

RECEIVED 01872 630040
By Liv Rickman at 12:11 pm, Nov 20, 2023

DESIGN, ACCESS, FLOOD RISK & HERITAGE STATEMENT

FOR: RE-ROOFING WORKS TO AN EXISTING GRADE II LISTED PUB & HOTEL.
AT: THE ATLANTIC HOTEL, HUGH ST, ST MARY'S, ISLE OF SCILLY, TR21 0PL.
ON BEHALF OF: ST AUSTELL BREWERY LTD

DOCUMENT REF NO: 3306 - Atlantic Hotel Design, Access and Heritage Statement.docx

ISSUE DATE: 03 November 2023

UPDATED: V2- 17TH November 2023 (Craig Coade)

AUTHOR: Ben Hick



Fig 1: View of existing building from Hugh Street.

INTRODUCTION

CAD Heritage is acting as the agent for the proposed works at 'The Atlantic Hotel' for St Austell Brewery Ltd. The applicant wishes to undertake works to re-roof the existing building to address the poor condition of existing roof finishes.

SITE APPRAISAL, PLANNING HISTORY & PROPOSAL CONTEXT

The existing pub/ hotel occupies a Grade II listed building and is located within an area of heritage coast. The existing roof is presently in a poor state of repair due to the sites exposed location and past instances of storm damage.

During the preparation of the planning and listed building consent application, a further storm 'Ciaron' has occurred and a decision was made to proceed with a full scheme of reroofing works as the existing coverings are well beyond practical patch repairs.



Fig 2: View of existing roof from Hugh Street, showing temporary weather protection.



Fig 3: View of existing roof from Hugh Street.

PROPOSAL – LAYOUT, AMOUNT, SCALE & APPEARANCE

The proposal involves the existing Delabole slates to be reclaimed and re-laid as a dry roof where reasonably practicable, with reclaimed Delabole units sourced to match the size of existing to make up the shortfall. As part of the works chimney's will also be repaired and reinstated with repointed lime mortar and all flashings replaced. Modern/ artificial slate to be replaced with Cupa 12.

The replacement finish will involve the repair & treatment of any existing damaged structural timbers/ rafters and the replacement of the existing battens and roof sarking. A new breather membrane will be required with discrete over fascia ventilators installed.

Fascias/ soffits will also be replaced like for like, with all flashings and weatherings replaced with suitable grade lead. Any existing vents/ flues will also be reinstated to match the existing.

ENVIRONMENT & SUSTAINABILITY

By protecting the condition of the existing listed building, the proposals are inherently sustainable – maximising the use of the existing listed building for the foreseeable future.

ACCESS

All accesses to the site/ building will remain unaffected by the proposed works.

FLOOD RISK

The existing site is located within designated flood risk zone 2 & 3. The proposed would not involve any alterations to increase roof or impermeable area, and as a result will not have any impact on the existing situation or flood risk.

HERITAGE ASSESSMENT

Prior to the submission of the application, primarily focussed on re-roofing works, a research process was undertaken to understand the significance of the building and the likely impacts on the heritage asset as a result of the proposed works. The sources consulted as part of the research stage include:

- Isles of Scilly Planning history search.
- Historic England including photographs undertaken as part of the 'Images of England' record.
- Historic mapping (to assess the position and extent of historic ranges of the building).
- Cornwall and the Isles of Scilly's Historic Environment records.
- Cornwall & Scilly Urban Survey 'Hugh Town' (Graeme Kirkham, 2003)
- Initial site information and data obtained from applicant.

The building was granted designated Grade II listed status on 12 September 1975. A copy of the listing text is illustrated below:

ST. MARY'S

SV9010 HUGH STREET, Hugh Town 1358-0/8/65 (North side) 12/02/75 The Atlantic Hotel

GV II

Custom House and hotel, now hotel. Late C18 and C19; remodelled 1927 by Richardson and Gill for Duchy of Cornwall estate. Coursed and squared granite; slate roofs, gabled to rear wings and half-hipped to main front corner block with granite end stacks; gabled artificial slate roof to range on right. Double-depth plan, with 2 parallel rear wings projecting to left (west). Main front corner block of 2 storeys with attics; symmetrical 3-window range. Central doorcase has Greek revival painted pilasters to brackets with Greek key pattern supporting cornice. Granite lintels over late C19 horned 2/2-pane sashes; similar sashes to hipped dormers with slate-hung cheeks. Early C19 two-storey extension to right (east): symmetrical 3-window range has granite lintels over central door and similar sashes. Two-storey wings to rear, with overhanging eaves, horned 6/6-pane sashes and segmental-arched opening with C20 window (probably to former barrel store), incorporate Custom House of 1840. Interior: much remodelled in C20 but includes open fireplaces with granite lintels.

As part of the research stage, the position and relationship of historic ranges were assessed based on available mapping data obtained from the Cornwall and the Isles of Scilly's Historic Environment, including Tithe maps and earliest editions of Ordnance survey mapping, 1875-1901 and 1906-1908.

The listing text and HER/ CSUS records reference a remodelling of the building in 1927, forming part of a wider Duchy scheme of works to Hugh Town, undertaken by Architects Sir Albert Richardson and C L Gill. These works coincided with the movement of the Custom House to the Strand in the same year, and extensions to incorporate the Custom House into the Atlantic Hotel.

