



HERITAGE APPRAISAL

PROJECT: REFURBISHMENT AND ALTERATIONS . BISHOP & WOLF . HUGH ST, ISLES OF SCILLY, TR21 0LL
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REPORT NO: 3258.HIA.01

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1. INTRODUCTION

1.1. APPOINTMENT

- 1.1.1. CAD Heritage were commissioned by St Austell Brewery Company Ltd ('The Client', 'The Brewery') to produce a Heritage Appraisal in respect of proposals to alter and refurbish the currently dormant Grade II listed 'Bishop and Wolf' public house.

The works support the reopening of the venue in a commercially viable way whilst also supporting the operation of nearby 'Atlantic Hotel', also in the ownership of the Client.

1.2. BACKGROUND

- 1.2.1. The Brewery acquired freehold of the site during the Duchy of Cornwall's sale of much of the Hugh Town area in the middle of the 20th century.
- 1.2.2. During this ownership, The Brewery have invested in various phases of alteration, adapting the building to meet evolving commercial needs.
- 1.2.3. Whilst supported by a loyal following of locals, the Bishop and Wolf, like most pubs across the country, was already struggling to keep pace with rapid changes to consumer habits and behaviours during the early C21 when the Covid-19 pandemic hit and the venue closed temporarily. By this time trade areas had contracted to the ground floor only, from a 1960's heyday in which first floor bars and dining rooms were added in a series of conversions and extensions.
- 1.2.4. The prolonged closure of the venue has afforded the Brewery the time needed to carry out a thorough commercial review of the site and its role in their operations across the Scillies.
- 1.2.5. The Brewery's review process has informed a reinvention project, delivering both a new consumer offering and the operational reinforcement of the nearby Atlantic Hotel site.

- 1.2.6. During the review process, and closure of the ground floor trade area, the site has continued to accommodate a small number of Brewery staff maintaining the site and working at The Atlantic. This continuing use has helped keep the building secure and in good order whilst helping the Atlantic overcome the severe operational pressure for staff accommodation on St Mary's.

- 1.2.7. Some alterations were carried out to facilitate the above use, the elements of which retained within the submitted Planning scheme being subject to retrospective consent.

1.3. AIMS & OBJECTIVES

- 1.3.1. This report intends to provide the evidence and judgement basis for proportionate assessments of the impacts of the proposed works to the listed building, to meet the requirements of National Planning Policy Framework, Section 16: Conserving & Enhancing the Historic Environment (2023) and Policy OE7 [Development affecting Heritage] of the Isles of Scilly Local Plan 2015 to 2030.

1.4. METHODOLOGY

REPORT STRUCTURE

- 1.4.1. This report is based on a bespoke methodology including both desktop and site study elements to inform its impact assessments and conclusions.
- 1.4.2. The desktop element of this report has taken into account the consultation responses received in respect of the current planning application for the site (originally submitted by another Agent) - P/23/027/COU and P/23/028/LBC.
- 1.4.3. Our assessments of significance are based upon the following four heritage value categories set out by English Heritage [Historic England] in their 2008 document 'Conservation Principles, Policies and Guidance':
- **Evidential value:** *the potential of a place to yield evidence about past human activity.*
 - **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.*
 - **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place.*
 - **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

1.5. IMPACT JUDGEMENT & THE PLANNING BALANCE

- 1.5.1. It is incumbent on decision makers to ensure an informed balancing exercise is carried out in reaching planning decisions directly, or indirectly, affecting heritage assets, taking account of the public benefits of the proposal as well as the degree of heritage impact.

- 1.5.2. Working with the Applicant following the departure of the previous Agent, we have highlighted the following as major benefits of the submitted proposal to be weighed in the overall planning balance:

- Securing optimum viable use of a redundant heritage asset
- Prevention of decay and loss of building through long term disuse
- Aesthetic enhancement of the building, most notably to the southwest/rear elevation
- Provision of new and enhanced residential accommodation to address a shortage of workers housing, reducing overall housing pressure and promoting employment and economic vitality.

2. DEVELOPMENT SITE

2.1. LOCATION

- 2.1.1. Bishop & Wolf, Hugh St, Isles of Scilly, TR21 0LL
- 2.1.2. Site centre: SV 90263 10519

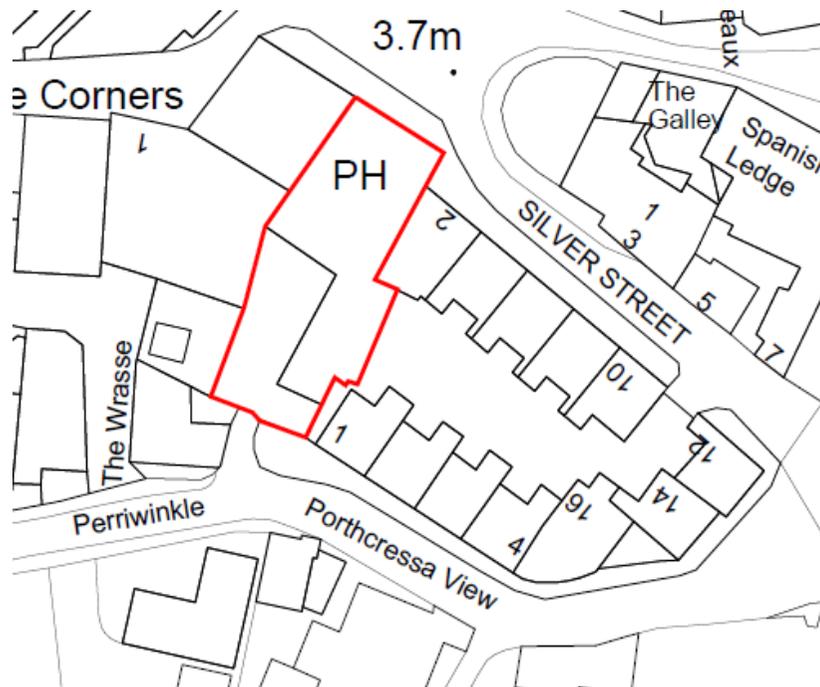


Fig 1: Location Plan with Development Site highlighted with red boundary.

2.2. DESCRIPTION

EXTERNALLY

- 2.2.1. The two-storey-plus-attic, gabled, double pile, subject building is located at the heart of Hugh Town, on the island of St Mary's, with a cut (ashlar) stone,

architecturally polite 5 bay elevation fronting onto a small open square formed between Hugh Street, Silver Street and The Parade.

- 2.2.2. The subject building's frontage includes a mid C20 projecting 'shop front' window at ground floor and two slate clad hipped dormers.
- 2.2.3. The subject building is adjoined to the northwest by a C20 substantial, rendered two storey plus attic faux historic building (shop), filling a gap previously occupied by the host building's gardens. To the southeast it is adjoined by a 1970's terrace of much lower two storey properties, in a cottage style, clad in stone and slate.
- 2.2.4. The host building has projecting two storey rear wing extensions – one flat and one pitched roofed with a much longer projection from the rear elevation of the main building, with a single storey flat roofed extension between the two.
- 2.2.5. The host building enjoys an enclosed rear courtyard, accessed off a lane to the south. External stairs and walkways link first floor accommodation to the rear courtyard.

INTERNALLY

- 2.2.6. The ground floor of the host building accommodates a public house, complete with customer and servery areas, cellar facilities, storage and WCs. The public house provides access to the rear yard, used as a beer garden.
- 2.2.7. The first floor of the main range of the host building and the westerly rear extension, accommodates two HMO style accommodation units for Brewery staff. The easterly rear extension, accommodates the commercial kitchen serving the public house and beyond it 3 'hotel bedroom' style accommodation units.
- 2.2.8. The second floor (attic) of the host building contains further staff accommodation in the form of three bedrooms and a bathroom.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

LEGEND		
MAIN RANGE		REAR RANGE WEST
YARD RANGE		REAR RANGE EAST

Fig 2: Bishop & Wolf – Pre-Existing Floor Plans (Prior to First Floor HMO works) with distinct ranges identified

2.4. HERITAGE DESIGNATIONS



Crown copyright and database rights 2024 Ordnance Survey AC0000817921.

Fig 3:
Cornwall & Scilly HER Map extract highlighting listed buildings with subject building circled

2.4.1. Statutory List

- Level: Grade II Listed
- List Entry Number: 1328843
- Date first listed: 14-Dec-1992
- Statutory Address: The Bishop and Wolf Public House, Silver Street
- List Description:

ST. MARY'S

SV9010 SILVER STREET, Hugh Town 1358-0/8/71 (South side) The Bishop and Wolf Public House

GV II

House, now public house. Built c1700 for Thomas Ekins, first land agent of the Godolphin Estate, resident on the Islands from 1683. Coursed granite rubble, with front of dressed and coursed granite; gabled scanted slate roof; granite end stacks. Originally of central-staircase plan, remodelled C20. 2 storeys with attics; 5-window first-floor range. Ground floor has full-length bay window with pilasters dividing glazing-bar windows and doorway to right, by Geoffrey Drewitt 1952. First floor has keyed lintels over horned 6/6-pane sashes. Two hipped roof dormers with slate-hung cheeks and similar sashes. Interior: ground-floor remodelled mid C20. One of the earliest surviving houses on the islands and of historical interest as the house of the first land agent. (P Laws: The Buildings of Scilly: Redruth: 1980 14). Listing NGR: SW6081433150"

2.4.2. Conservation Areas

- Isles of Scilly Conservation Area (Designated 1975)
- 'Hugh Town' Character Area

3. HISTORIC CONTEXT - DESKTOP ASSESSMENT

3.1. SITE HISTORY

INTRODUCTION

3.1.1. The following briefly summarises the site's known history as ascertained from the above evidence and other sources including:

- HER Records
- Cartographic/ Ordnance Survey Records
- Published past studies and assessments
- Historic Newspaper archives
- Census Records

C17 & C18

3.1.2. Referencing Kirkham's 2003 CSUS of Hugh Town, the Cornwall and Scilly HER record MCO64352 describes the site as:

"Site of a Post Medieval house built for the Godolphin Steward. It was damaged by a storm surge in 1744 and replaced by the current mid C18 house, now in use as the Bishop and Wolf pub"

3.1.3. The Godolphin family were appointed Governors of the Isles of Scilly by the Duchy of Cornwall, who acknowledged their strategic importance at a time of seaborne international trade and conflict.

