

# VALHALLA

## DESIGN, ACCESS, & HERITAGE STATEMENT

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### Contents

1. Introduction	Page 2
2. Historical Background	Page 3
3. Site Survey and Descriptions	Page 7
4. Assessment of Significance	Page 11
5. Proposed Alterations	Page 12
6. Heritage Impact Assessment	Page 14
7. Heritage Justification	Page 15
8. Policy Statement	Page 16
9. Access	Page 18
10. Floor Area Calculations	Page 18
11. Sustainability Assessment	Page 19
12. Summary	Page 20

### Appendices

Appendix I – Statutory List Description

Appendix II – Sources and Bibliography

Appendix III – Planning Policy and Guidance

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# I. 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 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 or 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 Treco). King Henry I (1100-1135) granted to the Abbot of Tavistock all of the churches of 'Suliy' 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 Treco 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 Treco 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 Treco 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, Treco 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 Treco 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 labels 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 impracticality of replicating or altering this form of construction it would seem reasonable 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 Augustus 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.

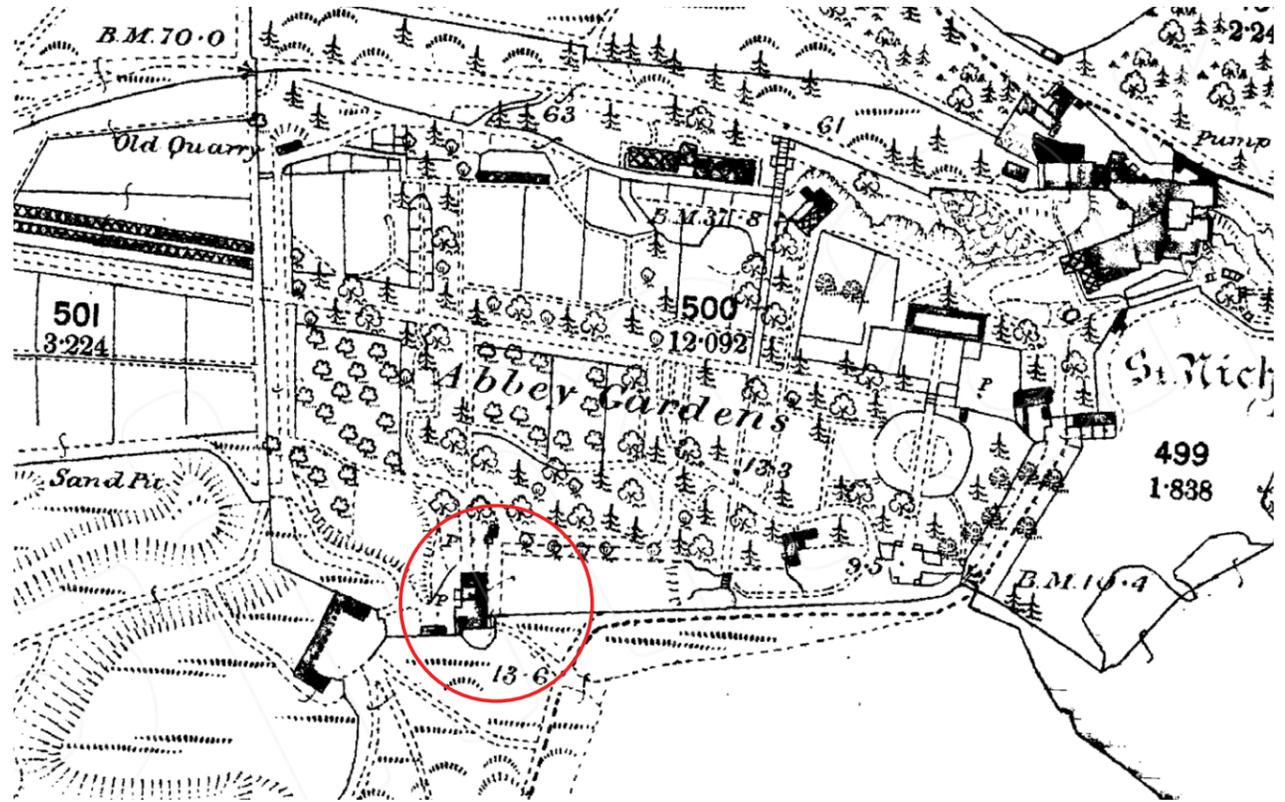


Fig 3. Ordnance Survey Map 1889 (National Library of Scotland)

