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**Summary of Parkside, 9 The Parade, Hugh Town, St Mary's, Isles Of Scilly,  
TR21 0LP**

Parkside is demonstrated by this assessment to be of late 18th century. 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 contributes to the less formal character of thoroughfare 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 and 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 perceived harm and reduce impacts to the minimum required to secure the long-term use of the asset.

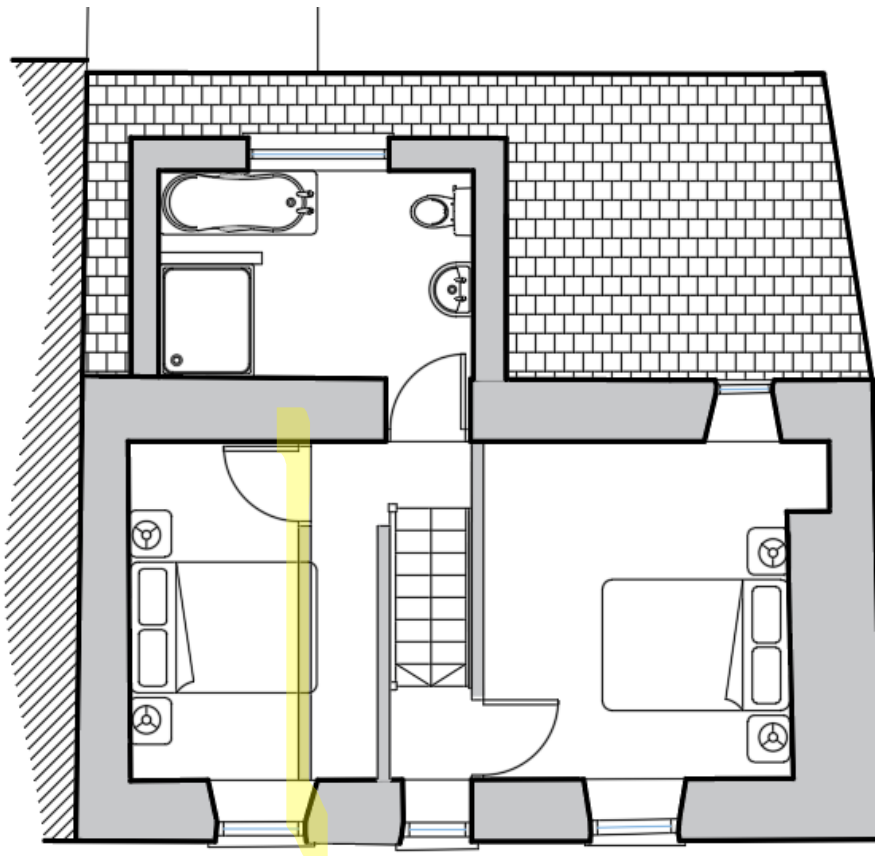
**Justification of proposal and Design changes,**

- Rotation of the stairs
- Small one room dormer to the rear
- Removal of garage and replaced with extension
- Removal of cement render to the front
- Opening in wall to former kitchen and removal of shed to create utility

## Rotation of the stairs

Retention of the two-room ground floor layout. We are applying to rotate the stairs 180 degrees. The location is the same as existing and none of the timbers which form the stairwell will be impacted and will be retained.

This improves the layout for modern day use of the building whilst retaining the two-room planform. It is imperative the stairs are rotated to prevent any loss of habitable space to the first floor which is already very tight. Access can easily be provided directly to the shower-room without impacting the existing layout. Rotating the stairs, we can retain the existing first floor bedroom sizes. Please see image below of the consequences if the stairs are not rotated. Please be aware these bedrooms are already very small, reducing them any further will make the double bedroom space un-usable and it will impact the existing window. A wall would run into the window which would be detrimental to the front elevation.



