **Isles Of Scilly** **TR240QQ**	**Agent:**	**Mr Nicholas Lowe** **Home Barn** **Gattrell** **Steway Lane** **Northend** **Bath** **BA1 8EH**

Site address: Valhalla Abbey Road Tresco Isles Of Scilly TR24 0QQ
Proposal: Demolition of lean-to extension, construction of new single storey extension, installation of new dormer windows, construction of new swimming pool and other internal and external alterations. (Affecting setting of a listed building).

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

C1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- **Plan 1 Location Plan, date stamped 21st December 2021**
- **Plan 2 Proposed Site Plan, date stamped 21st December 2021**
- **Plan 3 Proposed Elevations date stamped 21st December 2021**
- **Plan 4 Proposed Floor Plans, date stamped 21st December 2021**
- **Design and Access Statement (Sustainable Design Measures), date stamped 21st December 2021**
- **Bat Survey Report by Plan for Ecology, Project Ref: P4E2099, V1**

These are stamped as APPROVED
Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015 - 2030).

C3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of external illumination shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.
Reason: To protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Tresco Playing Fields Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan 2015-2030

C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no further extensions (Class A) or alterations to the roof (Class B and Class C) to the dwelling shall be erected without the prior permission, in writing, of the Local Planning Authority.
Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and to protect the setting of designated heritage assets in the vicinity of the site as well as the wider character of the conservation area.

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

C5 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.
Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to ensure appropriate reduction and management of waste, to be submitted and agreed by the Local Planning Authority. In accordance with Policy SS2(2) of the isles of Scilly Local Plan (2015-2030)

PRE-COMMENCEMENT CONDITION: Details of External Finishes

C6 Prior to the commencement of the development, hereby permitted, precise details of the finish and appearance of any external surface material, to include samples where possible, used in the construction of the development shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details only which shall be maintained as approved thereafter.
Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required in order to ensure the appearance of the extension does not harm the setting of Tresco Abbey Garden or the wider character of the conservation area. In accordance with Policy OE7 of the Isles of Scilly Local Plan 2015-2030.

C7 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.
Reason: In the interests of protecting the residential amenities of neighbouring properties.

C8 The scheme for the protection of the existing bat roosts within the existing roofspace and the provision of additional bats' roost habitat within the roofspace of the approved extension, including the related provision of access to that roof space as set out in the Plan for Ecology Report (REF: P4E2099) and related specifications, shall be fully implemented prior to the occupation of the application building, unless an alternative timetable is agreed in writing by the Local Planning Authority. Once

fully implemented the bats' roost area and agreed openings shall be permanently maintained.
Reason: To retain control over the development, to safeguard bats and these roosts which are specifically protected by law.

PRE-COMMENCEMENT CONDITION European Protected Species License

C9 Prior to the commencement of the development, hereby approved, either a copy of the licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the development to go ahead; or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/ development will require a licence must be submitted to and agreed in writing by the Local Planning Authority. The development must accord with these details thereafter.
Reason: This is a pre-commencement condition imposed in order to secure the 'strict protection' of European protected species.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2021.
2. Fire Safety: Access and Facilities for the Fire Service as detailed in B5 ADB Volume 2 will be required. Access for a pumping appliance should be provided to within 45m of all points inside the building. It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.
3. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £34 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
4. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is current £34 for each request to discharge condition(s) where the planning permission relates to a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
5. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project: buildingcontrol@cornwall.gov.uk
6. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

Signed: 

Chief Planning Officer
Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 17th February 2022

COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
0300 1234 105
planning@scilly.gov.uk

Dear Mr Robert Dorrien-Smith

Please sign and complete this certificate.

This is to certify that decision notice: P/21/108/HH and the accompanying conditions have been read and understood by the applicant: Mr Robert Dorrien-Smith.

1. **I/we intend to commence the development as approved:** Demolition of lean-to extension, construction of new single storey extension, installation of new dormer windows, construction of new swimming pool and other internal and external alterations (Affecting setting of a listed building) at: Valhalla Abbey Road Tresco Isles Of Scilly TR24 0QQ **on**:..... .

2. I am/we are aware of any conditions that need to be discharged before works commence.

3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: **Contact Telephone Number:**
And/or Email:

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITION(S)

C5 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all

waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

C6 Prior to the commencement of the development, hereby permitted, precise details of the finish and appearance of any external surface material, to include samples where possible, used in the construction of the development shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details only which shall be maintained as approved thereafter.

C9 Prior to the commencement of the development, hereby approved, either a copy of the licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the development to go ahead; or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/ development will require a licence must be submitted to and agreed in writing by the Local Planning Authority. The development must accord with these details thereafter.

COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, St Mary's, Isles of Scilly, TR21 0LW
01720 424455
planning@scilly.gov.uk

THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCMENT CONDITIONS

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans
You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

Discharging Conditions
Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Other Types - 6 months

You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people

in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link Cornwall Council. This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792, via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

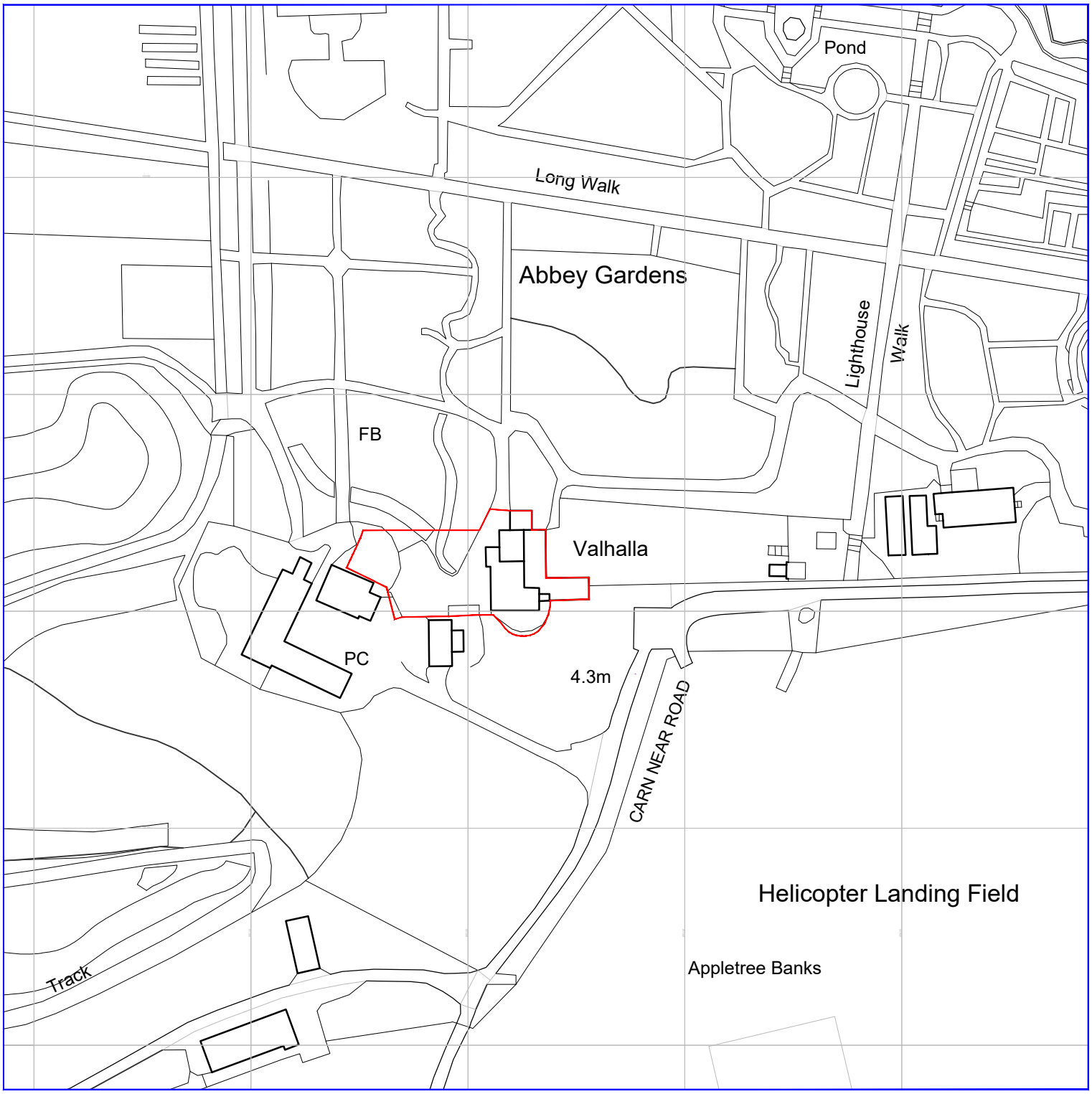
Registering/Altering Addresses
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities
If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

Plan 1

RECEIVED
By Olivia.Rickman at 9:20 am, Dec 21, 2021



APPROVED
By Lisa Walton at 4:57 pm, Feb 17, 2022

Rev.	DR.	CH.	Date	Notes
-	JW	NL	02.12.21	First Issue

PROJECT: VALHALLA

DRAWING: SITE LOCATION PLAN

DRAWING No.: 4132 - 001

SCALE: 1:1250 @ A4 DATE: Dec 2021

0m 10m 50m 100m

1:1250 @ A4

N

llewellyn harker lowe

home barn, gatzrell, stoway lane, northend, bath, BA1 8EH Tel 01749 860022
email: architects@llewellynharker.com

Plan 2

APPROVED
By Lisa Walton at 4:58 pm, Feb 17, 2022

RECEIVED
By Olivia.Rickman at 9:19 am, Dec 21, 2021

0m 10m 20m

EXERCISE POOL
8m x 4m

CONSERVATORY
LIVING
DINING
KITCHEN
HALL
STORE
EXISTING GARAGE
(no Change)
MUSEUM
(no Change)
SHOWER ROOM
PLANT
ACCESS. BEDROOM
STUDY / FUTURE ENSUITE
MUSEUM

5.0
5.5
4.5

Rev.	DR.	CH.	Date	Notes
E	JW	NL	15.12.21	Planning Proposal
D	JW	NL	02.12.21	Planning Proposal
C	JW	NL	26.10.21	Draft Planning Updates
B	NL		13.10.21	Draft Planning Updated
A	NL	-	13.10.21	Draft Planning Updated
-	NL	-	06.10.21	Draft Planning

PROJECT: VALHALLA

DRAWING: PROPOSED SITE PLAN

DRAWING No.: 4137 - 021 E.

DRAWING SIZE: 1:100 @ A1
1:200 @ A3

DATE: Jul 2020

N

llewellyn harker lowe

home barn, gastrell, stoweay lane, northend, bath, BA1 8EH Tel 01749 860022
email: architects@llewellynharker.com

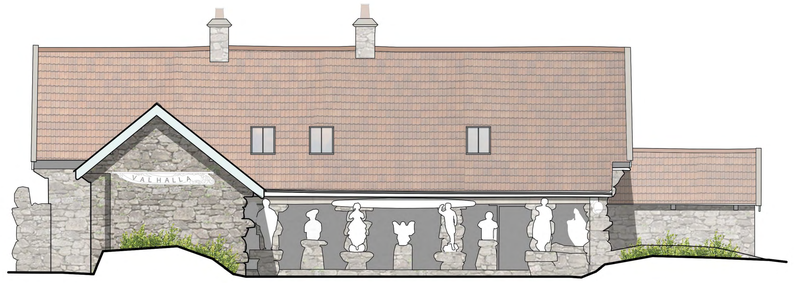
Plan 3

0m 10m 20m

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

Rev.	DR.	CH.	Date	Notes
A	JW	NL	15.12.21	First Issue
-	JW	NL	01.12.21	First Issue

PROJECT: VALHALLA

DRAWING: PROPOSED ELEVATIONS

DRAWING No.: 4137 - 022 A.

DRAWING SIZE: 1:100 @ A1, 1:200 @ A3

DATE: Dec 2021

llewellyn harker lowe

home barn, gatrell, stawey lane, northend, bath, BA1 8EH Tel 01749 860022
email: architects@llewellynharker.com

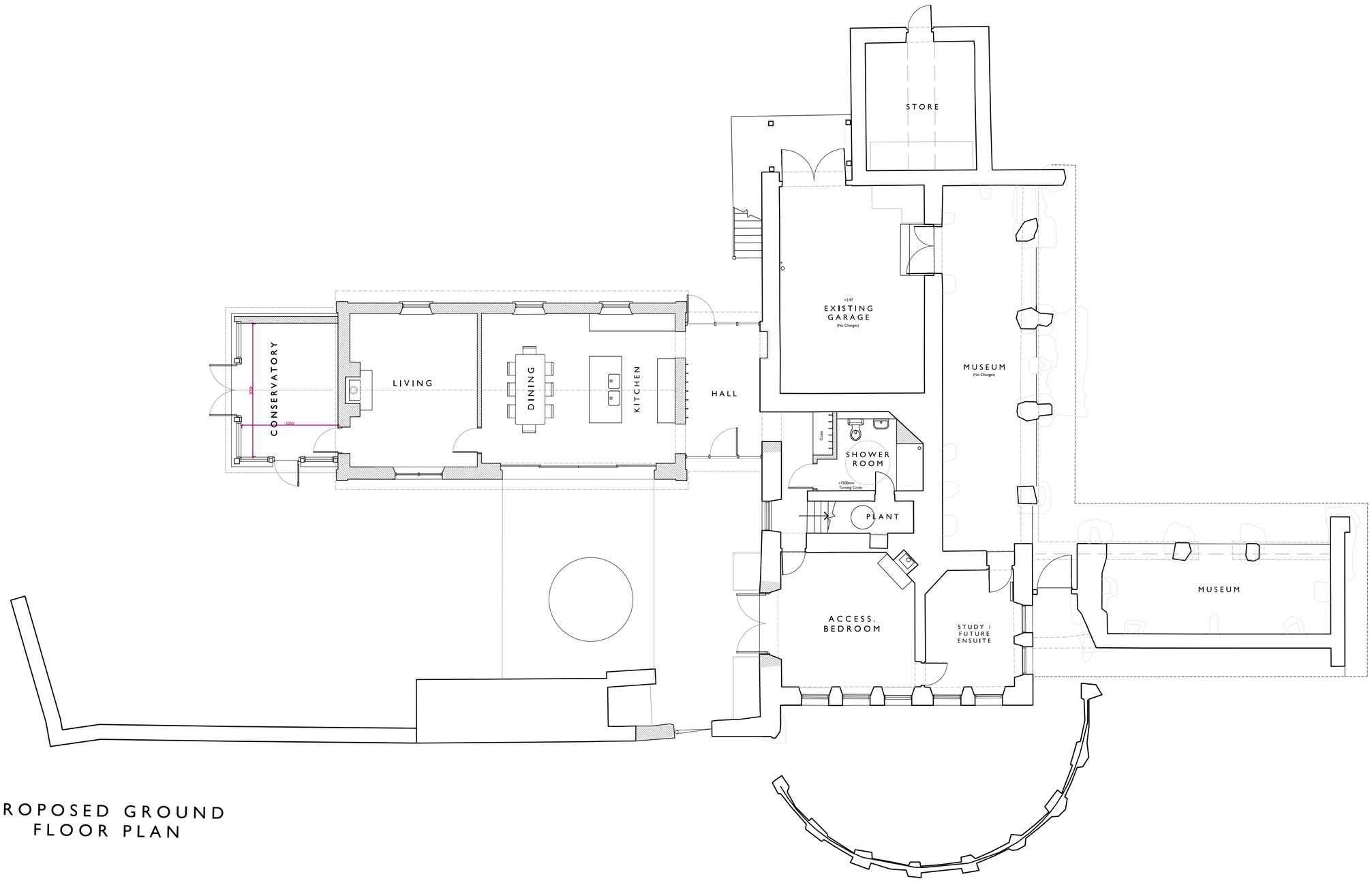
Plan 4

RECEIVED
By Olivia.Rickman at 9:27 am, Dec 21, 2021

0m 10m 20m

APPROVED
By Lisa Walton at 4:59 pm, Feb 17, 2022

PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

Rev.	DR.	CH.	Date	Notes
G	JW	NL	15.12.21	Planning Issue
F	NL	-	08.12.21	Plan Modifications
E	JW	NL	02.12.21	Planning Proposal
D	JW	NL	26.10.21	Draft Planning Updates
C	NL	-	30.09.21	Draft Planning Updates
B	NL	-	30.09.21	Draft Planning Updates
A	NL	-	30.09.21	Draft Planning
-	NL	-	28.09.21	Draft Planning

PROJECT: VALHALLA

DRAWING: PROPOSED PLANS

DRAWING No.: 4137 - 020 G.

