



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No:	P/25/082/HH	Date Application Registered:	24th September 2025
Applicant:	Mr Karl Taylor Duchy of Cornwall Restormel Estate Office Lostwithiel Cornwall PL22 0HN	Agent:	Mr Ian Raspison Duchy of Cornwall Restormel Estate Office Lostwithiel Cornwall PL22 0HN
Site address:	Veronica Lodge The Garrison St Mary's Isles Of Scilly TR21 0LS		
Proposal:	Full refurbishment of Grade II listed dwelling including demolition of 2 No. porches with 1 No. replacement porch, re-roof using existing timbers, external overhaul and internal reconfiguration works including electrical rewire and replumb (Listed Building)		

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- Plan 1: Location Plan and Existing Block Plan, reference: MYS-VL-04, stamped 22nd September 2025.
- Plan 2: Proposed Block Plan, reference: MYS-VL-14, stamped 22nd September 2025.
- Plan 3: Proposed Floorplans and Elevations, reference: MYS-VL-02, stamped 22nd September 2025.
- Plan 4: Window & Door Schedule, reference: MYS-VL-03, stamped 22nd September 2025.
- Plan 5: Double Glazed Timber Sash Window Detail, reference: MYS-VL-05, stamped 22nd September 2025.
- Plan 6: Double Glazed Timber Casement Window Detail, reference: MYS-VL-06, stamped 22nd September 2025.
- Plan 7: Entrance Porch Details, reference: MYS-VL-14, stamped 13th November

2025.

- **Plan 8: Proposed New External Door Details, reference: MYS-VL-15, stamped 13th November 2025.**
- **Plan 9: Design and Access Statement, stamped 24th September 2025.**
- **Plan 10: Heritage Statement & Impact Assessment, reference: 3386HIA, stamped 22 September 2025.**
- **Plan 11: Sustainable Design Statement, stamped 22 September 2025.**
- **Plan 12: Method Statement - Render Removal and Repointing, stamped 13 November 2025.**
- **Plan 13: Additional Information, stamped 13 November 2025.**
- **Plan 14: Preliminary Root Assessment, reference: 25-7-7, stamped 22 September 2025.**
- **Plan 15: Bat Presence Absence Surveys, reference: 25-8-2, stamped 22 September 2025.**

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

C3 All external materials, including slate, joinery, render removal methodology and timber finishes, shall be those specified in the approved plans and in the document Plan 13 "Additional Information" (13 Nov 2025) and shall be retained as such thereafter.

Reason: To safeguard the historic fabric and the architectural character and appearance of the listed building.

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

C4 Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

Reason: This is a pre-commencement condition that requires details, that were not submitted as part of the application but are required to be submitted and agreed by the Local Planning Authority. This is to ensure adequate consideration is given to the minimisation of unnecessary waste generation, and adherence to the waste hierarchy, in accordance with the requirements of Policy OE5 of the Isles of Scilly Local Plan (2015-2030).

C5 No permanent external lighting shall be installed on the exterior of the building hereby approved unless:

a) It complies with the following parameters:

- **Fully shielded luminaires with zero upward light output (ULR = 0%).**
- **Warm white light with a correlated colour temperature (CCT) not exceeding 3000K.**
- **Lumen output per fitting not exceeding 1000 lumens.**
- **No lighting directed beyond the site boundary.**

OR

b) A Lighting Scheme has first been submitted to and approved in writing by the Local Planning Authority.

Any lighting installed shall thereafter be retained and operated in accordance with the approved details or the above parameters.

Reason: To preserve the scenic beauty of the Isles of Scilly as a designated Area of Outstanding Natural Beauty which includes its Dark Night Skies, including the Garrison

Dark Sky Discovery Site, in accordance Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

C6 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.

Reason: In the interest of protecting the residential amenities of the islands.

