

# Heritage Statement & Impact Assessment

Proposed Re-roofing:

Ashvale

Lower Town

St Martin's

Version 1: 22 August 2022

Version 2: 23<sup>rd</sup> August 2022

Silverlake Design Ref: 3643HIA



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## Conventions

### Copyright

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### Abbreviations

AONB	Area of Outstanding Natural Beauty
CHES	Cornwall Historic Environment Service (Cornwall Council).
HE	Historic England
HER	Historic Environment Record
KK	Kresen Kernow (Cornwall Record Office)
NPPF	National Planning Policy Framework
OS	Ordnance Survey
SM	Scheduled Monument
SPAB	Society for the Preservation of Ancient Buildings

### Author

This report has been prepared by Dr Caroline Yates, Director of Silverlake Design (MA Architectural Conservation).

### Photographic Record

All current photographs are taken by the report author unless otherwise stated. Images are a record of observation unless a metric scale is included within the image. The camera was a Fujifilm XT-4 of 26 megapixels and iPhone 13 pro max. Photographs are taken in natural light using a tripod where required to enable sharp focus and best possible depth of field. All photographs are taken in RAW format to allow for conversion for archive purposes.

### OS Map Licence

OS Licence 100063994

## Purpose of the Statement

Silverlake Design was appointed by the applicant to provide an independent and impartial heritage statement and impact assessment in respect of the proposed re-roofing. The purpose of the report is to outline the significance of the property, site and setting and, with regard to wider cultural significance, consider the impact of the proposed scheme. Please note that this report does not constitute a decision. It provides an opinion based on available evidence, given in good faith and without prejudice to inform consideration of any planning application.

## Planning Policy and non-statutory guidance<sup>1</sup>

- National Planning Policy Framework (July 2021) Policy 16.
- The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (English Heritage, 2017).
- Historic England (2008). Conservation Principles Policies and Guidance.
- Historic England (2016) Understanding Historic Buildings: A guide to good recording practice.
- BS7913: (2013) Guide to the Principles of Conservation of Historic Buildings.
- Cornwall Local Plan Strategic Policies 2010 – 2016 (Adopted November 2016).
- Planning (Listed Buildings and Conservation Areas) Act 1990.
- Isles of Scilly Design Guide. The Council of the Isles of Scilly (2006).
- Historic England (2019). Statements of Heritage Significance: Analysing Significance in Heritage Assets. HE Advice Note 12. Swindon: Historic England.

## Methodology

A site visit was conducted on 8<sup>th</sup> June by Dr Caroline Yates, Heritage Consultant, Silverlake Design Ltd. Conditions were clear and bright and appraisal of site and setting was possible. Assessment of the property mainly focused on the ground floor interior of the house and the farmstead setting of the proposed extension.

The site visit has been augmented by desk-based research and cartographic analysis to further inform assessment and conclusions. Heritage assets within the setting<sup>2</sup> or where there may be a potential for

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<sup>1</sup> For full transcripts of relevant legislation, refer to Appendix 1

<sup>2</sup> For the purposes of this report, setting is defined as the extent a heritage asset can be experienced from proposed development, or other heritage assets that cannot be experienced from the proposed development but may have contextual or associative values with it.

harm by the proposed development have been identified by accessing the Historic England, National Heritage List for England and The Cornwall and Scilly Historic Environment Record. The impact assessment and determining extent of setting is conducted using relevant guidance and professional judgement.

## Relevant Previous Planning Applications<sup>3</sup>

No previous applications were identified from an online search of Council of the Isles of Scilly planning list.

## Executive Summary

Ashvale, a former farmstead, is within the dispersed cluster of buildings in Lower Town St Martin's. It is Grade II listed and an element of the Scillies AONB, Conservation Area and Heritage Coast.

The building is an L shape comprising two elements. The evidence suggests the two-storey, 4 bed, farmhouse is circa late C19 probably built over the footprint of an earlier, smaller building which was extant circa 1889. The adjoining, older west range, was probably formerly a dwelling and subsequently a barn which is now a jewellery workshop and retail space, providing employment for nine.

Significant problems with water ingress to the house have been reported by the occupants over several years. These are due to inherent defects in the roof, despite being re-roofed circa 2000. The existing roof is wet laid scantle slates with torching to the underside. Water ingress has caused a section of wall plate to rot and there is decay to some roof timbers and damage to the lath and plaster ceilings and other interior fabric. Works to protect the buildings and provide a healthy environment for the occupants is urgent, and the window of opportunity is small given the timing of works is critical with regard the presence of bats.

## Proposal

To replace the roof with Calidad 120 prime quality natural slate, with bitumen underlay.

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<sup>3</sup> Cornwall Council planning search: this cannot be considered an exhaustive planning history relevant to a building or site



## Conclusions

Decision making and the specification has been informed by factors such as the urgency of the works, economics and primarily, the availability of skilled roofers with proven expertise in the use of traditional materials and methods

The textured surface, riven edge and colour are a good match for the North Cornwall products. The slates will be 200 x 400mm with a 100mm lap resembling the small scantle slates. A bitumen roofing felt will be used as specified by the ecology report as suitable for the bats. Roof timbers are to be repaired using established conservation techniques.

Whilst a wet laid scantle roof would be the optimum replacement, a key challenge has been to balance the appearance of the roof with the urgent need to make the building weatherproof and prevent further deterioration of the historic fabric. Historically, evolution of vernacular traditions on Scilly has been in response to contextual factors, e.g., economics and availability of materials and skills/labour. Similar issues are still relevant and the consideration for this scheme has been how to adapt to the challenges, whilst minimising as far as possible the change to the aesthetic of the building, loss of fabric, and the story it tells about building traditions.

Impacts of the proposals are discussed in detail within the HIA, but in summary these are anticipated as: **Minor.** At best the proposed roof may maintain, rather than enhance character and at worst, there will be a slight erosion of existing character through a change from the traditional materials and methods.

**Negligible** It is anticipated that it will not significantly detract from the barn element of the property, or how the listed building is mainly experienced and appreciated within its setting. Impact upon historic fabric of the roof will be Negligible.

**Beneficial** The historic fabric of the house will be protected

- o No adverse impacts are anticipated for other heritage assets within the setting of Ashvale.
- o Overall It is concluded that the proposals respect and maintain the special and distinctive character of the Conservation Area
- o It is concluded that the proposals respect and maintain the special and distinctive character of the AONB and Heritage Coast and respect and conserve landscape character, natural beauty and built heritage of the AONB.
- o The proposed works are not regarded as archaeologically sensitive.



## Location



Top: Map annotated from Cornwall Interactive mapping<sup>4</sup>

Ashvale Farmhouse is centred on Grid Ref SV 9160716156 and situated on the south side of the road through Lower Town, St Martin's.

<sup>4</sup> <https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=7&xcoord=210235&ycoord=80710&wsName=ccmap&layerName=Grade%20II>

## Relevant Designations

### Designation Information

**World Heritage Sites** are cultural and/or natural sites considered of 'Outstanding Universal Value' inscribed on the World Heritage List by the World Heritage Committee. They are considered to:

- o Have special importance for everyone
- o Represent or exemplify unique/best examples of the world's cultural and/or natural heritage
- o Outstanding Universal Value is held to transcend national boundaries and to be of importance for future generations.
- o World Heritage status is a high accolade that brings with it particular responsibilities and international scrutiny.

### National Heritage List Status

Grade I Places of exceptional interest, only 2.5% of listed buildings are Grade I

Grade II\* Particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II\*

Grade II Buildings of special interest; 91.7% of all listed buildings are in this group

**A Conservation Area (CA)** is an "area of special architectural or historic interest the character of appearance of which it is desirable to protect or enhance" (Section 69, Planning (Listed Buildings & Conservation Areas) Act

**Scheduled Monument (SM)** an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. Monuments are not graded but are, by definition, regarded as nationally important archaeological sites. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.

Dual Listing: For historical reasons, a few buildings are both scheduled and listed. In such cases the SM statutory regime applies, and the listed building regime does not. Dually designated heritage assets will be reviewed over time with a view to producing a single, rationalised designation.

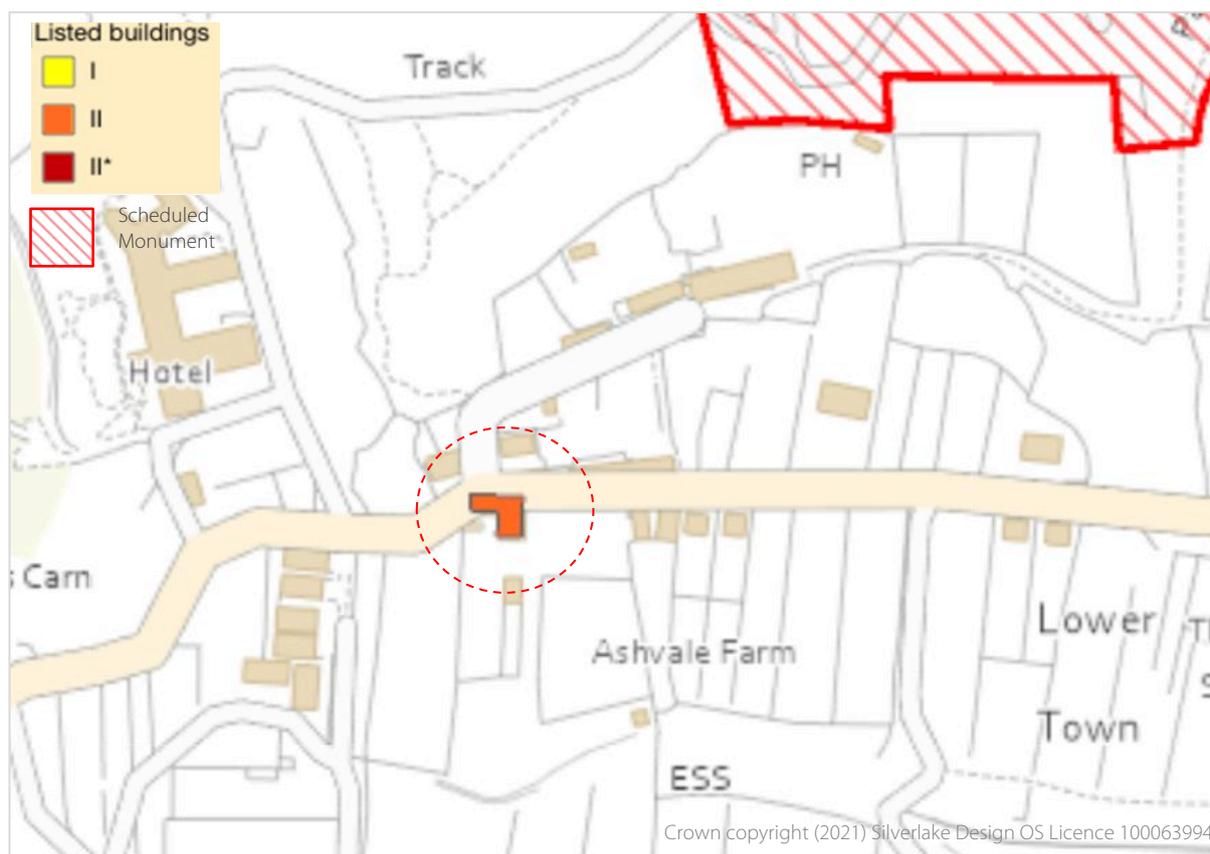
**Non-designated Heritage Assets** NDHAs are buildings, monuments, sites, places, areas or landscapes identified as having a degree of importance/significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets

National Heritage List Status:	The farmhouse is Grade II listed <sup>5</sup> .
WHS:	N/A
Conservation Area:	Isles of Scilly
AONB	Isles of Scilly
Heritage Coast	Isles of SCilly
Article 4 Direction orders	N/A
Scheduled Monument:	Prehistoric cairn cemetery and field system on Tinkler's Hill <sup>6</sup>

No other non-designated heritage assets or findspots within the setting are anticipated to be impacted by the proposals. Within the wider setting, the scheduled monument on Tinkler's Hill lies some 120m to the NE of Ashvale farmhouse. It is not considered this will be impacted by the proposals so is not described further.

