

RECEIVED

By Liv Rickman at 10:40 am, Mar 11, 2024

Statement Heritage

Parkside, The Parade, St Marys, TR21 OLP

Heritage Significance and Capacity Assessment

SH Ref SCILL1223 v1.0

05/03/2024

NHLE1141190 GII Listed: PARKSIDE

Conservation Area: Isles of Scilly (St Marys).

All content © Statement Heritage unless stated otherwise.

This statement was prepared by Daniel Ratcliffe BA MA MCI(A) in December 2023 and January 2024

The views and recommendations expressed in this report are those of Statement Heritage and are presented in good faith and on the basis of professional judgement and on information currently available. It should not be used or relied upon in connection with any other project than that intended.

Photography all © Statement Heritage except where indicated.

GDPR compliance: Statement Heritage's Privacy Policy is available at <http://www.statement-heritage.com/fieldwork-privacy-policy.html>. The Data Controller is Daniel Ratcliffe, 69 John Street, Penicuik, Midlothian EH26 8HL

Thanks are extended to the client for their commissioning of this document and for their co-operation and assistance in its production.

Summary

Parkside is demonstrated by this assessment to be of late 18th century date. It was probably the result of deliberate development decisions by the Godolphin family, lessees and governors of the island at a time when Hugh Town was beginning to expand to the east across the isthmus which separates the older part of the town from the rural part of St Marys.

The property belongs to a terrace of 5 similar cottages, all likely near contemporary which began the formal enclosure of *The Parade* one of the principal open spaces of the townscape of *Hugh Town*.

Its architectural heritage values lie in its symmetrical and traditionally detailed principal elevation, and its group value with the other buildings of *The Parade* especially to its west.

The rear of the property makes a contribution to the less formal character of *Thoroghfare* through the natural (non-local) slate of its rear roof slope and the granite rubble of its curtilage wall.

The proposals are assessed as delivering no more than negligible less than substantial harm, whilst taking every opportunity to conserve and enhance the special interest of the listed building and the character and appearance of the conservation area, which may be balanced by the LPA against the public benefits of supporting the viability and accessibility of historic buildings. In line with the Isles of Scilly Local Plan design recommendations have been made and intelligently responded to with a view to identifying how best to *mitigate the extent of harm* and reduce impacts to the *minimum required to secure the long-term use of the asset*.

Contents

<i>Summary</i>	3
Contents	4
1 Introduction	8
2 Location	10
3 Designations	11
4 Historic Background	13
5. Site Observations.....	19
5 Statement of Significance	27
6 Policy Requirements	28
7 Impact and Capacity Assessment.	31
Bibliography.....	34

Common acronyms and specialist terms found in *Statement Heritage Reports*.

Architectural terms are generally taken from the Oxford Dictionary of Architecture and Landscape Architecture [online version here](#); the glossaries provided by Pevsner Architectural Guides [here](#) and within RW Brunskill's 'Vernacular Architecture'.

Archaeological terminology is generally compliant with Historic England Thesauri available [here](#).

Historic England's 'Introductions to Heritage Assets' and 'Designation Selection Guides' are particularly useful for thematic discussions of heritage asset classes. These may be freely downloaded [here](#).

Adaptive Reuse. The process of reusing a heritage asset for a purpose other than it was originally designed for.

Archaeological Evaluation. The field testing of land by either remote sensing or direct interventions (digging) to establish the presence / absence, extent, type, date, significance and potential of archaeological features.

Archaeological Interest. The potential for a heritage asset (building, landscape or monument) to hold evidence of past human activity worthy of investigation.

Authenticity. The degree to which the relationship between a heritage asset, and the information sources on which its heritage values are ascribed, is 'truthful and authentic' (adapted from the *Nara Document on Authenticity*, ICOMOS, 1994).

AOD. Above Ordnance Datum. Heights given in 'AOD' are quoted in metres relative to '[Ordnance Datum Newlyn](#)'.

BCE. Before Common Era. Used in preference to the notation 'BC' when giving dates from the Gregorian Calendar.

CE. Common Era. Used in preference to the notation 'AD' when giving dates from the Gregorian Calendar.

CIfA. Chartered Institute for Archaeologists. Professional institute. Individually MCIfA (Member); ACIfA (Associate); PCIfA (Practitioner).

CSHER/HER. Cornwall and Scilly Historic Environment Record. The definitive record of the designated and undesignated historic environment of Cornwall and the Isles of Scilly, managed by Cornwall Council.

CLP. Cornwall Local Plan. <https://www.cornwall.gov.uk/media/22936789/adopted-local-plan-strategic-policies-2016.pdf>. Planning determinations are expected to be in conformity with local planning policy.

CRO. Cornwall Record Office. References prefixed CRO indicate the local record office reference number of archive documents.

Designated / Protected Heritage Asset. A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

DTM. Digital Terrain Model.

GI, GI*, GII etc. Listed Buildings and Registered Parks and Gardens are graded according to their importance. GI and II* are the highest grades triggering consultation by *LPAs* of Historic England and specific protections under the NPPF.

HE. Historic England. The Government's statutory advisory body on the historic environment.

Heritage Asset. A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF).

Historic Environment. All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. (NPPF)

HIA. Heritage Impact Appraisal. A document assessing the presence / absence, significance of, and impacts to heritage assets, usually prepared in preparation of LPA consent processes.

HLC. Historic Landscape Characterisation. A technique of historic landscape analysis based on the identification of areas sharing common features, patterns and attributes related to their historic development.

IHBC. Institute for Historic Building Conservation. Professional institute.

Integrity. a measure of the wholeness and intactness of [a heritage asset] (UNESCO World Heritage Operational Guidance).

Legibility. the degree to which the values of a heritage asset are 'clear enough to read' (OED).

LPA. Local Planning Authority.

Mitigation. Measures to limit or avoid the harm of an action. Specifically used within archaeological work to refer to the processes of converting *archaeological interest* to an archive to advance understanding of a heritage asset, sometimes known as *preservation by record*.

NA: National Archives. References prefixed 'NA' indicate the reference number of archive documents held in the National Archives.

NHLE: National Heritage List for England. <https://historicengland.org.uk/listing/the-list/>. The definitive record of protected (designated) heritage assets in England.

Non-designated Heritage Asset. 'Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets' (NPPF). Buried archaeological remains may fall into this category, unless their significance is 'demonstrably equivalent to Scheduled Monuments' (NPPF footnote 63).

NPPF. National Planning Policy Framework. Central Government framework for planning in England.

OS. Ordnance Survey.

OS NGR. OS National Grid Reference.

OUV: Outstanding Universal Value. Used within World Heritage Site practice to describe the heritage values that make it worthy of inscription as such.

Preservation by Record. See *mitigation*.

Preservation 'in aspic'. The aesthetic presentation of a heritage asset as if its decay were frozen in time.

Preservation 'in situ'. The simplest and best form of archaeological mitigation is to leave the evidence undisturbed, i.e. through an informed foundation design.

Setting. The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.(NPPF)

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

SPD. Supplementary Planning Document. Supplementary Planning Documents (SPD) build upon and provide more detailed guidance about policies in the Local Plan. Legally, they do not form part of the Local Plan itself and they are not subject to independent examination, but they are material considerations in determining planning applications.

WHS. World Heritage Site.

ZTV. Zone of Theoretical Visibility. A computer-generated prediction of the visibility of a point or group of points within a 'bare earth' model of a landscape (i.e. one in which trees and buildings are imagined to have been removed). Such models deliberately over-estimate inter-visibility in order to increase the confidence by which non-visibility can be predicted.

1 Introduction

- 1.1. This report seeks to better understand the heritage values of *Parkside* informing proposals to extend the property to rear and make changes to the surface finish of the principal elevation.
- 1.2. The location of the building is shown at **figure 1**.
- 1.3. The building is Listed at Grade II (NHLE 1141190) and within the *Isles of Scilly Conservation Area*.
- 1.4. This assessment, the overall methodology of which is informed by this advice, by Historic England's best practice notes (Making Changes to Heritage Assets (Historic England, 2016) and Understanding Historic Buildings (2016), Statements of Significance (2019)) and the approach to design set out in Cornwall Council's Design Guide (draft) (2021):
 - describes, via map regression of large scale (1:2500) Ordnance Survey historic maps, the development of this Study Area including the approximate date of the buildings within the Site's immediate setting;
 - draws on archive and bibliographic sources;
 - assesses the results of, our own field-based assessment of the Site and surroundings;
 - describes the significance of the assets assessed;
 - considers the typical, potential impact to the significance, and heritage values, of the assets affected, as relevant to a proposal for demolition and redevelopment of the site; and
 - considers mitigation and design recommendations.