Further Information

1. **STATEMENT OF POSITIVE ENGAGEMENT:** In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
2. **POST-DECISION AMENDMENTS:** In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment or the submission of a full planning application for a revised scheme. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
3. **CONDITIONS:** In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
4. **BATS:** The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately, and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately, and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
5. **COMMENCEMENT NOTICE:** Under Section 93G of the Town and Country Planning Act 1990 (as amended), this decision notice informs you that a 'commencement notice' must be served on the Local Planning Authority - subsections (2) and (3) are set out below:
 - (2) Before the development is begun, the person proposing to carry it out must give a notice (a "commencement notice") to the local planning authority specifying the date on which the person expects the development to be begun.
 - (3) Once a person has given a commencement notice, the person:
 - o may give a further commencement notice substituting a new date for the date previously given, and
 - o must do so if the development is not commenced on the date previously givenThe notice should be provided to the Local Planning Authority a minimum of seven (7) days before the development commences.Failure to provide the commencement notice could lead to the Local Planning Authority serving notice on them to require information to be provided, and if that is not provided within 21 days, they will be guilty of an offence, as below:
- (5) Where it appears to the local planning authority that a person has failed to comply with the requirements of subsection (2) or (3)(b), they may serve a notice on any relevant person requiring the relevant person to give the authority such of the information prescribed under subsection (4)(a) as the notice may specify.
- (7) A person on whom a notice under subsection (5) is served is guilty of an offence if they fail to give the information required by the notice within the period of 21 days beginning with the day on

which it was served.

(9) A person guilty of an offence under subsection (7) is liable on summary conviction to a fine not exceeding level 3 on the standard scale.

PLEASE NOTE: The requirement under Section 93G of the Town and Country Planning Act 1990 (as amended) is separate from any requirements under the Community Infrastructure Levy Regulations 2010 (as amended) or any requirements for serving notices secured through the signed Section 106 Legal Agreement.

6. **BUILDING REGULATIONS:** This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: buildingcontrol@cornwall.gov.uk.

Signed: 

Chief Planning Officer

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 19 December 2025



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD

0300 1234 105

planning@scilly.gov.uk

Dear Mr Karl Taylor

IMPORTANT: Please sign and complete this **Commencement Certificate**.

Anyone intending to begin development under a granted planning permission (including permissions varied under Section 73) is required to notify the local authority of the Commencement Date.

What if plans change?

If development does not start on the stated date, a new notice must be submitted with the revised date.

What happens if you don't comply?

The local planning authority (LPA) can serve a notice requiring the information. Failure to respond within 21 days is an offence, punishable by a fine of up to £1,000, unless the person has a reasonable excuse.

Why is this important?

It gives LPAs better oversight of when development begins, helping with enforcement, monitoring, and infrastructure planning.

Relation to other notices:

This is separate from Building Control commencement notices, though similar in purpose.

This is to certify that decision notice: P/25/082/HH and the accompanying conditions have been read and understood by the applicant: Mr Karl Taylor.

- I/we intend to commence the development as approved:** Full refurbishment of Grade II listed dwelling including demolition of 2 No. porches with 1 No. replacement porch, re-roof using existing timbers, external overhaul and internal reconfiguration works including electrical rewire and replumb (Listed Building) at: Veronica Lodge The Garrison St Mary's Isles Of Scilly TR21 0LS on:
- I am/we are aware of any conditions that need to be discharged before works commence.
- I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name:

Contact Telephone Number:

And/Or Email:

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence (where relevant) or as part of the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITION(S)

C4 Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Old Wesleyan, Garrison Lane , St Mary's, Isles of Scilly, TR21 0JD
01720 424455
planning@scilly.gov.uk

THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCEMENT CONDITIONS

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £86 per application
- Other permissions - £298 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £44 for householder type applications and £298 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

If the scale of change is not considered to be 'non-material' you may be able to make a 'minor material amendment' which would require you to apply to vary the conditions (providing the change is not contrary to a specific condition). The fee for a householder variation of condition application would be £86, for other non-major (other than householder) development applications the fee would be £586 and for major development the fee would be £2,000.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000. Current appeal handling times can be found at: [Appeals: How long they take page](#).

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall
Council Pydar
House Pydar
Street Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online:

<https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

Registering/Altering Addresses

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department by email: planning@scilly.gov.uk who will be able to make alterations to local and national databases and ensure postcodes are allocated.