<sup>5</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1141203?section=official-list-entry>

<sup>6</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1018109?section=official-list-entry>



Map annotated from Cornwall Council Interactive Mapping<sup>7</sup> showing relevant features within setting

## Introduction to Setting

### Landscape Setting

Formed as a drowned landscape, the Scillies, a constellation of over 200 low lying granite islands, are a continuation of the Cornubian Batholith, a granite spine that extends from Dartmoor through Bodmin Moor, Carmenellis and West Penwith to the islands. All islands are designated as AONB and all are defined as Heritage Coast.

Only about 50 of the islands support plant life and only 5 are inhabited, these characterised by small hamlets and small, solitary farmsteads. The location of Ashvale, Lower Town, is the westernmost of the three settlements on the island of St Martin's.

<sup>7</sup>

[https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=8&xcoord=91439&ycoord=16205&wsName=ccmap&layerName=Grade%20I:Grade%20II:Grade%20II\\*:Scheduled%20Monuments](https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=8&xcoord=91439&ycoord=16205&wsName=ccmap&layerName=Grade%20I:Grade%20II:Grade%20II*:Scheduled%20Monuments)

Other key characteristics include<sup>8</sup>:

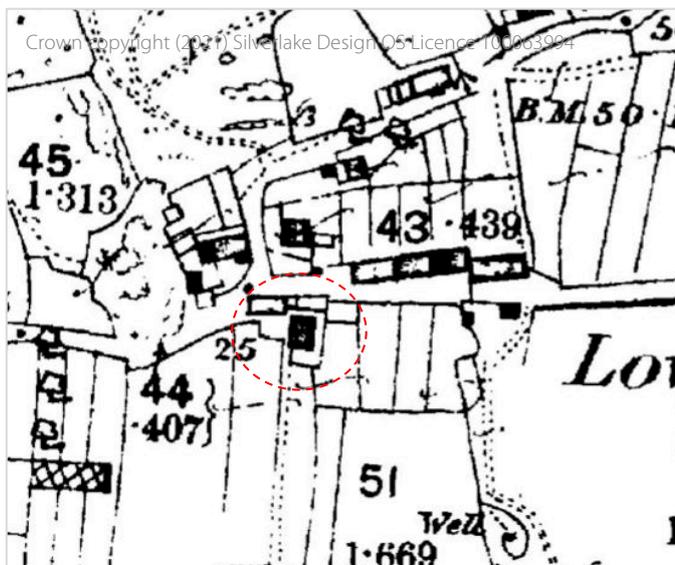
- For their size, a striking diversity including undulating landscapes, lowland heath, small pastures enclosed by stone walls and banks, small evergreen-hedged bulb fields, and a varied coastline such as sandy coves, dunes, rugged cliffs and saline lagoons.
- The maritime, windswept landscape means woodland cover is minimal
- An historic landscape with immense time depth, including 900 historic monuments (238 Scheduled Monuments), most notably outstanding prehistoric features of the late Neolithic and early Bronze Age including barrows, standing stones, submerged prehistoric field systems and the C16 Star Castle and C17 Garrison. There are 128 listed buildings; 4 Grade I, 8 Grade II\* and 116 Grade II.
- The dominance of the sea, visually and how it both unites and divides the islands.
- Small hamlets of austere older granite buildings and rendered colour-washed modern ones are characteristic of the five populated islands.
- Intangible characteristics such as tranquillity and dark skies
- Holdings are predominantly based on horticulture, some diversifying into livestock. Farm sizes are small, with a focus on intensive horticulture

Ashvale is within the small settlement of Lowertown which has a scattering of buildings either side of the single-track lane, which terminates at nearby Lower Quay and the C20 Hotel Karma. Development appears to have been organic. Buildings are predominantly of granite. Slate double pitch roofs with red ridge tiles are common as are brick, stone and rendered chimney stacks. Granite boundaries and some buildings provide a habitat for succulents such as aeoniums, contributing to character, distinctiveness and a sub-tropical feel. Historically these also grew on the walls of Ashvale's barn. South and east of Ashvale are small, regular fields, the hedges and walls creating windbreaks.

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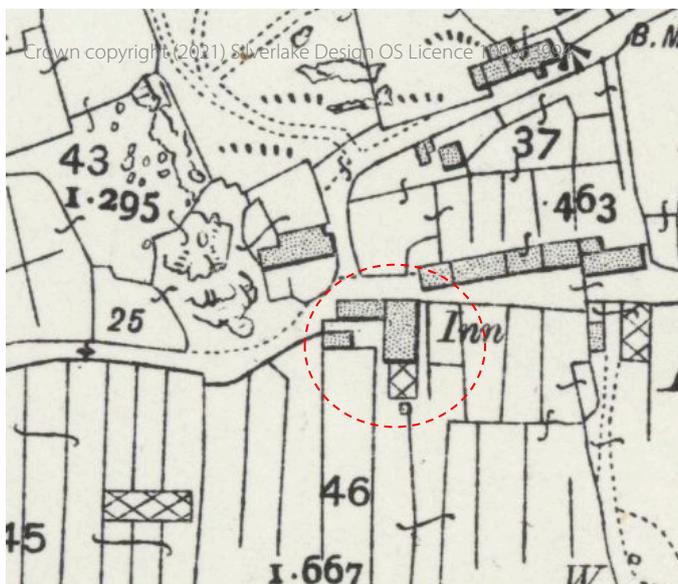
<sup>8</sup> <http://publications.naturalengland.org.uk/publication/6566056445345792>

## Historic Development of the Site and Setting



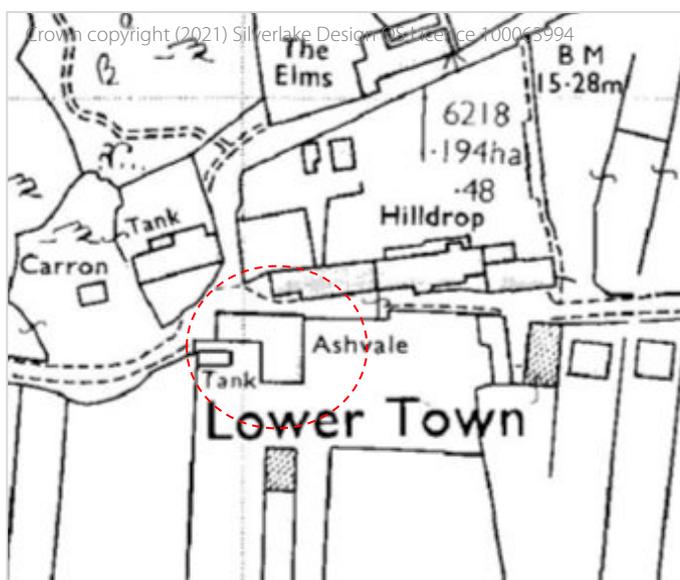
OS 25" Published 1889-1890

This is the earliest available map to show the farmhouse. The main part of the farmhouse appears separate from the older range which is oriented E-W and appears to comprise a series of adjoining buildings.



OS 25" Revised 1905-1908

The range of buildings north of the house appears to have been lost, apart from the existing barn, and the farmhouse extends to the road, suggesting it has been extended or rebuilt to a larger plan. The L shape provided by the two buildings is still seen in the present. A glass house has been added to the south side. It is unclear if the 'Inn' label applies to the farmhouse or one of the buildings to the north of the lane.



OS 1:2500 1980

There is no appreciable change in the plan. The glasshouse to the south gable has been lost but one further south of the house is now in situ.

The islands have been part of the Duchy of Cornwall since the C14 and the Duchy still owns the freehold of most of the land and nearly a third of the residential buildings on the islands.

With over 6000 years of human occupation, the islands have a great time depth and an exceptionally high concentration of archaeological assets. For centuries, existence was at subsistence level with occupations exploiting land at the marine environment.

It is not clear when Ashvale became known as such as it is not named on the earlier 25" maps and no mention of it has been found in available historical resources such as censuses.

Ashvale farmhouse appears depicted with a smaller plan in 1890, it being separated from the barn, which is the westernmost of a range of connected buildings. The barn, which has a fireplace and stack to the east end, may have been a former dwelling. South of the farmhouse is a system of small fields with low walls as windbreaks, which cultivated mostly potatoes and corn circa 1800<sup>9</sup>. The population of the island was around 174.

The 1908 revision indicates that the range of ancillary buildings to the north has been lost, apart from the barn, and the farmhouse now extends to the road and occupies a larger plan. Various hypotheses are possible including:

- o That there may have been an anomaly in the original survey. However, the general principal was that good roadside buildings should be mapped (as a benchmark may have been required), which may suggest the 1890 depiction was reasonably accurate.
- o That the farmhouse was extended northward extensively remodelling the existing building between circa 1890 and the 1908 revision. There are no overt indications within the farmhouse fabric to provide legibility of such a change, e.g. differences in detailing between phases. There is however clear evidence that the house was later addition to the pre-existing barn/former dwelling. A glasshouse has also been added to the south gable. Overall, if there was an extensive remodelling and upgrading of the farmhouse, this was with the intention of providing a coherent exterior aesthetic, as well as improvements to the agricultural facilities
- o That the current farmhouse was entirely rebuilt on the site of a former building. Although this contradicts the listing description, which suggests a mid C19 build date, the available evidence supports the probability that the building was rebuilt late C19, early C20. It is noted that there were a number of new builds and rebuilds on St Martin's around this time, under the influence of the

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<sup>9</sup> Spry, H. (1800) An Account of All the Scilly Islands 1800 in *Three Early Accounts of Scilly (1707, 1792, 1800)*. Penwith Books (1979)

Dorrien-Smith family. A rebuild would, most likely, have reused available materials, and possibly the north gable includes parts of an earlier wall.