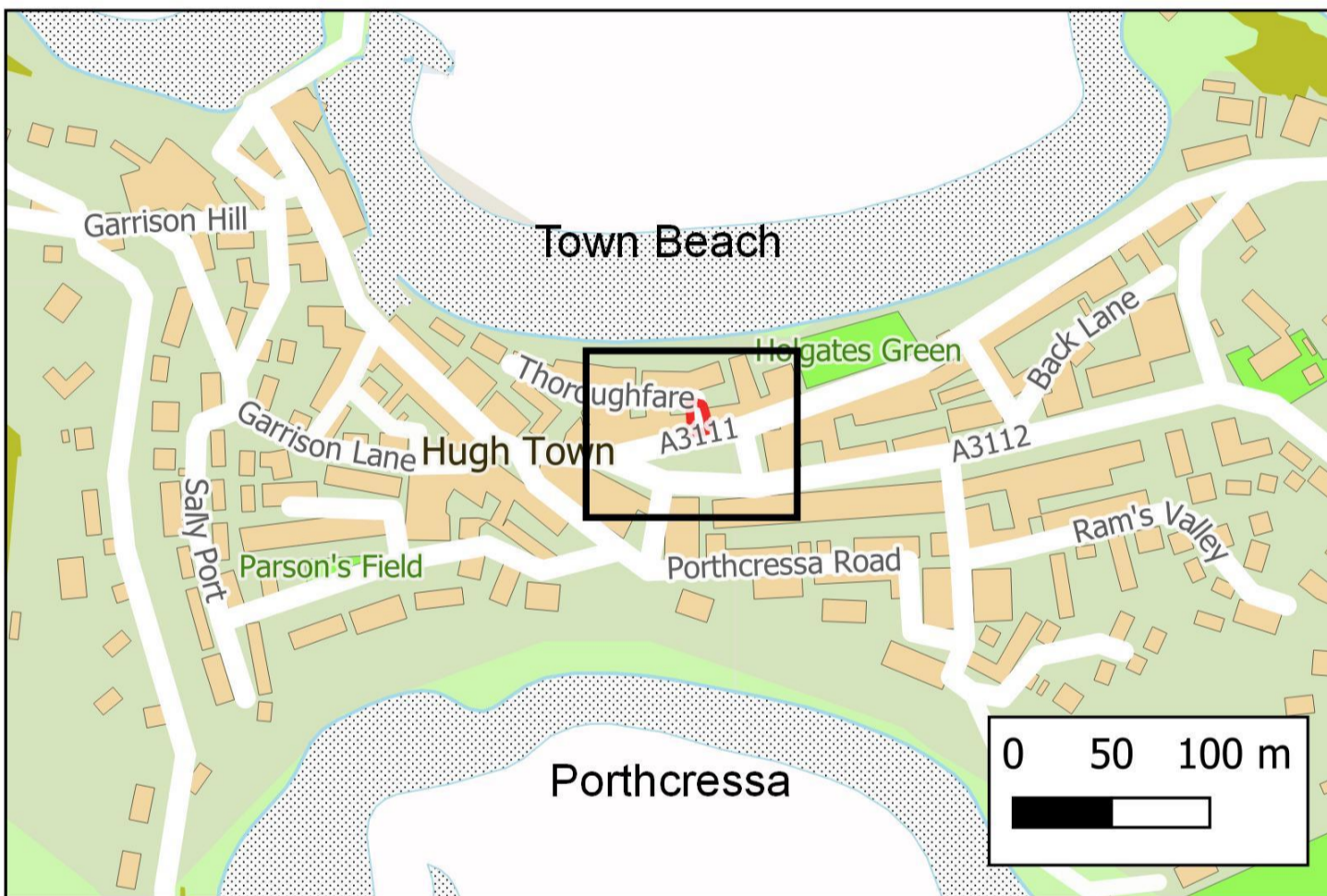
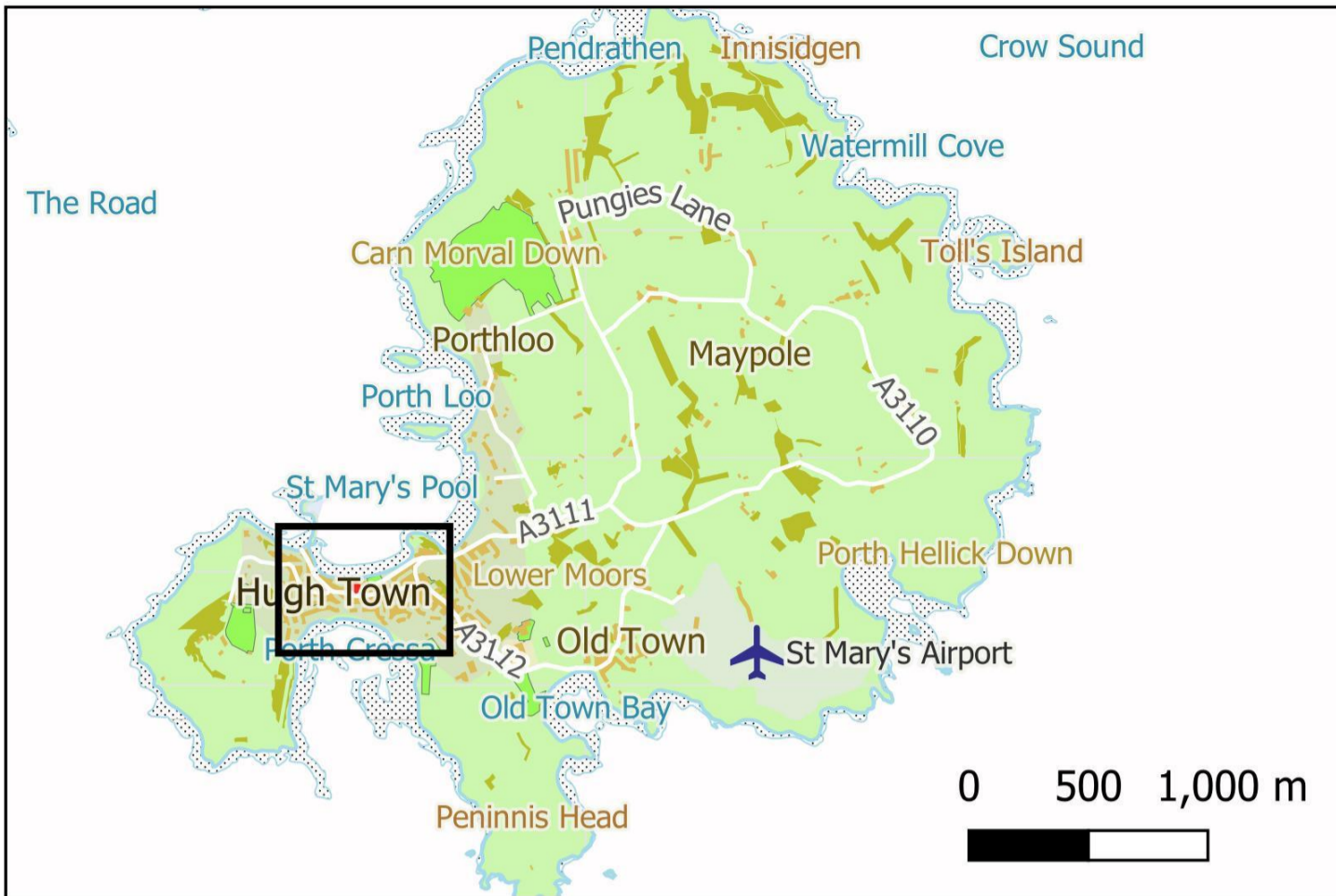


Figure 1: Location and Listed Buildings

Layout © 2023 Statement Heritage

Contains OS Data and OS Open Data
 © 2023 Crown Copyright and Database Right
 All Rights Reserved 100059271

Basemap supplied by Landmark Information Group 100022482

2 Location

- 2.1. The site lies within *Hugh Town* the main settlement of *St Marys* the largest of the Isles of Scilly. *Hugh Town* grew around the garrison and quay established here in the late 16th and early 17th century on *The Hugh* a headland separated from the main bulk of *St Marys* by a narrow isthmus, approximately 100m wide at its narrowest point. Within this isthmus is an open space known as *The Parade* which contains at its centre a small enclosed 'park'. Through the 19th and 20th centuries *Hugh Town* has expanded eastwards across the isthmus and up the western facing slopes of the main mass of the island.
- 2.2. The property forms part of row of similar double fronted cottages forming the north side of *The Parade*. These properties face south over the open space.
- 2.3. The rear of the property adjoins *Thoroughfare* a back lane which provides access to the rear of properties at the east end of *Hugh Street*, the rear curtilages of *The Parade* and to built development directly along the top of *Town Beach* to the north which has developed in the location of warehouses, lofts and workshops.

3 Designations

Conservation Area

- 3.1 The Conservation Area was first designated by the *Council of the Isles of Scilly* in 1975 and is unusual in covering the entire area for which the council is the Local Planning Authority. It is identified as an area ‘*of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*’ (LB&CA Act 1990, s69[1]).
- 3.2 The Area benefits from a *Conservation Area Assessment* dating to 2015 (Council of the Isles of Scilly) which identifies *Hugh Town* as a single character area. The *Cornwall and Scilly Urban Survey* report for the town (Kirkham 2003) is formally adopted as Supplementary Planning Guidance. Kirkham identified 9 character areas. The site lies within *Area 2: Church Street and The Parade* summarising its character as “*Nineteenth century expansion from the historic core of the town: polite houses, terraces and institutional buildings in a formal townscape setting. There is an atmosphere of quiet and modest gentility, enhanced by a sense of space, good survival of high-quality detail and the presence of well-ordered gardens, shrubs and palms*’.

Listed Buildings

- 3.3 Buildings are added to the List of Buildings of Special Architectural or Historic Interest by the Secretary of State for Digital Culture Media and Sport. The current statutory basis is the Planning (Listed Buildings and Conservation Areas) Act 1990. Special interest is determined on a national basis according to non-statutory Principles of Selection available from the Department DCMS¹. Listed Building Consent is required for all works to a listed building which affect its character as a building of special interest.
- 3.4 The proposal building is listed as **Parkside (NHLE1141190 GII)** and described [here](#)². The list description, dating to 1992, includes the adjacent property to the west (number 6 *Armored Cottage*) and also notes that the entire block bookended by *Evergreen* and *Parkside* was previously listed in 1972. The list description describes the listed entity as having *Granite rubble with rendered fronts; gabled scantle roofs; granite right end stacks with drip courses. Each house of 2-room plan with central staircase. 2 storeys. Each house of symmetrical 3-window range. Late C19 central half-glazed door and horned 3/3-pane sashes to Parkside. Mid C20 door and windows to No 6. C19 outshuts and mid C20 extensions to rear. Interiors not inspected but noted as having C19 joists*.
- 3.5 ***Evergreen and Pelistry Terrace*** to the west end of the group are listed as **NHLE1291708 GII** described [here](#)³ the only substantive difference in the description being to note *mid C20 plain tile roofs*.
- 3.6 *Number 5* is no longer separately listed. It is the only property of the group to retain a traditional scantle slate roof with aged ceramic ridge. *Evergreen* and *Armored Cottage* now have sized slate roofs. *Evergreen Cottage* is no longer rendered, render being removed in the past few years.