3.1.4. As Governors, the family were granted military control with an obligation to defend the Crown. Separately, by signing a lease for the islands, the Godolphins became Lord Proprietors, providing them with civil power, control of land (including ownership of any new houses built following a short lease period) and income from trade.

3.1.5. Through various extensions of these arrangements, the family (including Osborne strands) retained control of the islands until 1831.

3.1.6. The Godolphin family's representative for civil property matters on the islands was a Steward, or 'Land Agent', with the first to take up permanent residence being Thomas Ekins, who is believed to have settled in 1683.

3.1.7. Ekins was tasked with encouraging occupation of St Mary's, and offered incentives for people to settle and cultivate the land (Penaluna, 1838). He oversaw for the construction of an Anglican Church and a prominent daymark to aid navigation for the arriving population.

3.1.8. Laws (P Laws: The Buildings of Scilly: Redruth: 1980), as referenced by the official list entry, identifies the subject site as the home of Ekins and subsequent Stewards, or 'Agents'.

3.1.9. In his 1750 book 'A Natural and Historical Account of the Islands of Scilly', Robert Heath identified a 'new' house of the Steward, describing it as follows:

"The Steward's, or Agent's new House, is a handsome strong Piece of Architecture, lately erected, before the Front of the old one, at the farther end of the Town from the landing Place, next the Banks of Percressa, to the Southward"

3.1.10. In his book, Heath also describes a major flood event of 1744 which caused substantial damage to the earlier Stewards house, leading to its rebuilding before 1750:

"For on Sept. 26 , 1744 , in the Afternoon , it being a very high Tide , the Sea rolled in vast Mountains, driven by the Winds , and broke over the Banks of Percressa , next the Southward , where it entered the Town with such Violence and Rapidity , as threatned the levelling of all the Houses. One of the Torrents , passing directly over the Isthmus to the Pool , took , a House away there as it went ; other Parts of it went through the Steward's former House , which it partly destroyed, filling the Rooms, and carrying away the Furniture with it : A third

Torrent beyond this came down and joined it , passing both together thro the Streets of the Town with great Fury to the opposite Sea ; also carrying away Furniture, and filling the Rooms of the Houses. The Damages done to some , at that Time , were very considerable ; but the Agent , or Steward , sustained the most . If it had happened in the Night Time , as it did in the Afternoon , when several Inhabitants were obliged to quit their Houses at the upper Windows , and fly for Refuge , it is reasonably supposed , that those who now escaped would have been drowned People.”

- 3.1.11. The 1750 description of the Stewards ‘new house’ appears fitting for the present Bishop and Wolf’s Main Range architecture, behind its c.1950 shopfront extension. Historic aerial photography, captured in the 1930’s provides a glimpse of the appearance prior to the shopfront, with a centralised pedimented doorcase as the focal point of a 5-bay stone façade.
- 3.1.12. This architectural arrangement, together with the relatively squat proportions of the façade’s first floor window openings, supports the view that the present building is indeed of the mid 18th century period.

- 3.1.13. Heath’s use of the term “erected, before the Front of the old one” might imply the refronting of an earlier building, and as such there is scope for the rear of the current building to contain some fabric pre-dating the 1744 flood.
- 3.1.14. A 1752 engraving of Hugh Town, by Borlase, captures a building with a strong resemblance to the current Bishop and Wolf in terms of its position gable form and apparent window pattern. Its prominence and large scale relative to the houses around it, emphasise its higher status and support the view that it was the Steward’s house. It is labelled No. 7, described as Mr Smith’s House – with Smith presumably the Steward in place at the time.

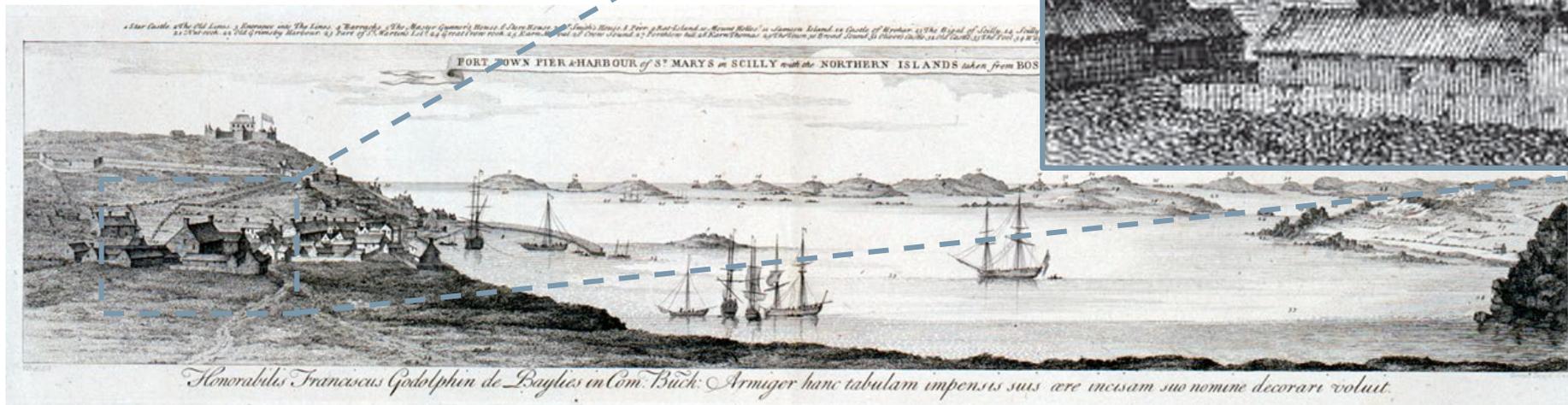


Fig 4: 1752 Engraving (William Borlase) with current Bishop & Wolf highlighted. The asymmetrical gable may indicate a parapet to the front elevation, captured more clearly in an 1872 depiction. Taken from 'Observations on the Ancient and Present State of the Islands of Scilly, And their Importance to the Trade of Great-Britain,'



Fig 5: 1938 aerial photograph with current Bishop & Wolf highlighted. Note centralised front door prior to shopfront addition Note 'link extension' in yard to the right of the current building, hinting at a 'front door' for the former 'west

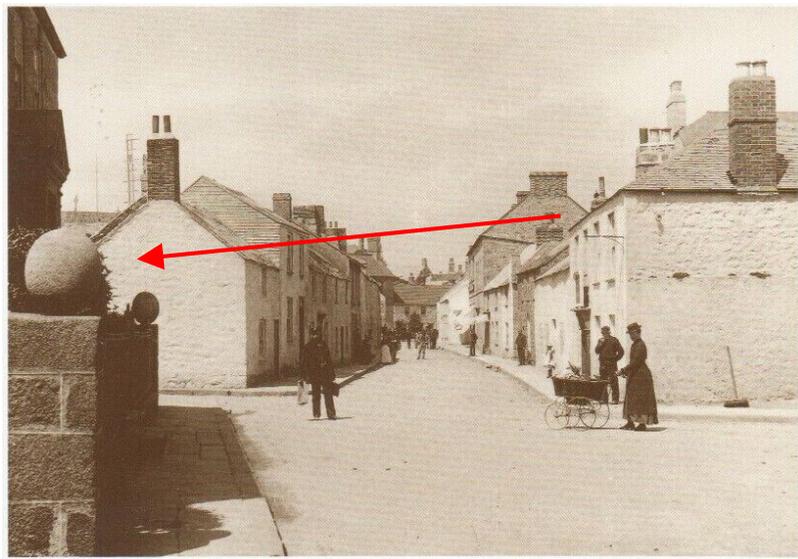


Fig 6: c.1910 photograph including oblique view of current Bishop & Wolf (highlighted). Note pedimented front door & enclosed front yard prior to shopfront addition

C19

- 3.1.15. In 1822 The Rev George Woodley, in his book 'A view of the present state of the Scilly islands' wrote: *"The Steward's House , near the end of the principal street , is a substantial and well - built edifice ; having good and extensive fruit and flower gardens behind , in which are some fine mulberry trees , and vines producing grapes of large size and excellent flavour ."* In 1838 William Penaluna gave a similar and potentially rehashed description, but emphasised the house was no longer the Steward's: *"a handsome and substantial piece of architecture, formerly the steward's house, having a good garden behind."*
- 3.1.16. The account of Woodly and Penaluna span a significant political period for the islands. In 1831 George Osborne, 6th Duke of Leeds, surrendered his lease of islands, resulting in a period of direct rule by the Duchy of Cornwall, administered by a local council of 12 residents (Woodley 1822). By this time the islands had descended into poverty (Isaac William North, 1850) but attracted the attention of ambitious philanthropist and educational reformist, Augustus John Smith. Following a battle for ownership with the Commissioner of Woods and Forests (Smith, 1848) The Duchy were free to assign a 99 year lease to Smith in 1834. In signing the lease, Smith ascended to the role of Lord Proprietor of the Isles of Scilly and subsequently actioned numerous reforms, from a home he built for himself on Tresco.
- 3.1.17. Smith died in 1872 whereby the role of Lord Proprietor passed to his nephew. Penaluna's 1838 account therefore falls within Augustus John Smith's stewardship.
- 3.1.18. In his book 'Thirteen Years' Stewardship of the Islands of Scilly, from 1834 to 1847" Augustus Smith explains how he opted not to employ stewards as his predecessors had, highlighting their ineffectiveness and contribution the chaotic tenancies and land divisions he inherited. It is possible he used the subject site for an administrative function after departure but no record has been found.