The L shape provided by the two buildings in 1908 is as in the present. It is unclear if the 'Inn' label applies to the farmhouse or one of the buildings to the north of the lane. No evidence was found to confirm that the house was once an inn. Additional field boundaries are noted at this time, possibly reflecting the increase in the flower industry.

The flower industry in the Scillies commenced circa 1870 and was burgeoning through the 1880s and 1890s. Farmers started to build glasshouses to gain earlier blooms to beat other growers to the market to improve their returns. A glass house is seen to the south gable at this time.

The flower industry slowly re-established itself following WWI when food production took precedence over flowers.

WWII again brought disruption and restrictions on the flower industry, the need for food meaning the islands' glasshouses became largely used for tomatoes and other food crops. Just before the war, Fred and Polly Howells are said to have come to Ashvale where they farmed potatoes. They stayed on after the war and it is thought they also provided bed and breakfast accommodation.

The track leading from Middle Town to Lower Town became a road in the 1950s.

By the 1960s, with increasing costs and static returns it was believed that many farms were still too small, some between 20 and 40 acres, but many considerably smaller. Flower yields were relatively small in comparison with the mainland, despite innovations in production, harvesting and transport.

Anecdotally, it is reported that the glasshouse on the south gable of the farmhouse was in situ until the latter part of the C20, and it is not depicted by 1980. However, a new glasshouse, further south of the house had been built by this time.

Ashvale and its neighbours did not have mains electricity until circa the 1980s, generators providing the power, e.g. the lean to of the cottage opposite the north gable formerly housed a generator .

Between 1964 and 1992 the tall brick stack on the east end of the barn became truncated.

The west elevation was repointed mid-late C20.

Circa 2000 various works were undertaken. The south gable was largely rebuilt with twin skins of blockwork, rendered to the exterior, the return on the west elevation being rebuilt as far as the window quoins, and strip foundation extended under the walls. External granite lintels were re-used on the south elevation. At some point the east wall has been restrained with a tie, the patrix plate visible on the east exterior. The house was re-roofed using new scantle slates, and re-used clay ridge tiles.

The north gable was repointed in 2020, and new metal ogee rainwater goods were also proposed.

The Duchy have also very recently invested in rebuilding the glasshouse in the south part of the garden, at a cost of circa £30000.

Ashvale is no longer a farm and does not produce flowers. The barn is an artisanal jewellery workshop and shop operated by the current tenants. Their jewellery design and manufacture business was started in 2002 and provides full/part time employment for nine.

Despite being reroofed around 20 years ago, there have been substantial problems with damp and running water, this being the reason for the application.

## Buildings on the Scillies

As everywhere else, buildings on the Scillies have evolved over time, changes being influenced by various factors.

Houses were generally built by the locals for themselves, usually where they chose, subject to the consent of the Steward and on a verbally agreed 21year lease. They were generally built from the large quantities of available moorstone, which was noted for being “*extremely porous*” consequently causing an “*inherent dampness*”<sup>10</sup>. This may be exacerbated by the use of mortar mixed from sea sand, lime and earth<sup>11</sup>, which likely made the mixture hygroscopic. Otherwise, ram (referred to as rab on the mainland), a mix of earth and lime was used. Higher status buildings of granite ashlar generally had a lime mortar. Timber was generally deal, although Spry noted mahogany was sometimes bought from ships returning from abroad, and all kinds of timbers were regularly ‘gifted’ from the numerous wrecks off the island.

Thatch was common for early roofs and this too evolved in its use. Duke Cosmo, who visited in 1669 remarked “*The more common ones have a peculiar sort of covering. . . . having nothing but a simple mat*

<sup>10</sup> Forrester Matthews, G (1960) *The Isles of Scilly*. George Ronald. p32

<sup>11</sup> Forrester Matthews, G (1960) *The Isles of Scilly*. George Ronald. p32

*spread over the rafters, drawn tight all round, and fixed firmly to the top of the walls.*<sup>12</sup> This type of thatch perhaps evolved into the examples commonly seen in old photographs in which the thatch was generally tied down with ropes, sometimes old nets, and sometimes weighted with stones, to protect against the wind. A Mr Heath, in 1750 observed *"the method of covering is with a thin coat, when harvest is over, and they begin thrashing their corn... straw rope crossing one another in a figure like the glass windows"*. Spry in 1800<sup>13</sup> observed that the *"common"* houses were thatched whereas *"the best"* were slated. Reverend Woodley in 1822 noted<sup>14</sup> *"something peculiar in the manner of thatching houses in Scilly, it may be observed that, owing to the great prevalence of boisterous winds here... the inhabitants are under the necessity of securing their roofs in the best manner their means will afford. For this purpose, they drive large wooden pegs into the chinks between the stones, about a foot and a half from the top of the walls, and but at a little distance from each other. Having laid on a sufficient quantity of thatch, they bind it down with straw ropes, fastened to the pegs before mentioned, extending from the front to the back of the house, and intersected by ropes of the same material running from end to end; so that, if the ropes hold the roof cannot be blown away without taking the top part of the wall! The appearance of these roofs, certainly, does not convey the idea of a 'cottage orné' but use and custom must justify the practice."*

Thatching material could have been water reed from the local reed beds, and straw from pillis and other grain crops on the islands, and even hay, new layers being added to the existing fairly regularly. Locally available thatching materials were not always the most robust, and sometimes only thin layers are seen, as well as other improvised methods of weatherproofing such as sheets of metal bent over the ridges. Hemp was also likely used for ropes as well as or instead of straw, the plaiting of which had once been a local industry. Thatched ricks are also seen in C19 and early C20 photographs of St Martin's, adopting the same method as for houses. Even the original church on the island was thatched.

Thatch is shown in photographs through the C19 and well into the C20 but after centuries of use, slate and clay pantiles gradually replaced it during the C19 with the last thatched roof on the islands disappearing in the late 1990s. Pantiles are likely to have been largely from Bridgwater, these becoming popular throughout the rebuilding of Cornwall's agricultural buildings at the time, but it is also reported they came from Spain. They were, it is thought, brought in as ship's ballast.

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<sup>12</sup> <https://thatchinginfo.com>

<sup>13</sup> Spry, H. (1800) An Account of All the Scilly Islands 1800 in *Three Early Accounts of Scilly (1707, 1792, 1800)*. Penwith Books (1979)

<sup>14</sup> Woodley, Rev George (1822) "A View of the Present State of the Scilly Islands : exhibiting their vast importance to the British Empire; the Improvements of which they are Susceptible and a particular account of the means lately adopted for the Amelioration of the condition of the inhabitants, by the establishment and extension of their Fisheries". F.C. and J. Rivington: Longman and co



Left: Thatch and pantiles on St Marys.

Photographer unknown but possibly Gibson.

Slate would have been relatively scarce initially as it had to be brought from the mainland. The appearance of slate roofs across Cornwall and the Scillies has changed over time too, their size, shape and method influenced by various factors, including the development of quarrying techniques, and the introduction of new materials such as sawn battens. Slates were mostly derived from the quarries of North Cornwall. Slating techniques were also influenced by factors such as proximity to quarries and weather conditions, e.g. wet rather than dry laid scantles more common for exposed, windy areas. Scantle slate is the main Scilly tradition, it being economical and therefore practicable with slate not readily available. Scantle slates are small, commonly about 14" courses at the eaves, diminishing to 6" courses toward the ridge. This enables economic use of smaller slates from quarries and also reworked pieces from recycled larger slates. They were generally peg fastened. It wasn't until the C20 that this vernacular technique evolved into a formal quarry product intended for like-for-like re-instating<sup>15</sup> however these are generally wider, therefore changing the appearance of vernacular roofs, so narrow slates have to be specially ordered, which substantially adds to cost.

As well as the evolution of the roof covering, torching to slate undersides often superseded earlier methods, such as the use of moss, although earlier methods on the Scillies are unclear. Torching was used, particularly in exposed locations, as a method of securing pegs, draughtproofing and protection from wind driven rain and prevention of condensation to the underside of the slates, this being largely replaced with the development of underlay from around mid C20. Torching was traditionally lime or earth mortar, (traditionally a mix of 1:3 lime putty, soft sand and cow hair) or lime over an earth layer. Chimneys were commonly granite rubblestone or dressed granite with brick, as it became more readily available, on later buildings. Fireplaces burned peat, turf, furze (gorse) and bracken as imported coal was too costly.

In summary, there has been a gradual evolution of vernacular building and roofing materials and methods over time, largely in response to availability of materials, demands of the weather, affordability and simple practicality. The vernacular buildings add greatly to the distinctiveness and character of the islands.

<sup>15</sup> English Heritage (2013). *Practical Building Conservation: Roofing*. Surrey: Ashgate Publishing Company p110

## Architectural Analysis

### Listing Description

Listing Number 1141203

First Listed 14 Dec 1992

*Farmhouse. Mid C19, incorporating older former dwelling. Uncoursed and roughly coursed granite rubble with C20 slate and pantile roofs; brick end stacks to main mid C19 range and truncated end stack to older range. 3-unit plan to main range and 2-unit plan to older range at right angles to west. 2 storeys. Main 3-window range has granite lintels over panelled door and horned 2/2-pane sashes. Lower former dwelling has granite lintels over C20 plank door and small window; concrete lintel over C20 window to right and C20 window under eaves. Interior: former dwelling has pegged A-frame trusses*

The analysis will provide a brief overall description with the main focus on relevant areas.

Two storey, 4 bedroom, detached house with slate roof adjoining an earlier former dwelling/barn with a pantile roof.

The planform appears to have been re-ordered and was likely double depth. It is currently double depth to the central section with single depth south of the cross passage, and to the north gable at first floor. Partition walls are wide T&G timber. The main GF rooms have beamed ceilings, with floorboards visible between the joists. The first floor has mainly lath and plaster ceiling. The steep staircase appears original. Sash windows to the east have more decorative horns than the plain wedge horns of the more recent windows to the west elevation.

Both chimneys to the house have been rebuilt recently and the tall brick stack to the barn was truncated before the 1998 listing. There is no reported damp associated with the flues.

Significant problems with water ingress have been reported by the occupants over several years. The assessment was conducted following a prolonged hot, dry weather so the real extent of the problem was not revealed. The assessment was therefore aided by a series of photographs provided by the occupants and Duchy of Cornwall which show examples of water ingress during wet weather.

The roofspace was not fully accessible so inspection was from the loft hatch situated partially over the stairwell.