¹ <https://www.gov.uk/government/publications/principles-of-selection-for-listing-buildings>

² <https://historicengland.org.uk/listing/the-list/list-entry/1141190?section=official-list-entry>

³ <https://historicengland.org.uk/listing/the-list/list-entry/1291708?section=official-list-entry>

- 3.7 To the southwest is **Spanish Ledge NHLE1141195 GII** described [here](#)⁴. A pair of houses of early 19th century date *'roughly coursed granite rubble [with] semi-circular front doors'*. It is representative of a number of similar properties.
- 3.8 Adjacent to **Spanish Ledge** and a key building of *The Parade* is the **Town Hall NHLE1219066** described [here](#). The building presents a classically detailed gable frontage to the street of *'squared, roughly coursed and snecked granite with hammer dressings*. Keystoned and articulated window heads, 1887 datestone and monogram 'ADS' (probably *Arthur Dorrien Smith*, 'proprietor' 1918-1920, (b1876) indicating *Smith* patronage of the building).
- 3.9 Set back a little from the **Town Hall** is **Parade Cottage NHLE1141192** described [here](#)⁵. Probably the oldest building of the group identified here and certainly the most vernacular in style being a smaller 2 room cottage than the more formal terrace of which *Parkside* forms part. *'Colourwashed coursed granite rubble, with some squared stone to front'*.

⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1141195>

⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1141192>

4 Historic Background Principally derived from Kirkham 2002.

- 4.1 Despite Bronze Age, Iron Age and early medieval sites known from sites around and just above the isthmus ([MCO53362](#)⁶; [MCO31170](#)⁷; [MCO31029](#)⁸) and a potential early medieval chapel site at *The Bank* ([MCO31483](#)⁹) the earliest urban settlement on *St Marys* was probably at *Old Town* (*Porthennor*) around the medieval castle (SM [NHLE1014994](#)¹⁰) and early quay (SM [NHLE1015656](#)¹¹).
- 4.2 The Godolphin family were appointed military governors of the islands from the mid-16th century originally exercising this function from the old town.
- 4.3 The erection of the Elizabethan *Star Castle* in 1593-4 shifted the focus towards *The Hugh*. Construction of the *Old Quay* (part of [NHLE1141209](#)¹² GII) at the west end of *Town Beach*, and the outer fortification around the *Hugh*, (the *Garrison Walls* (SM [NHLE1018370](#)¹³) built in stages through the 17th and into the early 18th century) consolidated the area below the fortification as an urban settlement.
- 4.4 A c.1669 illustration (copied in the 19th century **figure 2i**) shows this early town, clustered, below the fortifications, around the *Old Quay* and the small harbour it formed with the west end of *Town Beach*. Linear development appears on this map to have begun to form around an open space at *The Bank* perhaps as far as the current site of the *Atlantic Hotel*.
- 4.5 Military surveyor *Chrisitan Lily* produced a simple plan of *Hugh Town* in 1715 (**figure 2ii**) showing that the core of the street plan surviving today to the northwest of the isthmus was now in place including the open *Bank* area (originally an area where boats could be pulled up and cargo / fish unloaded), *Hugh St*, *Well Lane*, *Garrison Lane / The Corners*, and a square formed at the junction of *Silver St* and the lane connecting *Hugh St* and *The Parade* which now passes *The Galley*. Buildings were mostly along the main street (now *Hugh St*) with garden plots indicated between the other lanes. Whilst few if any buildings have survived from this period the plots set out at this time have continued to form the basic plan-units of this area. To the east tracks are shown leading across the isthmus to the countryside beyond, including one which became the northern edge of the later *Parade*.
- 4.6 During the 18th century the town's economy broadened from servicing of the needs of the Garrison to a broader role as the 'central place' of the island's economy, acquiring the role of a Customs port. By 1793 *Henry Spry* reports '*many good houses and a great number of inhabitants*'.
- 4.7 At about this time a view of the town (**figure 2iii**), apparently drawn from the viewpoint of *Buzza Hill* (which continues to be one of the best overlooking the town) provides the first evidence of the terrace of double fronted houses now forming the north side of *The Parade*. A single cottage at the north end of the *Parade* (probably *Riviera House* [NHLE1219007](#)¹⁴) defined the eastern end of the current open space, but the south side remained open at this date to the beach at *Porthcressa*.

⁶ https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCO53362&resourceID=1020

⁷ https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCO31170&resourceID=1020

⁸ https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCO31030&resourceID=1020

⁹ https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCO31483&resourceID=1020

¹⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1014994>

¹¹ <https://historicengland.org.uk/listing/the-list/list-entry/1015656>

¹² <https://historicengland.org.uk/listing/the-list/list-entry/1141209>

¹³ <https://historicengland.org.uk/listing/the-list/list-entry/1018370?section=official-list-entry>

¹⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1219007?section=official-list-entry>

- 4.8 *Kirkham* makes a strong argument that these houses reflect deliberate planned development associated with the Godolphins as governors and lessees of the islands from the *Duchy of Cornwall*. He writes, “Such major development in urban topography would certainly have required specific ap[proval from the landlord. The construction of evidently planned groups of ‘respectable’ dwellings... about this time – the double fronted houses on the Parade for instance-....suggests deliberate encouragement of development, perhaps even direct investment by the Godolphins”.
- 4.9 By 1820 both sides of *The Parade* were described by *George Woodley* who noted ‘the houses, forming somewhat of a square, stretch along the two sides of the sandy isthmus’. At this time the space was known as *The Green* which *Woodley* felt a misnomer remarking that there was ‘not the least sign of vegetation of any sort on its arid surface’.
- 4.10 In 1834 the lease of the islands was acquired by *Augustus Smith*, who styled himself *Lord Proprietor* until 1872. *Smith* governed the islands to Utilitarian principles, consolidating smaller holdings into larger farms, establishing schools and mandating compulsory education and acting to suppress smuggling and introduce new forms of employment (including ship-building and the growing of flowers / bulbs). Development of the built environment was a particular feature of his proprietorship, construction of a new pier (the current ‘New Quay’) and the Parish Church being conditions of his lease.
- 4.11 Development was not immediate after the lease to *Smith*, as demonstrated by the **Tithe Map of c1840 (figure 2iv)**, which is the earliest of the mapping to show development along the south side of *The Parade*.
- 4.12 When it did take place, particularly the cottage rows along *The Strand* (likely closely linked to the shipyards operating by the mid 19th century on *Town Beach*) and along *Church Street* – the contrast between the new development pattern and the more irregular development of the older part of the town to was pronounced. It is clear on the **1887 OS 25 inch to the mile mapping (figure 3i)** that land was released in surveyed regular blocks. Whilst the surviving houses show evidence of a degree of piecemeal development with differing styles and date to each group, can the more polite designs regularity of the plots, common heights and building lines, especially on *Church Street* belie an underlying plan, likely the result of deliberate overall planning within the drawing office of the *Smith* estate, and the specification of overall sizes, heights etc within building leases.
- 4.13 The 1887 mapping is the earliest to show *Parkside* in plan. The building has its current ground plan, with an offset rear outshut. The industrial / maritime character of the shoreline of *Town Beach* is clear on the map showing 2 *Smithys* a *Saw Pit* and several slips amongst the buildings here. *The Parade* (the name apparently referencing local militia which were mustered here during the century) remained an undivided open space, and the houses to the east end of the row, including *Parkside* had front curtilages not yet enclosed.
- 4.14 The *Town Hall* was developed in 1889 to contain a *Market Hall* and *Public Rooms*, and soon after *The Parade* was tidied up and the current park fenced and established.
- 4.15 The Victorian public realm improvements coincide with the early growth of the tourist industry, which had been made possible by the extension of the *Cornwall Railway* to *Penzance* in 1852 and the commencement of a regular Steamship service from 1859. *Holgates Hotel* (now demolished) was opened in the 1890s. In 1902 the Council oversaw the clearing of the remaining shipyards along *Porthcressa* and grassed the area over for recreation.
- 4.16 Significant renewal of the older part of the town along *Hugh Street* followed the reversion of the lease of the islands to the *Duchy of Cornwall* who rebuild the rather austere terraces along it in the 1920s. The *Duchy* subsequently sold the freehold of most *Hugh Town* properties from

1949 onwards further leading to extensions and conversions to increase the available accommodation for visitors.

Twentieth Century photography.

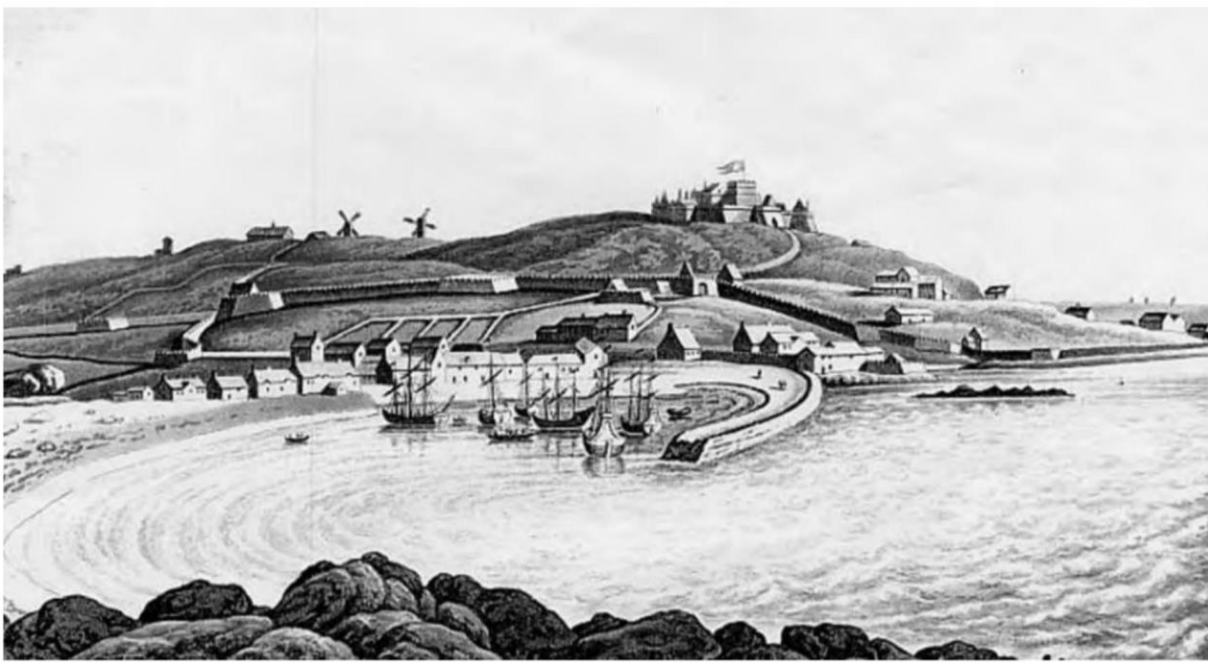
4.17 **Figure 4i** shows a view captioned *Hugh Town from King Edward's Tower*. The photo is by *C.King* and Co which places it in the first two decades of the 20th century but after 1912 (when this former windmill was restored and dedicated to *Edward VII*). The terrace and part of *Parkside* is visible to left of the image, showing the properties rendered and painted in a mixture of shades.