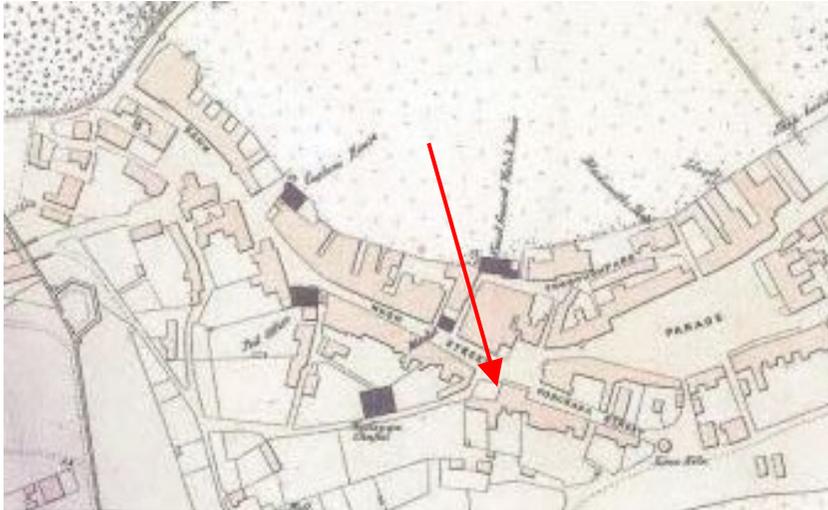


Fig 7 Extract of 'Silly Isles Plan of St Marys Town' Admiralty Map by Captain George Williams and Mr S J Wells, 1862 (Source: UK Hydrographic Office)

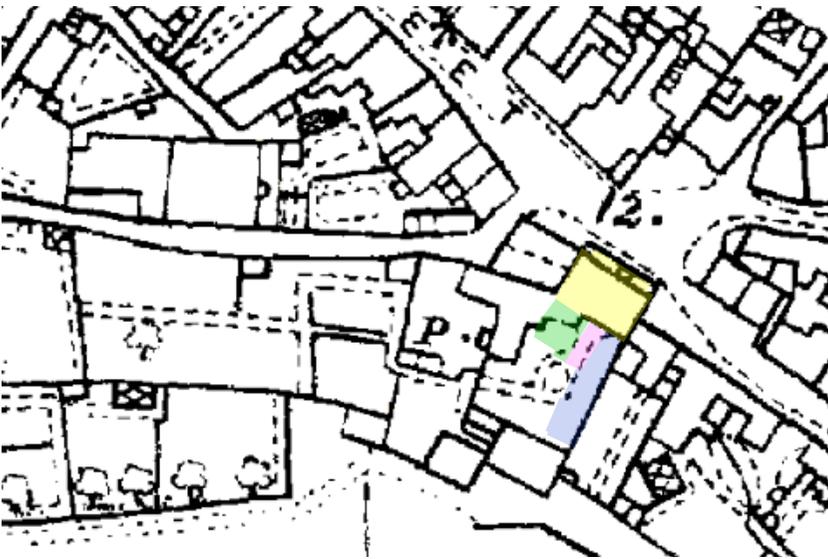


Fig 8 Extract of c.1880 Ordnance Survey with current building ranges overlaid. Note detail of rear gardens and paths leading to the subject building. Note adjoining property to the West appears as a 'west wing' of the same property

- 3.1.19. The 1847 tithe survey for St Mary's is lacking in detail due to the Duchy's totalitarian ownership (the Duke of Cornwall's ownership and lease to Augustus Smith being the only apportionment entry for the whole of St Mary's) but the study site is clearly evident on the survey's map.
- 3.1.20. The absence of detailed tithe records makes it impossible to definitively connect the subject building to census records. Unfortunately, census records for all decades also lack definitive addresses. Further research is recommended to establish use and occupation since the house ceased to accommodate stewards.
- 3.1.21. The c.1880 Ordnance Survey for the island records a notably similar footprint to the 1862 survey, but with greater detail helping to illustrate garden areas and apparent access routes around the outside of the property.
- 3.1.22. An illustration from an 1874 edition of the Illustrated London News captures the subject building with a distinctive sweeping curve to the northern side of its western gable, suggestive of a parapet wall to the public façade. A parapet was not present by the early 1910s, with a conventional gutter seen in photography of this period, and may have been removed, as is commonplace, to address a troublesome parapet gutter or as part of roof alteration/attic engagement works.

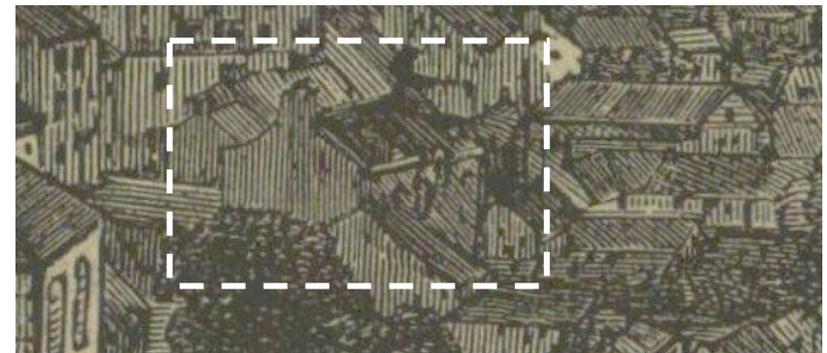


Fig 9 Extract of illustration from Illustrated London News - Saturday 24 October 1874 with study building highlighted

C20

3.1.23. Through its shading, the 1906 (published 1908) Ordnance Survey helps clarify which lines represent buildings and which represent boundary structures. The building footprint remains similar to that recorded in the earlier survey, but the enclosed front yard is now more clearly evident, helping to confidently cross reference the map with contemporaneous photography (Fig 6).

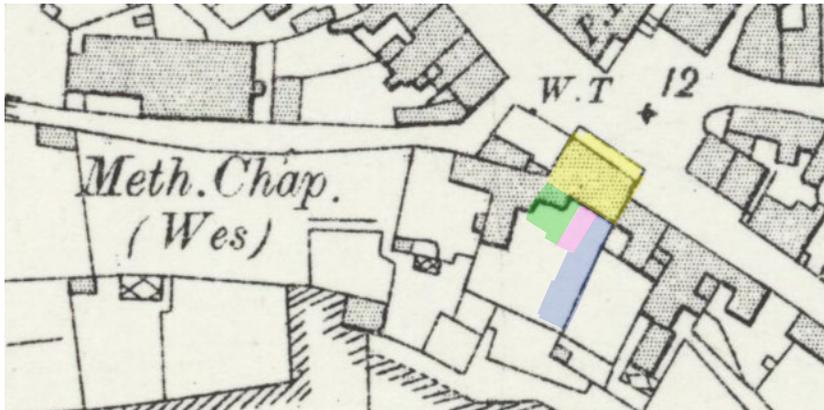
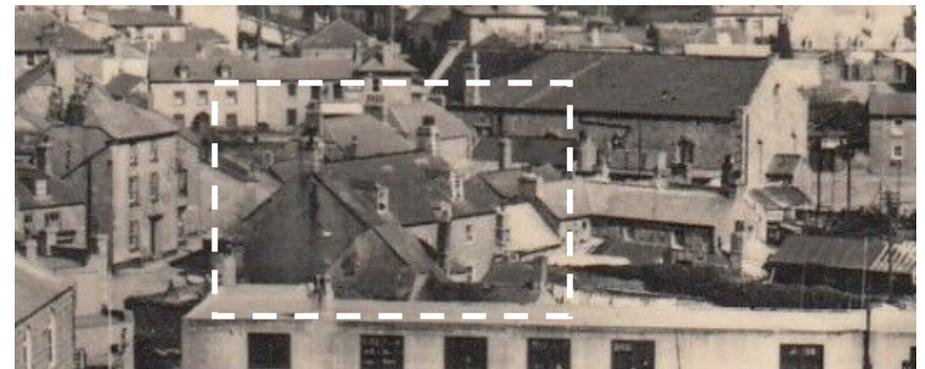


Fig 10 Extract of c.1906 Ordnance Survey with current building ranges overlaid.

3.1.24. 1930's aerial photographs capture all elevations of the study building and, particularly those showing the rear, indicate, through the arrangement of door and window openings and yard structures, a subdivision of its main range. It is not clear how much of the buildings adjoining the west side of the current building (assumed originally a western wing of the same property) were included or distributed in this subdivision.