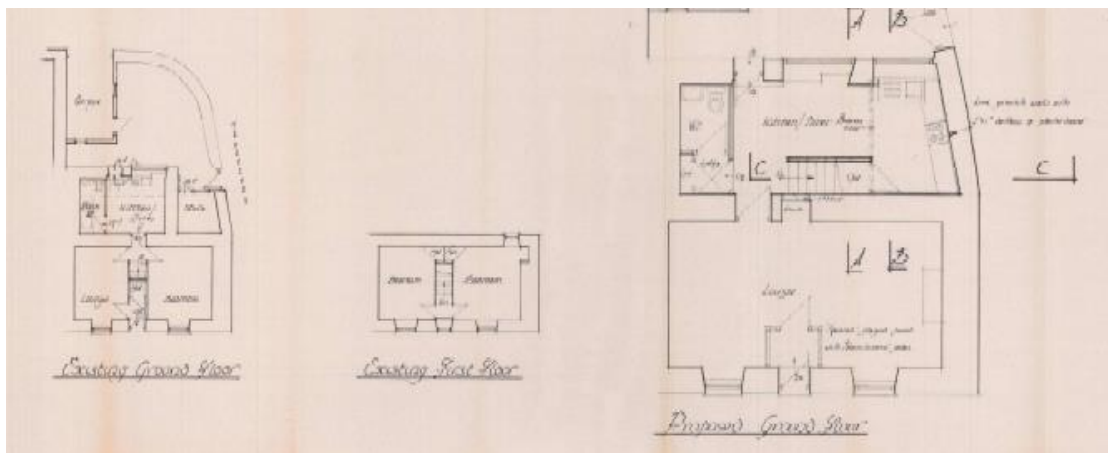
First floor layout consequence if the stairs are not rotated. Not to scale.

It has been emphasised from Historic England and the most recent pre-application, that the dormer must be set in from Thoroughfare Lane to prevent any overbearing impact. The dormer has been set in as far as practical whilst still maintaining access for maintenance to the eastern dormer wall.

The existing window over the stairs will be retained and will provide light into the stairwell, there will be no change or impact to this window.

The existing stairs and walls either side are not original. Please see photographs clearly demonstrating this. Please also be aware that in 1987 Planning and listed building consent was granted for the stairs to be removed and completely relocated. Please see plan highlighting this and the attached document named 'Stairs relocated' - Document P.2693.

We therefore consider it acceptable to remove, rotate and reinstall a new single flight. It is clear that in 1987, the two form plan living was not practical, and planning was applied for and approved to create one large open space. Our proposal is less harmful than previously approved.



1987 approved layout for new stairs and dormer extension.



Stair void looking from the first floor down to the ground floor (image on the left). Stair void from rear extension looking at front door.



Stair void looking from the current dining room to newly constructed modern CLS wall which separates the lounge. The above shows a new joist and the existing bowing joists.

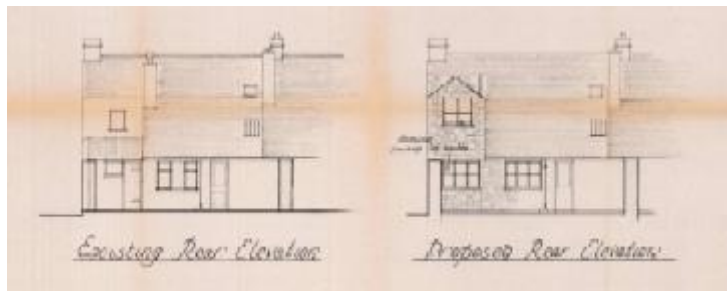
### **Dormer Extension**

The dormer extension to the rear is imperative for this dwelling to become functional and practical for modern day living. As mentioned above, the amount of floor space, items in a home and larger families means more space is required. Living standards and items in the 18<sup>th</sup> Century vs the 20<sup>th</sup> Century have increased. There is no scope to extend this dwelling other than installing a dormer.