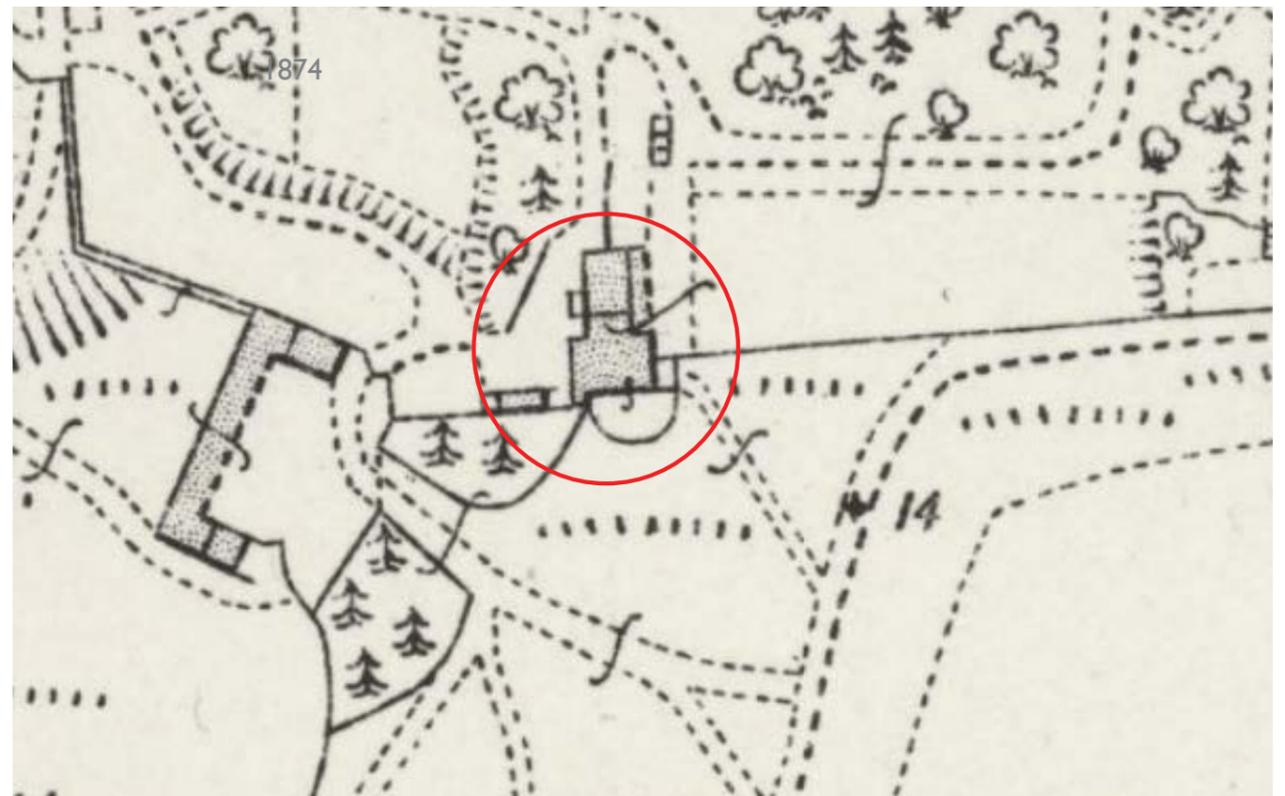


Fig 4. Ordnance Survey Map 1908 (National Library of Scotland)



Fig 2. Engraving C.1874 (Scillypedia)



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



Fig 6. Postcard C.1960s following 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 from 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).