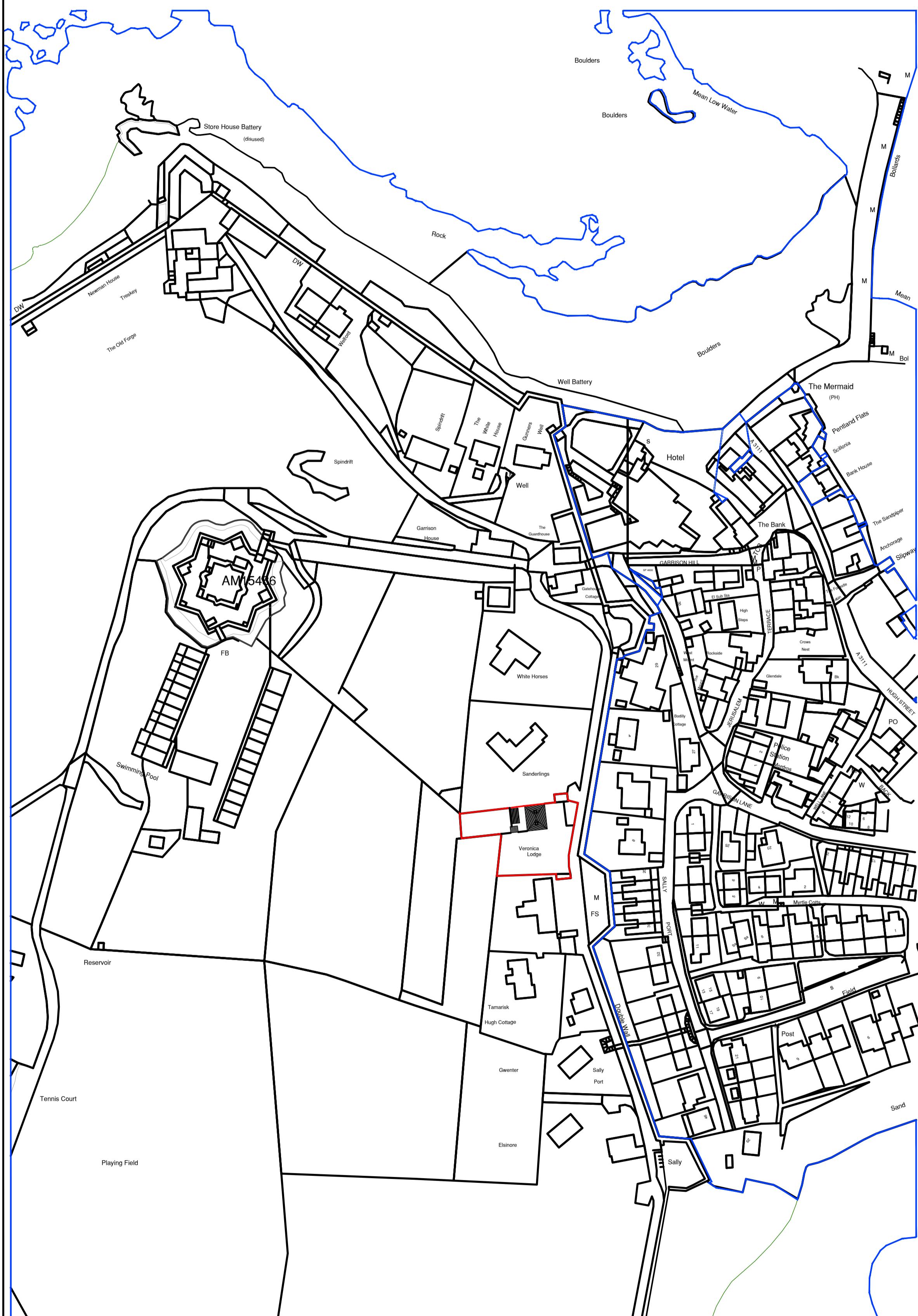
Connections to Utilities

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 0800 0831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