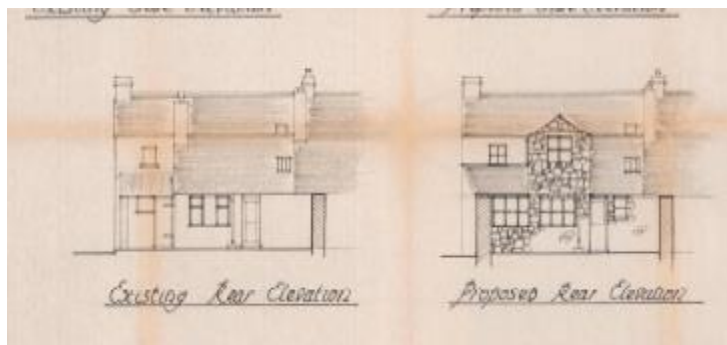
The proposed new dormer will require adaptation of the existing roof, but is unlikely to require the loss of any of the existing roof timbers, which are not considered to be of special interest. The impact will principally be the visual transformation of a roof-slope into the new dormer, although the original form of the roof will remain legible at the edges of the dormer. There is a clear break between the original roof slope and the new dormer. The design has slate hanging, the height and mass of the dormer is as small as practical to ensure a more traditional and subservient design. The submitted design is assessed to conserve the character and appearance of the conservation area and the special interest of the listed building.

In 1989 an application was submitted for a new rear extension. This consisted of a dormer. Please see attached document called 'Dormer to the rear' planning number 2866 which also include the new located stairs. This was

approved for a dormer on the boundary at the rear. Application no. 2866A had approval for a larger central dormer to the rear.



Planning approval 2866.



Planning approval 2866A

A dormer was previously approved. The visual impact of the approved dormer obscured what element was existing and what element was new. The dormer we are applying for can clearly identify what is new and what is old.

A precedent has also been set by Armorel Cottage, a large slate hung pitched roof dormer was approved and constructed after the building was Listed. This dormer occupies the entire roof space and is not very aesthetically pleasing or sympathetic. Please see photo below of the dormer being referred to.



Below is the planning application and building regulation application for the proposed dormers.

Neighbouring property Armorel Cottage

P.4761 Conditional permission granted for the extension at rear to provide 1st floor bathroom and computer room. 14.03.2000

P.4842 Extension in the roof for accommodation (building regulation application for the above) 14.07.2000