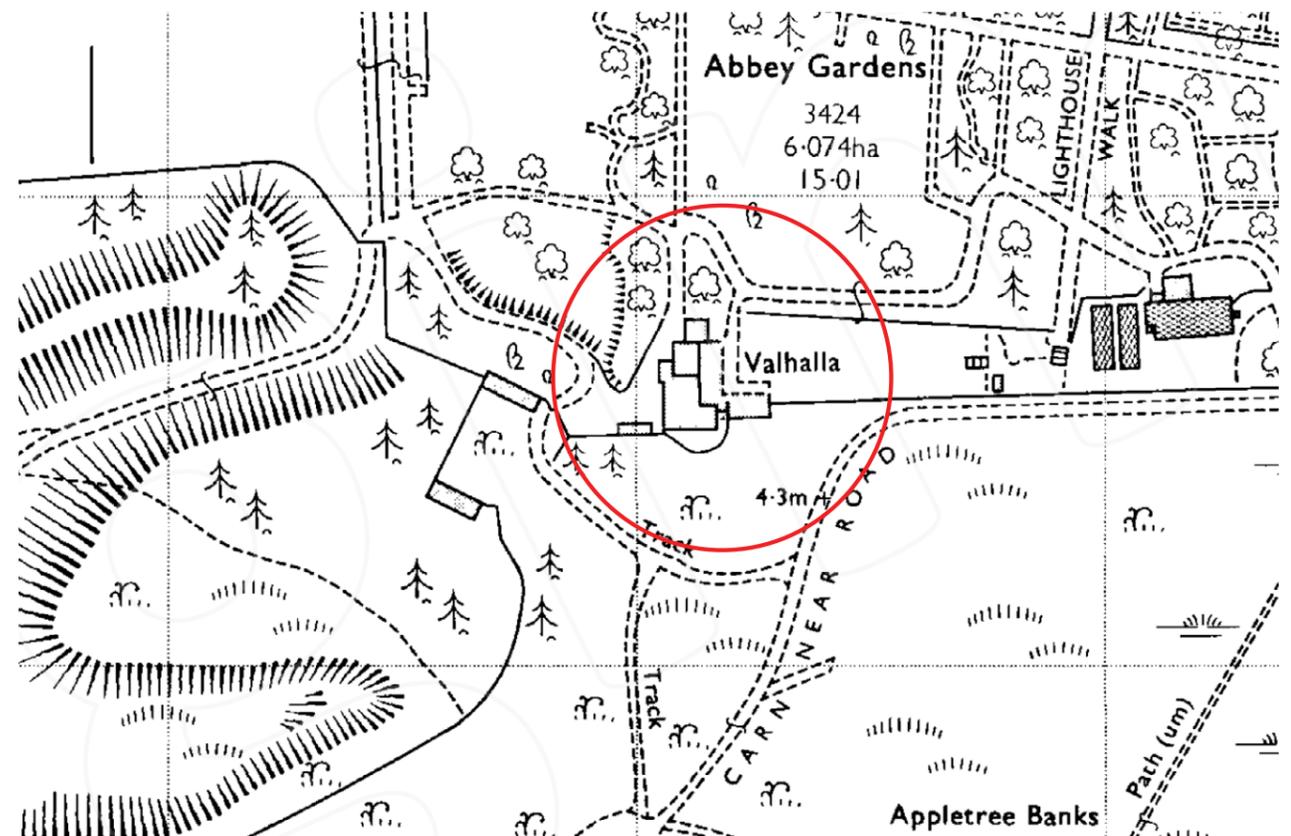


Fig 7. 1980s OS Map

### 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 be 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 its 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 original 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 originally 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 Il 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.



Figure 17. Outbuilding on southern boundary of private garden

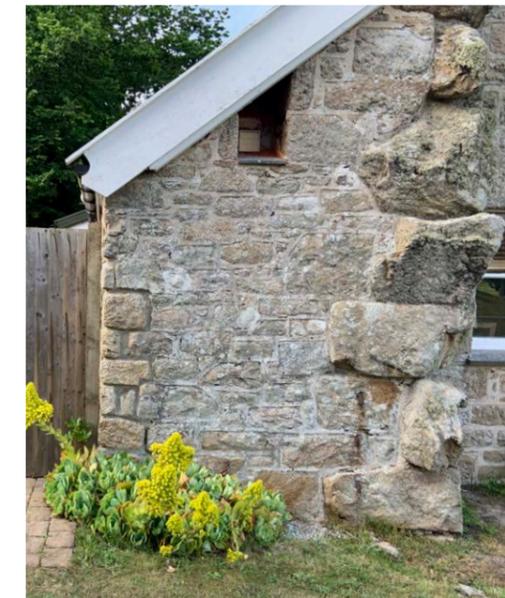


Figure 18. Joint in lean-to masonry

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.



Figure 19. Living Room Fireplace



Figure 20. Existing Living Room

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.