There was no evidence to suggest the roof was historically thatched. Early photographs indicate slate.

## Existing Roof

- The property was reroofed circa 2000 with scantle slate, reported by the applicant to be all new. The underside has been lime torched. Non-breathable membrane appears to have been used over the timbers, with lime torching to the underside of the slates. There appear to be isolated areas where there is membrane but no torching, the reason for which is not evident. Overall, workmanship does not appear of the competence required for the use of traditional materials and methods.
- Principal rafters do not appear of uniform sizes suggesting some later replacement and/or, as is common on the islands, architectural salvage. High collar trusses appear half lapped, pegged and nailed and appear of late C19 in character. All timbers appear saw cut. Some small sections of historic sawn purlins remain, largely partnered with new timbers. There are emergence holes indicative of wood boring insects, although it not clear if there has been a recent infestation. However, the current damp conditions in the roof space would create vulnerability to insect and fungal attack.
- There is also a mix of timbers for other parts of the roof structure, again suggesting piecemeal replacement and/or re-use of materials.
- The roofspace is insulated largely with fibreglass, with a small piece of insulation board recently placed over the bathroom. The efficacy of ventilation in the roofspace is not clear, but the extent of the water ingress is in excess of what would be expected from condensation alone.
- First floor ceilings are mainly lath and plaster, with some areas of later plasterboard.

There are several areas where the symptoms of the roof problems manifest:

- Most notably, the first floor bathroom window (west elevation) head runs with water during rain and a temporary system has been installed to direct it away from the wall head. A new bathroom interior window reveal head has been recently installed due to the damage from water ingress, however, an inspection by the Duchy of Cornwall's Deputy Head of Building IOS has shown the wall plate above the window to have rotted and in need of urgent repair. There is also an area above this where roof timbers require repair due to decay. The bathroom ceiling was also partially replaced due to water damage. Despite being repainted within the year, and with prolonged dry weather, there are still obvious signs of damp to the window and ceiling in this area.
- The south bedroom ceiling has several areas where damp has penetrated the ceiling, which is repainted every couple of years to disguise the problem. Again, despite the prolonged dry weather damp staining is extensive. The ensuite ceiling also evidences considerable patches of mould, despite remedial intervention.
- There is also evidence of damp to other bedroom ceilings and walls which appears in excess of what would be expected from condensation from ordinary daily living.



- o The north bedroom ceiling has some small areas of damp, although the most significant problem to the NE corner of the room, at the junction between wall and ceiling, is most likely due to the end of the metal gutter having corroded, leading to wall wetting.
- o Black mould growth is extensively visible, but there is also likely to be hidden growth. It arises from problems such as condensation, thermal bridging, damp from water ingress. Fungal growth can produce toxins known to adversely impact on human health such as respiratory symptoms. The occupants report that family friends with asthma have stopped visiting because of exacerbation of their symptoms.

It is of note that these problems have been monitored by the Duchy of Cornwall over many years and that condensation issues through ordinary daily living have been carefully considered and addressed in collaboration with the tenants, including regular use of several dehumidifiers and regular ventilation. Although the occupants report improvements to some areas of the house, significant problems with damp mainly due to the failed roof have persisted. The approximate cost of running a single domestic dehumidifier ranges between about £3-£9 per week, depending on power rating, tariff and running time. For several dehumidifiers cost is considerable over the course of a year and is also of concern with regards sustainability. This does not take into account the projected increases in energy costs.

There are no specific places within the visible areas of the roof or roofspace which present as significant sources of water ingress. It is more probable that problems result from a series of small, cumulative failures which are likely only to be confirmed during removal of the roof. The dampness of the house is probably compounded by other issues with building fabric, which will be further outlined later.

Water appears to be entering through the roof covering and saturating the torching. Also, water appears to be accumulating in some areas where, collected by the membrane, it then subsequently overwhelms the torching. There are several possibilities for the ingress, including the head lap being too small for current weather conditions or failure of bedding mortar. Mortars should be designed for the specific prevailing exposure the roof contends with and what it is required to do. Poorly prepared and/or applied mortar is a common cause of failure, e.g. If too hard it can crack and be more vulnerable to rain, and bedding mortar placed too close to the slate heads will wick water into battens and torching. The use of cement in the mix to promote setting is one of the commonest causes of failure. Nail fatigue or peg rot can also cause problems and although less likely in a roof this young, where laths have deteriorated due to damp, this can cause slate slippage (riffle). The use of a non-permeable membrane over roof timbers would have reduced ventilation and encouraged damp.



In terms of having a 'whole building' approach to building health and pathology, some additional points are:

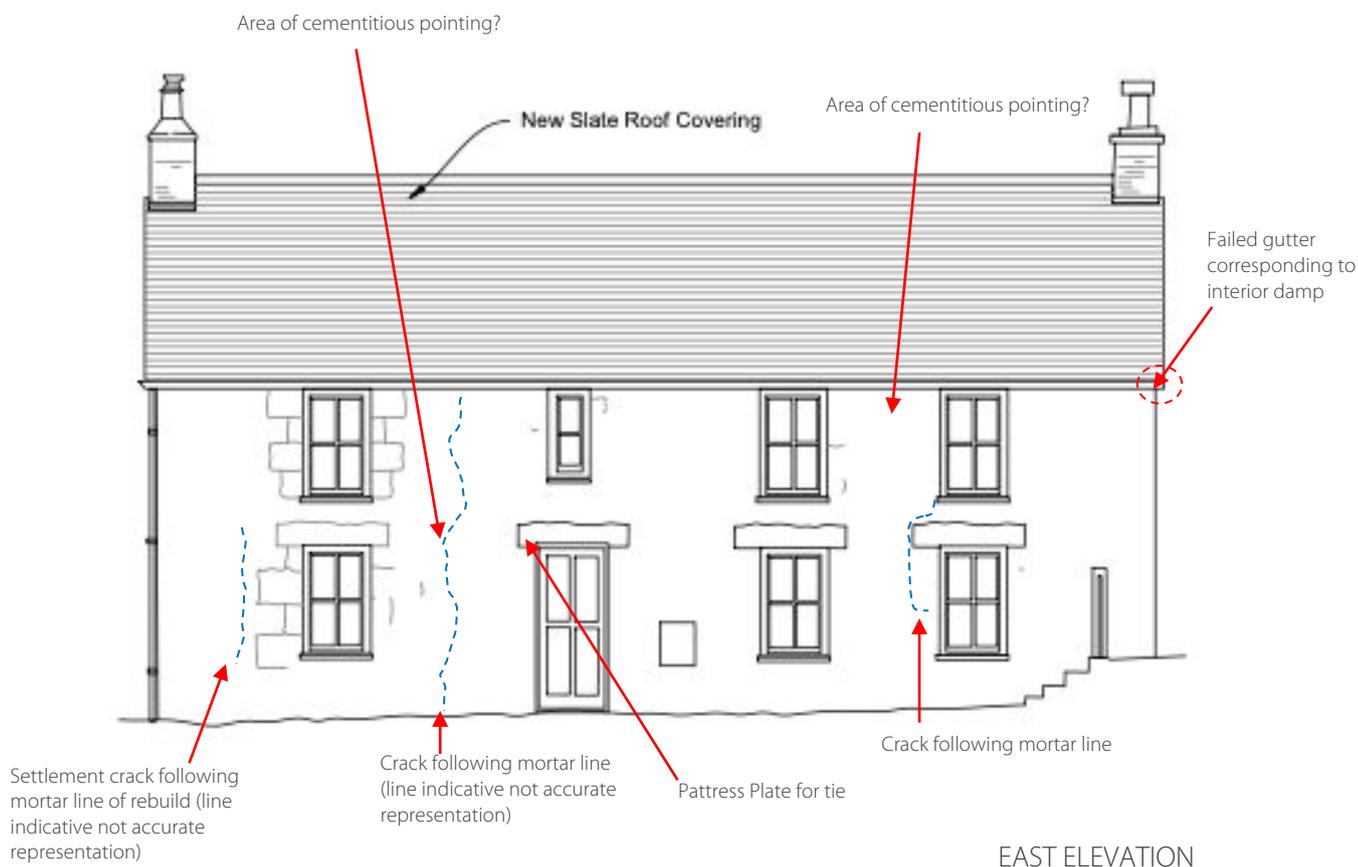
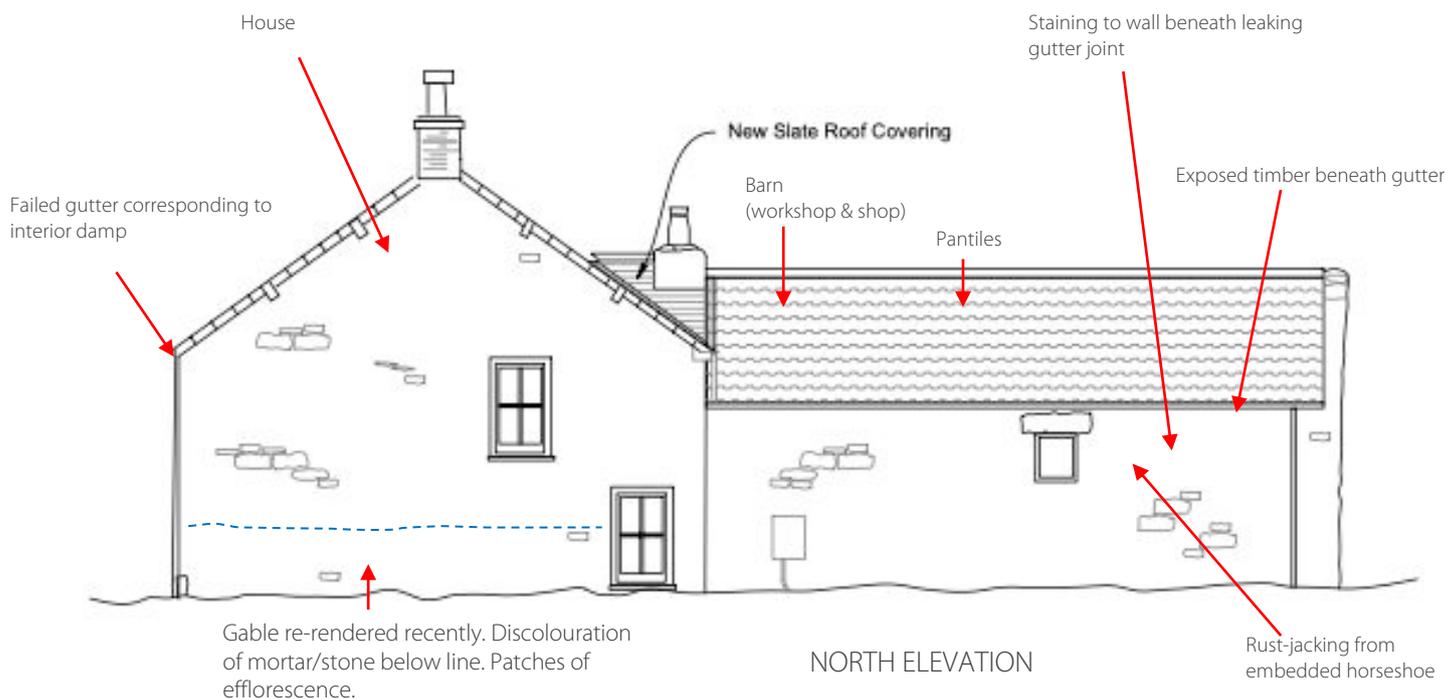
There has been a chronic issue with damp walls, causing problems with some internal walls, consequently affecting the thermal efficiency of the building. It is noted that some sections of wall have been dry lined as an attempt to provide a more comfortable interior (as per the 2000 application) but probably reducing the ability of walls to effectively buffer moisture. The voids of dry-lined walls do not appear to be ventilated which may contribute to condensation. Interstitial condensation can exacerbate the problems with thermal efficiency and damp.