4.18 **Figure 4ii**, taken from near the Bronze Age chambered tombs at Buzza just to the northwest of the tower dates to between 1925-1955 as *Scillonian I* is alongside at the quay. The upper floor of *Parkside* is visible but does not tell us much more than the earlier images.

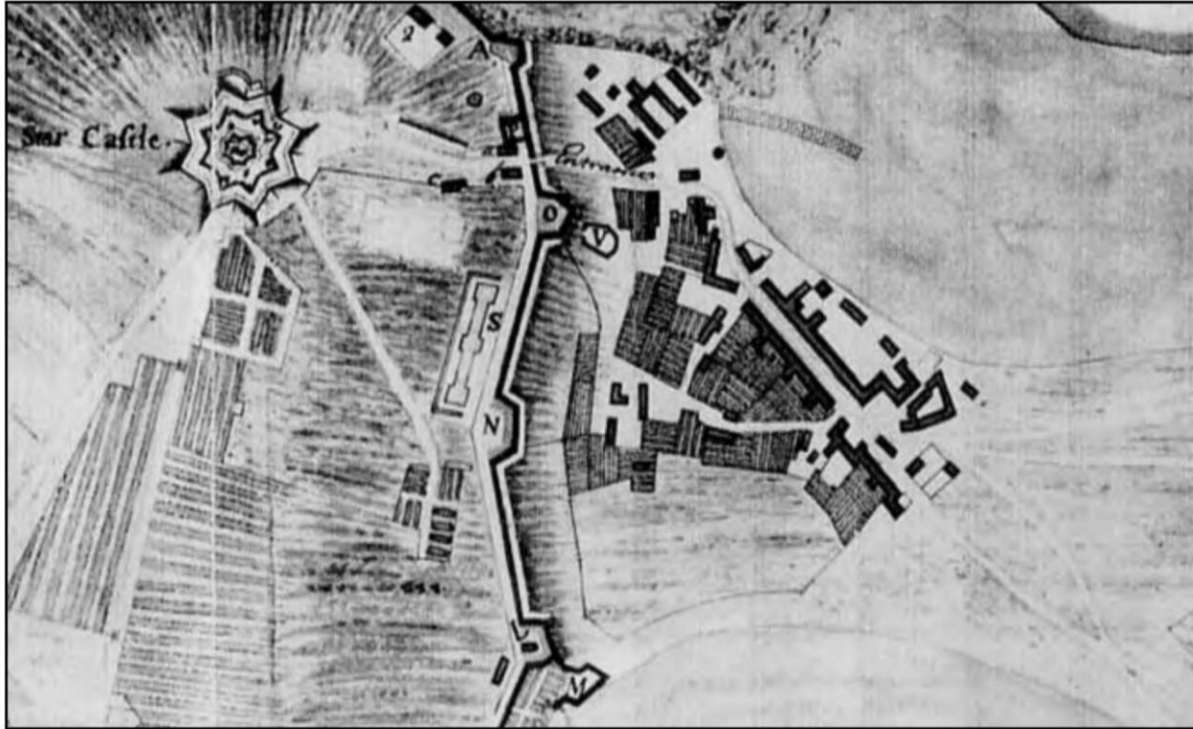
4.19 **Figure 4iii and iv** (Aerofilms EPW059645 and EP9850) date to 1938 and show both sides of *Parkside* from the air just before WWII. The whole terrace (with the exception of *Evergreen* are smooth rendered, with a simple hood evident above the door of *Parkside*.

20th century Planning history:

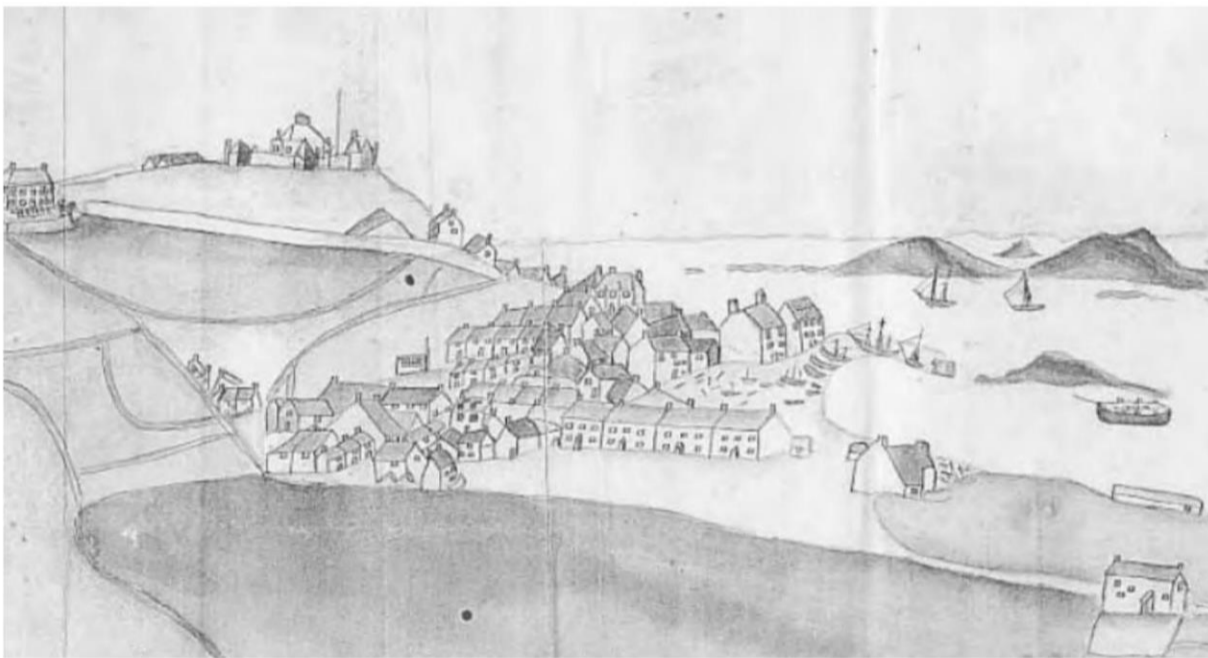
- P0441 Approval of a garage at the rear of the house (1963)
- P2693 and P2693/A Approval for rear extension for kitchen and first-floor bathroom at rear of premises together with provision of new windows to the front elevation (1987)
- P2866 and P2866/A Approval for a rear extension for bathroom and new kitchen (1988)
- P3084 Approval for Re-roofing of front slope of roof with new Iberian slate to match existing as closely as possible (1990)
- P3215 Approval for demolition of chimney and replacement of rear roof (1991)
- P3405 Approval for windows and door alterations (1992)
- P/22/046/LBC Approval for replacement rotten sash windows to the front elevation (2022)



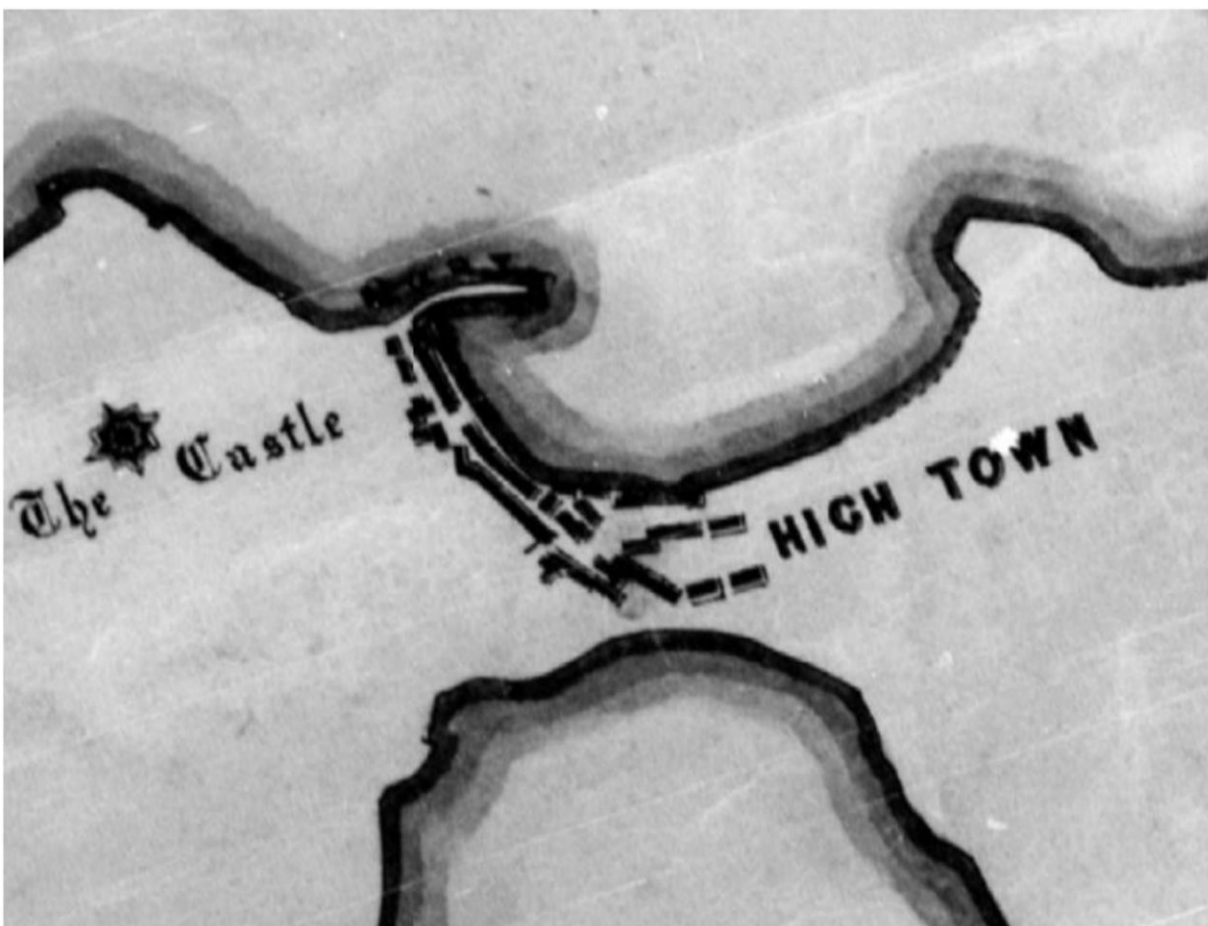
i) c1699 (redrawn 19th century). The earliest view of Hugh Town, probably from Carn Thomas. The illustration captures development before it extended across the isthmus, clearly clustered around the Old Quay and the garrison it was built to service.