Fig 11: 1938 Aerial Photograph Extract showing rear elevation © Britain From Above



Figs 12 c.1950's Photograph Extract capturing part of rear elevation. A single storey lean-to may be apparent against the eastern boundary

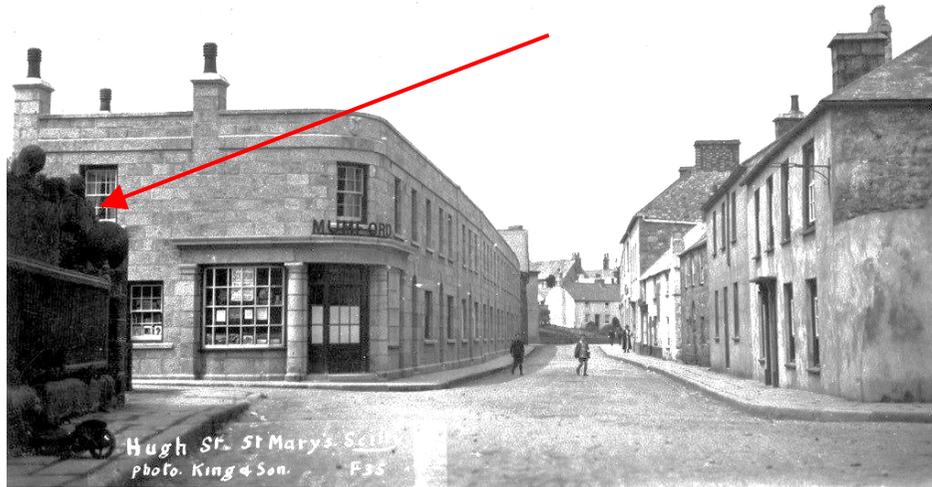


Fig 13: c.1930 photograph including oblique view of current Bishop & Wolf (highlighted) following recent development of cottages opposite to the West, including the creation of the iconic Mumford's Stationers. Note enclosed front yard prior of study site to shopfront addition (extreme left)

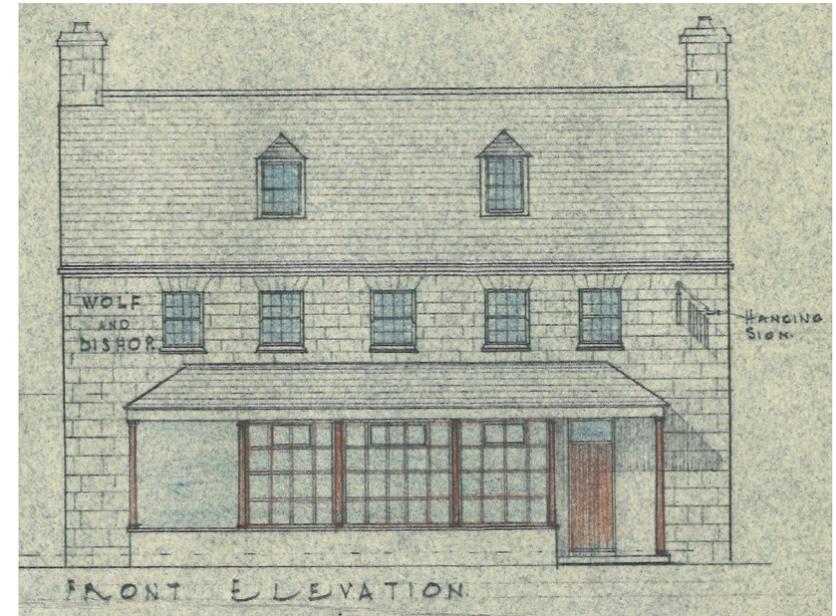


Fig 14 1958 - Proposed Front Elevation of 'Nuwear', to create 'The Wolf and Bishop' public house, which would go on to become the Bishop and Wolf.

- 3.1.25. The first definitive mention of the Bishop and Wolf discovered to date occurs in a planning approval from 1962, for alterations to the pub.
- 3.1.26. An earlier planning application, from November 1958, for "Alterations and additions to "Nuwear", Hugh Town, St Mary's to covert it into a public house with Manager's flat above" depicts the same building.
- 3.1.27. Nuwear was a Drapery in St Marys in the mid C20, but how they occupied the building, and whether their use expanded into the western wing, is currently unclear as the 'as existing plans' are absent from the planning file.
- 3.1.28. The proposal drawings, by Architects Cowell, Drewitt & Wheatly are very valuable for understanding the first layout of the pub, but also notable for signage proposals recording the original intention to name the venue '**The Wolf and Bishop**' – in reference to the lighthouses of the same names.

- 3.1.29. Land registry records suggest the Brewery acquired the site in 1959, from the Mumford family, after first securing planning permission for conversion to a pub with an integrated off licence. It can be assumed this planning permission was a condition of the Brewery's purchase. The same Land Registry records show the Mumfords had acquired the premises from the Duchy of Cornwall who, at that time, were carrying out a mass sell-off of property.
- 3.1.30. The most striking of the alterations proposed was undoubtedly the addition of a 'shop front' extension to the principal facade, utilising a former courtyard space.
- 3.1.31. The proposed floor plans highlight, with the use of colour, areas of new build – including a cellar extension to the rear (part of the current Rear Range East) and the formation of new openings in masonry walls, but do not necessarily record all removals of building fabric.

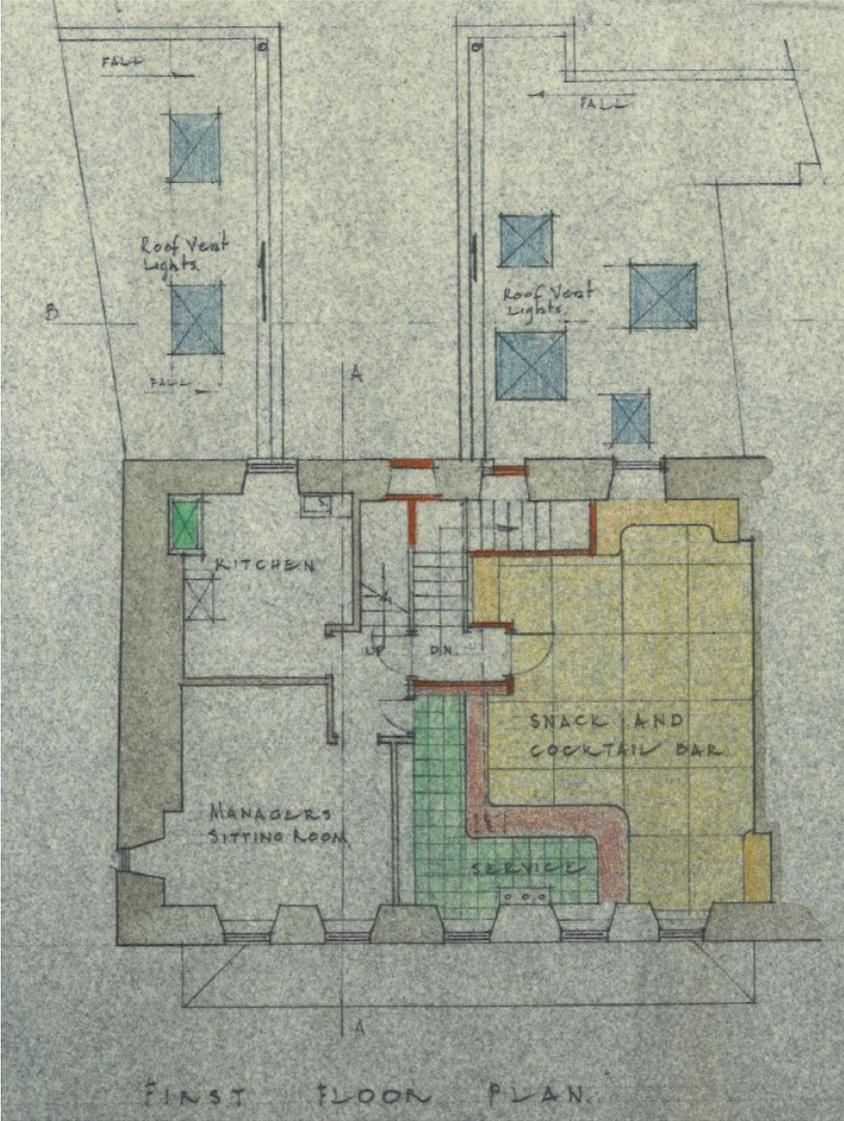
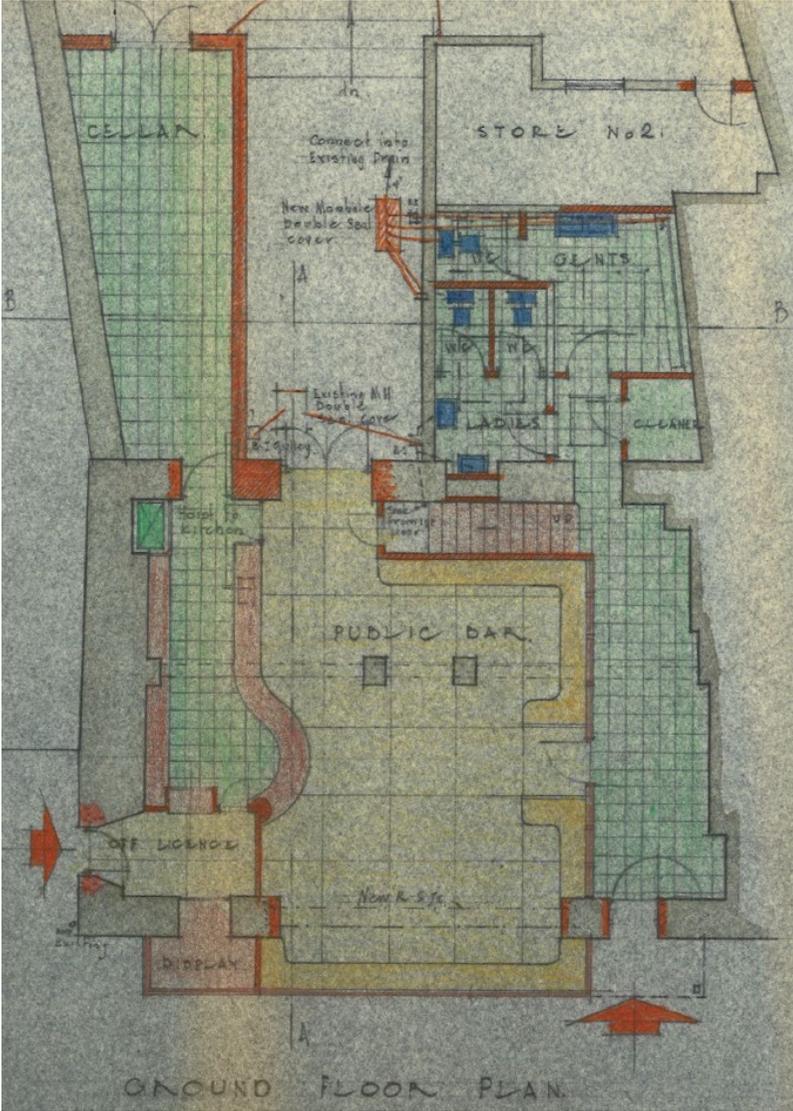


Fig 15 1958 - Proposed floor plans to create 'The Wolf and Bishop' public house, which would go on to become the Bishop and Wolf.