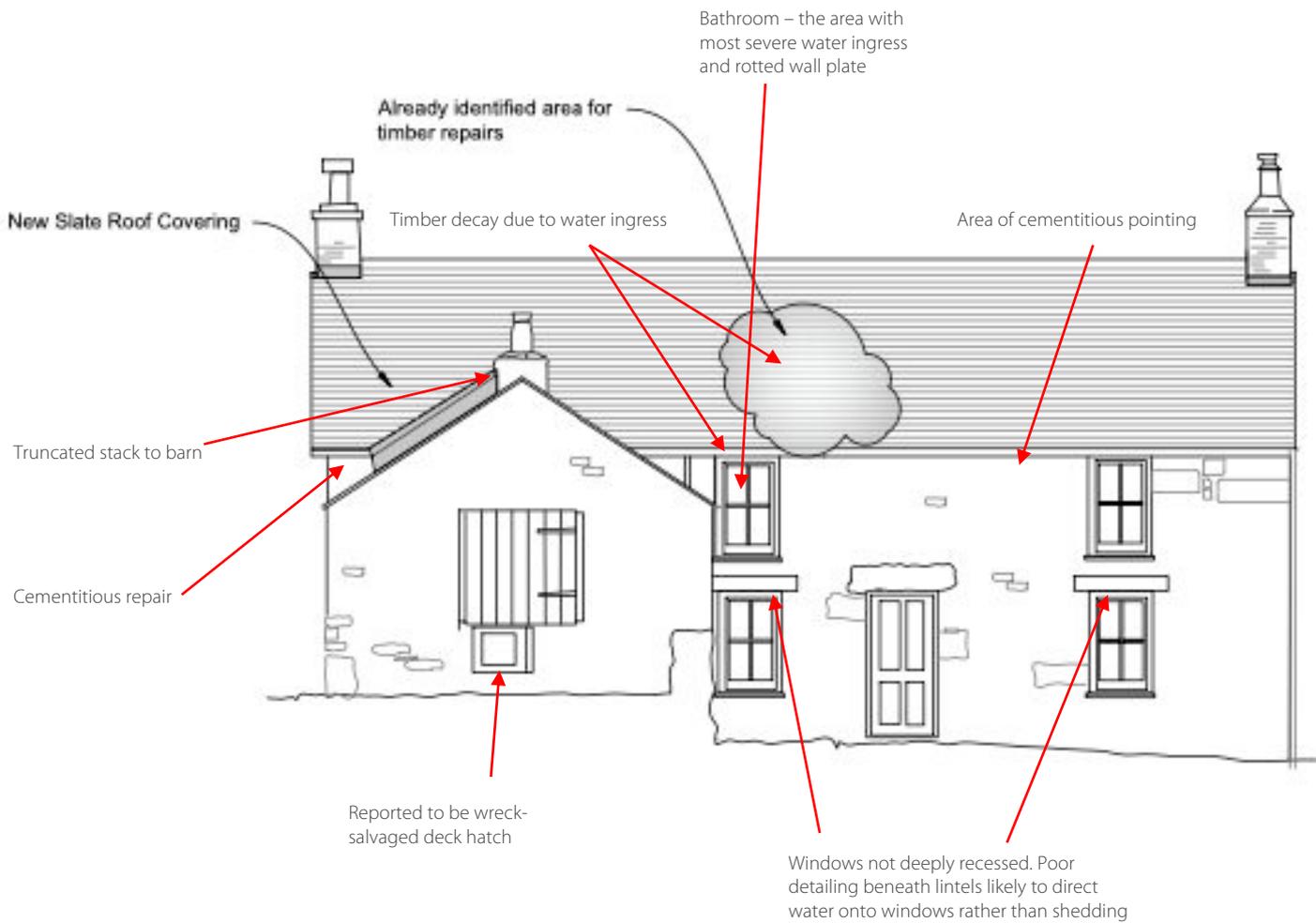
To the exterior, the granite is likely to be somewhat porous, and some stones are cracked however, there are a number of factors which may contribute to the damp problems more generally within the property, for example:

- o The west elevation was repointed circa 2000. Lime requires particular expertise with mixing, application and aftercare and problems are usually due to one or more issues with these, rather than the material itself. It is noted the mortar mix appears very hard and there is some perimeter hairline cracking where the mortar has shrunk back from the stone surface, which may draw water into the wall through capillary action. This is often caused by too wet a mixture when placed (with consequent shrinkage), or too hard a mixture (resulting in differential thermal movement). There are patches where mortar has been inexpertly applied creating some small gaps and ledges where water might accumulate and penetrate. It is unclear if the mortar is a strong lime mix, or whether an additive such as cement has been added. The sacrificial nature of the mortar (i.e. whether it is weaker than the host material), its flexibility (ability to accommodate movement) and its breathability (enabling the wall to effectively buffer moisture) are therefore uncertain.
- o The east elevation evidences some cracking following the mortar lines
- o There are some small areas on the east and west side where there is missing mortar, and particularly if these at eaves level, may contribute to allow water ingress.
- o Around windows and doors on N, W and E elevations, the mortar has been applied over stainless steel lath. The mix has possibly been over-wet, over-worked, or too rapidly dried, leading to it being very friable with some surface loss. Frost damage may also cause similar problems, though this is less likely on the islands. Mortar fillets may need to be built up in more than one layer to allow carbonation and reduce risk of cracking.
- o The occupants note some cracking to the interior wall around the front door which in wetter weather swells significantly and has subsequently cracked.

- There is also cracking to the lime applied around the windows on the east elevation. Again, such problems can be due, for example, a mix which is too strong, too wet, over-worked, or other factors such as sulphate attack.
- The west ground floor windows have mortar fillets beneath the lintels formed in a way which, rather than enable shedding, will encourage water to wet the window.
- Cills, which on the W are slates sandwiching cement and E are sawn slate, do not have drips, and may serve to contribute to wall wetting.
- There is exposed timber beneath the guttering on the barn
- The north exterior barn wall has an embedded horseshoe, and there is evidence of rust-jacking, i.e. The swelling of the corroded metal has caused cracking to the mortar. Whilst this might be minor, there is the risk of further expansion so repair and monitoring is suggested.
- Burnt sand and linseed mastic can be used to remediate some problems, such as for cracked mortar and the fillets between masonry and windows/doors as this is slow to harden but retains flexibility.
- The east interior barn wall runs with water following rain suggesting there is problem with the junction detailing or flue.

Main elevations adapted from drawings supplied by Duchy of Cornwall





WEST ELEVATION

## Values and Statement of Significance- What matters and why

*“Every place around us has a unique identity that is made up of the complete range of such social and cultural values that represents and embodies and which give it significance to our society”*

Bond and Worthing (2008)<sup>16</sup>

*“Sustainable management of a place begins with understanding and defining how, why, and to what extent it has cultural and natural heritage values: in sum, its significance. Communicating that significance to everyone concerned with a place, particularly those whose actions may affect it, is then essential if all are to act in awareness of its heritage values.*

*Only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm or loss.*

*That understanding should then provide the basis for developing and implementing management strategies (including maintenance, cyclical renewal and repair) that will best sustain the heritage values of the place in its setting.”*

English Heritage (2008)<sup>17</sup>

Our historic environment has a significant, positive relationship with our ‘sense of place’, its link to social capital, cohesion, health and wellbeing of the community<sup>18</sup>. Understanding cultural significance is at the very heart of understanding ‘sense of place.’

Continuing change in the historic environment is as inevitable as the passing of time and conservation is described as ‘the process of managing change’. Any change should therefore be informed and justified. As such, understanding the cultural significance of places is the vital underpinning of informed conservation. When we understand and articulate the significance of a place, better decisions about its future can be made. Our historic environment is a shared, irreplaceable resource, its value being independent of ownership or time.

Cultural significance encapsulates a broad range of values, many of which are tangible and associated with the place itself, such as design and fabric. Other values are less tangible, such as associations with people, events, meanings, use, setting, etc. These values help create a distinctive sense of place and form a direct link with our past. Significance can be encompassed by Evidential, Historical, Aesthetic and Communal values (English Heritage, 2008).

<sup>16</sup> Bond, S., Worthing, D. (2008) *Managing Built Heritage: The Role of Cultural Values and Significance*. Wiley-Blackwell p.2

<sup>17</sup> English Heritage (2008) *Conservation Principles, Policies and Guidance for the sustainable Management of the Historic Environment* p.14

<sup>18</sup> Historic England (2009) *Heritage Counts* Historic England

## Statement of Significance

Significance is understanding the full value of a heritage structure so that when changes are proposed there is confidence that decision making is informed and that the changes are the appropriate for the building.

## Designations

Ashvale Farmhouse is Grade II listed and within the Scillies Conservation Area and Area of Outstanding Natural Beauty.

It is the only listed building in the west of the island and outside Higher Town.

## Heritage Values

- o The settlement's value is probably experienced as much as a whole, rather than single or outstanding elements. The wider setting holds aesthetic, historical, evidential and ecological values.
- o Although indistinct on the approach from the east, Ashvale, particularly the barn, is prominent in views when approach from the west. The building is also visible, although at a distance, when viewed from the south coast path and on approach from the sea. The farmhouse is prominent in historic photographs of Lower Town and is seen as relatively substantial, perhaps indicating its status.
- o The evidence suggests the farmhouse is circa late C19 probably built over the footprint of an earlier, smaller building which was extant circa 1889. The adjoining west range, which was probably formerly a dwelling, subsequently a barn, now a workshop and retail space, forms the L shape of the current assemblage.
- o For many years Ashvale Farm produced flowers. Potatoes and other crops were produced during war time. The small fields with wind breaks descend from the house toward the coast and the Duchy of Cornwall has just reinstated one of Ashvale's large glasshouses. This whole assemblage illustrates the typical character of one of Scilly's small farms, contributing to the understanding of historic economic activities. Aesthetic, architectural, evidential and historical values are implied.
- o The two ranges differ from each other in terms of style and detailing. Perhaps the most distinctive feature of Ashvale is the barn which, although smaller, its gable appears the most prominent feature, especially when approached from the west.
- o The main building materials of granite, the pantile roof of the barn and scantle slate of the house hold aesthetic and historical values, providing legibility as to the history of each and conveying vernacular styles and materials characteristic of the Islands.