DRAWING SIZE: 1:100 @ A1, 1:200 @ A3

DATE: Jul 2020

N

llewellyn harker lowe

home barn, gattrell, steway lane, northend, bath, BA1 8EH
email: architects@llewellynharker.com
Tel 01749 860022

Bat Survey Report

Site: Valhalla, Tresco, Isles of Scilly, TR24 0QQ

Grid Reference: SV 89306 14159

30th November 2020

Plan for Ecology Ltd
Tremough Innovation Centre
Tremough Campus, Penryn, Cornwall, TR10 9TA
Tel: 01326 218839
www.planforecology.co.uk

Document Control:

Site Name:	Valhalla, Tresco, Isles of Scilly, TR24 0QQ
OS Grid Reference:	SV 89306 14159
Report Author:	Chloe Balmer MSci (Hons) Qualifying CIEEM
Document Approved by:	Dr Kim Jelbert BSc (Hons) MSc PhD MCIEEM Katherine Biggs BSc (Hons) MSc ACIEEM
Client:	Tresco Estate
Report Reference Number:	P4E2099
Version:	01
Date:	30th November 2020

Declaration:

"The information, evidence and advice, which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology & Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bon

Chloe Balmer	[redacted]	
Katherine Biggs		
Kim Jelbert		

Report Lifespan:

Ecological features can change over time, particularly if site management/ use changes. Typically, bat surveys are valid for 12 – 24 months (until September 2021/ 2022).

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk; Company Number: 12071013

1.0 Contents

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk; Company Number: 12071013

2.0 Summary

Bat evidence?	Valhalla was visually inspected for evidence of roosting bats on 4th August 2020. Within the roof voids evidence of bats was noted in the form of a light scattering of mixed-age bat droppings on the floors of all three roof voids, plus two accumulations of bat droppings within the roof void over the flat (all characteristic of a long-eared bat spp.). In addition, old bat droppings were found within the detached outbuilding and there are a number of external features on the buildings with potential to be used by roosting bats, and which could enable potential access for bats into the building interiors. No evidence of the use of the attached outbuilding or Valhalla Museum by roosting bats was found. Valhalla and associated outbuildings were, therefore, assessed as being of 'moderate suitability' for roosting bats. Two bat emergence surveys of Valhalla, DNA analysis of bat droppings and a static monitoring survey of one of the voids were undertaken, in accordance with the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (2016). The further surveys confirmed that Valhalla supports a day roost for at least one individual brown long-eared bat and a day roost for at least three individual common pipistrelles.
Proposed works?	Construction of rear extension and internal renovation works.
Bat specific mitigation recommendations?	It is possible to retain/modify the confirmed bat roosts within the fabric of the building and/or mitigate for their loss by enhancing the new extension for use by bats. Works will be carried out under an appropriate licence from Natural England. This report should be updated with the agreed mitigation plan. Works with potential to impact bats will be carried out under an ecological watching brief and scheduled for a time of year when bats are least likely to be negatively impacted. Two bat boxes (temporary 2F Schwegler bat boxes) will be installed within nearby trees to accommodate any common pipistrelle bats and brown long-eared bats uncovered during works. As far as we are aware, the roost features shown to be used by the common pipistrelle bats on the southern gable end and by the brown long-eared bat on the northern gable end will be retained. These must be protected during the construction and operational phases to ensure bats can continue to roost within the building post-development. If, however, it is not possible to retain these roost features and they are to be lost, loss will need to be compensated by providing alternative provision, comprising two bat slates over Bitumen 1F felt onto the roof, with access into the roof void below for brown long-eared bats. The northern roof void over the apartment will be modified when the new extension is tied into the existing roof. Existing access at the northern gable end should be either retained or recreated through installation of a bat slate or raised ridge tiles onto the roof with access created into the roof void below. The roof must be lined with type 1F bitumen felt. Further roosting opportunities for common pipistrelle bats and brown long-eared bats should be incorporated into the new extension; by

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk; Company Number: 12071013

	spacing off fascia boards by 15-25mm to create a gap behind; or installing a single Schwegler 1FE bat access panel with back plate at least 4 m above the ground on a southern elevation of the building. The bat access panel should be set in mortar to create an integral bat roost feature. No exterior lighting will be installed close to the temporary and permanent bat roost features. Mitigation is not required for the outbuildings. Precautionary recommendations are provided.

3.0 Introduction

3.1 Background

Diana Mompoloki, on behalf of the Tresco Estate, commissioned Plan for Ecology Ltd to undertake a Preliminary Bat and Bird Assessment (sometimes referred to as a Bat and Barn Owl Assessment) of Valhalla, Tresco, Isles of Scilly (OS Grid Ref: SV 89306 14159) in July 2020. The client proposes to undertake internal renovation works and construct an extension at the rear of the property. Evidence of bats roosting was seen in Valhalla in the form of a light scattering of mixed-age bat droppings on the floors of all three roof voids, plus two accumulations of bat droppings within the roof void over the apartment (all characteristic of a long-eared bat spp.). In addition, old bat droppings were found within the detached outbuilding (characteristic of a pipistrelle bat spp. and/ or a long-eared bat spp.) and there are a number of external features on the buildings with potential to be used by roosting bats, and which could enable potential access for bats into the building interiors. No evidence of the use of the attached outbuilding or Valhalla Museum by roosting bats was found (Plan for Ecology Ltd, 2020). Valhalla and the detached outbuilding were, therefore, assessed as being of 'moderate suitability' for roosting bats.

In accordance with the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (Collins, 2016), the recommended further survey work comprised a minimum of two bat emergence or re-entry surveys of the dwelling and detached outbuilding during the bat active season (May to September inclusive), DNA analysis of collected bat droppings and a static detector survey. It was also recommended that the first emergence survey should cover the attached outbuilding, with the second emergence survey of the Valhalla dwelling to cover this building if a bat(s) was seen to emerge during the first survey. The client commissioned Plan for Ecology Ltd to undertake the further survey work in July 2020.

This report describes and evaluates the use of the building by bats, and details mitigation recommendations to minimize impacts upon bats in accordance the 'Bat Surveys for Professional Ecologists - Good Practice Guidelines' produced by the Bat Conservation Trust (Collins, 2016).

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk; Company Number: 12071013

3.2 Project Administration

Property Address:	Valhalla, Tresco, Isles of Scilly, TR24 0QQ
OS Grid Reference:	SV 89306 14159
Client:	Tresco Estate
Planning Authority:	Council of the Isles of Scilly
Planning Reference Number:	-
Report Reference Number:	P4E2099
Proposed work:	Construction of rear extension and internal renovation works
Visual Assessment Date:	4th August 2020
Emergence Survey Dates:	27th August and 23rd September 2020
Static Detector Survey Dates:	Nights of 5th to 20th August 2020
Ecologist & Licence Number:	Katherine Biggs BSc (Hons) MSc ACIEEM; Bat licence No. 2016-22188-CLS-CLS; Barn owl licence no. CL29/00552 Chloe Balmer MSci (Hons) Qualifying CIEEM member: Bat licence No. 2020-47040-CLS-CLS Dr Lucy Wright BSc (Hons) MSc PhD MCIEEM

3.3 Legislation & Planning Policy

Planning: The local planning authority has a statutory obligation to consider impacts upon protected species resulting from development. Planning permission will not be granted with outstanding ecological surveys, and if applicable an appropriate mitigation plan.

Bats: In the UK all bat species are listed on Annex IV(a) of the European Communities Habitats Directive and as such are European Protected Species (EPS). In Britain protection of bats is achieved through their inclusion on Schedule 2 of the Conservation and Habitats Regulations 2010, Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 12 of the Countryside and Rights of Way Act 2000 (HM Government, 1981, 2000 & 2010).

As a result of this statutory legislation it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat/s in its roost;
- Intentionally or recklessly damage, destroy or obstruct access to a bat roost (even if bats are not occupying the roost at the time);
- Possess or sell or exchange a bat (dead or alive) or part of a bat.

Works with potential to cause significant disturbance to roosting bats may require a European Protected Species (EPSL) licence or Bat Mitigation Class Licence (CL21) from Natural England before works can legally commence. Works likely to result in less significant disturbance may be

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carried out under a Bat Mitigation Method Statement. The magnitude of disturbance and therefore the requirement for an EPSL, Bat Mitigation Class Licence or method statement is assessed on a case by case basis by the bat ecologist. The Bat Mitigation Method Statement or EPSL must be prepared and/or applied for by a suitably experienced and licenced bat ecologist. Where planning permission is required, the appropriate licence cannot be obtained until planning permission has been granted.

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4.0 Methodology

4.1 Summary Visual Assessment

A detailed visual assessment of Valhalla and the outbuildings was undertaken on 4th August 2020. The ecologists (Katherine Biggs and Chloe Balmer) assessed the suitability of the buildings and surrounding habitat to support bats. A high-power torch was used to illuminate all accessible areas of the buildings with potential to support roosting bats and roosting/nesting birds. The ecologists searched for signs of bats and birds including droppings, staining, feeding remains, bird nests, barn owl pellets and liming.

The assessment was carried out in accordance with the 'Bat Surveys for Professional Ecologists - Good Practice Guidelines' produced by the Bat Conservation Trust (Collins, 2016). Potential bat roosts identified during the visual inspections of the buildings were categorised as to their suitability in accordance with the Bat Conservation Trust's (BCT) Good Practice Guidelines (Collins, 2016) as described below:

Negligible: negligible features with potential to support roosting bats.

Low: one or more features with potential to support individual bats on an occasional basis. Unlikely to support large numbers of bats.

Moderate: one or more features with potential to support roosting bats but unlikely to be of high conservation status.

High: one or more features with potential to support large numbers of bats on a regular basis.

4.2 Emergence Surveys

Emergence surveys of the buildings were undertaken on 27th August and 23rd September 2020. Three ecologists were required to cover all elevations of the buildings. Surveyor locations are shown in Fig 1 (below). On both survey occasions surveyors 1 & 2 (Lucy Wright and Chloe Balmer) used an Echo Meter Touch (EMT) 2 and surveyor 3 (Katherine Biggs) used an EMT 2 and an Elekon Batscanner Stereo. Each detector type uses a different method of detecting. The EMT 2 and Elekon Batscanner Stereo detectors use heterodyne and real-time expansion. Each method of detection is described below:

- Frequency division: this method automatically and continuously records bat calls at all frequencies, and makes them audible to the human ear by dividing the call frequency by 10. Calls are played in real time and can be readily identified with sound analysis.

- Heterodyne: this method identifies bat calls echolocating at the frequency set by the operator but will fail to/ or only partially record bat calls outside this frequency.

- A real-time expansion bat detector digitally records ultrasonic bat calls and then plays them back at a slower rate and frequency to give an audible output.

- Pitch shifting compresses the ultrasonic spectrum into an audible band by shifting the pitch of the sound, allowing calls to be heard in real time. Harmonic components and amplitude of bat calls are kept in the process. Files are recorded for subsequent sound analysis.

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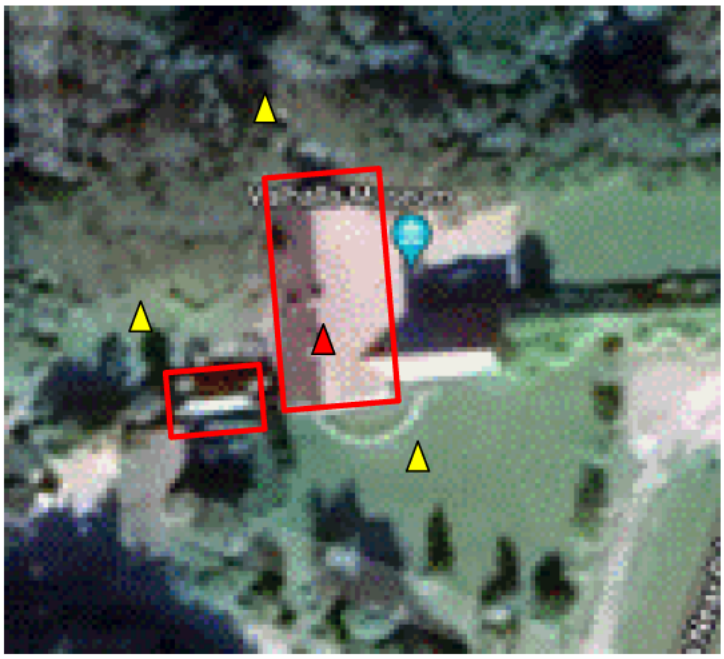

Figure 1: Emergence surveys – surveyor locations. Valhalla and the outbuildings are outlined in red. Yellow triangles show surveyor locations on both emergence surveys and the red triangle shows the location of the static detector.

4.3 Static Detector Survey

To provide more detailed information about bat activity, a static detector survey was carried out of the southern void of Valhalla between the nights of 5th to 20th August 2020. A single static bat detector (Anabat Express) was installed in the interior of Valhalla (Fig. 1; red triangle). The detector was set to record continuously overnight (30 minutes prior to sunset until 30 minutes after sunrise) for a total of 15 nights. The Anabat Express uses the frequency division method of detecting as described in Section 3.2 above.

4.4 DNA analysis

A sample of bat droppings was collected from an accumulation of droppings found within the northern void over the apartment in Valhalla and a within the southern voids. The samples were sent for DNA analysis to provide further information on the bat species present. DNA analysis was carried out by SureScreen Scientifics Ltd, Derby, U.K.

4.5 Ecological Evaluation

The value of buildings/ other structures for roosting bats is determined following the framework provided by Wray *et al.* (2010). This framework determines the appropriate value of a roost on a geographic scale, based on the relative rarity of the bat species using the site (based on the known distribution and population size in the U.K.), as well as the type of roost (based on the results of the emergence/ re-entry and static detector surveys). Where more than one bat species is present within the site, each species is valued individually, and the highest value obtained is assigned to the site.

Table 1 (below) categorizes bat species by their distribution and rarity in England. Table 2 (below) assigns a value for each roost type for the different rarity categories (Tables 1 and 2 are adapted from Wray *et al*. 2010).

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Table 1: Relative rarity of bat species in England (adapted from Wray *et al.* 2010)

Rarity (within range)	**Region** **England**
Common	Common pipistrelle (*Pipistrellus pipistrellus*) Soprano pipistrelle (*Pipistrellus pygmaeus)* Brown long-eared (*Plecotus auritus*)
Rarer	Lesser horseshoe (*Rhinolophus hipposideros)* Whiskered (*Myotis mystacinus)* Brandt's (*Myotis brandtii)* Daubenton's (*Myotis daubentonii)* Natterer's (*Myotis nattereri)* Leisler's (*Nyctalus leisleri)* Noctule (*Nyctalus noctula)* Nathusius' pipistrelle (*Pipistrellus nathusii)* Serotine (*Eptesicus serotinus)*
Rarest	Greater horseshoe (*Rhinolophus ferrumequinum)* Bechstein's (*Myotis bechsteinii)* Alcathoe (*Myotis alcathoe)* Greater mouse-eared (*Myotis myotis)* Barbastelle (*Barbastella barbastellus)* Grey long-eared (*Plecotus austriacus)*

Table 2: Value of bat roosts (adapted from Wray *et al.* 2010)

Value	**Roost types**
District, local or parish	Feeding perches (common species) Individual bats (common species) Small numbers of non-breeding bats (common species) Mating sites (common species)
County	Maternity sites (common species) Small numbers of hibernating bats (common and rarer species) Feeding perches (rarer/rarest species) Individual bats (rarer/rarest species) Small numbers of non-breeding bats (rarer/rarest species)
Regional	Mating sites (rarer/rarest species) including well-used swarming sites Maternity sites (rarer species) Hibernation sites (rarest species) Significant hibernation sites for rarer/rarest species or all species assemblages
National	Maternity sites (rarest species) Sites meeting SSSI guidelines
International	SAC sites

4.6 Weather Conditions

The weather during the initial visual assessment was in line with seasonal norms. The emergence surveys were undertaken during suitable weather conditions, as described below:

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- 27th August 2020: Drizzle with part cloud cover and a temperature of 16°C at the beginning of the survey; and 15°C, dry with full cloud cover at the end of the survey; in accordance with the Beaufort Scale, wind was no greater than 'moderate breeze'.

- 23rd September 2020: Dry with part cloud and a temperature of 12°C at the beginning of the survey; and 12°C, clear and dry at the end of the survey; in accordance with the Beaufort Scale, wind was no greater than 'light breeze'.