- 3.1.32. Comparison of the 1958 proposals with 1962 drawings for a proposed extension to the existing first floor 'Snack & Cocktail Bar' (current Rear Range West) suggest some minor variations were made to the former during the conversion.
- 3.1.33. A separate scheme of 1989 - for the enclosure of the yard space between the two earlier rear range extensions to east and west (forming the current 'Yard Range') to create a Pool Room – records, via its 'as-existing' plans of the main pub area, substantial changes having been made to the pub since 1962.
- 3.1.34. By 1989 the inner lobby screen, separating circulation and toilet access from the main public bar area, had been removed to form a more open plan feel and a simplified bar servery had been built. Perimeter banquette seating was also removed.
- 3.1.35. The 1989 plans provide a good indication of **how the ground floor of the venue stood at the point of listing in December 1992.**

- 3.1.36. Planning proposals from 1989 show the creation of the current first floor commercial kitchen as a first floor extension on top of the pub's original cellar.

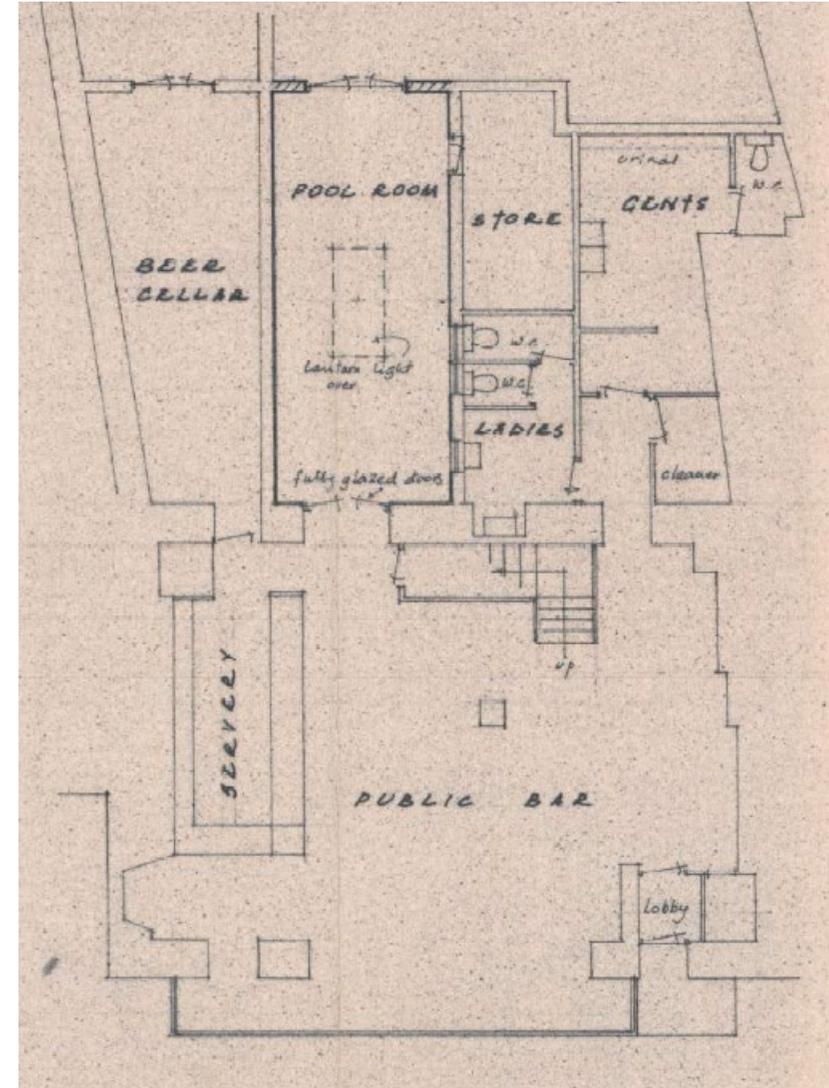
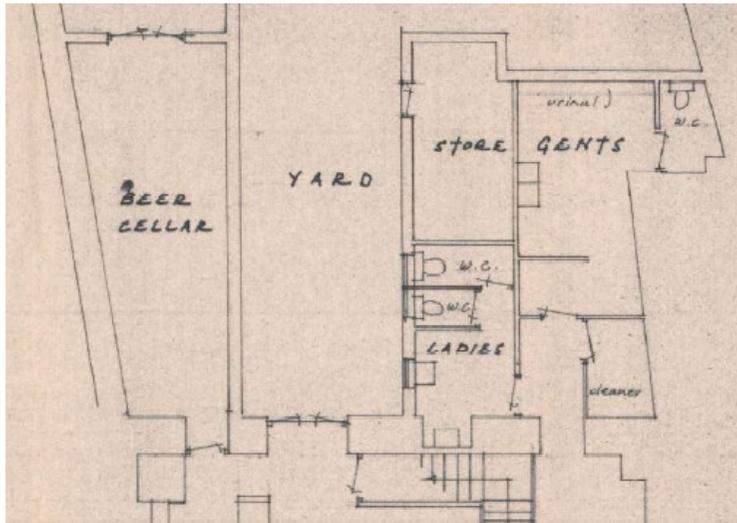


Fig 16 1989 Bishop and Wolf ground Floor Plans – proposed alterations, right, and 'as existing' situation for altered area

3.1.37. Further Planning proposals from 1989 show the creation of the current first floor commercial kitchen as an extension on top of the pub's original cellar. Plans from these proposals illustrate the existing First Floor layout in 1989, indicating a potential layout at the point of listing in 1992, although changes may have occurred without the need for permission for a further 3 years.

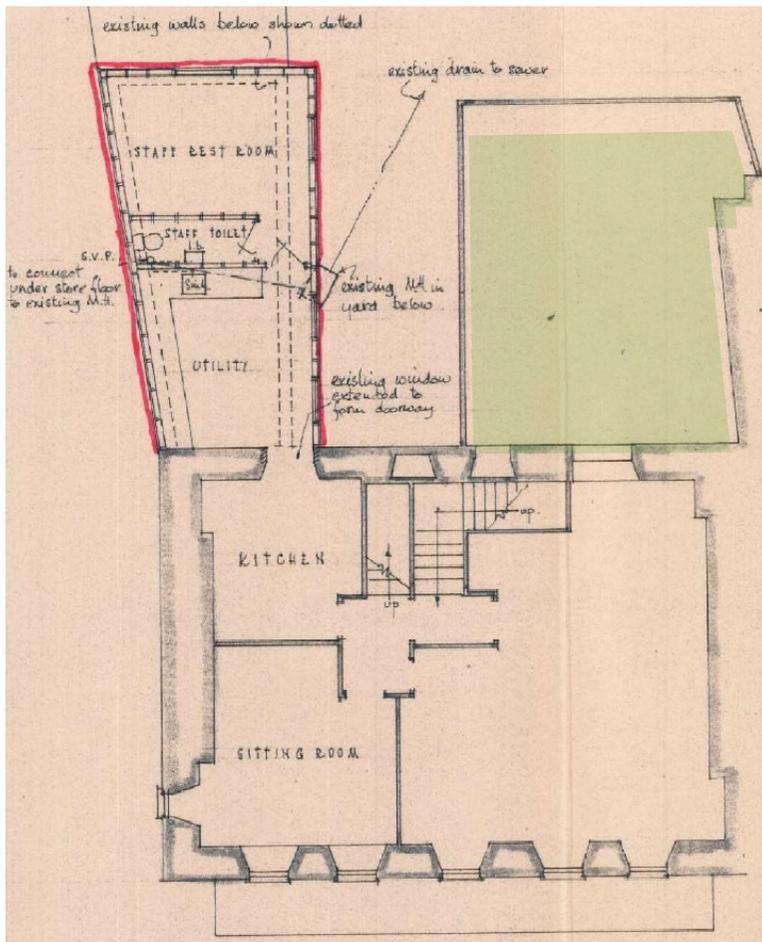


Fig 17 Bishop and Wolf – 1989 proposed First Floor ‘Utility’ extension outlined in red alongside ‘as existing’ arrangement. We have highlighted the 1962 ‘Snack & Cocktail Bar’ extension in green. The layout of the Utility would eventually be approved as a commercial kitchen.

3.1.38. The planning history shows proposed extension layout evolving during the application process, relocating and expanding the proposed Kitchen area, so it is possible changes were made to the existing building alongside the extension to compliment the final layout.

3.1.39. Separately in 1989, planning approval was secured for an external fire escape stair and bridge to serve the new commercial kitchen.

C21

3.1.40. In 2003, post-listing, Listed Building Consent and Planning Permission was secured for a staff accommodation block (staff of St Austell Brewery rather than site-specific Brewery staff) as an extension to the eastern rear wing, abutting the 1989 kitchen, which was duly completed. This work included replacing external wall finishes and windows of the 1962 dining room extension.

3.1.41. In 2008 Listed Building Consent and Planning Permission was granted for a number of alterations, including externally to alter the ‘shop front’ extension of the principal elevation, removing sign boards which had accumulated over the years and, internally, to alter the ground floor trade area layout.