ii) Christian Lily 1715. An early accurate survey of the same area depicted at i) drawn for military purposes. The street plan of the early post-medieval town, much of which survives today is identifiable extending as far east as the small square at the southeast end of what is now Hugh Street. A trackway heading along the north side of the isthmus represents a desire line that later developed into The Parade.



iii) Troutbeck c1790. The first evidence for the current terrace, shown here as overlooking an area open to Porthcressa (foreground).

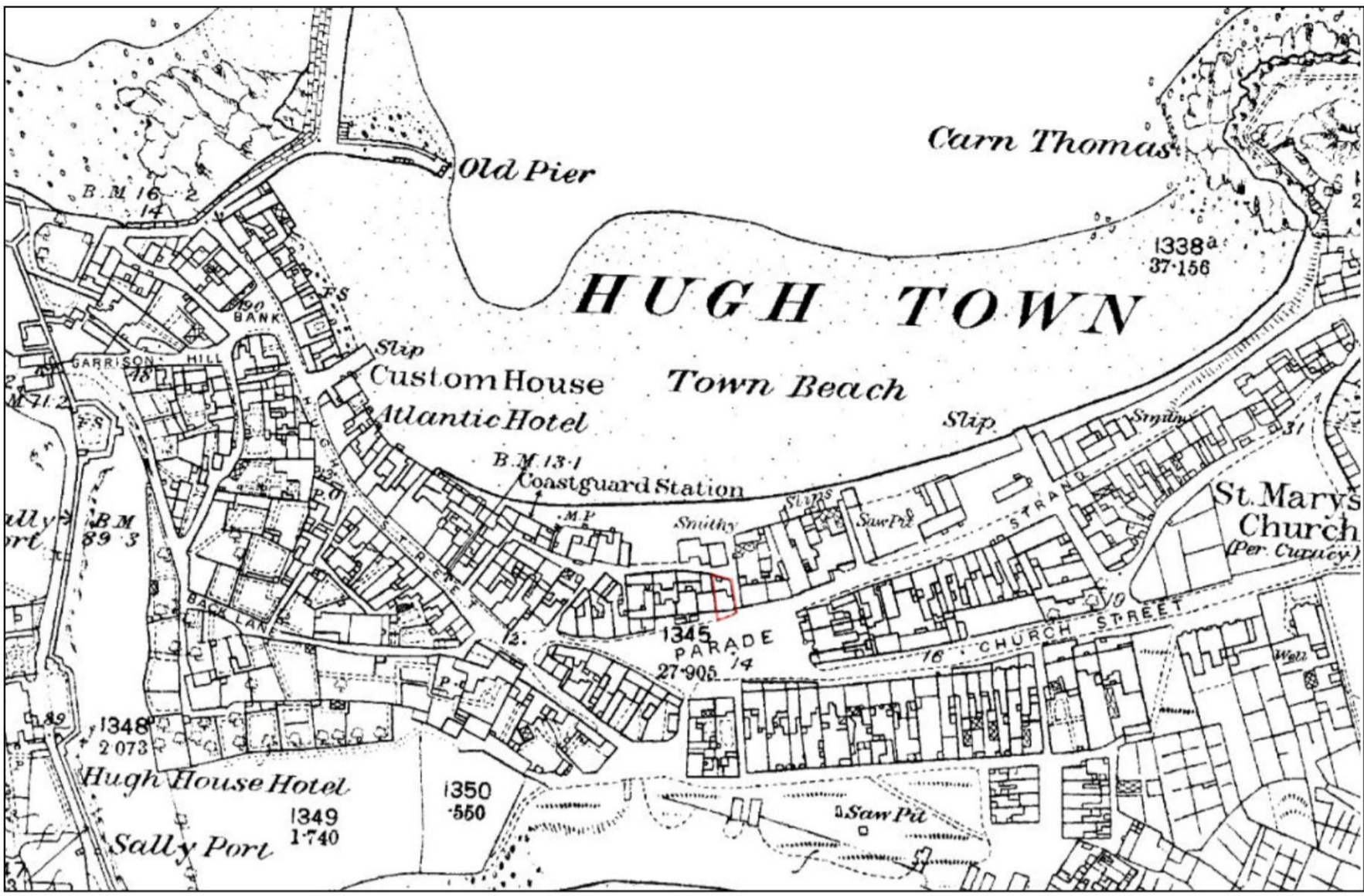


iv) c1840 Tithe map. The islands, which were treated as single units for the purposes of the Tithe Survey were not mapped in particular detail. The block plan of Hugh Town is shown demonstrating rows of cottages to the north and south of the current Park.

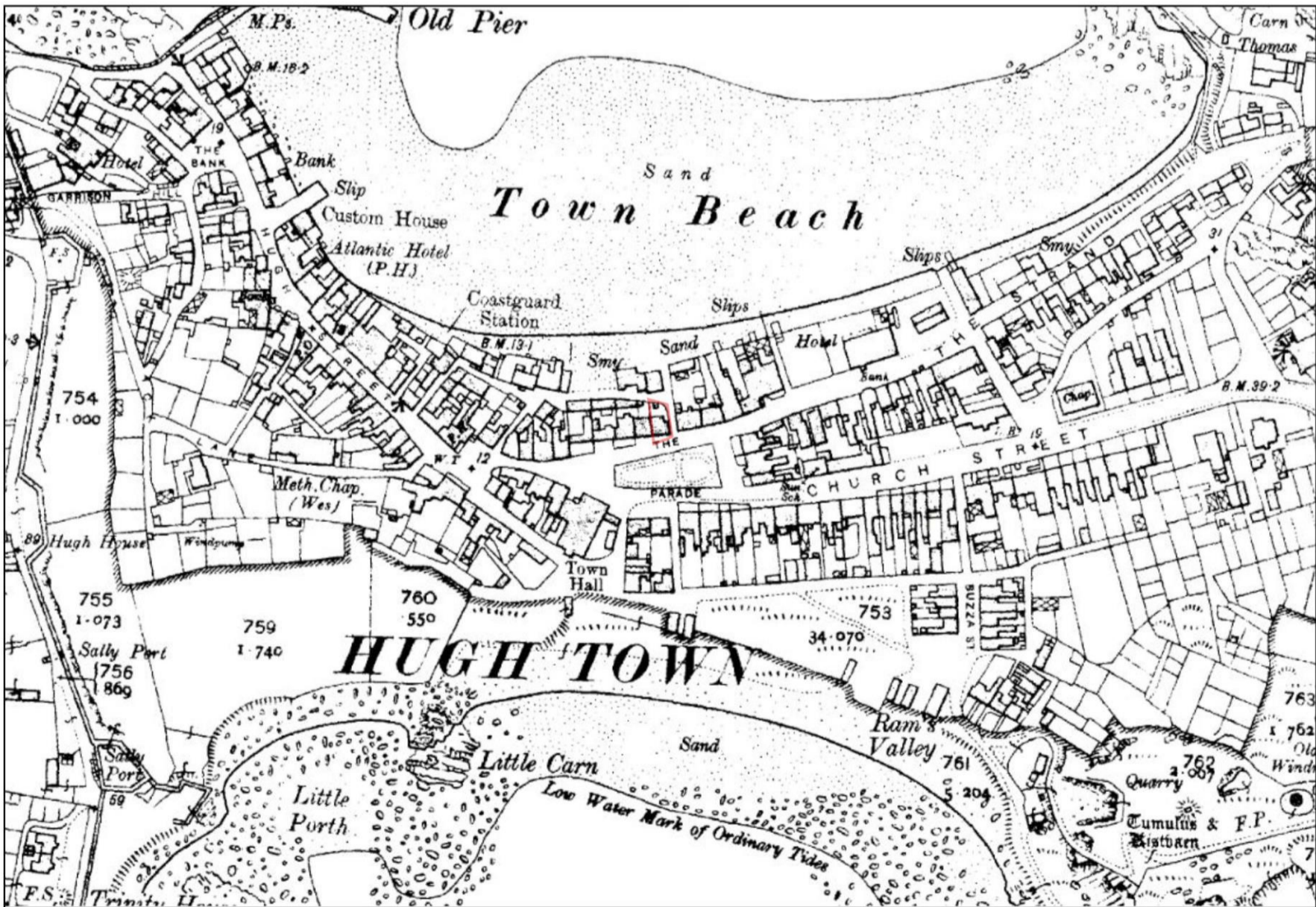
i

Figure 2: Historic illustrations and maps

Layout © 2022 Statement Heritage



i) 1887 25 inch to the mile Ordnance Survey mapping (site identified in red)