- To the interior, the barn retains early features such as the granite fireplace and the pegged trusses.
- The house has recently been partially rebuilt and there have been some changes and reordering to the interior. However, it retains features such as some early panelled and ledged doors, lath and plaster ceilings and a C19 staircase.
- No evidence of notable events or people was identified that would infer associative values.
- High ecological values are implied by the presence of bats.

## Photographs



Top: Lower Town looking towards Tresco showing Ashvale<sup>19</sup>. The photo is marked Gibson. John Gibson (1827-1920), whose father was from St Martin's, established a multi-generation photography business focusing on Penzance and the Scillies. The date is unknown but is possibly early C20, the field system reflecting that depicted in 1908.

Below: The view from Lower Town towards Middle Town<sup>20</sup> showing Ashvale. Assumed to be pre-1955 as lacks the telegraph pole seen in 1955 image.

<sup>19</sup> Penlee House Gallery and Museum Acc.no: PEZPH : 2018.1.72

<sup>20</sup> Penlee House Gallery and Museum Acc.no: PEZPH : 2018.1.63



Copyright The Francis Frith Collection  
© The Francis Frith Collection



Top: 1955. Reproduced with permission © The Francis Frith Collection

Below: August 2022.





Packing flowers in the 1950s.  
Photograph courtesy the tenants.



1964  
Photographs courtesy of the Duchy of Cornwall. The granite walls are still populated with succulents. The north gable appears to have a smooth render. The small door beneath the barn's gable doors is reputed to be a hatch from the wreck of the Mando.





Top Left: West elevation  
 Top Right East elevation  
 Row 2 left: North gable  
 Row 2 Right: North elevation looking east  
 Row 3 Left: West elevation  
 Row 3 Right: South Elevation  
 Right: Look west to the east and north elevations



Top: The property viewed from the coast path from approximately SV 91570 16008. Focal length 98mm This shows the Lower Town context.

Below: Viewed from the coast path at approximately SV 91570 16008. Focal length 420mm



West elevation

Example of the friable mortar around windows and doors

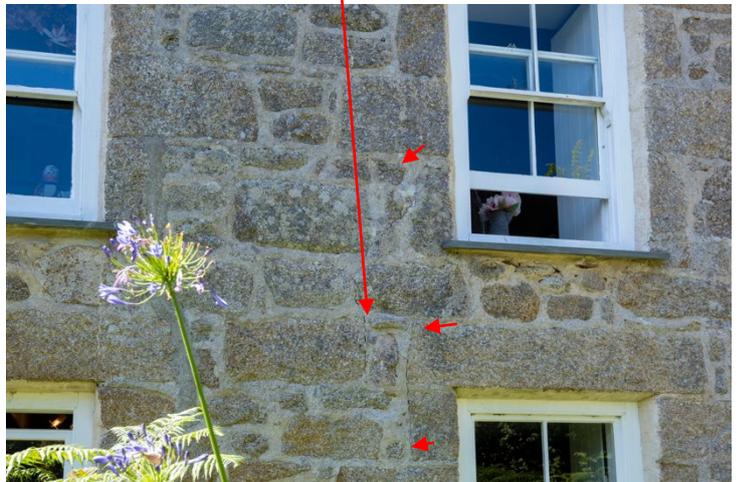
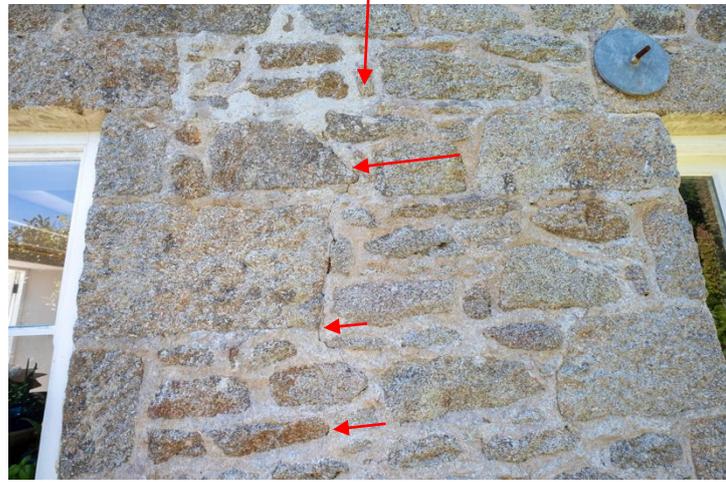


Example of perimeter shrinkage and cracking of mortar

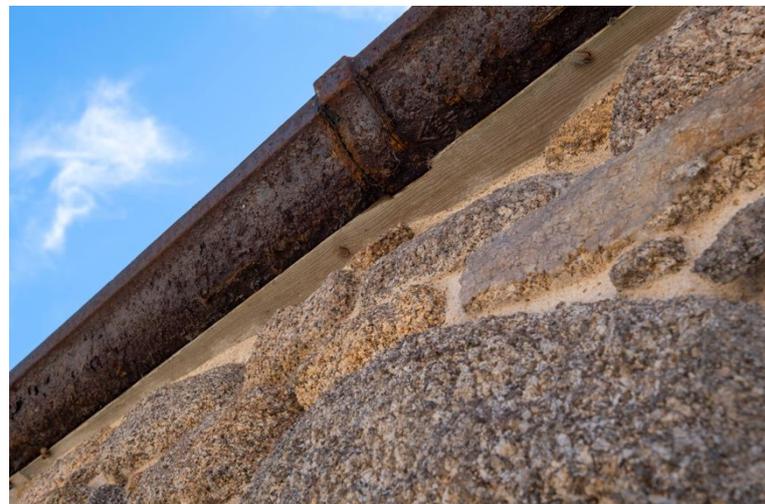


West elevation and junction between house and barn

Below right shows the angled mortar beneath the lintel which may contribute to the wetting of this window.



East elevation indicating cracks in mortar

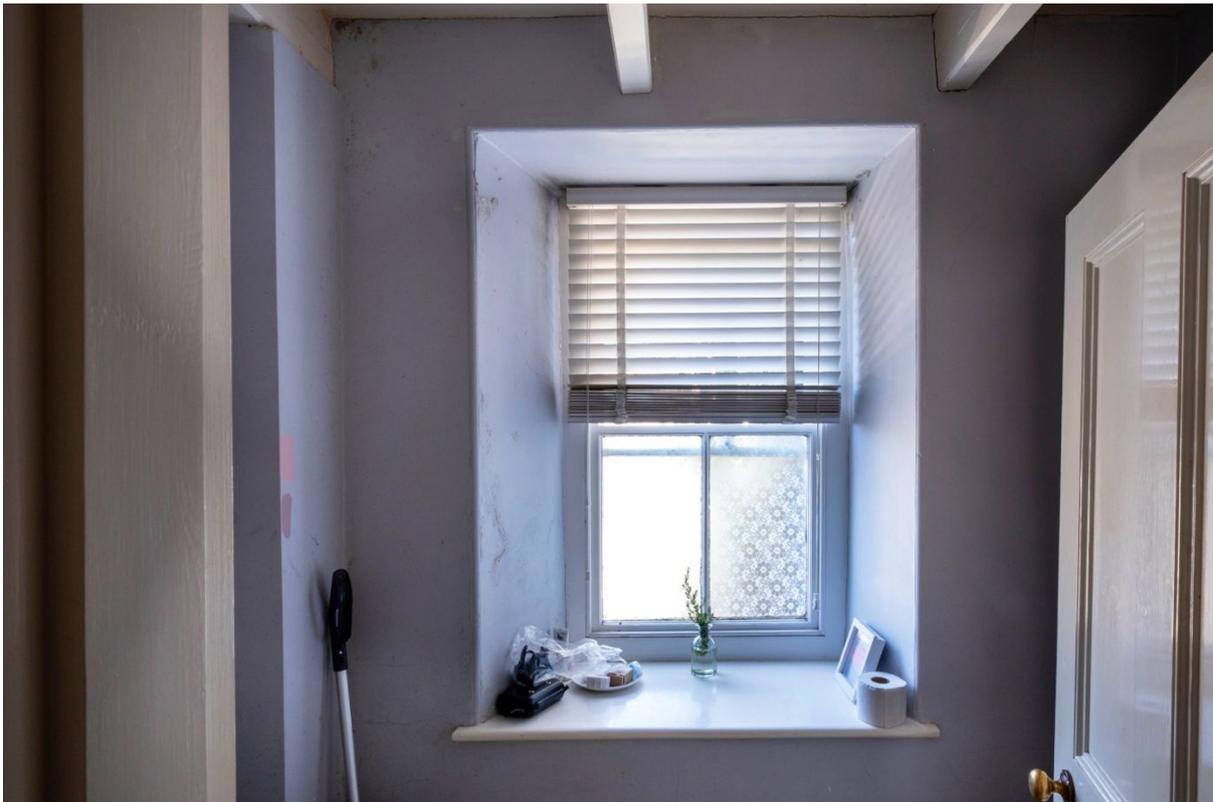


North Elevation

Top: Embedded horseshoe causing rust-jacking

Centre: North gable showing discolouration of mortar at lower level and cast iron ventilation grille

Below: Junction between house and barn and guttering to barn



Ground Floor Bathroom  
Shows damp to reveals and wall at ceiling height





Top: First floor bathroom window showing running water, prior to temporary repair and renewal of window head.

Centre: FF bathroom window prior to repair and renewal

Centre right: FF bathroom now, following repair and renewal of window head.

Below left: Ensuite to S bedroom prior to recent redecoration

Below right : The ensuite now, following recent redecoration, still shows significant mould



Top: South Bedroom showing damp to ceiling within 2 years of painting.

Below: North bedroom shows small areas of damp.