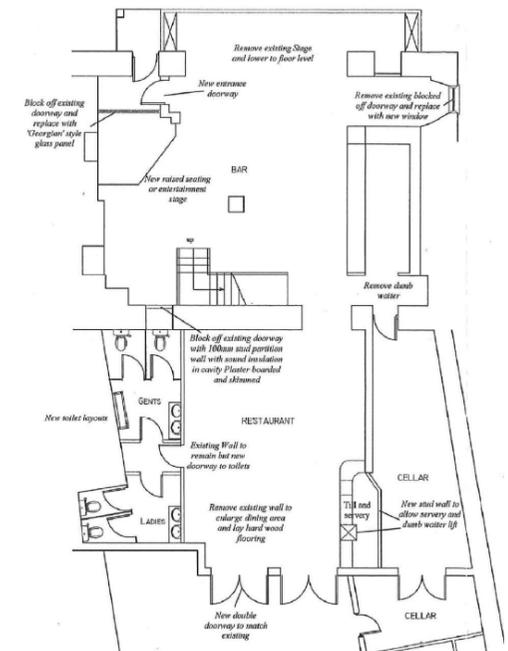


Fig 18 1989 Bishop and Wolf ground Floor Plans – proposed alterations, right, and ‘as existing’ situation for altered area

3.1.42. The 2008 approved work was commenced through its external elements, and thus the whole consent is considered extant, but the internal elements remain largely incomplete.

3.1.43. A measured survey of the building was carried out in January 2023 and recorded a ground and first floor layout in line with that expected from the 1989 approval for the Pool Room extension. The survey also captured the second floor (attic) for the first time.



Fig 19 Bishop and Wolf Floor Plans – January 2023

- 3.1.44. During 2023 a number of alterations were carried out to the first floor accommodation, namely the addition of partition walls.
- 3.1.45. The 2023 alteration works were recorded by a re-survey later in the year (see Fig 20) and are scheduled below, corresponding with notes applied to the first floor survey drawing (Fig 20).
- 3.1.46. External Commercial Kitchen extraction and cooling equipment, present since 2014 but missing from the earlier 2023 survey, was also recorded.

ALTERATION			
ITEM/AREA	TYPE	DETAIL	PURPOSE
Main Range Dining Room Partitions	Addition	Plasterboarded stud partition walls & modern fire doors	Fire safety/room division
Dining Room Extension (Rear Range West) Partitions	Addition	Plasterboarded stud partition walls & modern fire doors	Fire safety/room division
Kitchen partition & full-height hygienic wall claddings	Addition	Plasterboarded stud partition wall to form 'office' within existing commercial Kitchen. Hygienic cladding and conversion to staff kitchen	Room division. Hygiene/food safety compliance.
Commercial Kitchen extraction & cooling equipment	Addition	Metal extraction ductwork through wall & over flat roofs. Cooling condensing unit.	Hygiene/food safety compliance



Fig 20 Bishop and Wolf First Floor Plan, with unauthorised works highlighted

4. SITE WALKOVER

4.1. INTRODUCTION

4.1.1. A site visit was undertaken on the 25th September 2023, by Sam Mayou PGDip Arch. Photographs from this site visit are included within this report.

4.2. OBJECT

- 4.2.1. The object of the site walkover was to develop a clearer understanding of the heritage asset's significance, to aid a heritage impact assessment for recent unauthorised works and to inform proposals for future alterations.
- 4.2.2. The statutory listing of the site appears to be based upon a combination of its original domestic function, as a c.1700 house, and its subsequent public house use.

4.3. FINDINGS: BUILDING CONDITION & NOTABLE FEATURES

- 4.3.1. The layout of the building was found to be as per a September 2023 measured survey.
- 4.3.2. Due to the use of contrasting materials, the visibility of earlier forms and features and the prominence of abrupt construction junctions, many past adaptations to the building are clearly evident – particularly 20th and 21st century works.
- 4.3.3. The most significant adaptations are those documented within the site's planning history (as detailed earlier in this report) including, and following, the building's conversion to a Public House in the late 1950's.
- 4.3.4. There are several instances of layering of separate C20 alteration phases, reflecting periodic refurbishment as expected of a venue looking to stay relevant to a commercial market.

- 4.3.5. Documentary research ahead of the site walkover had already determined any fabric of special architectural or historic interest was likely to be found within the Main Range, with other ranges being created as part of mid-late C20 and early C21 rear extension phases.

REAR RANGES

- 4.3.6. The site walkover confirmed that none of the rear extensions contained any fabric or features of special architectural or historic interest and thus could be largely discounted from future heritage impact assessments, save for any external changes potentially impacting the setting of, or views toward, the elements carrying such interest.



Fig 21: Rear Ranges of the Bishop & Wolf, viewed from rear of Beer Garden

MAIN RANGE: GROUND FLOOR

- 4.3.7. The Main Range was found, as expected from prior documentary research, to have been heavily affected by the public house phase of its history in terms of both fabric and plan form.
- 4.3.8. Whilst detectable through careful observation and analysis aided by comparison with documentary research, the domestic plan form of the building has been severely eroded and distorted by 20th century alterations and extensions.
- 4.3.9. The ground floor was found to be completely devoid of any pre-C20 fabric, or C20 fabric of note, save for rubble stone gable-end walls and remnants of the front elevation prior to its majority removal to accommodate a 'shop front' extension in the late 1950's.



Fig 22 Main Range, Ground Floor – internal view of western gable. Note apparent former fireplace/range apertures in stone work. All timber elements are 'false' or introduced during the mid-late C20.

Whilst the exposure of the stone walls helps emphasise the antiquity of the building, it is inconsistent with the higher status architectural character conveyed by its external envelope. The relevance of this strengthened by the special historic interest of the building, being the 'principal house' on St Mary's, accommodating the Scillies' Steward.

- 4.3.10. Original pub fittings, with the exception of an illuminated glass WC sign of that period, were also notably absent – presumably lost during a series a comprehensive refurbishments.
- 4.3.11. The architecturally jarring shopfront extension has itself been slowly rebuilt over time, through substantial repair and replacement of original elements.



Fig 23 Rear view of illuminated Toilet sign, set behind a louvered glass fanlight – likely the only remaining original fixture of the c1958 pub conversion



Fig 24 View toward western gable from c.1958 'shopfront' extension



Fig 25 View toward eastern end of 'shopfront' extension including remnants of largely removed front wall of the Steward House. Note unsupported ends of false ceiling timbers



Fig 26 Ecclesiastical carved timber components to bar front to celebrate 'Bishop' element of venue name

- 4.3.12. Plasterboard ceilings, with textured plaster finishes, were found to be adorned with false timber joists supported by heavy timber posts which, together with reclaimed items from other sites, including two four panel doors and features playing on the 'Bishop' element of the name, such as ornate carved timber screens to the bar front and remnants of hammer beam trusses to frame the opening into the Pool Room extension, have been used to inject historic character into the main trade area.
- 4.3.13. Measured surveys identified a likely void behind the pub's ceilings, bringing the faint possibility of earlier plaster ceilings surviving out of sight – although, given the date of the original conversion, and level of disturbance caused by substantial layout alteration and the introduction of major structural elements, it is entirely possible these were lost or replaced with modern linings.
- 4.3.14. In its masonry contrasting colouring and pattern, combined with a staggered line, the rubble stone wall of the original western gable (now a party wall) communicates phased construction and supports the theory that Heath's 1750 description of the house having been "erected, before the Front of the old one" referred to the addition of a new front range, providing new front rooms, rather than a simple re-fronting.
- 4.3.15. Recesses in the stonework of the western gable are likely to indicate former fireplaces, and the positions of these within the overall floor plan, combined with the position of a line drawn between the aforementioned step in the wall line, consistent with modern structural elements resulting from the removal of historic partitions, suggests larger rooms were formed to the front in a separate phase. Grander room proportions would appear to go hand in hand with the addition of a grander facade, to create the "*handsome and substantial piece of architecture*" referenced in historic accounts.

- 4.3.16. The staircase to the first floor was found to be of late C20 construction and set at a right angle to where architectural convention suggests the lower leg of the house's original (c.1744 rebuild) stair would have been positioned.



Fig 27 Main Range, Ground Floor – foot of stair. A clumsy arrangement of faux and reclaimed historic elements creates a confusing narrative. The ceiling is littered with false beams and 'aertex' textured plasterboard panels potentially hiding issues requiring attention.

MAIN RANGE: FIRST FLOOR

- 4.3.17. Like the ground floor, the first floor was found to be disappointingly shy of fabric or architectural or historic note. Again, planning history records extensive alteration and refurbishment in various phases to the detriment of earlier domestic plan forms.
- 4.3.18. The three partition walls surviving the initial c.1959 pub conversion remain, finished with mid-late C20 linings and more recent hygienic claddings. These include a wall between the original pub's first floor 'Snack Bar' and Manager's Sitting Room which, due to its thickness, appears to entomb an original back bar fitting or shelving.

- 4.3.19. An opening has been formed in the partition once separating the Manager's Sitting Room from the Kitchen, which would later become a commercial kitchen to, in conjunction with the addition of new partition wall, create a cupboard space currently in use as a compact 'Office'.
- 4.3.20. The loss of many partition walls, and a push for hygienic finishes in kitchen areas, may have influenced the replacement of the presumed original lath and plaster ceilings with modern boarded linings.
- 4.3.21. No fireplaces appear to survive but may be found behind modern wall linings. It was noted a recess apparent on 1989 planning drawings to the northwestern corner, which may have once been an alcove alongside a fireplace or a blocked-in window opening.
- 4.3.22. Two of the most notable features at this level are partly external – namely the front wall, with its 5 intact window openings and the narrow window to the eastern gable as captured in Borlase's 1752 etching.



Fig 28 Main Range, First Floor northeast corner – recent kitchen installation in former Manger's Sitting room. Fixtures and fittings, including hygienic wall linings, have been installed over existing wall finishes, left in situ.



Fig 29 Main Range, First Floor centre, east. Recently added partition to commercial kitchen to create 'office' area.



Fig 30 Main Range, First Floor centre, west (view from south) showing recently added partition walls to former Pub Dining Room to create staff bedrooms.