4.7 Limitations

There are a number of visible features on the exterior of Valhalla and the outbuilding with potential to support roosting bats, which could not be fully inspected for evidence of bats. These limitations were addressed by undertaking two bat emergence surveys. There are no limitations associated with weather conditions.

The bat surveys were undertaken in accordance with best practice guidance; however, the results of these surveys represent only a snapshot of use at the time of survey.

The calls of four bat species are notoriously difficult to record: the long-eared bats (*Plecotus spp.)* and the barbastelle bat (*Barbastella barbastellus*) have a quiet echolocation call, and the horseshoe bats (*Rhinolophus hipposideros* & *R. ferrumequinum*) have highly directional calls. The long-eared, barbastelle and horseshoe species can be easily missed during bat detector surveys. We presume all *Plecotus spp.* recordings are those of brown long-eared bat (*Plecotus auritus*) because Cornwall is outside the known range of the grey long-eared bat (*Plecotus austriacus*).

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5.0 Bat Survey Results

5.1 Site Description and Habitat Assessment

The property 'Valhalla' is located on the southern end of the island of Tresco, Isles of Scilly, on the southern edge of Tresco Abbey Garden, *c*. 0.1 km north of Tresco Heliport *c.* 0.3 km north east of Apple Tree Bay and *c*. 3.6 km north-west of Hugh Town on St Marys, Isles of Scilly.

The location is rural in character, with mature mixed woodland and well-managed ornamental gardens to the north and west within Tresco Abbey Garden, open well-manicured grassland within the heliport to the south and open heathland and dunes further to the south beyond the heliport. Abbey Pool is present *c*. 0.15 km to the east of the property. An area of Reedbed is present c. 0.6 km to the north of the site, a Section 41 NERC Act (2006) / UK BAP Priority Habitat. Great Pool (Tresco) Site of Special Scientific Interest (SSSI) is present *c*. 0.4 km to the north of the site and Pentle Bay, Merrick and Round Islands SSSI is present *c*. 0.17 km to the south of the site. Buildings in the wider area comprise a mixture of period and modern properties, outbuildings and barns. In combination these features provide potential high-quality foraging and roosting habitat for bats.

5.2 Visual Assessment Summary

The assessment was undertaken on 4th August 2020.

Valhalla consists of a large two-storey L-shaped stone building, the eastern part of which contains the Valhalla Museum and the northern and western parts contain residential accommodation. The roof over the property is pitched with overhanging eaves on the northern and southern gable ends. The roof is covered with interlocking concrete and clay roof tiles with clay ridge tiles. On the western elevation the roof extends in a lean-to projection down to ground floor level, with a further concrete block single-storey lean-to projection in the centre at ground floor level. There is a single-storey attached outbuilding on the northern elevation, with a pitched slate roof and clay ridge tiles, and to the west of the property within the garden, is a detached single-storey outbuilding with a pitched roof covered with interlocking clay roof tiles (Figs 2 to 6).

Figure 2: Southern elevation of Valhalla

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Figure 3: Western elevation of Valhalla and northern elevation of detached outbuilding

Figure 4: Northern and eastern elevations of Valhalla (showing Valhalla Museum)

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Figure 5: Northern elevation of attached outbuilding

Figure 6: Northern elevation of detached outbuilding

Residential house and apartment

The western section of the property consists of a two-storey residential house on the ground floor and part of the first floor, with a self-contained apartment on the first floor at the northern end accessed via an external timber staircase. There are roof lights and a dormer window with a pitched roof in the western elevation of the roof. The building features plastic guttering, timber fascias, timber barge boards on the northern and southern ends, timber framed glazed windows and timber doors, slate and timber windowsills and two stone chimneys on the main part of the roof. There are notable gaps at the wall tops under the overhanging eaves, behind the fascia boards and at the ends of the interlocking roof tiles which provide potential opportunities for roosting bats and potential access into the roof voids. On the southern gable end there is also a large gap under the eaves which provides potential access for bats to the underside of the roof and potentially also the roof void above (Figs 7 to 9).

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Figure 7: Gaps underneath the interlocking roof tiles on western elevation

Figure 8: Gap under eaves on southern gable end

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Figure 9: Gap on wall top behind fascia board on western elevation

Internally, the roof over the house is partially vaulted with two separate roof voids above the first floor. A third separate roof void is present over the apartment in the north of the property. The two voids over the house are separated by an internal stairwell with a roof light above. The three voids are of similar composition internally; open from the floors, which are covered with rolled insulation, to the underside of the roof, which is lined with a bitumen-based roofing felt covered with chicken wire. The internal walls are bare stone and there are no crossing timbers. The roof void over the apartment is larger than the other two roof voids as the ceiling in this part of the property is lower. This void contains a water tank and some stored materials (Fig 10).

Figure 10: Interior of roof void over apartment (viewed towards the south)

Within the two smaller roof voids over the house a light scattering of mixed-age bat droppings was noted on top of the loft insulation (approximately 1 to 5 droppings per m^2). Within the roof void over the flat, a light scattering of mixed-age bat droppings likely from the same species were also

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noted, with a small accumulation of droppings noted under the ridge in the centre (approximately 10 – 20 droppings) and a larger accumulation at the northern gable end below the ridge (50+ droppings). The droppings were characteristic of a long-eared bat spp., likely to be brown long-eared bat as the site is outside the known range of grey long-eared bat (Fig 11).

Figure 11: Accumulation of bat droppings at the northern gable end within roof void over the apartment.

Valhalla Museum

The Valhalla Museum is contained partly within a single storey extension, which projects eastwards from the main building creating an 'L-shape', and partly within the eastern side of the main building. This part of the building is open fronted along its northern and eastern sides, with stone pillars and ship figureheads present from the stone floor to the underside of the ceiling. The ceiling consists of timber battens over bitumen felt and the walls are either bare stone or they have been rendered and painted (Fig 12). The southern elevation of the eastern extension is a bare stone wall with a timber door leading through into the museum area. There is a loft hatch above this door, although it was not possible to inspect the roof void above due to the ceiling height being beyond the length of the ladder.

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Figure 12: Interior of Valhalla Museum (viewed towards the west).

No evidence of use of this part of the building by roosting bats was noted. As it was not possible to inspect the interior of the roof void over the eastern extension the likely presence or absence of bats roosting within this area could not be determined. However, as far as we are aware, this section of the building will not be directly impacted by the proposed works.

Outbuildings

The attached outbuilding has a timber door and a timber vent on the northern gable end. It also features a timber barge board on this end of the building, but there are no windows. There are notable gaps behind the barge board, in the timber door and vent which provide potential access for bats into the interior (Fig 5). Internally, the building consists of one room, which is very dark and is open from the stone floor to the underside of the roof, which has been partially vaulted and lined with timber sarking boards (Fig 13).

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Figure 13: Interior of attached outbuilding (viewed towards the north).

No evidence of the use of the attached outbuilding by roosting bats was found. However, a small number of external features were noted on this part of the building which could provide potential access into the interior.

The detached outbuilding has two small timber framed glazed windows and a timber door on the northern elevation. It features timber fascias and there is timber cladding on the eastern gable end. There are notable gaps underneath the fascia which provide potential roosting opportunities for bats and also provide potential access into the interior. The timber cladding is well-sealed (Fig 6).

Internally this building consists of two rooms separated by a stone wall and timber stable door. The eastern room is open from the stone floor to the underside of the roof, which is unlined, and the walls are either whitewashed stone or timber boards. There are notable gaps under the ridge and at the wall tops on the gable ends which provide potential access for bats into the interior (Fig 14). The western room has carpet on the floor and a partially vaulted ceiling and the internal walls have been rendered and painted.

Within the eastern room approximately *c*.10 old bat droppings were noted on the windowsill and on the stonework in this room. It was not possible to determine the likely species of bat as the majority of droppings were degraded, although a single dropping characteristic of a pipistrelle bat spp. was noted.

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Figure 14: Interior of eastern room within detached outbuilding (viewed towards the east).

Overall, the results indicate that the roof voids over Valhalla likely support a brown long-eared bat roost. NB: species present must be confirmed with DNA analysis of bat droppings. In addition, old bat droppings were found within the detached outbuilding and there are a number of external features on the buildings with potential to be used by roosting bats including gaps behind the fascias, barge board, under the overhanging eaves and under roof tiles which also provide potential access into the interior of the roof voids and outbuildings.

No evidence of the use of the attached outbuilding or Valhalla Museum by roosting bats was found. However, as it was not possible to inspect the interior of the roof void over the eastern extension (Valhalla Museum), the likely presence or absence of bats roosting within this area could not be determined.

Valhalla and associated outbuildings were, therefore, assessed as being of **'moderate suitability'** for roosting bats.

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5.3 Emergence Surveys

During the first emergence survey on 27th August 2020, three common pipistrelles were seen to emerge at 20:23, 20:35 and 20:37 from a gap behind the wooden fascia board on the south elevation of Valhalla (Fig 15). No bats were seen to emerge from the attached outbuilding or detached outbuilding during this survey.

During the second emergence survey on 23rd September 2020, one brown long-eared bat was seen to emerge at 20:09 from under the wooden fascia board near the apex of the northern elevation of Valhalla (Fig 16). No bats were seen to emerge from the attached outbuilding or detached outbuilding during this survey.

Figure 15: Location of three common pipistrelles seen to emerge during first emergence survey (red arrow) from under the fascia board on the southern elevation of Valhalla.

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Figure 16: Location of a brown long-eared bat seen to emerge during the second emergence survey (red arrow) under wooden fascia near the apex on the northern elevation of Valhalla.

5.4 Bat Static Detector Survey

A static detector survey of the southern void within Valhalla where bat droppings were found was undertaken between 5th and 20th August 2020. There were no bat calls recorded during this survey.

5.5 DNA Analysis

DNA analysis of bat droppings, collected from a scattering of droppings within the southern roof voids of Valhalla and from an accumulation at the northern gable end within the roof void over the flat, came back as inconclusive; likely due to the age of the droppings or contamination by a lesser white-toothed shrew/ Scilly shrew (*Crocidura suaveolens*). The lack of bat calls recorded during the static detector survey, indicates that a likely brown long-eared bat and/ or common pipistrelle bat(s) have historically used these voids for roosting (at least one individual) but that they are not currently (at the time of the survey) roosting within this part of the building.

5.6 Bat Species Evaluation

The combined survey results have shown that Valhalla supports an occasional day roost for at least three individual common pipistrelles and a for at least one brown long-eared bat. Both species were also seen commuting and foraging over the buildings during both emergence surveys.

No evidence of the use of the attached or detached outbuildings by roosting bats was found, apart from old likely pipistrelle bat/ long-eared bat droppings noted within the detached outbuilding during the visual survey (Plan for Ecology Ltd, 2020).

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Brown long-eared bat:

The results indicate that the northern gable end of Valhalla, near the apex, is used as an occasional day roost by a small number of non-breeding brown long-eared bats (at least 1 individual). The brown long-eared bat roost is located underneath the wooden fascia/ barge board (Fig 16). The brown long-eared bat(s) access this part of the building via small gaps between the fascia board and the wooden panelling on the northern elevation. It is also possible that the brown long-eared bat roosts within the roof void over the apartment, gaining access via these gaps in the external wooden panels. NB. We presume all *Plecotus spp.* recordings are those of brown long-eared bat because Cornwall and the Isles of Scilly are outside the known range of the grey long-eared bat.

The brown long-eared bat is widespread throughout the UK and its population is considered to have been stable since 1999 (BCT, 2020). The brown long-eared bat is also a UK Biodiversity Action Plan (BAP) priority species for conservation (JNCC, 2013) and is listed as vulnerable in the Red Book for Cornwall and the Isles of Scilly (Williams, 2009).

The day roost within the northern elevation supports a small number of non-breeding brown long-eared bats (at least one individual). This roost is considered to be of **low conservation significance** for this bat species.

The common pipistrelle:

The results indicate that at least three common pipistrelles use gaps between the wooden fascia board and stone wall on the southern elevation of Valhalla as day roosts. The common pipistrelle is a crevice dwelling bat species that typically roosts between slates/ tiles and the roofing felt, or beneath fascia boards/ soffits. This species is common and widespread throughout the UK. The population is considered to have increased since 1999 (BCT, 2020). Common pipistrelle is also considered common and widespread in Cornwall.

Valhalla supports one common pipistrelle day roost, each comprising a small number of non-breeding common pipistrelle bats (at least three individuals in total). This roost is considered to be of **low conservation significance** for this bat species.

The likely pipistrelle bat dropping noted within the detached outbuilding during the visual survey is likely to be from an individual exploring the building on one occasion, as this building was not shown to be used by roosting bats during the further survey work. The other droppings were old and degraded and so it was not possible to determine the likely species of bat.

Following the framework described by Wray *et al* (2010), as outlined in Section 3.4 above (Tables 1-2), the rarity of the bat species recorded on-site is 'common' for brown long-eared bat and common pipistrelle bat. The corresponding value for a day roost of a small number of a common bat species is 'District, local or parish' level. Overall, Valhalla is considered to be of **Local** importance for roosting bats.

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6.0 Impacts and Mitigation Recommendations

6.1 Evaluation of Development Proposals and Impacts

The further survey work has shown that Valhalla supports a likely day roost for at least one individual brown long-eared bat and a likely day roost for at least three individual common pipistrelles. No evidence of use of the outbuildings by roosting bats was found during the further survey work. The client proposes to construct a rear extension onto Valhalla and renovate the building internally. It is not known if the detached outbuilding will also be impacted as part of the works.

In the absence of mitigation, the proposals have the potential to disturb, injure or kill roosting bats and will result in the loss of all of the identified roosts.

6.2 Mitigation

Valhalla

To avoid, mitigate and compensate for potential impacts as outlined above, it is recommended that provision for day roosting common pipistrelle bats and brown long-eared bats is retained/ recreated within the fabric of the existing building and new extension to enable bats to continue to roost here post-development. An outline of the recommended mitigation is provided below (to be agreed with the client).

To proceed lawfully, an appropriate licence must be obtained from Natural England to protect bats during the construction process. The appropriate licence will set out the mitigation required to maintain the favourable conservation status (FCS) of the bat species using Valhalla.

Outline of recommended mitigation:

- Works will not commence until an appropriate licence has been obtained from Natural England. The licence application should, ideally, be informed with a 3rd emergence or re-entry survey of the building. Emergence and re-entry surveys can only be undertaken between May and September. It is not possible to submit/obtain a bat mitigation licence from Natural England until planning consent is granted.

- Works will be scheduled for a time of year when bats are least likely to be impacted.

- Works with potential to impact bats will be carried out under an ecological watching brief. A licensed bat ecologist will oversee works to the roof / fascia etc; any common pipistrelle bats or brown long-eared bats uncovered will be relocated to one of two bat boxes installed within nearby trees (one per species). NB: the bat boxes (2 x Schwegler 2F) will be installed within adjacent trees in advance of removal of the roof. See https://www.nhbs.com for product specification.

- As far as we are aware, the existing common pipistrelle day roost on the southern gable end of the building is not being directly impacted and will be retained. This feature must be protected during the construction and operational phases and the access point retained to ensure common pipistrelle bats can continue to roost within the building post-development. If, however, it is not possible to retain this roost feature and it is to be lost, its loss will need to be compensated by providing alternative provision, comprising a bat slate over Bitumen 1F felt. The bat slate, located on the western elevation of the roof, will be positioned three slates down from the ridge and will permit bats to roost between the roof tiles and bitumen membrane. Synthetic breathable roof membranes are not appropriate for use in bat roosts as they have been proven to cause harm to bats.

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- As far as we are aware, the existing roost feature shown to be used by the brown long-eared bat i.e. a cavity underneath the fascia/ barge board on the northern elevation is not being directly impacted by the proposed works and is being retained. This feature must be protected during the construction and operational phases and the access point retained to ensure brown long-eared bats can continue to roost within the building post-development. If, however, it is not possible to retain this roost feature and it is to be lost, its loss will need to be compensated by providing alternative provision, comprising a bat slate or raised ridge tile over Bitumen 1F felt (as above for common pipistrelle), with access into the roof void below.

- Although the roof void over the apartment is being retained post-development, it will be modified when the new extension is tied into the existing roof. Provision for day roosting brown long-eared bats will be made in the modified building by retaining the northern roof void over the apartment measuring *c.* 5m (length) x 5m (width) x 1.5m (height). Existing likely access into the roof void will be maintained by retaining the gap between the fascia board and barge board at the northern elevation, or by installation of a bat slate onto the western aspect of the roof with a corresponding slit created in the felt underneath to enable brown long-eared bats to access the roof void below. Alternatively, two raised ridge tiles with a gap underneath 15-25mm wide with corresponding slit in the roof membrane can be used to provide access to the roof void. The roof must be lined with type 1F bitumen as opposed to a synthetic breathable membrane.