Top: Roofspace looking to the rebuilt south elevation showing incomplete infill to the west side

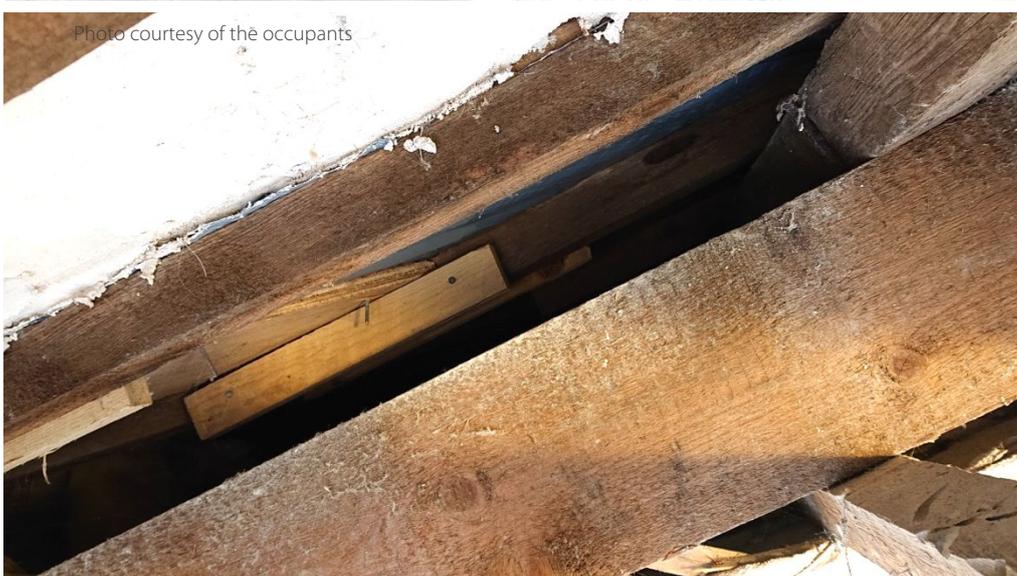
Below: Looking to the north elevation showing pegged and nailed trusses



Above the first floor bathroom window prior to temporary repair. Note the two different pieces of timber



As above. A small blade (approx. 6") shows the decayed timber





Photographs courtesy of the Duchy of Cornwall showing the temporary repair above the bathroom window to provide drainage



## Heritage Impact Assessment

*"Conservation involves people managing change to a significant place in its setting, in ways that sustain, reveal or reinforce its cultural and natural heritage values". (EH Principle 4.2)<sup>21</sup>.*

*"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*

*Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional". (NPPF Rev July 2021 Para 200. See Appendix 2).*

### General Considerations

Although this section primarily applies to proposed changes to the fabric of historic buildings, the principles also have relevance for changes to the setting of heritage assets.

### Change, Loss and New Work

Buildings need to change to adapt to changing needs, requirements and functions in order to remain cared for and usable. Change is part of the story of the building, but those changes have to minimise harm as far as possible, and the story has to be legible. Conservation is about managing change and understanding is the basis of that change.

Understanding character, significance, features, relationship with setting and context should inform as to sensitivity to change and ensuing adaptations. Change often requires careful balances and compromises between the requirements and expectations of modern living, working and lifestyle with protecting character and significance. This includes maintaining the setting with regard to the relationship between buildings, their immediate vicinity and wider landscape.

A key goal of conservation is to safeguard a valued building or object now and for the future. Future-proofing allows for flexibility, resilience, durability, longevity and functionality – as well as seeking

<sup>21</sup> <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>

opportunities to maintain or enhance significance. (Appendix 4 summarises key conservation philosophy and principles).

## Summary of Proposals

The HIA is based on discussions with the applicant and drawings provided by the Duchy of Cornwall

The proposal is for a new roof using prime grade Calidad natural slate with a bitumen roofing felt  
Roof timbers are to be repaired



## Heritage Impact Assessment Tables

### HIA 1: Impact on Ashvale

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation <sup>22</sup>
Reroofing of the main house	Medium	<ul style="list-style-type: none"> <li>○ The proposal is confined to the slate roof of the main house. The pantile roof of the barn range will be unchanged</li> <li>○ The roof was entirely renewed circa 2000 using all new, wet laid scantle slates and reusing the ridge tiles, with a torched underside. However, the roof has prematurely failed and there have been several years of water ingress which has caused an area of the roof structure and wall plate to rot, damage to lath and plaster ceilings and mould growth to the interior fabric. Progressive damage is therefore significantly affecting the historic fabric of the house.</li> <li>○ Within the roof, water appears to be entering through the slate covering and is saturating the torching. Also, water also appears to be accumulating in some areas where, collected by the membrane, it then subsequently overwhelms the torching. There several possibilities for the ingress, including the head lap being too small for current weather conditions or failure of bedding mortar. Mortars should be designed for the specific prevailing exposure the roof contends with and what it is required to do. Poorly prepared and/or applied mortar is a common cause of failure, e.g. If too hard it can crack and be more vulnerable to rain and bedding mortar placed too close to the slate heads will wick water into battens and torching. Nail/peg rot or corrosion can also cause problems and although less likely in a roof this young, where laths have deteriorated due to damp, this can cause slate slippage (riffle).</li> <li>○ Temporary means for managing water ingress into the roof have been installed and several dehumidifiers currently help attenuate moisture within the house.</li> </ul> <p>The proposal to prioritise re-roofing of the house, including repairs to the roof structure, therefore appears justifiable.</p> <p>Other factors which may be contributing to a damp house will also be considered</p>	

<sup>22</sup> Please note: This section is not intended as a comprehensive schedule of works but as guidance and mitigation. Further detail to be obtained from the architect/supervising officer

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
<p><b>MATERIALS AND METHODS</b></p> <p>Calidad natural slate with a bitumen roofing felt Roof timbers are to be repaired 200 x 400mm slates with a 100mm lap</p>	<p>Medium- Grade II listed.</p>	<ul style="list-style-type: none"> <li>o A principal consideration is whether proposed works preserve or enhance the character and special interest of a building and its setting. The usual approach is for re-roofing to be like-for-like, utilising the same slate, gauging, fixing, bedding, with the assumption that this will perform satisfactorily. However, where a roof has not performed well, in this case failing well within 20 years (whereas wet-laid scantle was usually be expected to last some 90 years or more), and there is a risk for various reasons that such an approach may not best preserve the fabric of the building, then the contributory factors and potential alternatives need to be carefully explored.</li> <li>o The pitch with most damage (west) is that most exposed to the prevailing weather. Climate change is bringing increasing severity and frequency of storms, high wind speed and deluge rain events and this needs to be taken into account when deciding on specifications which are going ensure resilience, so the building is adequately future-proofed without adversely affecting its appearance.</li> <li>o A competently constructed wet laid scantle roof would usually be expected to be resilient to the adverse weather which has historically been experienced. However, the premature failure of the roof has highlighted the imperative of skilled craftsmanship with proven expertise in the use of traditional materials and methods, especially when considering the more extreme weather events predicted for coming years.</li> <li>o Whilst economic and other practical factors are not always a relevant consideration for protected buildings, the Scillies present some additional challenges which, realistically, can influence decision making. Given the urgency to protect the historic fabric and provide a healthy house for the occupants, there have been challenges obtaining suitably skilled contractors, particularly within the short window of opportunity.</li> <li>o Furthermore, 2021 calculations for a similar re-roofing on St Mary's indicated a cost difference of £100 per square metre between new sized slates and scantle. Taking into consideration additional boating, limited accommodation, labour costs and freight costs of materials, it is estimated that for off-island work these costs would be x1.25 equating to £13,800 + VAT additional cost (based on 110.4m<sup>2</sup>). This is not taking into consideration the additional challenges of the current economic climate.</li> <li>o These practicalities have informed decision making and the proposal for sized slates with a bitumen underlay.</li> </ul>	

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
<p><b>MATERIALS AND METHODS cont...</b></p> <p>Calidad natural slate 200 x 400mm slates with a 100mm lap</p>		<ul style="list-style-type: none"> <li>Small sized slates are proposed. Calidad 120 is a prime quality Spanish slate sourced to provide a textured surface, napped edge and colour which is almost identical to traditional slates from Delabole and Trevillet quarries and consistent with existing slates. It also has a high durability. Examined samples are pictured below.</li> </ul>  <ul style="list-style-type: none"> <li>No historic slates will be lost as all were replaced with new circa 2000. Existing ridge tiles, which were re-used in 2000 will be re-used if condition allows, and any shortfall be made up with matching.</li> <li>The new roof would not be mistaken for wet laid with diminishing courses, so there would be some change to its character but the size, colour and lap would provide a similar overall aesthetic to a casual observer. At best it may therefore maintain, rather than enhance character and at worst, there will be a slight erosion of existing appearance and character through a change from the traditional materials and methods. It is anticipated that it will not significantly detract from the barn, which is the most distinctive and prominent element of Ashvale.</li> </ul> <p>Whilst a wet laid scantle roof would be the optimum replacement, a key challenge has been to balance the appearance of the roof with the urgent need to make the building weatherproof and prevent further deterioration of the historic fabric. Historically, evolution of vernacular traditions on Scilly has been in response to contextual factors, e.g., economics and availability of materials and skills/labour. Similar issues are still relevant and the consideration for this scheme has been how to weigh the varying factors and adapt to the challenges, whilst minimising as far as possible the change to the aesthetic of the building, loss of fabric, and the story it tells about building traditions.</p> <p><b>Impact:</b>  <b>Minor.</b> At best it may maintain, rather than enhance character and at worst, there will be a slight erosion of existing character through a change from the traditional materials and methods.  <b>Negligible</b> It is anticipated that it will not significantly detract from the barn, which is the most distinctive and prominent element of Ashvale and how the listed building is mainly experienced and appreciated within its setting is likely to be negligible. The existing roof covering is new and the vast majority of the roof structure will remain so impact upon historic fabric will be Negligible.  <b>Beneficial</b> The historic fabric of the house will be protected</p>	

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
Underlay		<p>A traditional bitumen type 1F underlay is proposed rather than traditional torching. Due to the presence of Pipistrelles, this underlay was specified in the ecological report<sup>23</sup> as the only type which can be used in areas accessible to bats. This is non-breathable so there will be suitable ventilation of the space (to be detailed).</p> <p><b>Impact:</b> Negligible. There will be no observable change to the exterior character of the house.</p>	
ROOF STRUCTURE Replace elements of the wall plate Repairs to trusses and rafter feet		<ul style="list-style-type: none"> <li>o The wall plate is to be replaced on a like- for like basis. From what could be seen, existing timbers appear a mix, indicating some previous renewal, likely circa 2000.</li> <li>o The details of the other timber repairs are to be confirmed during works when further information with regards the extent of works is clarified. However, established conservation techniques are proposed (See Design and Access Statement) including the maximum retention of existing fabric facilitated through methods such as splicing new timber into existing, partnering of members, and use of a flitch plate notched into timbers.</li> <li>o Repairs will be honest, using like for like materials.</li> <li>o The Duchy of Cornwall will photographically record and document the re-roofing and repair process to provide evidence for the future.</li> </ul> <p><b>Impact:</b> Overall Negligible– Neutral.</p>	<p>It is to be clarified if this record is to be kept in the Duchy of Cornwall archives or submitted to OASIS</p>
Calidad natural slate with a bitumen roofing felt Roof timbers are to be repaired 200 x 400mm slates with a 100mm lap		<p>Other options have been considered, primarily the use of sized slates to the east pitch with a dry laid scantle to the west.</p> <p>Given the challenge of obtaining suitable expertise for a wet-laid scantle, this would provide a more traditional appearance to the more visible side whilst being less costly than the entire roof. However, it is questionable if the appearance would substantially differ from as proposed scheme and therefore justify the additional cost.</p>	