ii) 1907 OS mapping

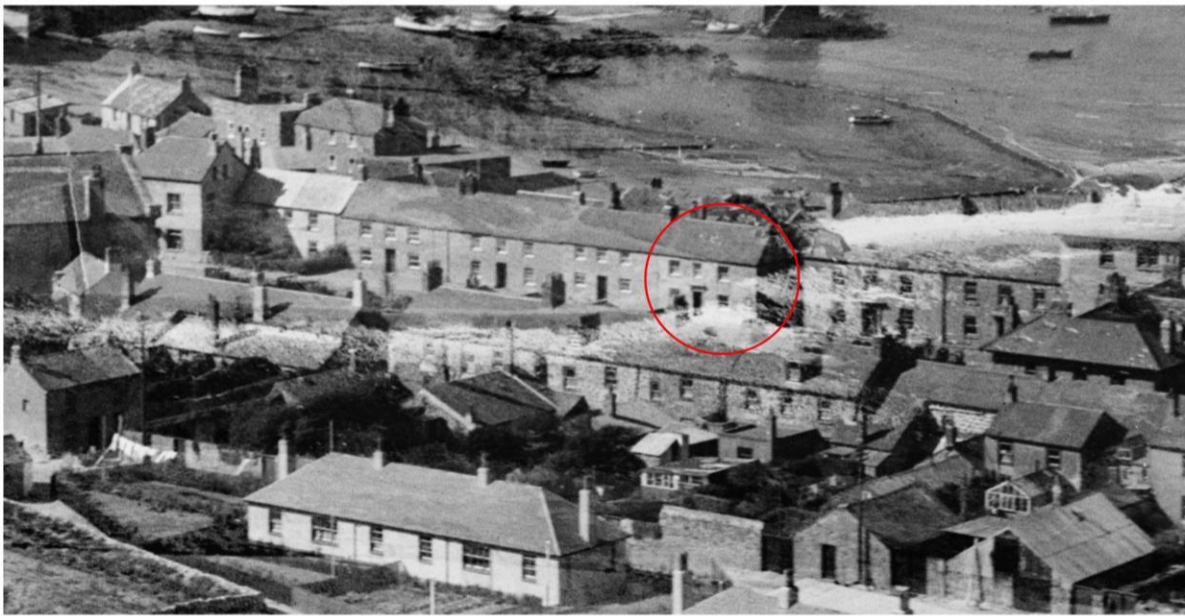
Figure 3: Historic OS mapping



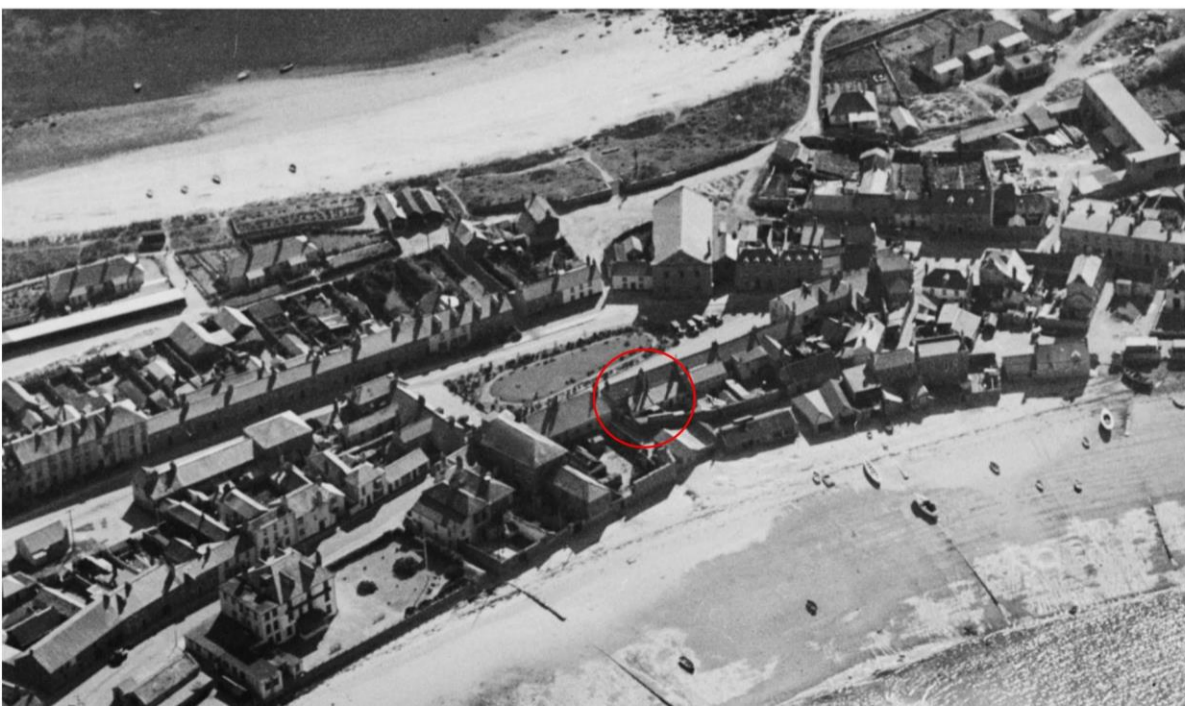
i) Early 20th century postcard c1912-1920 taken from Buzza Tower



ii) early to mid 20th century (1925-1955) postcard from Buzza Hill cairns



iii) Aerofilms 1938



iv) Aerofilms 1938

Figure 4: Historic photographs

6 Site Observations

6.1 The proposal site and its surroundings were visited by Daniel Ratcliffe on 13th December 2023. Conditions were overcast but clear, with sunshine towards the end of the inspection. An indexed photographic and sketch plan record was made of the property, with additional photography of the immediate setting and the character and appearance of the conservation area. Photography was made with a Nikon D3300 camera capturing 24MP images. Post fieldwork processing was limited to corrections for light, lens distortion and converging verticals. The archive will be curated digitally and according to our GDPR policy. The archive will be curated digitally and can be accessed on request.

External elevations figure

- 6.2 The principal elevation (**figure 5i**) has a symmetrical double-fronted arrangement consisting of three first floor windows (2 x modern 3/3 hornless timber sashes to either side of a central 4 pane hornless sash) and two similar ground floor 3/3 sashes either side of a central 4 panel timber door. The windows have simple concrete tile cills with slate used as capping.
- 6.3 The elevation is smooth rendered with no trace of '*lining out*' (ie for a 'stucco effect') The finish is considered of early to mid-20th century date and of a cement-based render probably mixed with local quartz rich sand (**figure 5iii**).
- 6.4 There is evidence in the render of 'making good' works following the removal of the door hood visible on the 1938 aerial photography. A simple early-mid 20th century label reading 'PARKSIDE' survives above the door.
- 6.5 The elevation is set back from the street behind simple concrete block walls topped with flowerbeds planted with exotic succulents.
- 6.6 The roof is clad in a natural slate laid with regular sizing below a concrete ridge. There are gable stacks to either end of the house with modern cement pointing but otherwise as described in the list description.
- 6.7 The east elevation (**figure 5ii**) comprises the gable end of the terrace and is of unrendered squared local granite blocks laid mostly to courses of irregular sizes with heavy cement-based over-pointing.
- 6.8 Squared masonry walling of a small lean-to shed to the right-hand side of this elevation abuts the masonry of the house demonstrating that it is of a later date. The stonework of the rear curtilage wall to *Thoroughfare* is of granite rubble with a concrete cap.
- 6.9 The *north elevation* (**figure 5iv**) of the property is mostly hidden behind the c2.2m high curtilage wall which is truncated by the concrete walling and metal 'up and over' door of a mid-20th century garage.
- 6.10 All that can be seen from *Thoroughfare* are the rear roof slopes of house and lean-to both of similar slate to that used on the south elevation, and one plain glazed first floor window of no interest. The smaller lean-to shed has a corrugated fibre cement roof.
- 6.11 Inside the curtilage wall the rear outshuts have been smooth rendered and have modern openings of no special interest (**figure 5v**). The rear yard is concreted and contains a mid 20th century garage building of no special interest.
- 6.12 Internally the property has evidently been thoroughly renovated, retaining an appropriate sense of the original character of the building.
- 6.13 The ground floor of the main house is shown at **figure 6**. It is subdivided by a central staircase, likely the location of the original stair, but either replaced or very substantially renovated in the mid-20th century, with no historic details evident (**figure 6i, ii, iii**). They are a closed string with no mouldings, enclosed within modern plasterboard stud walls with a modern cupboard below.



i) Principal elevation



ii) Eastern elevation



iii) showing render



iv) rear elevation from Thoroughfare



v) rear elevation. Left - shed; Right main outshot.

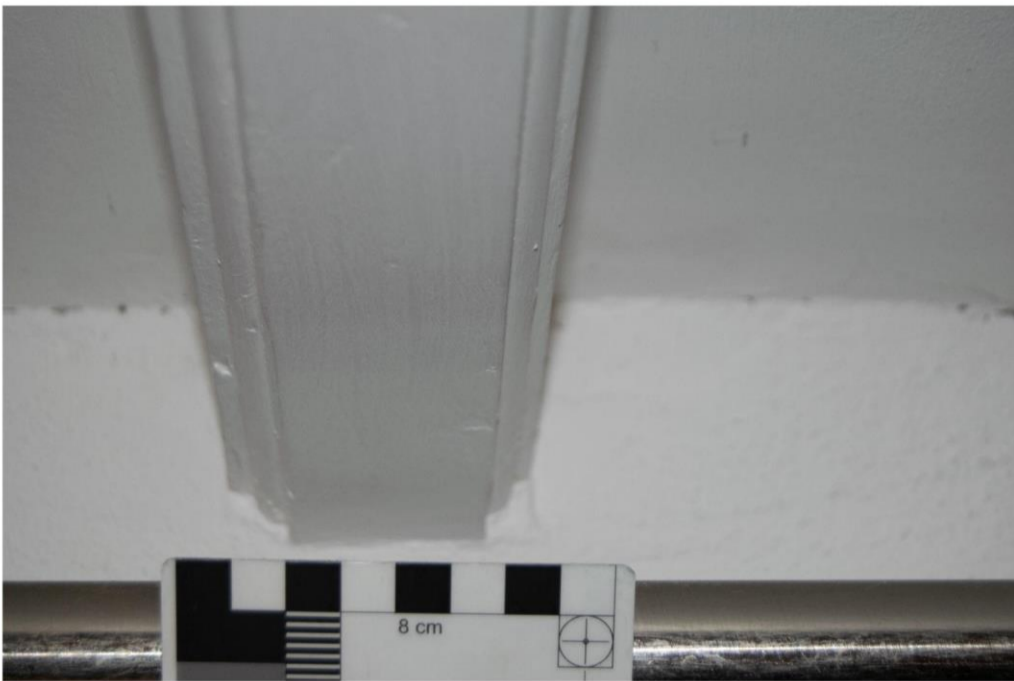
Figure 5: External elevations, Parkside



[left to right]
 i) foot of stair and modern plasterboard stud to Dining room. Note plain strings
 ii) Stairs, modern handrail and plasterboard studs.
 iii) Understair cupboard. Note simple frame mouldings of mid-late 20th century date.



iv) Dining room.



v) Detail showing moulding details of dining room beams



vi) [below left] showing Living Room
 vii) [below right] showing simple frame details of modern Living Room door.