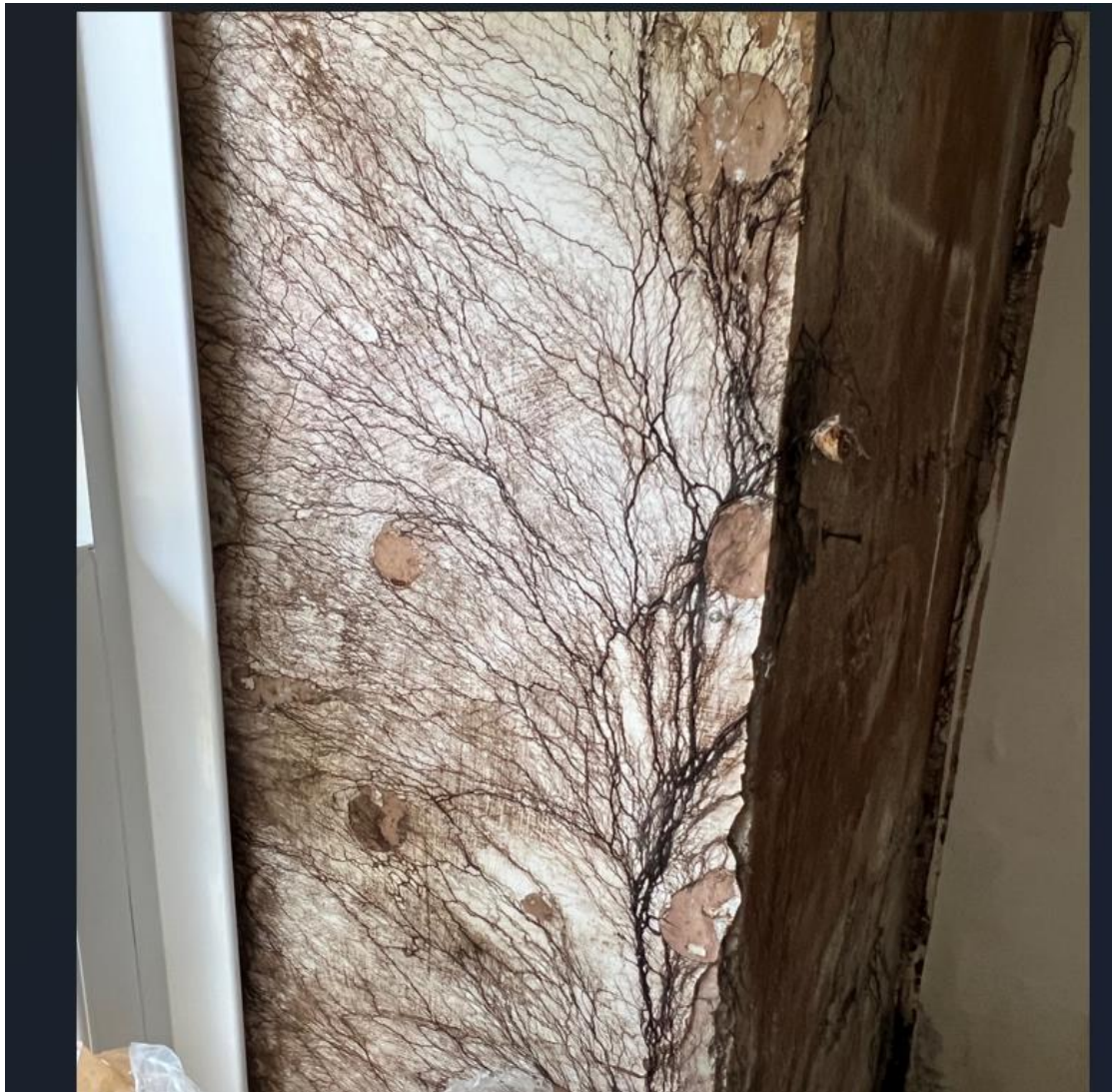
Photo from 2001 with no dormer.

Please see attached document named 'Date Authentication letter' for proof of purchase for photographic evidence.

We are applying for the new dormer to the rear, with planning permission being granted for this in the past and with the adjoining property having planning and Listed building approval for a new dormer. We therefore believe planning approval should be granted.

## Removal of Cement render to front elevation

Stone buildings are designed to breath so water vapor can pass through the structure. The material used between the stone is softer than the stone, this allows water to move freely and escape from the structure. When a stone building has a cement finish inside and out, it blocks the movement of moisture. The cement material is stronger than what is between the stone so water cannot drain or move freely. The current wall will be saturated when it rains, the water will soak into the structure but will not be able to escape. The repercussions of this are as illustrated below,



Example of mould commonly found to the face of stone buildings, usually on the cement render which is hidden behind plasterboard.



Example below is an image of a stone wall with a cement render. This occurred in the middle of the night and happened due to water not being able to move freely.



The current render of the south elevation is cementitious and likely worsening historically present damp issues in this elevation. 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.

### **Opening in wall and removal of shed and formation of utility**

The stone wall to the former kitchen space will have an opening created within to access the utility space. The shed is a space which is currently damp, wet, and not suitable for housing any white good appliances. Appliances rust and corrode rapidly but this is the only place they can be located within the building due to size restrictions. The stone wall is of no historical interest and contains no architectural detail, we therefore feel no harm is being caused creating an opening within it.

### **Conclusion**

When considering all the proposals the end product will result in a building lifespan that has been increased and is not going to continue to deteriorate. It will be a healthier building to live in and the building will be preserved. The carbon footprint will be reduced, the living standard improved and it will be suitable for the 20<sup>th</sup> Century. The principal elevation will be restored to how it used to look, opposed to the cement render which will slowly damage and cause the wall to deteriorate.

Historic England and the Isle of Scilly planning department are passionate about the longevity of Listed buildings. We believe this planning application should be approved. Our clients are going above and beyond what is required to restore this building. Everything they are proposing is the correct way of installing materials and carrying out construction work.