- 4.3.23. The most significant wholly internal feature is the lower leg of the U-shaped wound staircase connecting first and second floor levels. Whilst balustrading of the inner side is largely smothered by modern wall encapsulation, the handrail is of a style common to the early C18 and thus may be a surviving element of the original house or its c1744 rebuild. This feature is complemented by the remains of a plank and muntin timber screen to the outer side of the lower leg, potentially contemporaneous to the stair.
- 4.3.24. There is however a question mark over the original positioning of both features, emphasised by the screen comprising of two distinct architectural styles, including one common to a later period, and a crude relationship between the screen and the stair string. Either feature may have been recycled or reset as the house evolved – a point supported by contrasts in the upper and lower leg of the stair.
- 4.3.25. The upper leg features a similar but broader handrail, newel and newel cap and hand carved spindles potentially attempting to replicate turned spindles on lower legs no longer visible.
- 4.3.26. The resetting of stairs is common when houses are subdivided, which in this case may have occurred after use by Golphin Stewards ceased in the early C19. This may account for the contrast in the panelling alongside the stair.
- 4.3.27. The addition of an extra storey of accommodation is another common cause for an additional stair flight. In this particular case, the addition of an attic storey – which seems to have been in place by the time Borlase completed his 1752 engraving - may have resulted from the addition of rooms to the front of the original house as part of the rebuild following the great flood of 1744. If the flood was as severe as described in historic accounts, the lower legs of the house's original stair are likely to have been damaged or destroyed, but in any case remodelling of the house might have led to a new stair at the lower level

and the recycling of sound parts of the original stair to reach the new attic storey.



Fig 31 Main Range, First Floor centre, rear (view from northwest) showing lower leg of stair up to second floor level

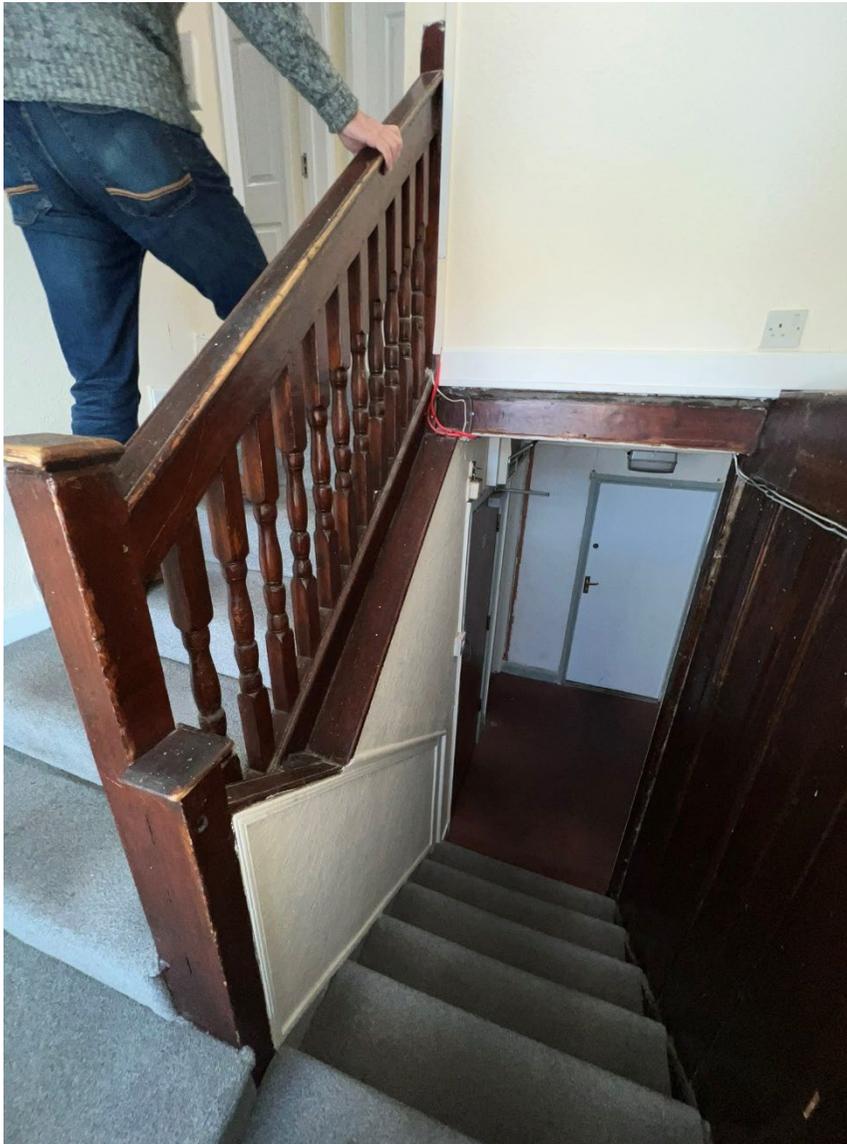


Fig 32 Main Range, First Floor/Second Floor half landing, centre, rear (view from south) showing general arrangement and separation of lower leg from stairwell down to ground floor pub (left)



Fig 33 Main Range, First Floor centre, rear. Landing/stairwell down to pub showing enclosure of presumed originally open handrail (left). Stair rises to second floor behind this

MAIN RANGE: SECOND FLOOR

- 4.3.28. Second floor accommodation is formed at attic level, with high level truss collars forming a small attic void above.
- 4.3.29. Headroom diminishes toward the eaves, reducing the functionality of the 4 room rooms, but most notably in the two in the centre of the plan, opposite the staircase. Dormers provide daylight, ventilation and some additional headroom to the rooms, the central rooms with their dormers to the front elevation, and the end rooms (against the building's gables) with dormers to the rear.
- 4.3.30. The rear dormer toward the western gable today forms a crude fire escape path across the flat roof of the first floor former dining room extension, aided by a set of timber steps laid over the lowermost part of the sloping roof.

- 4.3.31. The flat roof of the first floor former dining room extension is also utilised for supporting kitchen extraction ductwork, and specifically for ensuring its exhaust is as far from opening windows as possible.



Fig 34 Main Range, Second Floor level – view across flat roof from western dormer

- 4.3.32. A further small ‘gabled’ dormer exists to the stairwell, at the junction of the rear elevation and main roof eaves.
- 4.3.33. All current dormers positions were established by the time of 1938 aerial photography, where roof coverings were notably patchy, seemingly in need of repair or replacement.
- 4.3.34. Whilst second floor level floor plans were absent in our documentary research, it is clear enough that this area formed part of the “Manager’s Flat” when the building began pub use.



Fig 35 Main Range, Second Floor – typical bedroom accommodation to front, showing limited headroom and relationships with front elevation dormer and roof truss structure sandwiched in partition wall structure (left). Note high-level purlin set into the junction of pitched and flat ceilings. Low level purlins are absent or concealed behind sloping ceilings, except over the stairwell and adjoining landing/bedroom lobby.

- 4.3.35. The current bathroom, against the eastern gable, appears to have been in use as such for this timeframe at least. The Bathroom is also the location of the oldest internal door left in the property – a simple and unremarkable 4 panel unit without decorative moulding, of the type expected for private accommodation in the second half of the C19 – although its originality to this position, and indeed the building, is unclear.
- 4.3.36. Doors, and architraves and skirtings generally around the second floor are late C20 with evidence of earlier skirtings and architraves having been salvaged and recycled as the layout has evolved or refurbishments have taken place.



Fig 36 Second Floor bathroom including storage recesses framed by salvaged architraves

- 4.3.37. Given no bedroom, office or storage areas are shown in the historic first floor level plans for the pub's manager's flat, it is assumed the remainder of the attic accommodation met such functions.
- 4.3.38. The timber roof structure is an unusual arrangement of principal king post trusses supporting, via purlins, rafters far more substantial than the average common rafter, and at spacings more akin to a traditional 'cut' roof.
- 4.3.39. The apexes of king post trusses do not appear to be in contact with a ridge member, with these instead supported by the 'common' rafters. The majority of each truss is concealed by the partition wall with which it coincides.
- 4.3.40. Partitions enclosing trusses are predominantly formed with fibreboard and plasterboard, with a small section of lath and plaster noted to the bathroom area (a relatively recent use thereof, based on the colour, regularity and cutting of the timber elements).
- 4.3.41. Within the attic there is dated evidence of roof-related works in 1947 – predating pub use. Comparison of 1938 aerial photography of the rear of the property and the 1958 proposal drawings showing substantial rear extensions already present, suggest a change of use and/or substantial alteration phase occurred in that 20 year window – which may be related to the 1947 works, and possibly to the use of the building by Nuwear (Drapery), which records suggest was the use immediately prior to pub use.
- 4.3.42. Flat ceilings were found to be of plasterboard or other C20 fibreboards, with a combination of plaster, fibre and modern timber boarding to sloping ceiling sections.
- 4.3.43. Lime mortar deposits on the backside of flat ceiling sections – the remnants of torching to the backside of slates or the mortar used in traditional wet-laying – indicate general re-roofing took place after ceilings were formed. Photographic

evidence indicates two phases of re-roofing – namely the rear slop followed by the front.



Fig 37 Roof structure within small attic apex void, showing unusual arrangement of structural elements with modern ceilings

4.3.44. With dormers in their current positions by the time of 1938 aerial photography, it would be logical to suggest a similar layout of rooms was already in place by this time - in turn suggesting the 1947 works related to a minor layout alteration, or a refurbishment or repair – potentially the repair of the defective roof coverings and replacement of ceilings affected by them.

4.3.45. A storage void toward the eaves of the rear roof slope reveals evidence of limewashed rafters, hinting at a layout before the current one was formed.