- In addition, further roosting opportunities for common pipistrelle bats and brown long-eared bats should be incorporated into the new extension. This could either take the form of spacing off of fascia boards by 15-25mm to create a gap behind for bats to roost within, or installation of a single Schwegler 1FE bat access panel with back plate within the fabric of the building, to be located at least 4 metres above ground level, on a southern elevation of the existing building or new extension post-development. The bat access panel should be set within mortar to provide an integral roost feature.

- No exterior lighting will be installed close to the temporary and permanent bat roost features, including any access points.

- Building contractors will be briefed prior to commencement of site works. Contractors will be notified about the potential presence of bats and informed that if a bat/s is/are uncovered during works, then work must stop immediately (as soon as it is safe to do so) and advice sought from the licensed bat ecologist/s (Plan for Ecology Ltd, 01326 218839).

<u>Outbuildings</u>

As far as we are aware the outbuildings are not being directly impacted by the proposed development and are being retained. However, if any works are proposed to these buildings, a precautionary approach should be adopted.

Although bats are not currently, at the time of the survey, using the outbuildings, external features with potential to support bats were identified and old bat droppings were noted within the detached outbuilding during the visual assessment. The building contractors should be made aware that bats can roost unseen within the building structure. If, during works, a bat(s) is uncovered, the bat must not be handled and works must stop immediately (as soon as it is safe to do so). Advice must be sought from an experienced bat ecologist (Plan for Ecology Ltd: 01326 218839) or Bat Conservation Trust (Tel: 0345 1300 228). See Section 2.3 for relevant legislation.

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RECEIVED
By Olivia.Rickman at 9:21 am, Dec 21, 2021

APPROVED
By Lisa Walton at 4:59 pm, Feb 17, 2022

VALHALLA

DESIGN, ACCESS, & HERITAGE STATEMENT

Contents

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1. INTRODUCTION

This document has been prepared to support a Planning and Listed Building application for the proposed alterations to Valhalla, Tresco.

The investigation has comprised a site inspection carried out in September 2021 and desktop based historical research. A brief illustrated history of the building is included in Section 2 and the findings of the site survey are included in section 3.

The significance of the building has been set out in section 4 and is based on the findings of section 2 and 3.

The proposed modifications would involve limited alterations to the western side of the original house. These would include; a single storey wing extension to replace an existing cat-slide lean-to, the addition of two West facing dormers and a swimming pool within the private garden.

Historic buildings are protected by law and planning policy. The specific constraints for Valhalla are described in the following paragraphs. This document has been drafted to inform the design proposals, so that they comply with these requirements.

Valhalla and its legal status

Valhalla is located in the Isles of Scilly Conservation Area, in the Tresco Character Area, in the local authority area of the Council of the Isles of Scilly.

Although not a listed building in its own right, Valhalla is set within Tresco Abbey Gardens, which is Grade I listed within the Register of Parks and Gardens of Special Historic Interest in England. Valhalla is itself is identified within the listing description:

In the late C19 and early C20 visitors entered the gardens through a gate attached to the building known as 'Valhalla'. This approximately L-shaped structure comprises a two-storey gabled cottage to the west with a single-storey range to the east. The garden facades of these structures have loggias supported by rustic stone piers; the loggias contain a collection of ships' figureheads which was founded by Augustus Smith in the mid C19, while the walls are decorated with sea shells. Valhalla was constructed by Augustus Smith in 1871 to serve as an entrance for the visitors who had first started to visit the gardens in appreciable numbers c 1860 (Nelhams 2000); it was extended in 1960 by Commander T M Dorrien-Smith (CL 1980).

The full statutory list description is included in Appendix I.

Valhalla is located in relative proximity (approx. 200m) to Tresco Abbey; a Grade II listed building. Though is not visible from the Abbey itself due to extensive shelter-belt planting.

The Planning Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. In respect of conservation areas, the act requires of Local Authority that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

Local authorities are also required to consider the policies for the historic environment set out in the National Planning Policy Framework (updated 2021). At the core of the Framework is 'a presumption in favour of sustainable development', with specific policies relating to the historic environment, which require that a heritage asset should be 'conserved in a manner appropriate to their significance.'

A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. The Framework defines a heritage asset as 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

The NPPF recognises that in some instances, the significance of a heritage asset may be lost or harmed through alteration or development within its setting. Where any harm of loss to a designated heritage asset is proposed, 'clear and convincing justification' must be provided and that any 'less than substantial harm' should be weighed against the benefits of the proposal, which includes, where appropriate, securing the its optimum viable use.

Summary Assessment of Significance

Valhalla is set within the Grade I listed Abbey Gardens. It constructed on Tresco in 1871 to serve as an entrance for the visitors to the gardens. It is now contains two private residences a small house and flat, and a collection of ships' figureheads which was founded by Augustus Smith in the mid C19.

The primary significance of the building is found in the south elevation, which addresses the open heathland beyond the garden perimeter, and the figure head museum which includes the historic garden entrance and loggia with rustic piers formed from granite boulders. A full assessment of significance is included in Section 4.

2. HISTORICAL BACKGROUND

2.1 The Scilly Islands

There is evidence of prehistoric inhabitation across the Isles of Scilly, with evidence of human activity on the island dating back to c.8000BC. Iron Age and Roman sites have been excavated but the islands are first recorded in the tenth century, when they were subdued by King Athelstan (925-939). It appears that before or during the reign of Edward the Confessor (1042-1066), some of the islands had been given to monks or hermits, who lived on the Island of St Nicholas (now Tresco). King Henry I (1100-1135) granted to the Abbot of Tavistock all of the churches of 'Suliye' and the land which had belonged to the monks, or hermits. In 1193, Pope Celestin confirmed to the abbey a number of the islands, including St Nicholas (Tresco), with all their churches and oratories, and certain lands on other islands, known as the Domini de Scilly. The islands had been part of the Crown since the Norman Conquest and have been part of the Duchy of Cornwall since it was established in 1337 by Edward III (1327-1377), for his son and heir, Prince Edward.

The islands were of considerable importance during the civil war, when in 1645 they afforded a temporary protection to Prince Charles and his associates. In 1649 Sir John Grenville, who was governor of the Scilly Islands and instrumental in bringing about the Restoration, built fortifications, with the intention of holding them for Prince Charles, but the islands eventually succumbed to Parliament. Grenville's standard was one of the last rallying points for the Royalists.

2.2 Tresco Abbey and Gardens

Augustus Smith acquired a lease of ninety-nine years from the Duchy of Cornwall for the Isles of Scilly in 1834. Smith was required by the Crown to spend £5000 within six years on various improvements, unlike previous absentee landlords, Smith was to make Tresco his home and carried out improvements across the Island.

He began building a new house to the east of the ruins of the medieval priory of St Nicholas on Tresco in 1835, which was extended in 1843 and again in 1852-3. In addition to constructing the house, he started almost immediately creating a garden based around the priory ruins. In order to protect his early plantings from the winter gales, he built a series of walls around the garden. The garden then expanded across the south-facing hillside formed out of terraces carved from the granite subsoil.

With so many tender plants being introduced, there was an obvious need for shelter on a grand scale. Monterey Pine and Monterey Cypress trees - both native to the Californian coast - were selected from experimental plantings and they quickly grew and came to protect the expanding garden and its growing collection of exotic plants.

Augustus Smith died in 1872 and was succeeded in his lease by his nephew, Thomas Algernon Dorrien-Smith, who was instrumental in establishing flower-growing on the island to revive the islands' economy in the late-C19th. He also introduced many new plant species to the gardens and established the shelterbelts and woodland areas.

TA Dorrien-Smith was succeeded by his son, Major Arthur Dorrien-Smith, who continued augmenting the plant collection with specimens from Australia, New Zealand and South Africa during his military service. Following World War Two, he was succeeded by his only surviving son Lt. Commander TM Dorrien-Smith, who in turn was succeeded by his son in the 1970s, Robert A Dorrien-Smith.

Today, Tresco is a family run island providing high quality self-catering accommodation and facilities for visitors. All of the properties, including Valhalla, are owned and managed by the Tresco Estate. The island has a community of around 150 permanent residents, with a number of the families having lived on the island for generations. The gardens are now curated by Mike Nelhams who has overseen the gardens for more than 35 years; under his supervision the collections continue to expand, as does the garden's global reputation.

2.2 Map Regression and Development History

Valhalla was built in 1871, as the head gardeners' cottage and to serve as an entrance for the visitors who had first started to visit the gardens in appreciable numbers c 1860.

Original plans of the house have not been found, but on-site survey work and mapping evidence suggest that the building was constructed as a two storey gabled structure with a ridge aligned North – South. An engraving **[Fig 2]** from C.1874 illustrates the open loggia of the figurehead museum and lables the building 'Summer House.' The entrance gate framing with swept head depicted in this image remains present on the building. In the engraving it features a bell that was apparently used to summon the head gardener for tours of the grounds.

Internally, the thickness of solid granite wall partitions is clearly legible from the measured survey. Given the impractically of replicating or altering this form of construction it would seem resonable to assume that these are indicative of the original plan form.

The ground floor appears to have had four enclosed rooms, two of which asymmetrically divide and share the south elevation outlook. Along the western elevation was constructed the open loggia that addresses visitors as they pass through the entrance gate on the southern perimeter. The first floor would have replicated the layout below. Due to the low eaves, the provision of windows and ventilation into these spaces is limited to the gables.

The earliest record of the building is shown on the ordnance survey map from 1889 **[Fig 3]**. The house is demarked with the largely rectangular plan form described above. The lean-to attached to western elevation stands proud of the southern elevation (as it does today).

Rustic quoins and granite work on the southern end of this lean-to and its presence on map suggest that this was contemporary with the original house. Such features are a consistent with other elements of work carried out under Augusts Smith. For example the dwelling 'Pentle House' which was developed concurrently with Valhalla as the estate manager's house, is very much of a similar status and character. The rustic porch added to the south elevation of Dolphin House is another example.

Fig 2. Engraving C1874 (Scillypedia)

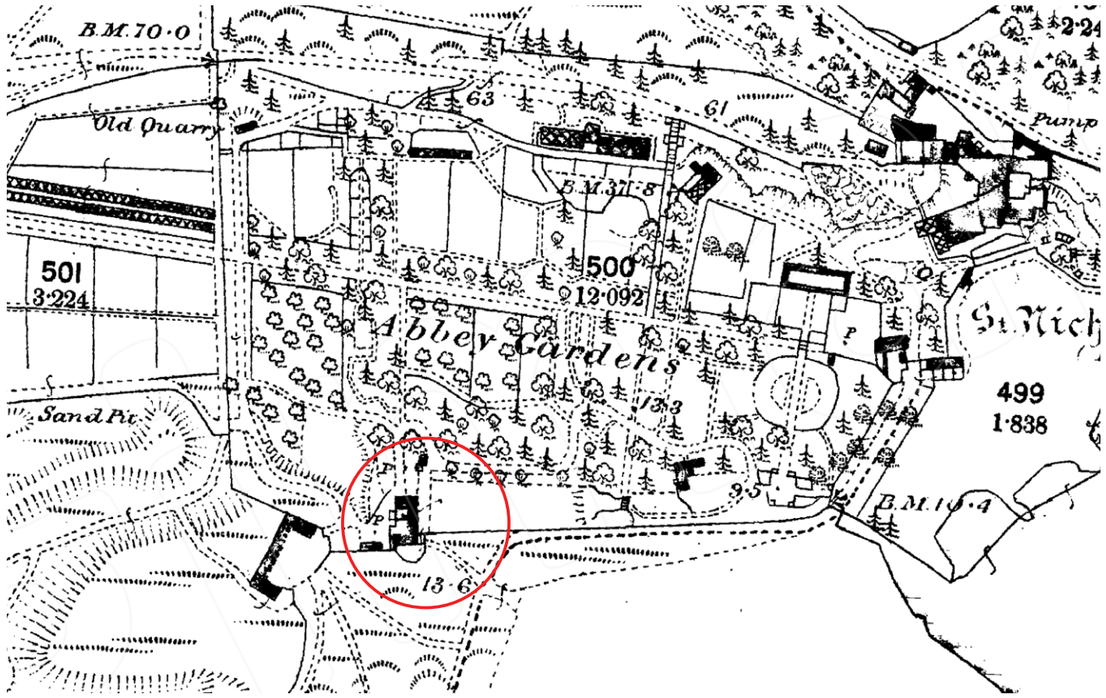


Fig 3. Ordnance Survey Map 1889 (National Library of Scotland)

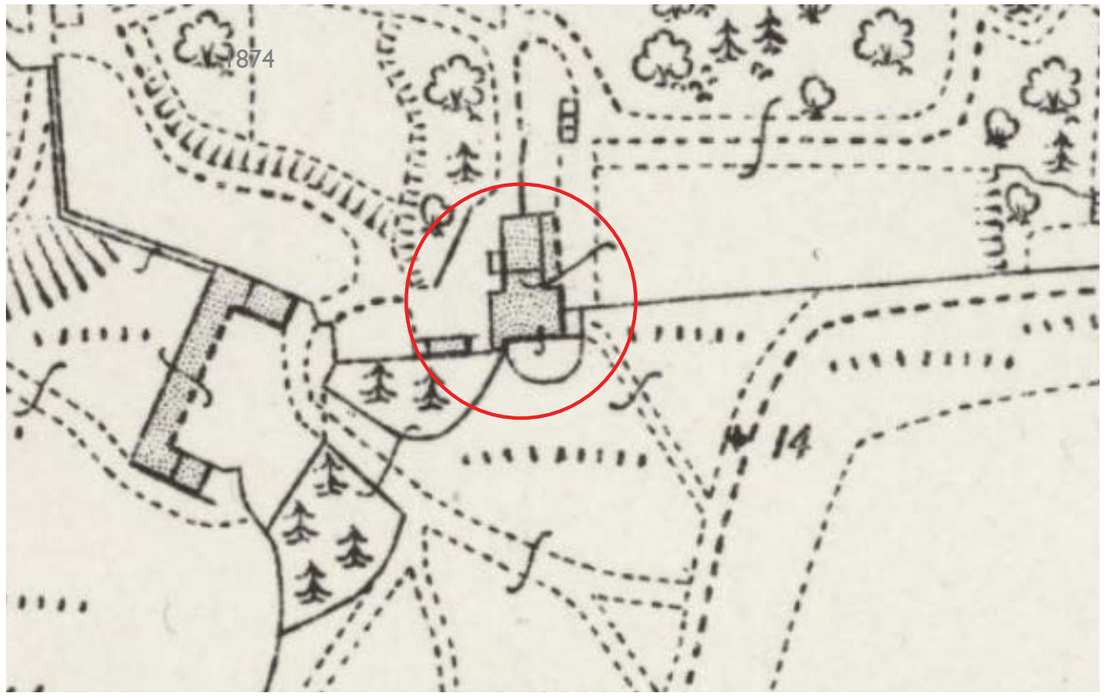


Fig 4. Ordnance Survey Map 1908 (National Library of Scotland)

Fig 5 Post Card C.1960s prior to the addition of the loggia extension

Fig 6. Postcard C.1960s folllowing extension

However, the junction between the gable and lean-to is awkward; an alternative possibility could be that the lean-to preceded the construction of the two storey wing, enclosing a yard in conjunction with the potting shed along the southern boundary (also visible on the map).

A D shaped yard formed in rustic granite stones in front of the gardeners cottage is also indicated. A box on the western elevation (in the position of the current dining room) may have been a water tank. Slate lined water tanks to harvest rainwater were common on the island at this time, as no freshwater supply had been indentified.

The ordnance survey map from 1900 is consistent with the 1889 map but has a more defined outline of the building. The open loggia is clearly indicated with a dotted line along the eastern elevation.

The building remained in this form until the 1960s, when the eastern wing was added along the southern boundary in order to house the expanding figurehead collection, also creating a covered entrance way into the gardens. Two photographs form the period, show us the building shortly before and after these works were undertaken. **[Fig 5 & 6]**

The 1980s map illustrates the building footprint in its current format. The dining room lean-to that protrudes from the western elevation is indicated in its current format (in place of the possible former water tank). The single storey gabled store room that abuts the northern elevation is also demarked for the first time in this map (though the granite stone work and scantle roof suggest it was added earlier than this but not picked up on the survey).