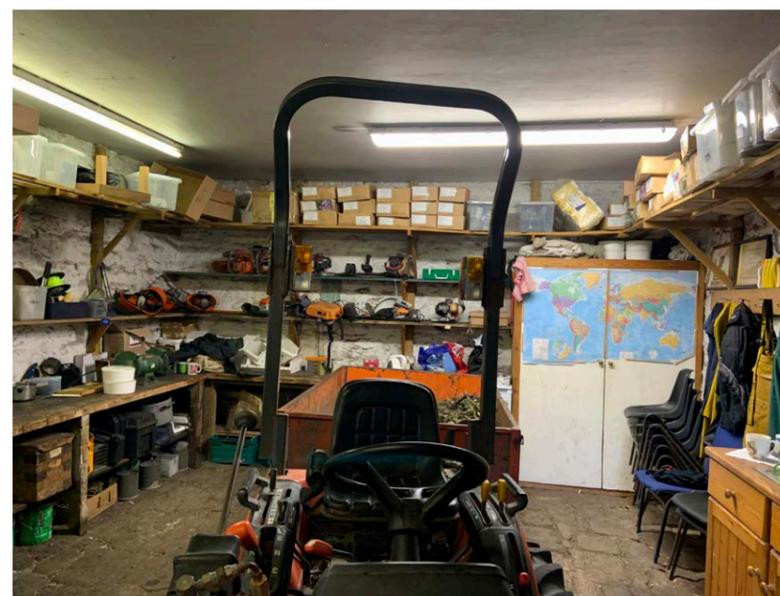


Figure 21. Garage / Store Interior



Figure 22. Stair

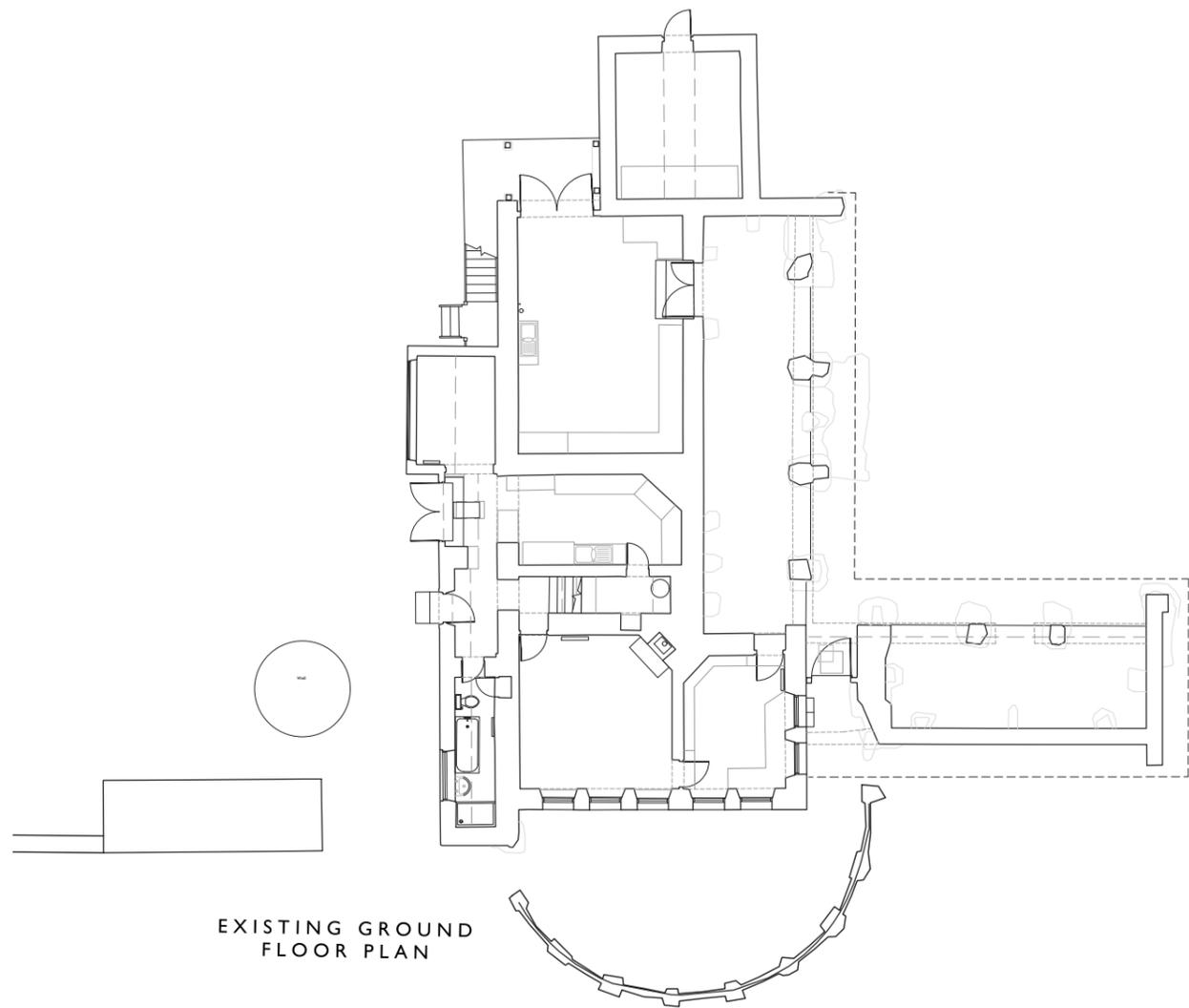


Figure 23. Existing Ground Floor Plan

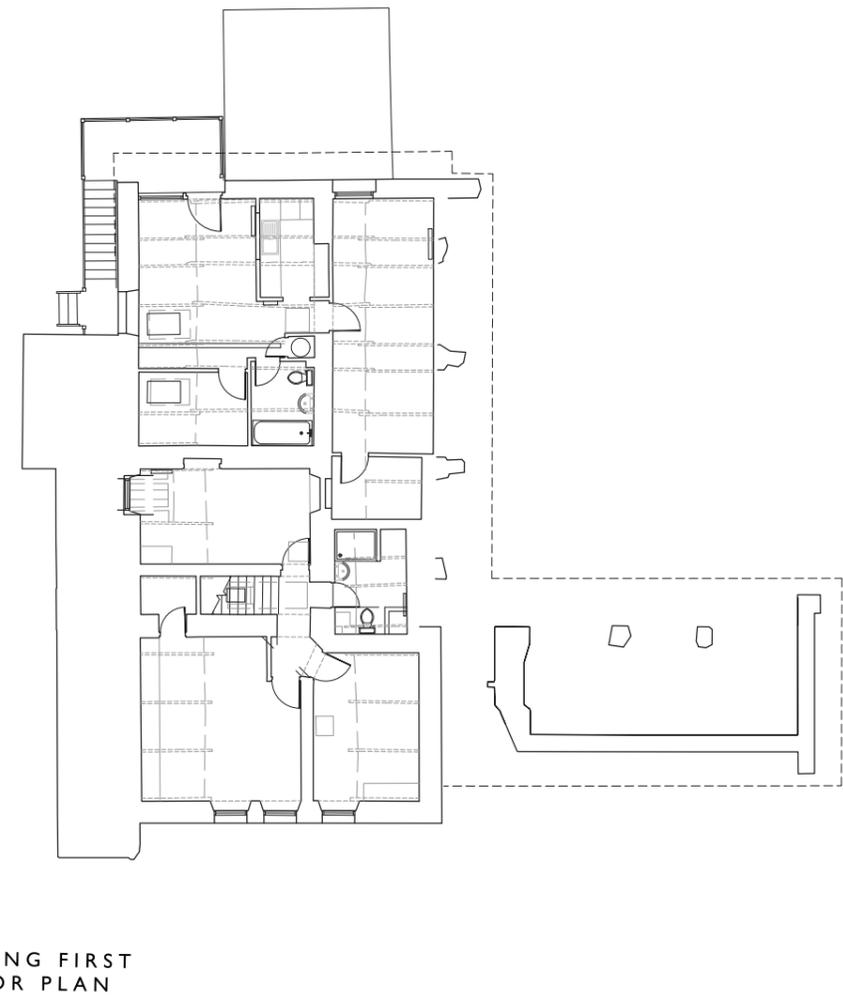


Figure 24. Existing First Floor Plan

## 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 conservation area. Therefore, this assessment pertains only to the fabric of the building exterior and the contribution it makes to its 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 Treco 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 improvements 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 Treco 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 dowry 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 addition 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