Due to their period, these post-date available mapping and as such limit the ability of a desktop mapping exercise alone to establish a fully detailed range analysis of the building, but due to the limited nature of works this is considered to be a proportionate analysis to establish a hierarchy of existing ranges, alongside a fabric assessment of roof coverings, which is sufficient to identify the impact of the proposed works described in this application.

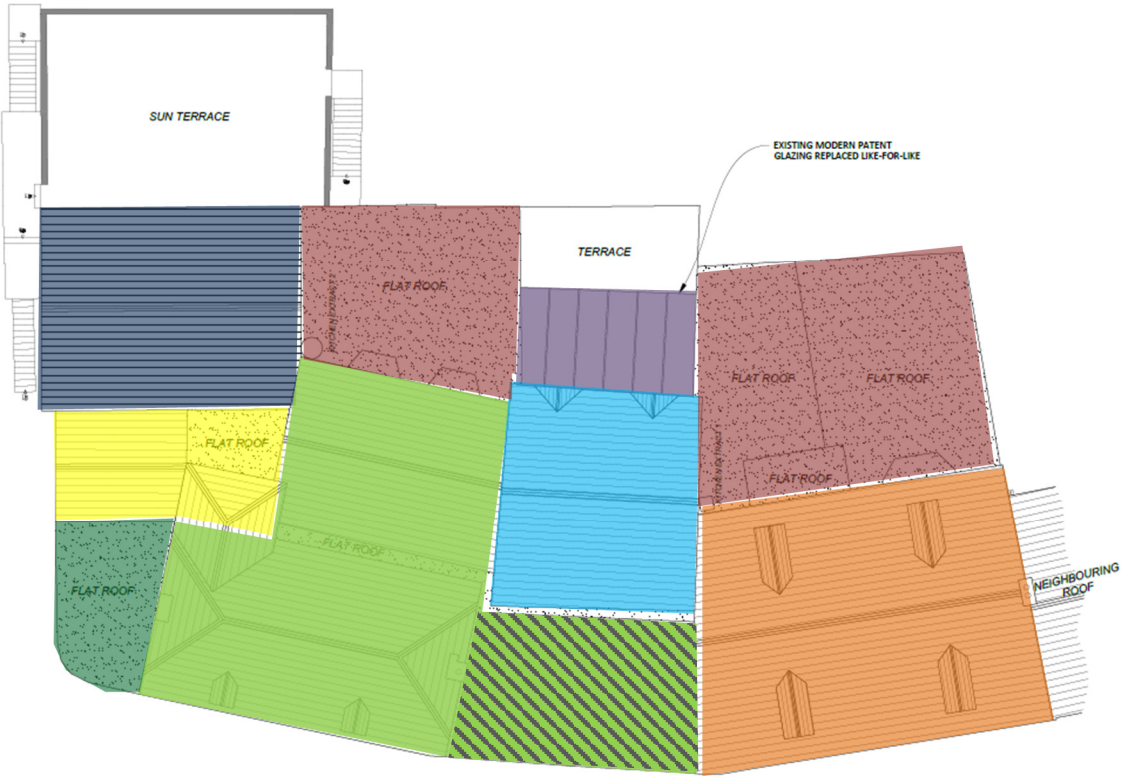


Fig 4: Indicative Range Plan.

Summary of existing finishes based on available site data and limited photos:

- Former Custom House Range (Dark Blue) – Artificial slate.
- Atlantic Hotel Principal Range including former houses (Light Green)- Natural slate- random diminishing courses & wet laid. Area cross hatched – Artificial Slate.
- Side Range - Previous boundary wall/ side structure (Dark Green)- Flat Roof.
- Shop Range (Orange) – Potentially extended earlier range post 1908- Artificial Slate.
- Link Ranges (Yellow)- Post/circa 1927- Natural slate- random diminishing courses and flat roofs.

- Additional Accommodation ranges (Light Blue) - Artificial Slate.
- Extended building ranges (Red) – Flat Roofs.
- Covered terrace (Purple) – Modern patent glazing.

The continued commercial use of the building is a key feature of the building's primary communal significance and the main factor of its current arrangement. Previously formed by the adjoining of two earlier houses, the building has subsequently expanded to include the former Custom House building and various further extended ranges – demonstrating the commercial pressures of a building of this nature and the inherent need to adapt to maintain its inherent continued function. This adaptation results in a level of aesthetic significance but a certain degree of ambiguity between historic and modern ranges which lessens evidential values. Despite, the level of physical adaptations, inherent historical value remains as a key element of the building's significance.

Although some finishes of the existing roof may be considered to form part of the building's inherent historic fabric, it is evident in many instances that the roof covering is beyond practical patch repairs and beyond their inherent service life in their current format. As a result, full re-roofing works are required to ensure the continued use of the building, and the avoidance of the building falling into a state of disrepair. Despite this level of intervention, the intention of the proposals seeks to retain as much of the historic slate possible, where in a suitable condition to do so.

Where modern or artificial slates are to be replaced, the proposals involve the reinstatement of natural slate finishes (Cupa 12 slate) to reset and enhance the building ranges to enhance their past character.

Heritage Impact summary

- The proposals support the continued use of the building on a necessity basis for its primary communal significance as a pub and key community asset.
- The proposals seek to retain as much historic fabric as possible, replacing historic units with sourced slates to match.
- The proposals will enhance modern/ artificial coverings which presently detract from the buildings character.

As a result of the above, the proposals will not exceed the 'less than substantial harm' threshold identified within the NPPF.

SITE PHOTOS



Fig 5 & 6: North view of 'The Atlantic', further views from Hugh Street