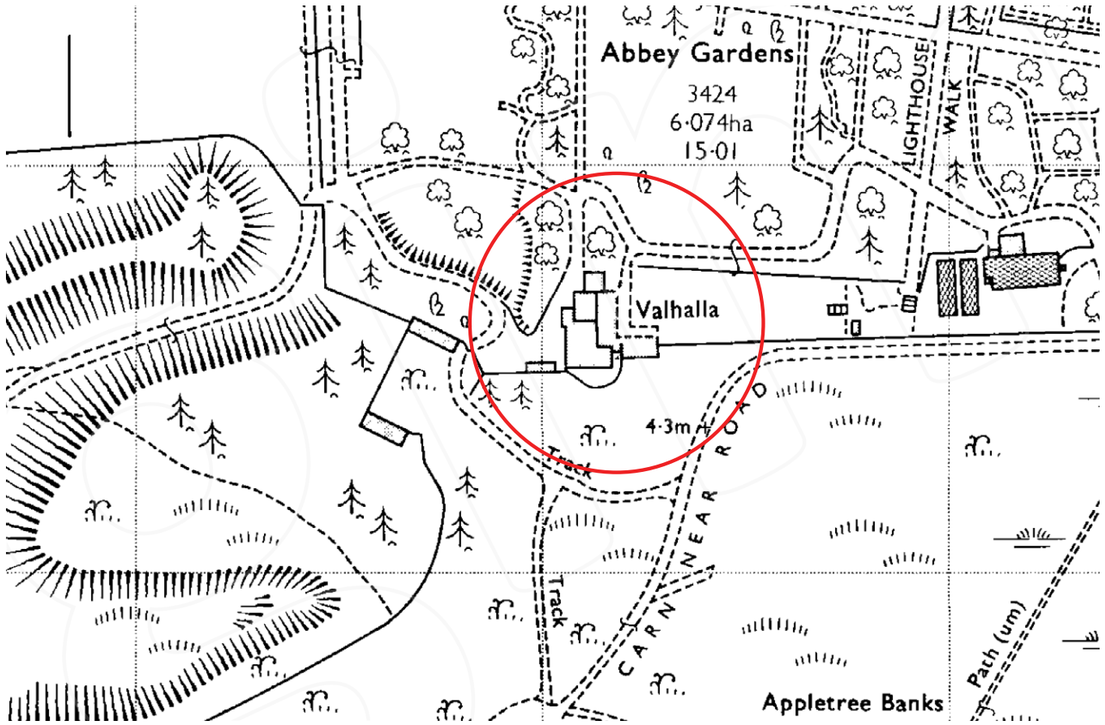


Fig 7. 1980s OS Map

3.1 SETTING AND CONSERVATION AREA CONTEXT

The architecture and landscape of the Scilly Islands is varied. The buildings are generally of local granite, which was quarried from the Islands until the mid-C19th, when it was then imported from the Cornwall. Later terraces are rendered. The islands' domestic vernacular is predominantly two storey, double fronted houses, with a central door and traditional sash windows, grouped in small hamlets. Traditionally, the roofs were thatch but in the 19th and 20th centuries, the primary roof material is slate, including wet laid scantle.

Valhalla is set within the Grade I listed Tresco Abbey Gardens (Park and Garden), it is located on the southern west boundary of the designated parkland. It is situated in relative proximity (about 200m) from the Grade II listed Tresco Abbey, though Valhalla itself cannot been seen from the Abbey due to the topography and established shelter belt vegetation.

Valhalla's granite gabled south elevation is a prominent landmark on the island, a result of it's position on the edge of the Abbey Gardens shelter-belt. The building addresses the open terrain to the south including one of the island's primary tracks, and the helicopter landing area and heath and dunes beyond. The other elevations have a more private, enclosed aspect, and are shielded from distant views by established planting and the buildings that make up the visitor's centre complex.

Today Valhalla is split into four distinct uses: The figure head museum, the house, a flat, and a store.

Figure 8. Aerial Photograph (Google Maps)

3.2 EXISTING BUILDING SURVEY DESCRIPTION

3.2.1 Southern Aspect – Front Elevation

The original primary southern elevation features a prominent gable with a distinctive fenestration pattern; eight 2 over 2 sash windows are arranged symmetrically with three windows at first floor level aligned over five a ground floor level. The gable is constructed in snecked granite masonry, with more carefully squared and dressed stone around window reveals and lintels. Lintels project above the windows heads to form two shallow overhanging steps in the elevation that run the full width of the gable.

The gable apex features a slot opening with rounded head and projecting lintel. The roof projects beyond the gable by approx. 500mm, supported on chamfered granite corbel at the eaves over the entrance gate.

The eastern wing that houses the figurehead museum expansion was built over the former southern boundary granite wall in the 1960s. This presents a generally blank elevation to the south, with the exception of the opening formed with a rustic granite surround around the orignal entrance gateway tight to the original two storey cottage **[Fig 11]**.

A lean-to on the western elevation runs past the face of the primary gable. A wall and potting shed enclose the southern boundary to the west **[Fig. 17]**.

Rustic quoins in the romantic style adorn the corner of the lean-to and gateway (former entrance) into the garden. Here large angular granite boulders are incorporated to achieve a rusticated appearance. This addition is consistent in style with other mid-C19th architectural additions made around the island, under the auspices of Augustus Smith (Lord Proprietor of the Scillies 1834 – 1872), including Pentle and Dolphin.

3.2.2 Eastern Aspect - Figurehead Museum

The Figurehead Museum occupied the eastern side of the site. A loggia is formed of rustic granite piers which incorporate the display exhibits and support the expansive overhanging roof. Within the loggia original loggia walls are decorated with rustic gravel and seashell mosaic, soffits are now lined with narrow boarding, but were oginally decorated in the same manner **[Fig. 27]**. The eastern wing was added in the 1960s to expand exhibition capacity and effectively mimics the style of the existing original loggia, but with a plainer render lining in lieu of the more characterful mosaic work.

The Valhalla Museum contains some 30 figureheads, as well as name-boards and other decorative maritime carvings. The collection was started by Augustus Smith. Most of the figureheads date from the middle and end of the 19th century and come from merchant sailing vessels or early steamships that were wrecked on the Isles of Scilly. Some of the ships which are represented in the collection include:

- A 17th-century stern decoration of the Greek god Boreas and possibly carved by Pierre Puget.
- HMS Association - wrecked on the night of 22 October 1707 (Old style) i
- SS Thames: wrecked 4 January 1841 near Gorregan and Rosevear.
- Alessandro II Grande: wrecked 1 January 1851, The figurehead is of Tsar Alexander I.
- Mary Hay: wrecked 13 April 1852

Figure 9 Looking across the South Elevation


Figure 10 Gable Detail


Figure 11 Gate Entrance

Figure 12 Figurehead Museum

- Chieftain — said to be wrecked in 1856 off St Martin's Head.
- Award — wrecked 19 March 1861
- Primos — wrecked 24 June 1871 on the Seven Stones reef.
- River Lune — wrecked 27 June 1879
- Bernardo – sank on Annet in 1888. Her figurehead is said to be St Bernard of Clairvaux.[19]
- Lofaro — wrecked 2 February 1902

3.2.3 Northern Aspect - Rear Elevation and Flat Access

The original rear elevation is formed of the same squared granite work as the rest of the original property. This elevation has door openings at first floor level that extend full height to the underside of the pitched roof soffit, possibly indicating use as a storage loft. Joinery in these openings is crude modern timber doors and windows. At ground floor level a pair of boarded doors provide access to garage.

Consistent with the southern gable, the North elevation also features a substantial roof projection. Though in this case it is detailed with a truss formed from crudely hewn timbers with hit-and-miss boarded infill above the tie.

Almost in the centre of the rear elevation, the building has been extended with a gabled granite store with scantle roof **[Fig 13 &14]**. The pitch of the roof cuts across the first floor opening. Weathering and construction methods suggest that this was likely added to Valhalla in the early C20th century (though it is not visible on the map regression until 1980). A modern timber staircase wraps up the western elevation and provides access to the first floor flat via a small balcony.

3.2.4 Western aspect - House and private garden

This elevation appears to have undergone the most extensive alteration. At its northern end the modern timber staircase to the flat partially obscures the elevation. Above the stair, a modern narrow landscape rectangular plain glass window provides some light into the flat at low level.

In the centre of the western elevation is a dining room extension (on the footprint of the possible former water tank). The current construction of this room is of mid-to-late C20th and is formed in blockwork and white render with casement windows in a large landscape opening.

A lean-to runs along the southern half of the western elevation, which is long and narrow in plan. The outer granite wall does not appear to be original, as the quality of the stonework does not match the rest of the house, being more rounded and with more open joints and there is a clear joint with the original masonry on the south west corner **[Fig 18]**.

Between the dining room and lean-to, a further subsequent infill has been used to connect the dining room to the original house's interior. This has a stepped down roof and modern timber glazed doors. A small dormer has been added above this to provide light to the landlocked first floor bedroom.

A charming granite wall and small out building with granite chimney enclose the private garden along its southern edge. 4m tall hedges to the south, the visitors' centre complex to the West, and dense shelter-belt planting to the North provide further shelter, such that the garden area is not perceptible from outside the plot.

Figure 13. Rear North Elevation

Figure 14. Scantle Roof Detail

Figure 15. West Elevation

Figure 16. West Elevation Close-up

Within the private garden is a mound that looks likely to have been formed from the spoil created in constructing Valhalla. A granite capped well is also present adjacent to the garden entrance.

3.2.5 The roof

The eastern roof pitch, and both pitches of the 1960s eastern wing, are covered with double roman tiles that appear original to the building. Original tiles on the later wing have been relocated from the western pitch to provide continuity in the museum yard. The western pitch is now laid with sanded concrete double roman tiles instead. The C.1960s photographs show ridge tiles profiled to suit the double roman tiles on both wings. These are now only present on the 1960s museum extension, and have been replaced with a plain profiled concrete ridge elsewhere. There are two granite chimney stacks centred on the ridge, with tapering granite caps, which are a particularly characteristic architectural feature of the island.

The single storey store roof is covered with scantle; a technique that involves the use of particularly small slates of varying size, laid with a triple lap. Larger slates are used at the eaves and on the verges to offer more resistance to wind; the rest of the roof is filled with the smaller slates with a general reduction in size towards the ridge.

3.2.6 Building Interior

Within the house the internal spaces, for the most part, are true to the original plan form. However, original features and joinery are generally no longer present. The property has been dry-lined throughout with gypsum plasterboard and skim probably in the 70s when the dining room was added, and the house overhauled. Skirting boards are modern ogee profile, internal doors have been replaced with routed blanks imitating framed and boarded doors. A fireplace is retained in the southern living room, but the pine surround and hearth is modern. All floor finished are modern timber, tile or carpet.

The steep staircase appears original to the property; it is a carpeted plain timber flight, the mopstick handrail is a modern addition. At first floor level, the original trussed rafters remain partially visible with the ceiling soffit installed just below tie level.

The store retains more of the original character with floor laid in granite, with granite steps and exposed granite walls.

As with the house, the flat also has been lined out in plasterboard and overhauled. Stud partitions sub divide the original spaces to provide bedrooms and bathrooms. All floor finished are modern timber, tile or carpet. Modern Velux skylights have been installed to provide light to these spaces.