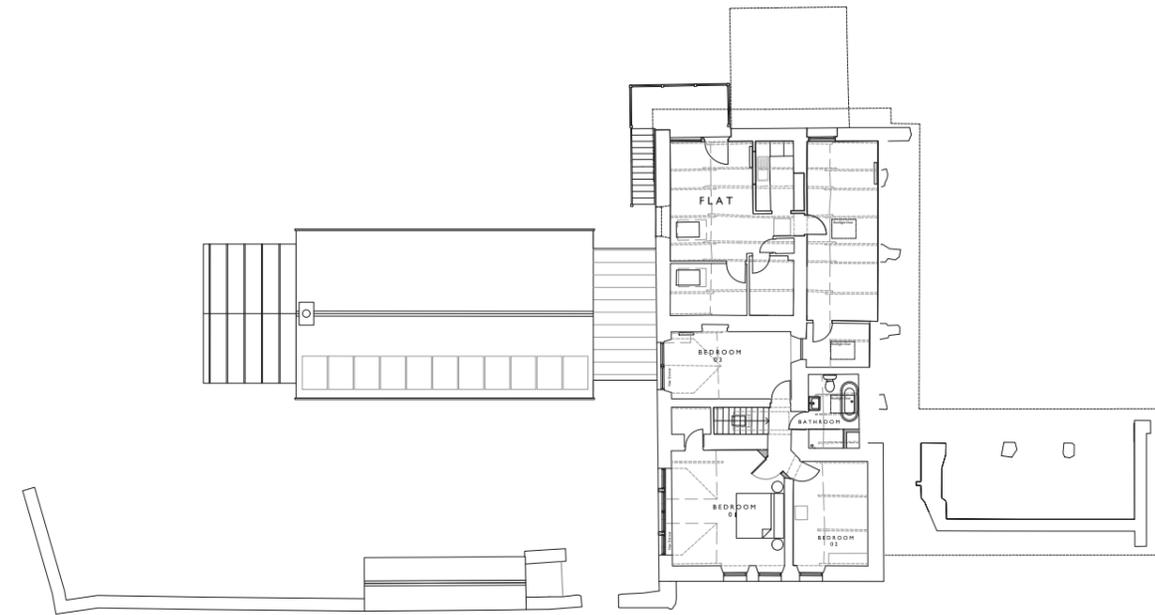
Attached to the western gable of the new living spaces would be a timber conservatory, providing a connection to the garden beyond. This would be unpainted and allowed to silver naturally.

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

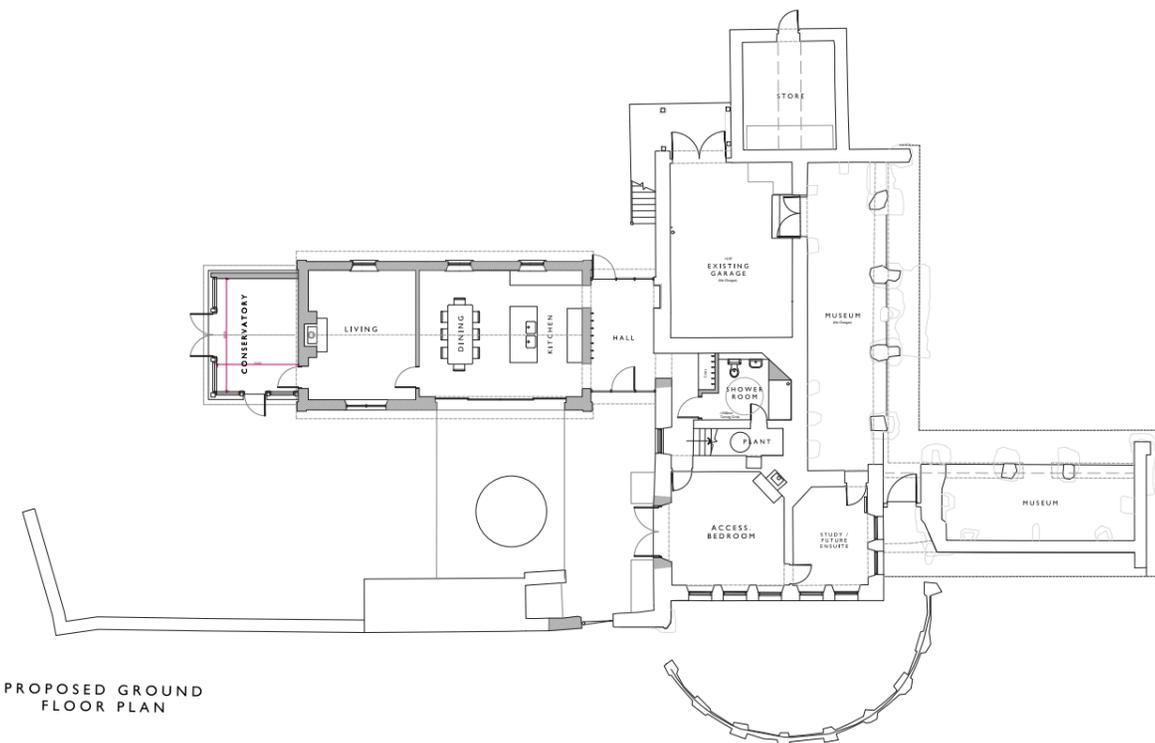
Two new dormer windows would be installed into the western roof slope. These would provide additional headroom within the restricted primary bedrooms, as well as westerly light and views. The dormers would be framed in natural timber and be consistent the architectural style of the conservatory; a Tresco 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 building 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 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.