<sup>23</sup> Wheal Grey Ecology Report June and August 2021

## HIA 2: Impact on Heritage Assets within the Setting

Asset	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
<i>*This section considers relevant designated and non-designated heritage assets as determined by the HER, National Heritage List for England and professional judgment. Those most likely to be impacted by the proposed changes to the site are considered</i>			
Prehistoric cairn cemetery and field system on Tinkler's Hill <sup>24</sup>	High: Scheduled Monument	Due to distance and topography it is anticipated that the proposed scheme will not impact on the SM  <b>Impact:</b> No Change	
Non Designated Heritage Assets	Low-Medium	Although there are no other listed buildings within the wider setting of Ashvale, it is unclear if buildings within the primary setting of Ashvale are considered NDHAs. However, it is not anticipated there will be any direct impact on any undesignated heritage asset, nor any change to appreciate or interpret NDHAs within setting  <b>Impact:</b> No Change	

## HIA 3: Impact on the Setting and Conservation Area

Proposal	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
Re-roofing the main house Calidad natural slate with a bitumen felt Roof timbers are to be repaired 200 x 400mm slates with a 100mm lap	Medium	<ul style="list-style-type: none"> <li>o The buildings within the setting of Ashvale have either natural slate roofs or pantiles, both with plain angle red clay ridges. There will be a slight change to the aesthetic of the roof of the main house, the nature of the materials and method respecting as far possible the existing appearance. There is to be no change to the pantiled barn, which is the most distinctive element of Ashvale.</li> <li>o Overall It is concluded that the proposals respect and maintain the special and distinctive character of the conservation area</li> </ul> <b>Impact:</b> Negligible -Neutral	

<sup>24</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1018109?section=official-list-entry>

## HIA 4: Impact on the AONB and Heritage Coast

Proposal	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
*This section considers the local policies for Section 10 South Coast Eastern in conjunction with the Cornwall AONB Strategy Aims, Objectives and Policies which are applicable to the whole designation.			
Re-roofing the main house Calidad natural slate with a bitumen felt Roof timbers are to be repaired 200 x 400mm slates with a 100mm lap	AONB– Overall Medium The property is not a main focus of the AONB.	<ul style="list-style-type: none"> <li>It is concluded that the proposals respect and maintain the special and distinctive character of the AONB and Heritage Coast</li> <li>It is concluded that the proposals respect and conserve landscape character, natural beauty and built heritage of the AONB. There are no anticipated adverse impacts on the natural beauty, character or special qualities of the AONB.</li> </ul> <p><b>Impact:</b> No appreciable change</p>	See also HIA 1

## HIA 5: Archaeological Potential

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
Reroofing of the main house	Medium	The roof was replaced circa 2000 along with other changes such as the rebuilding of the south gable. The proposed works are therefore not regarded as potentially archaeologically sensitive.	

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## Appendix 1: Terms and Conditions of Report

Disclosure to a Third Party: This Report may not be relied upon by a Third Party for any purpose without the written consent of this Practice. Furthermore, this Report has been prepared and issued specifically for the benefit of the addressee and no responsibility will be extended to any Third Party for the whole or any part of its content.

## Appendix 2: Relevant Statutory and Non-Statutory Guidance

NPPF Revised July 2021

Section 16 Conserving and Enhancing the historic Environment Paras 189-208

189. *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>66</sup>. These 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<sup>67</sup>.*
190. *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
  - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
  - c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
  - d) opportunities to draw on the contribution made by the historic environment to the character of a place.*
191. *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*
192. *Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*
- a) assess the significance of heritage assets and the contribution they make to their environment; and*
  - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*
193. *Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.*

<sup>66</sup> Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

<sup>67</sup> The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

*Proposals affecting heritage assets*

194. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
195. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*
196. *Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*
197. *In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.*
198. *In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.*

## Considering potential impacts

199. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
200. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
  - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>68</sup>.*
201. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
  - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
  - d) the harm or loss is outweighed by the benefit of bringing the site back in to use.*

202. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*
203. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
204. *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*
205. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>69</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*
206. *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*
207. *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*
208. *Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (English Heritage, March 2015) P. 1:

*The context of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which are relevant to its significance, including cultural, intellectual, spatial or functional. They apply irrespective of distance, sometimes extending well beyond what might be considered an assets setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect.*

Cornwall Local Plan Strategic Policies 2010-2030, Policy 2.182

*Heritage assets are an irreplaceable resource, therefore proposals for development should be informed by and will be determined in line with statutory requirements, national policy guidance and specific relevant guidance, principles and best practice. At present this includes both national guidance, such as relevant Historic England publications.....and locally specific guidance such as the Guidance for Methodist and Nonconformist chapels in Cornwall.*

Cornwall Local Plan Strategic Policies 2010-2030<sup>25</sup>

Policy 2.189

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<sup>25</sup> Cornwall Council. Cornwall Local Plan. Strategic Policies 2010-2030

Non designated heritage assets: *Proposals affecting buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance.*

#### Strategic Policy 12

This states a commitment high quality, safe, sustainable and inclusive design in all developments ensuring distinctive natural and historic character is maintained and enhanced and demonstrate a design process that has clearly considered the existing context. The policy states that proposals will be judged against a range of criteria including, for example:

- a. *character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and*
- b. *layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space;*

#### Strategic Policy 24

The Historic Environment section outlines that development proposals should sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment, by protecting, conserving and where possible enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to sustain designated heritage assets. Measures include, for example:

- o *take opportunities to better reveal their significance*
- o *conserve and, where appropriate, enhance other historic landscapes and townscapes, including*
- o *registered battlefields, including the industrial mining heritage*
- o *All development proposals should be informed by proportionate historic environment assessments*
- o *and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.*

*“Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.”*

*“In those exceptional circumstances where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive.”*

## Appendix 3 Identifying the Importance of the Assets and the View<sup>26</sup>

Very	<ul style="list-style-type: none"> <li>Structures inscribed as of universal importance as World Heritage Sites.</li> <li>Other buildings of recognised international importance.</li> <li>Landscapes of international value</li> </ul>
High	<ul style="list-style-type: none"> <li>Extremely well preserved historic landscapes with exceptional coherence, time depth or other critical factors</li> <li>The view is likely to be a nationally or internationally important view (e.g. identified within a WHS Management Plan)</li> </ul>
High	<ul style="list-style-type: none"> <li>Scheduled Monuments with standing remains.</li> <li>Grade I and Grade II* (Scotland: Category A) Listed Buildings.</li> <li>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.</li> <li>Conservation Areas containing very important buildings.</li> <li>Undesignated structures of clear national importance.</li> <li>Designated /undesignated historic landscapes of outstanding interest or demonstrable national value</li> <li>Well preserved historic landscapes exhibiting considerable coherence, time depth or other critical factors of national value</li> <li>The asset/s are the central focus or well represented in the view</li> <li>The viewing location is a good /the only place from which to view a particular</li> <li>The view is likely to be a nationally / internationally important (e.g. identified in a WHS Management Plan)</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Grade II (Listed Buildings).</li> <li>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations.</li> <li>Conservation Areas containing buildings that contribute significantly to its historic character.</li> <li>Historic Townscape or built-up areas with important historic integrity in their buildings or built settings (e.g. including street furniture and other structures).</li> <li>Regionally important designated /undesignated landscapes</li> <li>Not the main focus of the view but the significance is well represented in the view</li> <li>The viewing location is good but not the best or only place to view the asset</li> <li>The view is likely to be of importance at a county or district level</li> <li>The view may contain heritage assets (e.g. listed buildings, WHS) whose heritage significance is clearly readable, but not best represented, in this particular view</li> </ul>
Low	<ul style="list-style-type: none"> <li>'Locally Listed' buildings</li> <li>Historic (unlisted) buildings of modest quality in their fabric or historical association.</li> <li>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</li> <li>Not the main focus of the view but the significance is well represented in the view</li> <li>The viewing location is good but not the best or only place to view the asset</li> <li>The view may contain locally valued or Grade II assets, conservation areas, whose heritage significance is clearly readable, but not best represented, in this particular view</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>Buildings of no architectural or historical note; buildings of an intrusive character.</li> <li>View absent/substantially occluded</li> </ul>
Unknown	<ul style="list-style-type: none"> <li>Buildings with some hidden (i.e. inaccessible) potential for historic significance.</li> </ul>

<sup>26</sup> Criteria for Establishing Value (Derived from: DMRB Vol 11, 2009, English Heritage 2011, ICOMOS 20011)

Description of Impact<sup>27</sup>

Magnitude of Impact	Description of Impact		
	Archaeological Remains	Historic Buildings	Historic Landscapes
Major	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Change to many key historic building elements, such that the resource is significantly modified.  Changes to the setting of an historic building, such that it is significantly modified.	Changes to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in limited changes to historic landscape character.
Negligible	Very minor changes to archaeological materials, or setting.	Slight changes to historic buildings elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No change	No Change	No change to fabric or setting	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

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<sup>27</sup> Derived from DMRB Vol 11, 2009

## Appendix 4 Conservation Philosophy and Principles

Below is a general guiding framework as the basis for repair, design, decision-making and execution. There may be tensions between different solutions for different elements but the core principles provide a transparent means of reconciling these based on relative heritage values and the inter-relationship between the elements.

### Conservation Philosophy

- Respect for authenticity and integrity
- Avoidance of conjecture
- Respect for the setting
- Respect for significant contributions of all periods
- Respect for age and patina

### Conservation Principles

- Minimal Intervention with a 'light touch'
- Like for like materials etc. (unless contraindicated, e.g. cement based renders)
- Conserve as found/ conservation of original fabric
- Reversibility and re-treatability (repairs should be able to be undone or not preclude the use of alternative interventions in the future)
- Re-use of sound materials from the site contributes to sustainability
- Use of tried and tested materials and methods
- Mitigation e.g. recording and retaining
- New work should aspire to a quality of design and execution [materials and workmanship] which may be valued now and in the future. The new should defer to the original (or setting) and be compatible (e.g. materials, scale, proportion)
- Differentiation between old fabric and new interventions helps maintain reversibility and does not distort evidence by confusing the historic record
- Periodic renewal of elements – in a way that is visually and physically compatible and avoids incremental loss of heritage values