Figure 17. Outbuilding on southern boundary of private garden

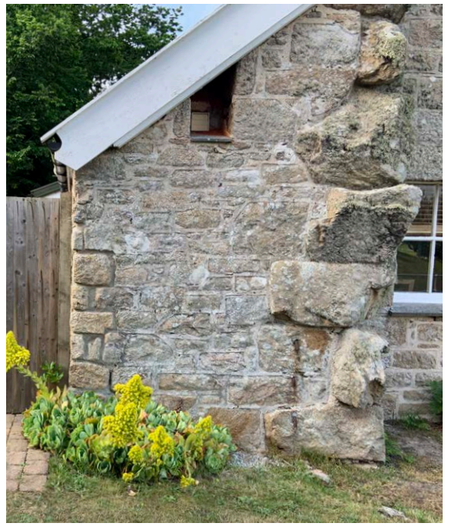


Figure 18. Joint in lean-to masonry

Figure 19. Living Room Fireplace

Figure 20. Existing Living Room

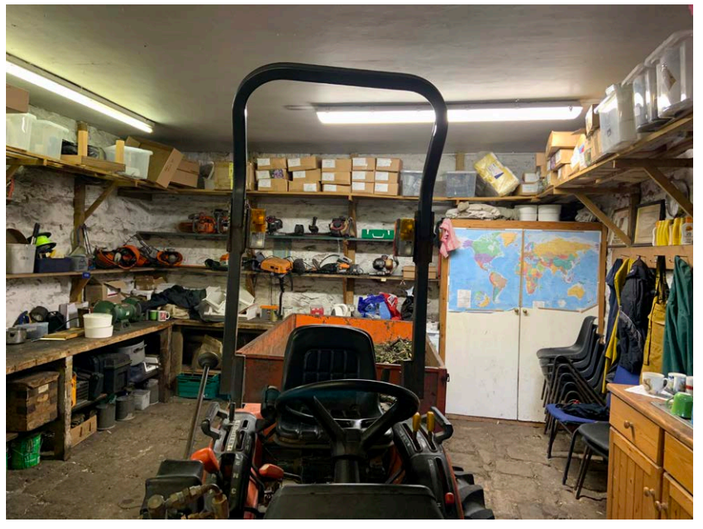


Figure 21. Garage / Store Interior

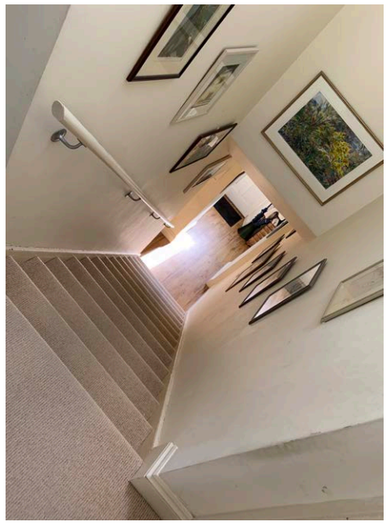


Figure 22. Stair

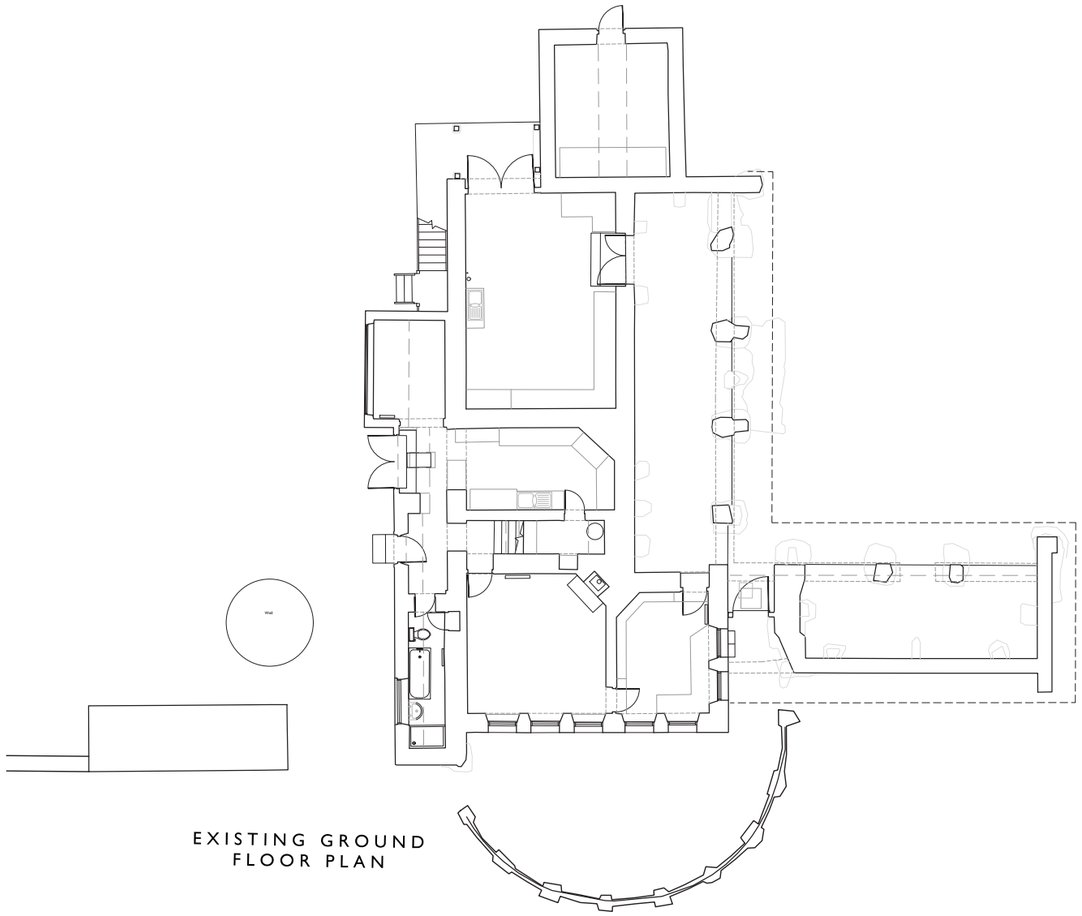


Figure 23. Existing Ground Floor Plan

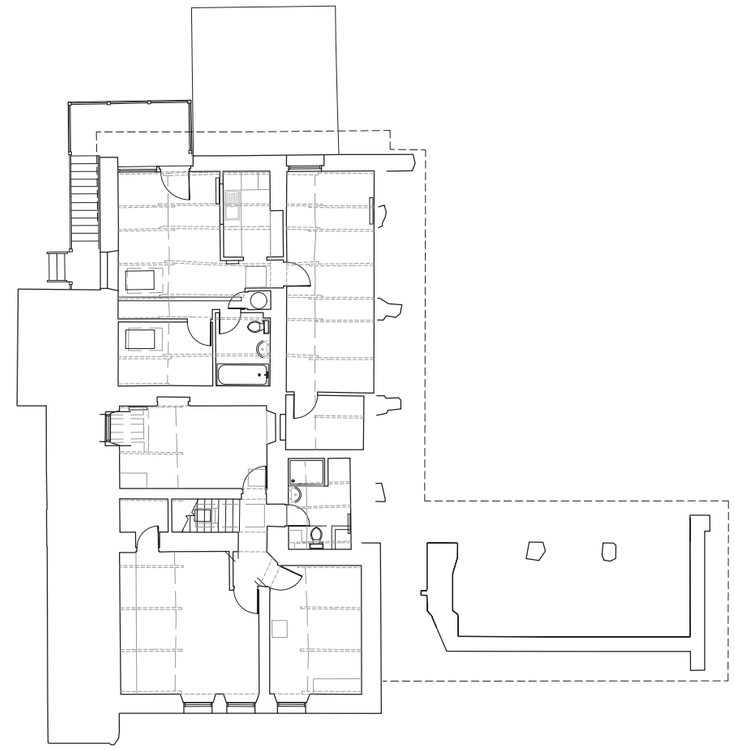


Figure 24. Existing First Floor Plan

4. ASSESSMENT OF SIGNIFICANCE

This assessment has been drafted in response to the requirement of the National Planning Policy Framework to recognise that '*heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*' The NPPF defines significance as;

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

A general summary of the building's history and significance is followed by a breakdown of each element of the building, assessed according to a sliding scale of significant, and reflecting as to what extent they contribute to the special architectural and historical interest of the conservation area setting.

Valhalla is not a listed building within its own right but it is located within a designated park and garden and cosnevation area. Therefore, this assessment pertains only to the fabric of the building exterior and the contribution it makes to is immediate setting, with particular regard to its contribution to the Grade I listed park and garden, and the Isles of Scilly conservation area.

Valhalla

Valhalla was constructed on Tresco in 1871, under the auspices of Augustus Smith, the Lord Proprietor of the Isles of Scilly (1834-1872).

The positioning and relationship of Valhalla to its immediate setting, to the south of the park, is representative of its original function as an entrance for the visitors to the gardens. Significance is found in the form, materials and detailing of the building, as a service building, with a defined function in a larger planned landscape. Although the building is now in domestic use, its presence and contribution to the wider setting is maintained, principally through the character of its exterior elevations.

The primary significance of the building is found in the south elevation, which addresses the open heathland beyond the garden perimeter, and the figure head museum. The incorporation of the collection of ships' figureheads in to the building, which was founded by Augustus Smith in the mid C19th. This is indicative of the original function of the building as an entrance for the visitors to the garden and more broadly, the inherent relationship of the buildings with the nautical history of the islands.

The materials and detailing of the building are consistent with other contemporary buildings or improvement on the island, which are indicative of a phase of work carried out by Augustus Smith in the mid-19th century. Significance is therefore found in the exterior of the building through its contribution to the immediate setting, through its role as a modest component in the park at Tresco Abbey, and more broadly in the context of the development of the island in the C19th, which contributes to the overall character of the conservation area setting.

This special interest of the building culminates in the building fabric, which has the following hierarchy of significance:

Of high significance and therefore sensitive to change:

- The primary, granite southern gable elevation, including the fenestration pattern. This is a prominent landmark, which identifies the historic approach to the garden.
- The original rusticated Granite Loggia, and associated seashell decorative elements, that form the covered figurehead museum.
- Distinctive granite features including; chimney stacks, rusticated quoins and projecting corbels

Of moderate to high significance and therefore adaptable with sensitivity:

- Original double roman roof tiles over the figurehead museum.
- The southern granite boundary walls and outbuilding that mark the garden perimeter.

Of moderate significance and therefore broadly adaptable:

- Roughly coursed square granite side and rear elevations; the northern elevation which is generally concealed in the wider landscape and has been adapted in a piecemeal manner, and compromised to some extent by C20th joinery.

Of neutral significance, therefore neither contributing or detracting from the significance as a whole-

- The western granite lean-to elevation, which is not jointed into the elevation of the original house and altered, and is built of cruder, irregularly sized stones.
-The 1960s wing added to the figure head museum.
-The small dormer on the western elevation.

Elements that detract from the building's significance, which should be removed where possible and provide clear opportunity for change –

- Sanded concrete tiles on the western roof pitch
- The modern external timber staircase
- 1970s white rendered dining room extension.
- Roof forming the entrance to kitchen.
- Modern fitted joinery, doors, windows and skylights.

5. PROPOSED ALTERATIONS

The proposals at Valhalla have been developed to support the succession plans for the island. The house is intended as a residence for Tresco leaseholder Robert Dorrien-Smith and his wife Lucy Dorrien Smith. The property will effectively act as a dower house as Robert gradually steps aside from the day to day management of the island. This releases the Abbey for use by the next generation.

Valhalla's position near to the abbey, and at the cultural heart of the island, yet with good privacy and an enclosed garden, is ideally suited for this purpose. Robert is likely to have an active advisory role, and will continue to promote Tresco as a tourist destination. Currently, however the house is not suitable to receive meetings and gatherings of more than around 6-8 people. The proposed alterations are intended to improve this capacity through the introduction of larger open plan living spaces that link to the garden.

In addtion to this, the proposed modifications have been designed to future-proof the house, to cater for elderly residents as the occupants grow older. The proposed layout would enable the property to be occupied as a bungalow, rooms are laid out to provide wheel chair turning space and adequate access. The ground floor has level access throughout. The associated flat could then also be occupied by a care worker.

Alterations are limited to the existing cottage; the flat, figure head museum and store areas would remain unchanged.

The lean-to infill and extensions on the western elevation would be demolished. They are currently too narrow to be of any use as serviceable rooms, and serve only to block light and disconnect the deeper primary living rooms from the garden. The original rusticated quoins and masonry on the southern end of the lean-to would be retained as the boundary wall.

Replacing the lean-to would be a single storey perpendicular wing, which would occupy the northern part of the garden. This would be articulated in three sections; a lightweight timber and glazed link with flat zinc connecting to the original house, a cedar clad range with dual pitched roof, terminating in a timber conservatory with granite plinth.

The link would form a new entrance to the house. It would be lightweight in character, glazed, low slung and set-back in plan, providing a gentle connection to the original building and clearly demarking the division between old and new.

The pitched roof wing would be of a scale and character to emulate the existing eastern wing, timber clad and with a double roman tiled roof, and would contain the kitchen dining room and drawing room. The dual pitched roof would allow for vaulted internal ceilings that would provide generous lofty living spaces. The kitchen and dining room would include a glazed screen, set back from the elevation, to provide natural light and views out into the garden.

Figure 25. Proposed Elevations

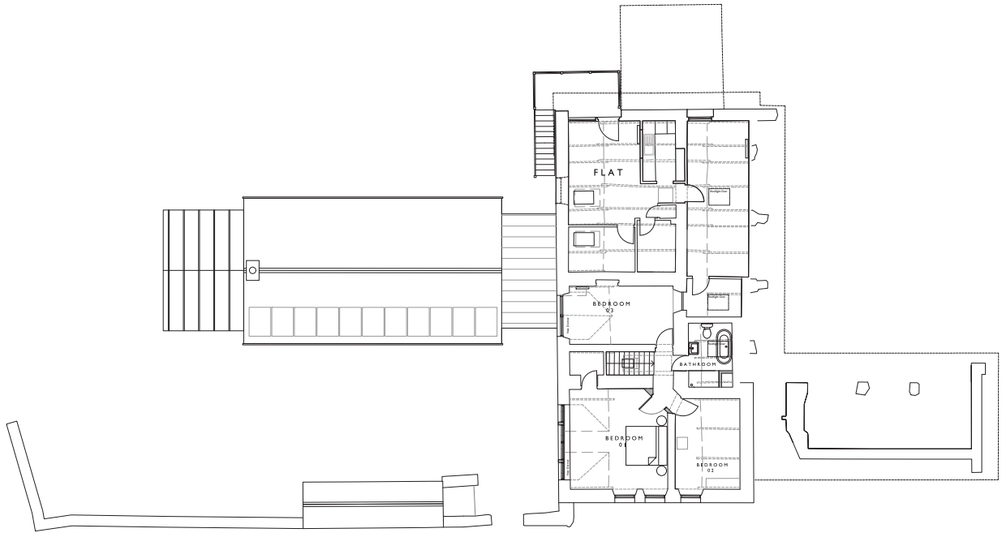
Attached to the western gable of the new living spaces would be a timber conservatory, providing a connection to the garden beyond. This would be unpainted and allowed to silver naturally.

A pair of new french doors from the principal living room through the western elevation provide light, and access and views into the gardens.

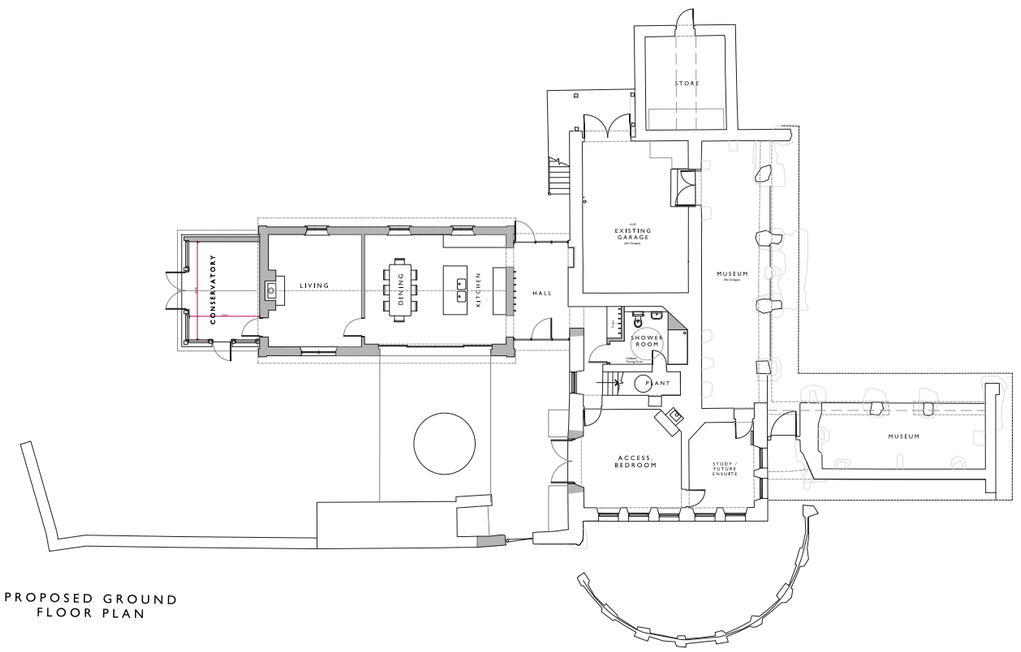
Two new dormer windows would be installed into the western roof slope. These would provide additional headroom within the restricted primary bedrooms, as well as westerly light and views. The dormers would be framed in natural timber and be consistent the architectural style of the conservatory; a Tresco vernacular that has emerged with islands development of the last 40 years.

New Rooflights would be installed within the Eastern Roof Pitch to provide light and ventilation to first floor bathrooms. The new openings would be designed to sit between the existing rafters without the need to remove historic structural fabric. Roof lights would be conservation styled and installed flush with the roof surface.

Other minor internal alteration are made to provide better accessibility throughout the property.
A new modestly sized 4m x 8m pool is placed within the garden to the west, concealed behind a building that forms part of the visitors' centre complex.



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

Fig 26. Proposed Plans

6. HERITAGE IMPACT ASSESMENT

The proposed changes to the property are described in Section 5 and they are illustrated in the accompanying drawings. The proposals have been developed to respect the historic core of the building and to take into account the characteristics and historic context of the area. To reduce their impact the proposals are located within the private garden screened by existing boundary planting and structures.

The form, scale, massing and character of the proposed works respond directly to the existing building, preserving the vernacular character of the building, whilst ensuring the proposed additions are architecturally legible as new additions.

The proposed materials would reflect the traditional vernacular already employed on this building and across the island, in addition to providing a continuation of more recent patterns of development using natural materials including timber and glass in a low-key subservient contemporary manner. The project seeks to improve the access and accommodation of the house, to provide an accessible and sustainable 'lifetime home' for the current proprietor of the island.

The proposed works are listed under bullet points in the following section, with a commentary in *italics* to describe the impact on the listed park and conservation area setting.

- Demolition of the various lean-to's abutting the western elevation:

The 1970s dining room and kitchen extension infill currently detract from this elevation. Their removal would benefit the character of the building and its appearance in the wider setting.

Removal of the granite lean-to would result in the loss of some non-original granite walling of neutral significance, also the extended roof slope which appears contemporary to original building based on the historic maps.

The masonry work here is a crude addition and a joint line is clearly visible where it connects to the original house. Salvaged dressed granite lintels and quoins would be used in constructing the proposed new extension to a higher standard than the existing poor-quality work. Masonry of high significance including the rustic quoins and walling on the southern end of this lean-to would be retained to form a wall enclosing the garden.

Loss of the roof over this section involves the removal of some original fabric. However, any perceived harm would be mitigated by the fact that the roof is a low-status element of the building currently covered with detracting concrete double roman tiles, and of no prominence in the garden setting and the wider conservation area. Additionally this work facilitates the provision of light and access to the principle rooms.

- Construction of the proposed Western Wing, including the linking hallway and conservatory:

The scale of the proposals are moderate. The visual impact of these changes would be negligible, as the bulk of the proposed extension would be shielded behind the southern boundary wall, potting shed, 4m high hedge and existing buildings associated with the visitors centre. As a consequence the proposed built volume would be barely discernable from outside the enclosed private garden. Therefore, it is proposed that the impact on the conservation area and listed parkland setting would be minimal.

The proposed wing would provide a visual counter point to the existing C.1960s eastern wing. In addition, materials and detailing are sympathetic to the original structure.

The extension is articulated in three sections, conceived as such to reduce the apparent scale of the proposed additions. Use of visually lightweight elements set back from the principal facade in the link and conservatory also contribute to this.

Employing a timber and glazed link with flat zinc roof to connect to the historic house clearly demarks the division between old and new.

- Removal of the existing and small dormer on the western roof slope and the installation of two larger replacement dormers.

The existing dormer has modern joinery and is likely to be contemporary to the 1970s dining room extension. Its presence neither detracts from, nor contributes to, the character of the existing building within its setting. It is therefore proposed that its removal would have no impact on the significance of the building or setting.

Installation of the proposed dormers would alter the character of the existing western roof pitch, and involve the loss of some historic fabric. They have been designed in a manner consistent with the Tresco architectural style and contribute to the improved standard of accommodation. It is proposed that any perceived harm would be mitigated by the fact that these dormers are set back from the principal elevation and address the private garden.

- New Rooflights within the Eastern Roof Pitch.

A small number of original tiles would be removed to facilitate this work. The new openings would be designed to sit between the existing rafters without the need to remove historic structural fabric. Any perceived harm is mitigated by the fact that the new rooflights would be conservation styled, flashed with lead and installed flush with the roof surface. They also provide much needed light and ventilation to first floor bathroom the currently have neither, which contribute to securing the viable use of the building as a family home, in addition to the practicality of removing moisture from the buildering interior.