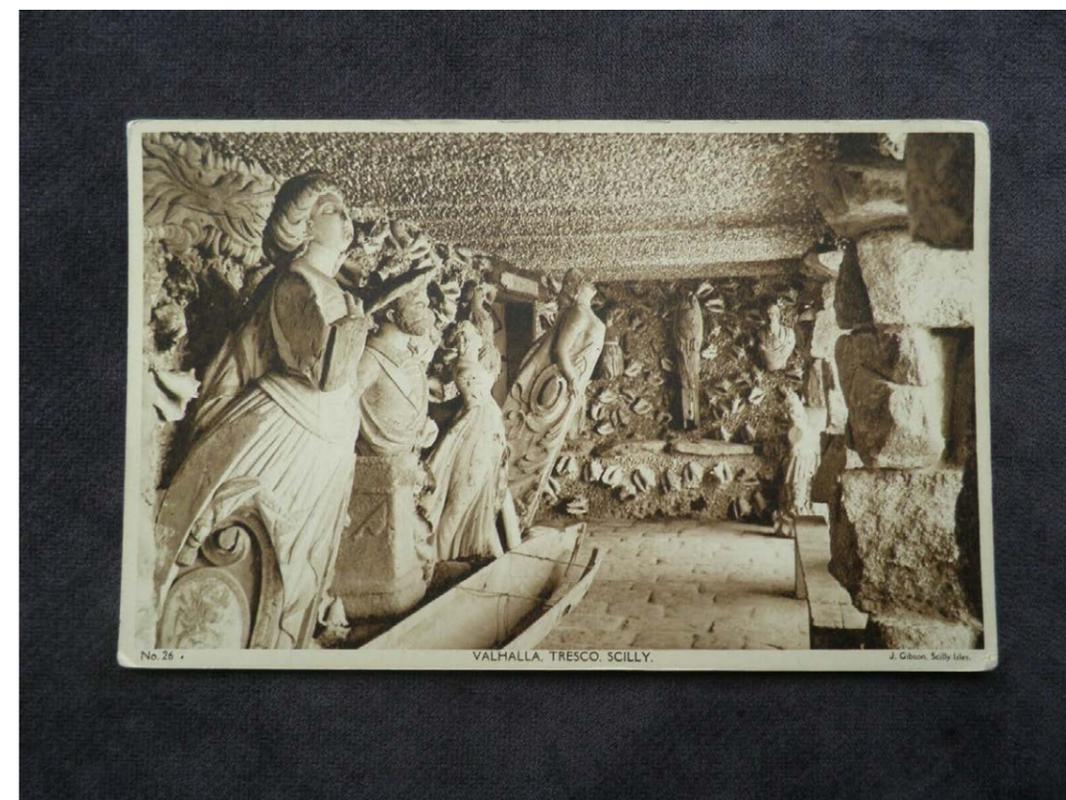


Fig 27. Postcard of figurehead museum C. 1960s

## 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 policies 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 of 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 unsustainable 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.

## II. 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 I 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 of 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 I - 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).

TA Dorrien-Smith was instrumental in establishing flower-growing for the London market in the late C19 to alleviate a downturn 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

The 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 Leiper, 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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## Appendix II - Sources and Bibliography

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## Appendix III - Planning Policy and Guidance

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