Figure 6: Ground floor

- 6.14 The front door gives access into the *Dining Room* **figure 6iv**. There is no fireplace evident, presumably there is a blocked opening in the west wall. The room has a modern tiled floor and modern plasterboard between exposed ceiling beams. The un-stopped ceiling beams have ovolo mouldings along their lower edges and are considered original within this room **figure 6v**.
- 6.15 The *Living Room* (**figure 6vi and 6vii**), accessed from the foot of the stairs via modern plank door in a doorway with modern mouldings, retains an internal chimney breast, of unrendered granite blocks with two openings. The room has a modern tiled floor and similar beams, which in this room have been provided with additional modern reproductions between them to stiffen the floor structure. One original beam end has been repaired by the use of side splints evidencing historic damp above the window.
- 6.16 First floor spaces (**figure 7 i-iii**) retain no historic details and have modern ceilings (with simple exposed beams without mouldings), doors, stud walls and blocked fireplaces.
- 6.17 The roof structure was inspected by 'head and shoulders' inspection only. It is an unexceptional structure of mill-sawn, nailed raised collar trusses halved and lapped at the joints—of no special interest (**figure 7iv**).

Rear Outshut:

- 6.18 The outshut provides a modern fitted kitchen and bathroom (formed within a modern stud compartment. There are no internal historic details.

Setting

The Parade

- 6.19 The 5 cottages forming the terrace to the northwest of *The Parade* share common elevational patterns, building lines, plot-sizes, roof pitches and chimney details, evidencing a contemporary or near contemporary date, likely representing a planned release of land by the *Godolphin* estate in the late 19th century (**figure 8i and ii**).
- 6.20 The terrace encloses and defines the north side of *The Parade* with *Madura II* and its eastern neighbour, the later date of which is evidenced by their grander proportions (**figure 8iii**).
- 6.21 The principal elevations are visible from across and within *The Park*. The succulent species which characterise the modern forecourts of the terrace compliment the planting scheme within the *Park*. With the exception of *Evergreen Cottage* and *Pelistry Cottage* all of these buildings are smooth-rendered. *Pelistry Cottage* has a rougher render finish, this apparently having been applied over an incised stucco finish. Such finishes were commonly applied in the late 18th and early 19th century to give an impression of finely cut coursed ashlar masonry where walling was of simpler rubble construction. Modern cementitious render has recently been removed from *Evergreen* revealing very rough granite rubble of mixed source and sized blocks.
- 6.22 The buildings around the *Parade* both pre-date and post-date the construction of *Parkside*. The western end of the space, where *Church Street* and *The Parade* converge is mostly of early 19th century date with a group of tall 2.5 storey townhouses which share arched front door openings, likely a further *Godolphin* development (**figure 8iv**).
- 6.23 The open space of this junction is dominated by *The Town Hall* of 1887 (**figure 8v**) a typically Victorian neo-classical composition of local granite with rock faced details. Today it overlooks a mismatch of street furniture and telecoms infrastructure which do little to dignify the space. Adjacent is *Parade Cottage* a simple 18th century cottage.
- 6.24 The south side of the *Parade Space* (the west end of *Church Street*) was developed in the early 19th century, with two blocks here depicted by the *Tithe Map* of c1840. The most westerly block shown on the *Tithe* map was replaced in the late 20th century by *Park House*, local rock and slate facings and scale all softening its impact on the locally distinctive streetscape. Beyond it is a long terrace of granite faced mid-19th century houses, of at least two different dates but to a common scale and building line within planned plots (**figure 8vi**).



i) modern doorways within plasterboard stud walls of first floor



ii) Eastern bedroom , first floor



iii) western bedroom, first floor



iv) roof space and truss details

i

Figure 7,
First floor and roof



i) The Parade St terrace with the proposal building to right.
 ii) The western end of the terrace looking north east
 iii) Medura II (left) and its neighbour
 iv) The eastern end of The Parade
 v) The Town Hall
 vi) Church St, looking south-east with Park House to right.

i



Figure 8: Setting,
The Parade

Thoroughfare:

6.25 To north of the rear of the property *Thoroughfare* has a strong 'backland' character. The *Parade* houses turn their back on this area, behind 6ft stone rubble walls beyond a variety of extensions. The most successful of these are large entirely slate clad dormer extensions at *Armored Cottage*. *Number 5* has a very large two storey flat roofed extension part finished in render with stone cladding and slate hanging doing little to soften its impact.

6.26 *Number 5*, *Pelistry Cottage* and *Evergreen* all have large 19th century 1.5 storey sheds within their curtilages, all strongly vernacular in character and appropriate to the maritime history of this backland, in which blown (and tidal) sand stress its closeness to *Town Beach*. Considerable further traditional character is imparted by the traditional stonework of the three storey *Canvas Shop*, probably originally a warehouse, and a further larger 19th century warehouse (*Smugglers Ride*) to its west. Other 19th century warehouses and workshops here have been replaced with late 20th century buildings of significantly less local distinctiveness and character directly to the north and northeast of *Parkside*. These buildings entirely screen *Parkside* from *Town Beach*.



i) Looking southwest at the rear elevations of Parkside, Armorel Cottage and Number 5

i)



ii) The 19th century sheds to the rear of the three westernmost cottages in the row, likely reflecting the maritime industrial character of Thoroughfare in the 19th century

ii)



iii) The 'Canvas Shop' a 19th century warehouse between Thoroughfare and the Town Beach

iii)



iv) Looking east along Thoroughfare showing the modern buildings to the north of the property and screening it from Town Beach.

iv)

Figure 9: Setting, Thoroughfare

4 Statement of Significance

Special interest

- 5.1 *Historic Values.* *Parkside* was built, along with the connected cottages to its immediate west in the late 19th century which are depicted on an illustration by *John Troutbeck* in the 1790s at which time *The Parade* formed the eastern edge of *Hugh Town* and was open to *Porthcressa* to the south.
- 5.2 The common design of the terrace suggests it was the result of deliberate planning by the *Godolphin* family (Governors and lessees of the islands at this date), being contemporary with other early planned development of the town around *The Bank*, and town-houses around the western end of *The Parade*.
- 5.3 As such the houses reflect the prosperity of *Hugh Town* at the end of the 18th century.
- 5.4 *Architectural Values:* The architectural special interest of the property is almost entirely related to its principal elevation and its *Group Value* with the houses forming the rest of the terrace, representing a planned townscape group.
- 5.5 The special interest lies in the relatively low profile (suited to the original exposure of their position) and symmetrical distribution of its windows and their simple, if non-original timber sash-windows, and the late 18th century design of its stone chimney. The windows, doors, roof covering, render finish and rainwater goods are of no intrinsic special interest, but make a contribution to the character of the elevation. As such the client is advised that like for like replacement should be preferred and Listed Building Consent sought for any visual change.
- 5.6 The rear elevation of the property is not considered of architectural special interest due to the modification in the 20th century of the window openings. The *Iberian* slate used on both elevations does not have the character and life of the North Cornwall slate used on number 5 which survives laid to a locally distinctive *scantle* pattern.
- 5.7 The only features of interest within the property are the original exposed first floor timbers (not those that are 20th century insertions) and the fireplace of the Living Room. The stairs are considered of late 20th century date and do not make a contribution to architectural interest.

Setting – Character and Appearance of the Conservation Area.

- 5.8 The *principal elevation* of the cottages within this terrace make a substantial contribution to the character of *The Parade* through their simple and understated yet formal characteristics complementing the extremely high townscape values of the *Parade* and its small ornamental park. This area is characterised by groups of buildings that share building lines, scale and formal characteristics of *Georgian* architecture such as symmetry and visual rhythm. As a result the space has a visual unity, despite changes of style and differences in date.
- 5.9 The setting of the buildings is much enhanced by their sub-tropical garden planting and by the occasional glimpses of the locally distinctive granite from which they are constructed.
- 5.10 The *rear* of the property makes a contribution to the character of *Thoroughfare* through the locally distinctive and utilitarian granite rubble and rear curtilage wall of the property and through the (modern) natural slate of the rear roof slopes. The character of the north side of the east end of *Thoroughfare* here has been damaged by the introduction of a number of large buildings of poor materiality.