- Construction of a 4m x 8m pool in the private garden:

The proposed pool is sited in an overgrown part of the private garden. It is positioned in a shielded location between the modern visitors' centre and shelter belt planting, and consequently would be imperceptible from the wider landscape setting. Therefore, it is proposed that the introduction of the pool would cause no harm to the listed park and garden or conservation area setting.

7. HERITAGE JUSTIFICATION

The building has an established use as a private house, a flat, figurehead museum and a store. It has not been significantly altered in approx. half a century. The proposed changes have been developed to accord with Tresco Island's policy of improving the quality of the existing building stock and accommodation, which includes a number of historic buildings. Although, like Valhalla, many of these buildings are not listed but are included in the Isles of Scilly Conservation area. Therefore, any alterations to their exterior need to be appropriate and informed as to their significance and contribution to the broader setting, as this report has established. Elements of the building identified as having high or moderate-high significance are preserved within the scheme, with areas of proposed changed focused on neutral or detracting elements.

The proposed changes would convert the house into an accessible property; with capacity to be used to receive visitors, in manner that compliments Robert Dorrien Smith's ongoing role as an ambassador to the Tresco Estate. With these alterations the dwelling would provide a suitably practical 'lifetime home' to support Robert and Lucy into retirement. The presence of the existing flat would allow for on-site support should it become required.

The house currently has an awkward configuration, and the standard of accommodation within it would be substantially improved by the proposed work, as would its energy performance (as set out in the sustainability statement), without compromising the significance of the building's exterior or its contribution to the setting.

Therefore, it is proposed that the alterations to the exterior would be in accordance with the Planning (Listed Buildings and Conservation Areas) Act, the special architectural and historic interest of the Grade-I listed park and garden and the setting of the Isles of Scilly Conservation Area.

The National Planning Policy Framework (NPPF) outlines that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance. The NPPF highlights that the conservation of a heritage asset should be set out in a positive strategy. The strategy should take into account the desirability of sustaining and enhancing the significance of the heritage asset, and the wider benefits that the conservation of the heritage asset could bring; in particular, 'public benefits.'

The extent of the 'public benefits' required to balance any potential 'harm' to the significance of a heritage asset, as a result of the proposed work, is dependent on whether the 'harm' is 'substantial' or 'less than substantial'. Where the proposals would lead to 'less than substantial harm' to the significance of the heritage asset, the harm should be weighed against the public benefits of the proposals, which, where appropriate, include securing its optimum viable use.

Tourism is the backbone of the island economy and sustains local jobs, services and transport provision that would otherwise not be economically viable. In this this regard, Robert's work on Tresco has been instrumental in safeguarding the economic future of the archipelago. It is now critical to the island's ongoing success that succession is carefully managed; the purpose of the proposed scheme is to facilitate a stable transition in Tresco's Estate's management, as Robert moves to step down from his current role overseeing the operations, and departs the Abbey, leaving it available for use by his successors.

The proposals at Valhalla form an integral aspect of this process; it is the only existing house set in a location that balances accessibility to the Abbey and its gardens with privacy and the potential for assisted living arrangements. Therefore, it is proposed that any perceived harm from the proposals would be considered as 'less than substantial' and would be mitigated by securing the viable use of the building as an annex to the existing family home at the Abbey, which would enable the continuous work of the Tresco Estate and the Dorrien Smith family to support the island, its heritage and long-term conservation, which has been the case since the 1840s.

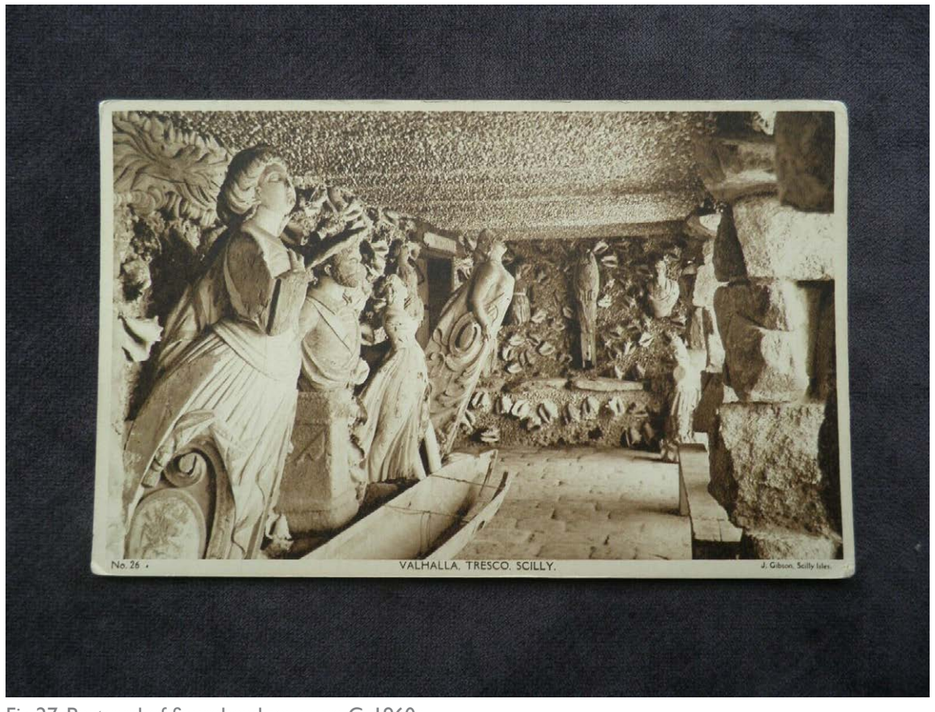


Fig 27. Postcard of figurehead museum C. 1960s

8. POLICY STATEMENT

8.1 Planning Context

This proposal has been prepared within the context of a policy framework set out in both primary legislation and national and local planning policy. This policy framework has generally been referenced earlier in this document. A summary of the policy framework is set out below.

8.2 Primary Legislation

The Planning (Listed Buildings and Conservation Area) Act 1990

The Planning Act 1990 is the legislative framework for decision making on applications that relate to the historic environment. As the application site is situated within a Conservation Area, there is a requirement that the proposed development preserves or enhances the character or appearance of the area.

The Countryside and Rights of Way Act 2000

Tresco, along with the whole of the Isles of Scilly is designated as an Area of Outstanding Natural Beauty, (AONB). In considering proposals located within AONB's, there is a consequential requirement for Local Authorities to have regard to the purpose of conserving and enhancing the natural beauty of the area.

The Conservation of Habitats and Species Regulations

There is a duty for the Local Authority to assess the impact of proposed development on any European Protected Species.

8.3 Planning Policy

National Planning Policy Framework, (NPPF - updated July 2021)

This important policy document outlines the Government's over arching planning policies and details how they expect these to be applied by Local Planning Authorities. It provides a framework within which locally-prepared plans for housing and other development can be produced. The NPPF makes clear that there is a presumption in favour of development and confirms that the starting point for decision making is the statutory Development Plan. Local Planning policy is expected to conform with the requirements of the NPPF.

The NPPF contains guidance on conserving and enhancing the historic environment, confirming that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The NPPF confirms that Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.

The Isles of Scilly Local Plan

The Local Plan was adopted on 25 March 2021 and accords with the over-arching policy guidance set out in the NPPF. It forms the Development Plan for the Isles of Scilly and consequently provides the key policy framework, both for the preparation and determination of this application.

The Local Plan sets out a spatial strategy for the next 15 years and provides a vision for the islands along with key objectives. The plan seeks to strike a balance between protecting and enhancing the high-quality environment, whilst ensuring the islands communities and economy to grow sustainably. All Planning applications fall to be considered against all the relevant policies and proposals in the Local Plan.

The Local Plan covers a wide range of planning issues and sets out a range of policies and proposals, recording that it is important the plan is read as a whole rather than treating policies and proposals in isolation. However, in preparing these proposals, particular regard has been taken of proposals and polices that address issues of sustainable design, the Islands outstanding environment and its community.

- Sustainable Design

In designing the proposed alterations and extension of Valhalla, particular regard has been paid to the detailed requirements of the following policies.

Policy SS1 - Principles of Sustainable Development, which records that development will be permitted where they make a positive contribution to the social, economic and environmental needs of the Isles If Scilly.

Policy SS2 – Sustainable Quality Design and Place-Making, which makes clear that development will not be permitted if it is considered to be of poor or unstainable design, making clear that new development must be of a high-quality design and contributes to the islands' distinctiveness and social, economic and environmental elements of sustainability.

- Environment

The distinctiveness and richness of the islands' environment is reflected in the plethora of national and international designations. In designing this proposal, regard has been paid to the following policies.

Policy OE1- Protecting and Enhancing the Landscape and Seascape, which emphasises that development will only be permitted where it aligns with the statutory purpose of AONBs.

Policy OE2 – Biodiversity and Geodiversity, which records that development proposals will be permitted where they conserve and enhance biodiversity and geodiversity.

Policy OE7 – Development affecting Heritage, which states that great weight will be given to the conservation of the islands irreplaceable heritage assets.

- Community

The Local Plan records that alterations and modifications to existing buildings and dwellings, including proposed extensions must be of an appropriate scale and subservient in relation to the existing building. This requirement is aimed at preventing an imbalance of house types and sizes, and to help retain affordable

homes.

Policy LC8 – Replacement Dwellings and Residential Extensions, Alterations and Ancillary Accommodation, makes clear that building work carried out to a lawful dwelling will be supported subject to compliance with a number of identified requirements. One of these requirements records that proposals seeking to extend an existing property by more than 30% above the minimum for the size of property will be resisted unless there is a demonstrable proven need for a larger home.

Having had regard to the unusually thick internal granite walls of the property, the proposed extension will increase the size of the property by approximately 50%, above the minimum for the size of property. As has been explained in earlier sections of this Statement, there is a proven need for the extension being of the size proposed. The main reasons are summarised below:

a. The proposals at Valhalla have been developed to support the succession plans for the ongoing management of Tresco. The house is intended as a residence for Tresco leaseholder Robert Dorrien-Smith and his wife Lucy Dorrien-Smith. The property will effectively act as a Dower House as Robert steps aside from the day-to-day management of the island, releasing the Abbey for use by the next generation.

b. Valhalla's position near to the Abbey and the cultural heart of the island, yet with good privacy and an enclosed garden is ideally suited for this purpose. The applicant is likely to have an active advisory role and will continue to promote Tresco as a tourist destination. Currently however the house is not suitable to receive meetings and gatherings of more than 6-8 people. The proposed alterations are intended to improve this capacity through the introduction of larger open plan living spaces that link to the garden.

c. The proposed modifications have been designed to future-proof the house, to cater for elderly residents as the occupiers grow older; an approach that accords with the Local Plans wider sustainability policies. The proposed layout would enable the property to be occupied as a bungalow, with rooms being laid out to provide wheelchair turning space and adequate access. The ground floor has level access throughout. The associated flat could then be occupied by a care worker.

d. The proposed alterations will bring about a number of visual and architectural improvements.

The physical location of Valhalla, close to the cultural centre of the island and its continued use as a museum, taken together with its association with the Listed gardens, means that there is no prospect that ownership of it will ever be separated from either the gardens or the Abbey itself. Consequently, the underpinning justification for this policy, which is to prevent an imbalance of house types and sizes and to help retain affordable homes, will not be offended by this proposal.

Isles of Scilly Design Guide 2007

The Isles of Scilly Design Guide is a Supplementary Planning Document (SPD) that forms part of the local Development Plan. This states that "It is important that the nature of the surrounding area is understood and reflected in any development proposal. Without this awareness it is likely that a development will be unsympathetic". The proposals fully accord with the guidance set out within this SPD.

8. ACCESS

Outside

Existing tracks and pathways will be used to access the plot.

The absence of cars on Tresco creates a safe, peaceful and refreshing environment and reduces emissions. Parking for a buggy could be maintained within the existing garage / store, should mobility issues arise in the future.

Inside

The proposed alterations have been designed with the specific intention of improving the accessibility of the existing dwelling, with alterations designed to enable the house to support Robert and Lucy Dorrien Smith into their dotage.

The existing ground floor would be upgraded to comply with the latest provisions of Part M of the Building Regulations. Accessibility improvements would include:

- Level access front door and into the garden.
- Level access throughout the ground floor of the property.
- Provision of a ground floor bedroom.
- Provision of 1500mm wheelchair turning radius in all ground floor rooms.
- Hard external access landscaping.
- Min. 826mm door leafs on all ground floor internal doors and min. 300 pull space.
- Sockets and aerial inputs raised to 450mm above finished floor level.
- Low cill levels to allow occupants to see outside when seated.
- Better ambient heating and warmer internal spaces.

Flood Risk

The proposed extension would match the existing ground floor level. The site is set in an inland location and has no history of flooding.

Services

The proposed building would have lower running costs than the existing cottage, creating a lower demand on Tresco's ample water and electrical supplies. The scheme will have minimal outside lighting to respect the dark skies policy of the local plan. A sustainability assessment is included in section 3. Surface water run-off from the new extension would be directed into a soakaway located in the garden.

Emergency Services

Tresco's emergency services have capacity to deal with the proposed development, which would result in a modest increase in floor space of an existing house.

10. FLOOR AREA CALCULATION

Existing:

Ground: 72msq
First: 46msq

TOTAL: 118msq

Proposed:

Ground: 128msq (114msq excl. conservatory)
First: 50msq

TOTAL: 178msq

Note: Calculations reflect effective usable floor space and have excluded; first floor areas with less than 1.5m headroom and thick granite internal partitions.

11. SUSTAINABILITY ASSESSMENT

The proposals have been developed to include a range of strategies to achieve sustainability in construction and in the building's ongoing use.

Embodied Energy In Construction

A considerable proportion of a building's carbon footprint is attributable to the manufacturing and transportation of building materials. To minimise this, the building's exterior would be clad in long lasting materials, and installed with robust detailing, capable of withstanding the marine environment, would be employed in the construction works. Improved lifespan ensures a better return on the energy expended in construction.

Indigenous natural materials would be used wherever possible. These would include granite rubble and quoins reclaimed from the demolition of the existing lean-to. The specification would be developed with reference to the BRE Green Guide to Specification to evaluate the environmental credentials of the materials procured from further afield.

A Site Waste Management Plan is included in the accompanying documentation.

Heat Loss and Energy use

The proposals take a 'fabric first' approach to energy reduction, seeking to minimise consumption from the outset through the use of passive design principles. These include optimising orientation and massing, as well as ensuring the use of high-performance building fabric.

The new building would have insulation that is far superior to the existing building that is being replaced. This would reduce the energy required to heat the property. The use of double glazing would: improve air tightness; improve thermal performance; increase the amount of natural light entering the property; and reduce the energy demand from space heating and artificial lighting as a consequence

The large south facing screen on the new wing would act as a solar store, maximising thermal gain particularly when the sun is low in the winter. In the summer, when the sun is higher, the

Renewable Energy Sources

A 4 kW Solar PV array would be provided on the roof of the new wing. The south facing roof pitch is angled and oriented to maximise electrical output. The electricity generated by the panels would be used by the buildings and to charge golf buggies. Excess power would be exported to the local grid. The energy and carbon associated with the manufacture and installation of the PV panels will be covered by 3 years of generation in this location.

The house and pool would be heated using an air-source heat pumps. This is a technology which is typically 3 times more efficient than traditional direct electric heating methods. This approach is particularly effective on Tresco, where the temperate climate ensures operating efficiency is maintained through the year. These would be powered by locally generated electricity from the PV array; effectively creating a zero carbon heating system.

An additional stove would allow the property to be heated using fuel from local and sustainable sources, including off-cuts from maintenance of the Abbey Gardens. This is particularly effective to top up the heating in the winter when external temperatures and output from the PV array are reduced.

The scheme as whole would be also sustainable in the broader sense; supporting the economy of the Islands and the livelihoods of the people who live there. The current Local Plan encourages development that supports tourism and the local economy.

Ecology

A phase 1 ecological survey and bat surveys have been undertaken at the site. The findings of these surveys and the proposed mitigation / enhancement are detailed in a seperated report that accompanies this application.

12. SUMMARY

The design of the alterations has taken into account the characteristics and historic context of the area. The bulk or the proposals are heavily screened by existing boundary planting and structures; as a consequence the visual impact of the proposals would be minimal.