Fig 38 Second Floor eaves void within landing/bedroom lobby, with purlin exposed and evidence of limewashed rafters

MAIN RANGE: EXTERNAL

- 4.3.46. The rear of the Main Range is visually and physically dominated by C20 extensions – both those inherited and those added, or altered, with the benefit of planning permission and/or listed building consent by St Austell Brewery.
- 4.3.47. Modern equipment and structures needed to serve the pub function in accordance with relevant regulations and quality standards is also accommodated to the rear of the building, adding unfortunate visual clutter. This includes fire escape stairs and bridges, kitchen extraction ductwork and cooling equipment.
- 4.3.48. Evidence of a former, now infilled, window opening in the rear elevation of the main range, was noted above the ‘single storey ‘Pool Room’ flat roof extension – coinciding with a window captured in historic photography. The infill has been completed with stone presumably salvaged from somewhere else in the building, such is its aesthetic match to the surrounding masonry.
- 4.3.49. The exposed sections of the cut granite rear elevation are, unfortunately, pointed crudely in a strap-type style, with a dense Portland cement-rich mortar.
- 4.3.50. At different times duct routes through the wall have been formed and infilled.
- 4.3.51. The rear yard, now a beer garden, is paved with faux-stone concrete slabs and surrounded by modern boundary treatments, with the exception of a section of granite rubble wall to the western side, abutting the former dining room extension. This stone wall, which is likely to continue into the extension, appears to be a remnant of the external wall of a former rear-range captured in historic mapping and photographs.
- 4.3.52. The western gable of the building retains a distinctive first floor narrow, vertical window captured in Borlase’s 1752 engraving. A ground floor window directly below, the original proportions of which still evidenced by a visible lintel, jambstones and former sill line, was converted to a door opening as part of the

pub conversion but has subsequently been crudely infilled with panelling and latterly signage to the external face.



Fig 39 Main Range rear elevation over ‘Pool Room’ extension with evidence of former window opening (and subsequent service duct now infilled) highlighted. Note accumulation of extract and cooling equipment and maintenance/attic fire escape ladder



Fig 40 Main Range eastern gable. Note former ground floor window of gable, subsequently converted to door in c.1958 scheme and subsequently re-filled with infill panel and signage finish. Note swing sign of front elevation carries 'Wolf' image on eastern side

- 4.3.53. The front elevation is today dominated by the c.1958 shopfront extension, but through its disciplined pattern of 5 first floor windows within a broad, granite ashlar façade, complimented by matching granite axial stacks and a pair of dormers balanced on the centre line of the elevation, still conveys higher status Georgian architectural character.
- 4.3.54. this higher status character, setting the building further apart from the local vernacular architecture which once surrounded it.
- 4.3.55. The front and gable elevations, like the rear, are, unfortunately crudely pointed with a dense Portland cement-rich mortar. All original pub signage, including distinctive individual lettering of the 1958 scheme, have been lost over time.
- 4.3.56. Rainwater goods are plastic, and to the Mian Range contrast colourwise with the fascia boards, drawing the eye.
- 4.3.57. The setting of the building is in no way enhanced by the architecture now flanking it. Although of questionable style and proportion, the 1970's redevelopment of Silver Street to the west the thankfully showed restraint in terms of scale, allowing the Bishop and Wolf to retain its architectural and street scene primacy.
- 4.3.58. The C20 redevelopment of the premises to the east was particularly unfortunate for the way it overtook the street scene primacy of the Bishop & Wolf in terms of height and general scale, emphasised by a bland modern material palette of cement render and profiled concrete roof tiles and horizontally-emphasised window openings.
- 4.3.59. The later addition of three large gabled dormers, dwarfing the smaller, hipped structures of the Bishop and Wolf exaggerated the dominance of the neighbour.



Fig 41 Main Range front elevation within streetscene context.



Fig 42 Main Range front elevation from west highlighting temporary repair of canopy over front door. Note swing sign of front elevation carries 'Bishop' image on western side

5. ASSESSMENT OF SIGNIFICANCE

5.1. STATEMENT OF SIGNIFICANCE

- 5.1.1. The Bishop & Wolf was recognised for its special historic or architectural interest through statutory listing at grade II level in 1992.
- 5.1.2. Recognised modern conservation practice is to analyse special interest in terms of ‘significance’, with the significance of a listed building being the sum of its ‘heritage values’ in defined categories.
- 5.1.3. As is common for listed buildings, the Bishop & Wolf derives significance from multiple heritage value areas.
- 5.1.4. The primary significance of Bishop & Wolf arises from its historic value, as the house of the first resident steward of the Godolphin Estate – then Lord Proprietors of the Scillies via a lease from the Duchy of Cornwall – built, in circa 1683, as a key component of a strategy to encourage greater occupation of St Mary’s, expanding beyond a small settlement huddled around the harbour and garrison.
- 5.1.5. Aesthetic heritage value, namely architecture, is a key communicator of the identified historic value which itself is ‘safe’ and enduring irrespective of the physical condition of the building itself.
- 5.1.6. In terms of architecture, the building we assess is the one before us today, which historic accounts suggest may represent an early rebuild, following a devastating flood in 1744.
- 5.1.7. The rebuild occurred whilst the building remaining as the Stewards’ house, and as such the connection between use and architecture remains relevant for the purposes of assessing significance.
- 5.1.8. The house’s function influenced the use of polite architecture and a substantial scale, communicating externally, via contrast with the buildings preceding it, a residential property of high status, consistent with the importance of the Steward residing within.
- 5.1.9. We can only hypothesise over whether the house’s architecture – specifically its public frontage to the north - was chosen to convey authority, or to provide a template for subsequent houses to follow in the hope of attracting prosperous residents for the purpose of trade or investment. In any case, the majority of the architecture that followed during the Godolphin administration appears to have remained vernacular, with clear similarities to Cornish properties on mainland.
- 5.1.10. The proprietorship of Augustus Smith, after a brief period of direct rule by the Duchy of Cornwall, appears to have stimulated a broader palette of architectural forms as part of an explosion in development. The Duchy, when regaining direct control in 1920, also adopted polite and non-native forms in redevelopment and new build projects.
- 5.1.11. As freeholds were sold off in the 1950’s, generic ‘anywhere’ forms of development began to spring up, utilising modern forms and materials.
- 5.1.12. With increasing awareness of the special historic value of the islands, resulting in a conservation area designation in 1975, more developments began to adopt a ‘historically influenced’ architectural approach. These were not always carried out with the discipline needed for them to fit comfortably in historic street scenes, but arguably had the effect of drawing attention to the special interest of genuine and authentic historic buildings.
- 5.1.13. Although diluted by numerous alterations and additions, and negatively impacted by setting impacts of adjoining neighbouring buildings on either side, the north elevation frontage of the Bishop and Wolf, and the section of its eastern gable not covered by silver street neighbours, retains legibility as an early and authentic historic component in St Marys’ built environment and in

doing so helps to tell the story of the Island's economic and cultural development.

- 5.1.14. Internally, any special architectural interest deriving from the Stewards' House phase, or any subsequent residential use, was decimated by conversions to non-residential uses and their subsequent alterations and refurbishments. Severe losses of fabric and erosion of plan form has occurred with the legibility of a domestic layout now comfortably beyond the most observers.
- 5.1.15. A section of a potentially late C17 or early C18 staircase, reset into a position between first and second (attic) floor levels alongside exposed timber wall panelling, offers the only glimpse into the architectural character of the Stewards' House Phase.
- 5.1.16. The building's Public House phase offers a second root of significance, with pubs typically holding notable communal value, as landmarks and social hubs for the local community, shared in experiences over multiple generations. In this case, the building's relatively short history as a pub limits its communal value potential but not to the extent that it can be ignored.
- 5.1.17. Aesthetic heritage values related specifically to pub use are lacking as a result of periodic refit and refurbishment. Had any of it survived, the original 1958 fit-out, complete with linoleum tiles, curved bar and glazed screens would have carried notable interest for its communication of a mid-century version of a Great British institution.
- 5.1.18. The most substantial architectural element connected to pub use, the 'shopfront' extension, remains present, albeit with some alteration, and highly prominent. It represents bold design and planning decisions very much of their time – which is in itself a point of interest in terms of understanding the evolution of our shared built heritage - but is not considered of sufficient architectural quality or historic interest to outweigh the harm it, and the related

removal of almost the entirety of the ground floor level of the front elevation, caused to the significance of the building as it stood prior to its addition.

5.2. SUMMARY OF CONTRIBUTING HERITAGE VALUES

5.2.1. Historic Value level: High

- 5.2.2. Associative: One time home of the Stewards and Land Agents of the Godolphin Estate during their tenure as Lords of the Scilly Isles.
- 5.2.3. Associative: Connected to the deliberate expansion/intensification of the occupation on St Mary's, laying a foundation for the current community.
- 5.2.4. Illustrative: Discernible higher-status external Georgian architecture, particularly when read alongside surrounding buildings, helps communicate the evolution of St Mary's built heritage, shaped by its politics.

5.3. EVIDENTIAL HERITAGE VALUES: SUMMARY

5.3.1. Evidential Value level: Low

- 5.3.2. The building, and its grounds, have been heavily altered over time to serve functional needs, at the expense of fabric of archaeological interest that would have provided evidence of original and evolving uses through its history.
- 5.3.3. There is limited potential for evidence of past uses and layouts to be concealed behind later linings and voids.

5.4. AESTHETIC HERITAGE VALUES: SUMMARY

5.4.1. Aesthetic Value level: Medium

- 5.4.2. The architecture of the building's Main Range is an important communicator of the site's historic heritage value, but past alteration and losses have severely eroded its special architectural interest.

5.4.3. As a whole the building lacks integrity and authenticity and does not represent a rare or high quality example of its type, namely a detached two-plus-attic Georgian house.

5.4.4. The house's use of local granite as its principal material (rather than ballast brick) may have been based on practical factors, or to help demonstrate the potential of the islands native materials, but either way gives the building a degree of uniqueness.

5.5. COMMUNAL HERITAGE VALUES: SUMMARY

5.5.1. Communal Value level: Medium

5.5.2. The site is known, and valued, by the local community as public house. Although this use has been relatively brief in the overall timeline of the building, it will have contributed to memories and shared experiences for the local community and continues to provide a prominent public landmark in the heart of Hugh Town.

End of section – proceed to relevant Heritage Impact Assessment.