6 Policy Requirements

- 6.1 The **Planning (Listed Buildings and Conservation Areas) Act 1990** places duties on Local Planning Authorities that:
1. *In considering whether to grant planning permission affecting a listed building or its setting, have special regard to the desirability of preserving the building or its setting (s66)*
 2. *In the exercise, with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. (s72)*
- 6.2 The courts have found that these sections of the act amount to a presumption against harm to the significance of listed buildings, and their settings to which '*considerable importance and weight*' must be given¹⁵
- 6.3 Both national and local planning policy makes clear that conservation of the historic environment is an important objective of the land use planning system. The system is *plan-led*. Decisions taken by the Local Planning Authority are expected to be taken in accordance with the *Cornwall Local Plan*, (unless other material considerations clearly and convincingly justify otherwise), and the *National Planning Policy Framework*. Both the NPPF and Cornwall Local Plan will be considered in their entirety by decision makers, however we have identified important principles within them relating to this case within this section.
- 6.4 P196 of the *National Policy Framework (NPPF)* sets out the Government's aspirations instructing that *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. The 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.*
- 6.5 The NPPF defines a 'heritage asset' as *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.*
- 6.6 The NPPF states that *heritage assets range from site and buildings of local historic value to those of the highest significance [including designated sites]. 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.*
- 6.7 The NPPF sets out a hierarchy of importance in regards of designated assets, making clear that Grade II* Listed assets are in a category of *assets of the highest importance.*

¹⁵ Barnwell vs East Northamptonshire DC 2014

- 6.8 The conservation of the significance of designated assets is to be accorded *great weight* in decision making, regardless of the degree of harm (NPPF P205).
- 6.9 Paragraphs 206-207 deal with the rare circumstances in which ‘substantial harm’ to designated heritage assets (typically cases where significance is overwhelmingly compromised or entirely lost) may be justified. Such harm to GII buildings *should be exceptional* (P206). All harm requires *clear and convincing justification*.
- 6.10 Whilst still attracting the presumption towards conservation implied by P205 *less than substantial harm* attracts a lesser test that it should be *weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use* (NPPF P208). This phrasing accommodates the reality that limited change, even where it affects the significance, authenticity or integrity of a designated asset may be justifiable in terms of securing its long term, viable conservation.
- 6.11 Conservation Areas are treated as ‘designated heritage assets’ by the NPPF, and as such ‘*great weight*’ is accorded to their conservation (NPPF P205) regardless of whether that harm is assessed as being ‘*substantial, total loss or less than substantial harm*’. P205 goes on to make clear that ‘*the more important the asset, the greater the weight should be*’.
- 6.12 NPPF 212 states *Local planning authorities should look for opportunities for new development within Conservation Areas ..., 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.*
- 6.13 NPPF P213 states *Not all elements of a Conservation Area ... 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 ... should be treated either as substantial harm under paragraph 208 or less than substantial harm under paragraph 207, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area ... as a whole.*
- 6.14 The NPPF Practice Guide states that “*non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.*”
- 6.15 Non-designated heritage assets do not benefit from the presumptions against harm and ‘*great weight*’ indicated by the NPPF towards designated assets. The NPPF instead states that “*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 and loss and the significance of the heritage asset*”.
- 6.16 Archaeological remains, unless comprising standing remains of sufficient historic or architectural interest to justify *preservation in-situ* (monumentalisation), or are *demonstrably of equivalent significance to Scheduled Monuments* are generally difficult to put to *viable use*

and so, whilst their *preservation in situ* is always preferable where feasible, their conservation rarely outbalances the benefits of development in planning decisions.

6.17 NPPF 211 states that *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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.* This requirement is typically put into practice through the use of a planning condition requiring the submission of a ‘written scheme of investigation for a programme of archaeological recording’. Historic buildings are usually expected to be subject to a requirement that an archival photographic record is made and archived prior to works, whilst developments with the potential to disturb buried archaeological works are normally required to make provision for the observation, recording and where appropriate excavation and long-term curation of archaeological deposits.

6.18 The *Isles of Scilly Local Plan 2015-2030* (Policy OE7) states:

1) *Great weight will be given to the conservation of the islands irreplaceable 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.*

2) *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.*

3) *In those exceptional circumstances where harm to any heritage asset 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.*

4) *Proposals that will help to secure a sustainable future for the islands’ heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.*

5) *Conservation Area Development within the Isles of Scilly Conservation Area will be permitted where: a) it preserves or enhances the character or appearance of the area and its setting; b) the design and location of the proposal has taken account of: i. the development characteristics and context of the area, in terms of important buildings, spaces, landscapes, walls, trees and views within, into or out of the area; and ii. the form, scale, size and massing of nearby buildings, together with materials of construction.*

7 Impact and Capacity Assessment.

- 7.1 This section is based on drawings supplied by *NHB Architectural* as follows:
- 4337-01 *Existing plans, elevations site plan and location plan* (mixed scales)
 - 4337-02A *Proposed plans, elevations site plan and location plan* (mixed scales)
- 7.2 These documents are a development of previous designs (4337-02) submitted for pre-application advice enquiries to the LPA. We have been provided with a copy of the very detailed and useful response from the LPA dated 6th November 2023 and this response has informed advice to the client team and the current design.
- 7.3 The impacts of the scheme in terms of heritage policy will be discussed under the following headings.
- i) **Principal of extension** – The extension will deliver new mass by extending the current kitchen outshut slightly to east and upwards, and adding a first floor, providing a bedroom and shower-room. Further ground floor domestic space is provided within the footprint of the current modern garage by its demolition and replacement with a simple low pitched structure linked to the rear of the outshut.
 - ii) **Form of rear extension** – The proposal would extend the current outshut to the east (replacing the existing shed) and provide a first-floor space via a large dormer extension with pitched roof across the width of the dormer.
 - iii) **Internal re-ordering** – It is proposed to relocate the existing stairs to the rear wall of the Dining room, creating single open-plan spaces to both floors.
 - iv) **Removal of render to south elevation** .
 - v) **Installation of a solar water heater within the false dormer roof structure of the new outshut first floor.**

Impact Assessment and Recommendations.

- 7.4 i) **Principal of extension - *Justification***: Single depth two-room plan cottages were common across much of England and particularly ubiquitous in Cornwall from the 18th century until the mid-19th century. These buildings typically provided a kitchen, and a more private and sometimes more formal parlour at ground floor with two bedrooms above. Washing would have been attended to in a tin bath in the kitchen. Most such properties were extended with a single storey lean-to outshut (often under a catslide roof) soon after, or at the time of construction to provide a scullery / washhouse. The principal draw-back of such properties today is that it is generally impossible to accommodate a first-floor bathroom without further extension without the loss of a second bedroom. Without this such properties are either less accessible to those that cannot easily manage stairs or increasingly unviable as family accommodation. Extension will therefore support the optimal viable use of the property as accommodation suitable for family accommodation whilst increasing the accessibility for users. This heritage benefit may be balanced by the LPA against the less substantially harmful elements of this proposal following policy 208 of the NPPF. The current garage building is not

- of heritage interest, whilst the poor materiality of its metal door harms the character of *Thoroughfare*. The net change of this part of the scheme is a minor improvement to the character of *Thoroughfare* by the replacement of this door to a more traditional design.
- 7.5 **ii) Form of rear extension – Impacts** The proposed new dormer will require adaptation of the existing roof, but is unlikely to require the loss of any of the existing roof timbers, which are not considered to be of special interest. The impact will principally be the visual transformation of a roof-slope into the new dormer, although the original form of the roof will remain legible at the edges of the dormer. Preapplication drawings illustrated the dormer as having vertical sides clad in board and matched in height to the main ridge – not a locally traditional form and perhaps a little overbearing in scale. Advice was given to the design team and client that the intention to use a single roof form above the extension will increase the visual mass of the proposal as will the ridge height currently proposed to meet the ridge of the main roof. The design has now been revisited to clad the dormer in slate (as used at the property immediately to west), with height and mass reduced to ensure a more traditional and subservient design through the use of hipped edges. The submitted design is assessed to conserve the character and appearance of the conservation area and the special interest of the listed building.
- 7.6 The proposal will replace an existing block built shed to the rear of the property with an extended rear outshut, demolishing a probably mid-19th century side wall. This is not considered to affect the special interest of the building as the wall makes no contribution to the historic values of the property and the shed is not of any architectural, archaeological or historic interest.
- 7.7 **iii) Internal reordering. Justification.** These changes are presumably proposed to increase residential amenity. **Impact.** The current interiors reflect reordering of the interiors of the property in the late 20th century, when the original stairs were either replaced or very heavily refurbished with the loss of any visible historic details. Their removal will change the character of the property as having a ‘two-room’ plan, which is considered a very minor and less-than substantially harmful change in internal character which should be balanced against the delivery of more viable use of the property. **Mitigation.** It is recommended that care should be taken to retain the existing joists within the Living Room, which could be relocated to the location of the current stairs, in order to minimise the loss of historic fabric.
- 7.8 **iv) Removal of render. Justification.** The current render of the south elevation is cementitious and likely worsening historically present damp issues in this elevation. **Impact:** Removal of the render will expose locally distinctive local granite masonry. It is considered likely that the original finish of the building was an incised stucco render with further formality given to the elevation by a classical bracketed hood over the central door, both probably lost in the early – mid 20th century. As noted within the pre-application comments of the local authority both rendered and unrendered finishes are a characteristic of this part of the conservation area. **Mitigation:** It is advised that following removal of render the masonry should be repointed in a lime-based render and finished (if desired) in a protective off-white or pastel coloured limewash.
- 7.9 **v) installation of a solar water heater within the rear extension roof.** This proposal allows the site to take advantage of the rich solar gain of Scilly by introducing a south facing solar water heating array in order to reduce the carbon footprint of the new development. The array will

be mostly, if not entirely hidden from street level, whilst retaining a southern aspect by placing it within a hidden tray within the proposed false hips of the new first floor extension. The design maximises the solar gain to the installation, whilst entirely preserving the special interest of the southern elevation of the property and the integrity of the terrace as a whole.

Bibliography

Databases

BGS – British Geological Society 2024 *Geology of Britain Map Viewer* available at

NHLE- Historic England 2024 *National Heritage List for England* (database) available at

<https://historicengland.org.uk/listing/the-list/>

CHSER - Cornwall Council 2024 *Cornwall and Scilly Historic Environment Record* (database) online

Kresen Kernow (County Record Office for Cornwall) – online indices

Historic Maps – Landmark Information Group (commercially licenced historic ‘County Series’ OS maps) / National Library of Scotland; The Genealogist (Tithe Mapping and Census Data)

Published sources

Beacham, P., & Pevsner, N. (2017). *The Buildings of England, Cornwall*. New Haven and London: Yale.

Cornwall Council. (2020). *Cornwall and Scilly Historic Environment Record*. Retrieved August 2020, from <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/cornwall-and-scilly-historic-environment-record/>

DDCMS. (2018). *Principles of Selection for listed buildings*. London: HM Govt.

Historic England. (2016). *Making Changes to Heritage Assets: Historic England Advice Note 2*. Swindon: Historic England.

Historic England. (2016). *Understanding Historic Buildings : A Guide to Good Recording Practice*. Swindon: Historic England. Retrieved from <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>

Historic England. (2019). *Statements of Heritage Significance*.

Historic England. (2021). *National Heritage List for England*. Retrieved June 2, 2020, from <https://historicengland.org.uk/listing/the-list/>