The form, scale, massing and character of the proposed extension have been designed in response to the existing building. This approach would preserve the vernacular character of the building, whilst ensuring the proposed additions would be architecturally legible as such.

The proposed materials would reflect the traditional and vernacular style across the island, in addition to providing a continuation of more recent patterns of development using natural materials including timber and glass in a low-key contemporary manner.

The proposed scheme at Valhalla would have a critical role in providing a physical base from which to support succession of the island's management. It is essential to the island's ongoing success that this process is carefully managed.

The house would become more sustainable and suitable for use as an accessible dwelling as a result of the proposed alterations.

Augustus Smith's works on the island from the 1840s transformed Tresco. The Abbey gardens founded under his direction are now recognised as a Grade I heritage asset and the built form of the island is recognised in its inclusion in the Isles of Scilly Conservation Area. Therefore, the occupation of Valhalla by Smith's descendant and successor as a means to continue championing the island, is considered to be an appropriate and integral development in the context of the estate and island more broadly. The proposals would enable the continuity of the family, their ability to support the inhabitants and built heritage of Tresco, through their inherent role in the viability of the local economy.

Appendix 1 - Listing Description

TRESCO

Overview
Heritage Category: Park and Garden
Grade: I
List Entry Number: 1000427
Date first listed: 11-Jun-1987
District: Isles of Scilly (Unitary Authority)
Parish: Tresco
National Grid Reference: SV 89373 14171

Details: Gardens extensively planted with exotic species which were begun in the early C19 and developed in the mid and late C19, together with a lake and woodland walks.

HISTORIC DEVELOPMENT

In 1834 Augustus Smith (b 1804), the son of a Hertfordshire banker, James Smith, acquired a lease of ninety-nine years from the Duchy of Cornwall for the Isles of Scilly. The new Lord Proprietor was required by the Crown to spend £5000 within six years on various improvements including the construction of a new pier at St Mary's and the completion of the parish church; inspired by Jeremy Bentham, Smith worked for the social and economic improvement of the islands.

Residing initially on St Mary's, Smith began building a new house on the neighbouring island of Tresco in 1835. The house was built to the east of the ruins of the medieval priory of St Nicholas, a cell of the Benedictine abbey of Tavistock, which in turn occupied the site of a C6 burial ground. Smith's new house was extended in 1843, and again in 1852-3; state rooms were constructed in 1861-3 (CL 1980). The new house was complemented by terraced gardens, initially constructed within windbreak walls and subsequently expanded within areas sheltered by trees planted by Smith after 1834. Plants for the garden were obtained from nurseries including James Veitch of Chelsea, private gardens such as Abbotsbury and Melbury, Dorset (qqv), and foreign countries visited by Scillonian seamen. In 1850 Smith initiated contacts with Sir William Hooker (1785-1865) at Kew (qv) which led to plants being sent to Tresco; this arrangement continued under Sir Joseph Hooker (1817-1911). Augustus Smith died in Plymouth in 1872, and was succeeded in the lease by his nephew, Thomas Algernon Dorrien-Smith. The appearance of the house and gardens under Augustus Smith is recorded in watercolour views by Lady Sophia Towers and Mrs Frances Le Marchant, together with a series of mid C19 photographs (private collection).

T A Dorrien-Smith was instrumental in establishing flower-growing for the London market in the late C19 to alleviate a down-turn in the islands¿ economy, while on Tresco he expanded his uncle¿s shelter belts and continued the development of the exotic planting in the gardens. Dorrien-Smith died in 1918 when he was succeeded by his son, Major Arthur Dorrien-Smith, who had collected plants in the early years of the C20 in South Africa, Australia, and New Zealand while on military service. In 1920 Tresco was described as 'an imperial asset of great importance' (Kew Bulletin) in relation to its plant collection and the work undertaken on acclimatisation. During the Second World War three of the Major's four sons were killed, and he was succeeded in 1955 by his surviving son, Lt Commander T M Dorrien-Smith. The development of the gardens, including the introduction of further plant material from South Africa and the Antipodes, continued under the Commander, and his son, Robert A Dorrien-Smith, who took over the running of Tresco in the early 1970s. The gardens and shelter belts have undergone extensive restoration following severe storm damage in 1929, 1987, and 1990. Today (2000) the site remains in private ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING
Tresco Abbey is situated on the island of Tresco towards the centre of the Scillonian archipelago. The site lies c 400m south of the hamlet of New Grimsby and c 1.25km south of the port of Old Grimsby. The c 30ha site comprises some 6ha of gardens, c 24ha of ornamental plantations through which a series of walks passes, an ornamental lake, and a cricket ground. The site is bounded to the west by a minor road, Appletree Road, and to the north by Great Pool; elsewhere the site adjoins open heathland. The site occupies a ridge of high ground which drops north to Great Pool, west towards the coast adjacent to Appletree Road, south to Appletree Banks, and south-east to Abbey Pool. There are extensive views south across the island towards the picturesque Great Rock and the neighbouring island of St Mary's, west towards the neighbouring island of Bryher, and north across Great Pool towards high ground near Old Grimsby.

ENTRANCES AND APPROACHES T
he late C20 visitors¿ entrance is situated c 30m south-west of Tresco Abbey and is approached by a concrete drive which follows the southern boundary of the site from the late C20 helicopter landing site on the cricket ground c 200m south-west of the house. The entrance, ticket office, and associated facilities are converted from C19 single-storey stone buildings which stand immediately west of the mid C19 south entrance to the Abbey. This entrance comprises rugged rockwork supporting a painted timber gate. Beyond the south entrance the drive leads north for c 30m through mixed shrubbery before sweeping west and north-east through the West Rockery, an area of artificially arranged rockwork above pools and a cascade, to reach the inner courtyard of the Abbey. In the late C19 and early C20 visitors entered the gardens through a gate attached to the building known as 'Valhalla'. This approximately L-shaped structure comprises a two-storey gabled cottage to the west with a single-storey range to the east. The garden facades of these structures have loggias supported by rustic stone piers; the loggias contain a collection of ships' figureheads which was founded by Augustus Smith in the mid C19, while the walls are decorated with sea shells. Valhalla was constructed by Augustus Smith in 1871 to serve as an entrance for the visitors who had first started to visit the gardens in appreciable numbers c 1860 (Nelhams 2000); it was extended in 1960 by Commander T M Dorrien-Smith (CL 1980).

The principal C19 approach to Tresco Abbey was from New Grimsby to the north-west. From the hamlet a drive, known as Abbey Road, passes along the north-west shore of Great Pool, before turning south-east to continue parallel to the southern shore of the lake for c 750m. To the south the concrete drive is bounded by Abbey Wood, a mixed plantation with mature trees and conifers underplanted with evergreen shrubbery, while to the north the drive is adjoined by an area of meadows planted with specimen trees and several paddocks; the drive is partly lined by mature Monterey cypresses. The drive approaches the Abbey through a picturesque gothic granite gatehouse (listed grade II) which is set in a granite wall (listed grade II). The wall extends south-east to the Abbey buildings and serves as the revetment to the raised entrance courtyard. The gatehouse and courtyard were constructed by Augustus Smith in 1843. A further drive extends parallel to the north facade of the Abbey and then continues c 430m east, where it is known as Penzance Road, to reach the coast at Pentle Bay. A mid C19 inscribed slate panel set into the wall enclosing the gardens south-east of the Abbey and adjacent to the drive provided rules and directions for mid C19 visitors to the gardens.

PRINCIPAL BUILDING
Tresco Abbey (listed grade II) stands on a spur of high ground to the north of Abbey Pool and south of Great Pool. The house comprises two and three storeys and is constructed in coursed granite with ashlar dressings. The buildings has an irregular plan which reflects its evolution over some thirty years from 1835. To the north is the entrance courtyard entered through the gatehouse of 1843 (listed grade II) and enclosed to the south by the west wing, also built in 1843. An archway leads through this wing to the central courtyard which is enclosed to the south by the south-west wing. This wing contains the state rooms built in 1861-2 and is terminated to the south-west by a single-storey conservatory overlooking the West Rockery (under restoration, 2000). To the east of the courtyard lies the main range of the house with a four-storey square tower to the north-east which was built in 1890 to the north of the gabled, two-storey house built in 1835-9 which remains the core of the house. Tresco Abbey was built by Augustus Smith (d 1872) and his nephew, Thomas Algernon Dorrien-Smith, who appear to have acted as their own architects. The appearance of the house in the mid and late C19 is recorded in a series of watercolour views by Mrs Frances Le Marchant (private collection), and a set of photographs commissioned by Augustus Smith in the 1860s (private collection).

GARDENS AND PLEASURE GROUNDS
The gardens are situated principally to the west of the Abbey. A series of three mid C19 terraces extends below the south facade of the house, connecting the West Rockery and the East Rockery on the east- and south-west-facing slopes below the house. The south-facing slope below the Abbey is laid out in informal terraces which incorporate a C20 swimming pool and pavilion.

The gardens west of the house are laid out in a series of three principal terrace walks which extend from east to west; these are connected by axial walks which descend the south-facing slope. The Top Terrace extends c 270m west from the house to a gate which leads west to a walk which continues a further 190m west of the garden to reach the late C19 Smith Monument (listed grade II). This rough granite obelisk c 5m high stands on the summit of Abbey Hill overlooking the sound between Tresco and Bryher. The monument was designed by Augustus Smith on his death-bed in 1872 and bears plaques commemorating Augustus Smith, T A Dorrien-Smith, and other members of their families. The Top Terrace comprises a gravel walk, to the north of which is a deep border planted with mixed exotic and succulent plants backed by mature trees, shrubs, and conifers. Some 50m west of the house a subsidiary walk leads north through an area known as Miss Innis' Garden, to reach a small gateway set in an artificially built-up screen of rockwork; this gateway leads from the garden to a network of walks which extend through Abbey Wood on the north-east-facing slope above Great Pool. The Top Terrace is linked to the lower terraces by the Neptune Steps c 80m west of the house. The four flights of steps lead to the Lighthouse Walk and are flanked by specimen palms and other ornamental shrubs, while the Walk is bordered by narrow beds planted with seasonal subjects and by tall ilex oak hedges. To the south the Lighthouse Walk is terminated by a raised bastion which supports a late C20 bronze sculpture of three of Robert Dorrien-Smith's children by David Wynne (guidebook); from this bastion there are views across the Green south to Great Rock. The late C20 sculpture replaces a late C17 cast-iron cresset or fire-basket (listed grade II) from St Agnes¿ Lighthouse, Cornwall; this was relocated in the late C20 to a site adjacent to the mid C19 bowling green east of Valhalla.

The Middle Terrace leads west from the Western Rockery below a series of rocky outcrops planted with specimen trees, shrubs, and succulent plants above the remains of the medieval Priory. Crossing the Neptune Steps, a broad gravel walk continues c 50m west through a formal garden with a simple summerhouse alcove to the north, and a circular, rock-edged pool and fountain to the south. The south-facing slope above the walk contains rocky outcrops planted with succulents with architectural foliage, while the remainder of the garden has planting with a Mediterranean character (ibid). To the south-west of this formal garden is an artificial mound, the Limpet Midden, composed of limpet shells deposited from at least Roman times (ibid); there are views east across the gardens from the summit of the mound. Adjacent to the Limpet Midden the Middle Terrace divides into several subsidiary paths, some leading north-west to the Top Terrace and another continuing west to reach a late C20 octagonal, open-fronted, pyramid-roofed summerhouse, the interior of which is ornamented with shell-work by Mrs Dorrien-Smith. This summerhouse stands on a gravel terrace at the head of the late C20 Mediterranean Garden which comprises four terraces retained by rustic granite walls and linked by axially arranged single and double flights of stone steps. The second terrace incorporates a centrally placed wall-fountain and semicircular pool, while the lowest terrace has an octagonal pool with a fountain in the form of a bronze Agave sculpted by Tom Leiper placed on the garden's central axis.

Some 130m south-west of the house the Long Walk extends c 250m from east to west across the full width of the garden, linking the walk below the ruins of the Priory, the Lighthouse Walk, and Mediterranean Garden. The Long Walk comprises a gravel terrace flanked by stone-edged beds planted with mature evergreen shrubs and specimen trees underplanted with ferns and herbaceous subjects. To the west the walk is now terminated by the 'Sacrificial Altar', a composite group of antique stone fragments which stands immediately east of a stone wall which blocks a western extension of the Long Walk through the kitchen garden to the west boundary of the garden. A further east/west walk extends parallel to the southern boundary of the garden, passing through areas planted with collections of bamboo and tree ferns. The areas between the east/west terraces and north/south walks are planted with collections of plants originating in Australia and other countries; these have been developed in the C20 in areas planted in the C19 as orchards.

Some 50m south-west of the house and below the West Rockery a group of small terraced gardens planted with specimen palms and Mediterranean and South African plants is enclosed to the west, south, and south-east by granite rubble walls c 3.5m high (listed grade II), and to the east and north-east by high, formally clipped ilex oak hedges. The western boundary wall is extended north by a late C20 pergola comprising rustic stone supports linked by timber horizontal beams. To the north are the remains of the medieval Priory of St Nicholas comprising two gothic stone arches which lead to a walled garden enclosure containing several C17 and C18 graves and headstones (all listed grade II). The arches terminate a vista leading c 320m south-south-west which bisects the Palm Circle, an approximately elliptical area of lawns enclosed by shrubbery and planted with specimen Chusan palms and cordylines. To the south of the Palm Circle the axial walk is terminated by a Cyclopean group of rocks and a stone table. To the north-west of the remains of the medieval Priory is the Pebble Garden, a parterre with pebble-edged beds separated by gravel paths which are laid out in the form of a `Union Jack¿ flag; this garden and its seasonal planting scheme in red, white, and blue formed part of Augustus Smith¿s mid C19 garden. To the south-east of the ruins of the Priory the Pump Garden incorporates a circular stone well and a cast-iron pump which are set among evergreen shrubs and specimen trees.

Augustus Smith built the walls enclosing the formal gardens south-west of the house c 1834 (CL 1980) and later began to plant shelter belts comprising particularly Monterey cypress and Monterey pines; these plantations were extended and enhanced in the late C19 and early C20 by T A Dorrien-Smith. The Palm Circle, originally known as the Hop Circle from Smith¿s planting scheme, also formed part of Smith's earliest garden, together with the Neptune Steps, Middle Terrace, Top Terrace, Long Walk, and Lighthouse Walk. The design of the garden with its axial vistas and terraces has been likened to Italian gardens including the Villa d¿Este, Tivoli, which may have inspired Augustus Smith. Augustus Smith began to grow rare and exotic plants in the gardens, obtaining specimens from gardens including the Royal Botanical Gardens, Kew, Abbotsbury and Melbury, Dorset (qqv), and nurseries including Messrs Lee of Hammersmith, Thomas Nicholl of Redruth, and from 1853, James Veitch of Chelsea (ibid). By 1894 the gardens contained some 1500 specimens, while by the 1930s this had risen to 3500 distinct varieties (ibid). Throughout the C20 the gardens have been noted for their collection of sub-tropical, exotic, and acclimatised plants.

KITCHEN GARDEN

The kitchen garden is situated to the west of the gardens c 300m west of the house. The garden is enclosed to the south, west, and north by stone walls which separate it from the surrounding shelter belts on Abbey Hill. The garden is laid out with an axial walk extending west to a gate set in the boundary wall. To the north and south of this walk are areas of lawn planted with standard fruit trees, together with vegetable and flower beds.

OTHER LAND

A lawn extends south from an evergreen hedge which encloses the terraces south of the house to Abbey Pool, an informal natural lake c 100m south-east of the house. The ornamentally planted Paddy's Island lies in the lake c 160m south-east of the house, while the margins of the lake are planted with ornamental grasses and other subjects. A late C20 bronze sculpture of fishes, Shoal by Tom Leaper, stands in the lake adjacent to its north-west shore. In the mid C19 Augustus Smith developed the lawn and lake south-east of the house as the setting for a collection of exotic waterfowl (ibid). South-west of the lake a level grassy area known as the Green was developed in the late C19 as a cricket ground; since 1983 it has also served as a helicopter landing place. There are significant views south to Great Rock across the Green.

Abbey Wood, a mixed plantation on the north-east-facing slope above Great Pool is included in the site here registered. Developed from the 1830s, this plantation was designed to combine utility, as a shelter belt for the garden, with amenity, in the form of a series of woodland walks. To the west of the gardens further areas of mixed shelter belt divided by walks and rides extend along the ridge of Abbey Hill. The late C19 Smith Monument (listed grade II) stands on the crest of this ridge, affording views west to the neighbouring island of Bryher.

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