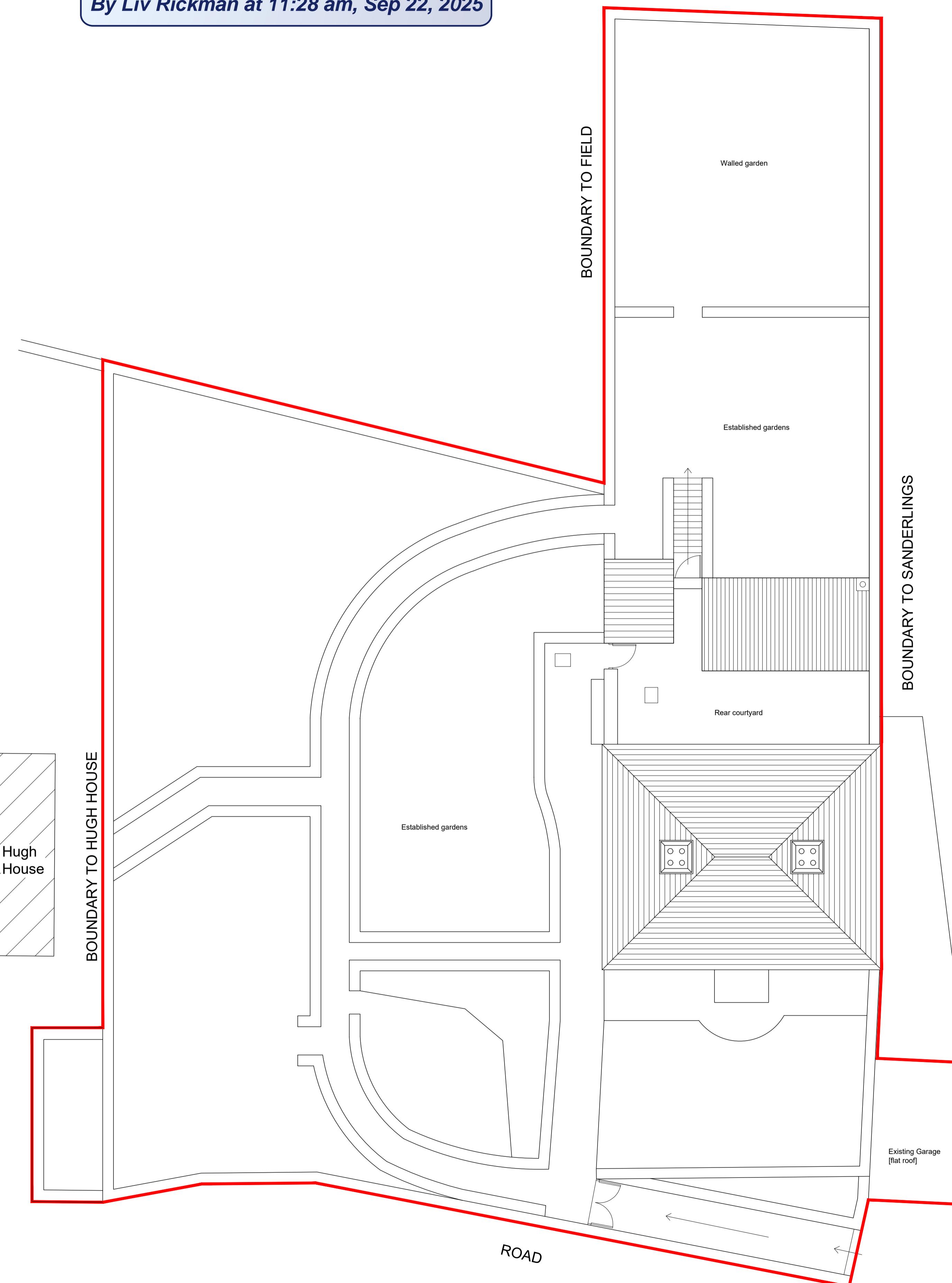
Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

APPROVED
By Lisa Walton at 1:15 pm, Dec 19, 2025

RECEIVED
By Liv Rickman at 11:28 am, Sep 22, 2025



Site Location Plan -
1:1250



Site Block Plan - Existing - 1:100

No.	Date.	Revision.	Initial.
A	09.07.21	OS Licence Info Added. Red Line to BP	IDR
B	Sept.25	Amendments to block plan	IDR
NOTES. ©This drawing is copyright:- Figured dimensions must be taken in preference to scaled dimensions. Contractors, Sub-contractors and Suppliers must verify all dimensions on site before commencing work or preparing shop drawings.			
©Crown Copyright and database rights 2021. Ordnance Survey Licence 100023148.			
 DUCHY of CORNWALL WESTERN DISTRICT Duchy of Cornwall Princetown Restormel Estate Office Lostwithiel Cornwall PL22 0HN 01822 890205 ISLES OF SCILLY Duchy of Cornwall St. Mary's Isles of Scilly TR21 0LS 01720 422508 Manor St Mary's Project. Veronica Lodge - Refurbishment Detail. Site Location and Block Plan as existing Scale. 1:1250 / 1:100 Drawing No. MYS-VL-04 Revision No. B Drawn by. IDR Date. June 2021			

RECEIVED

By Liv Rickman at 11:27 am, Sep 22, 2025

APPROVED

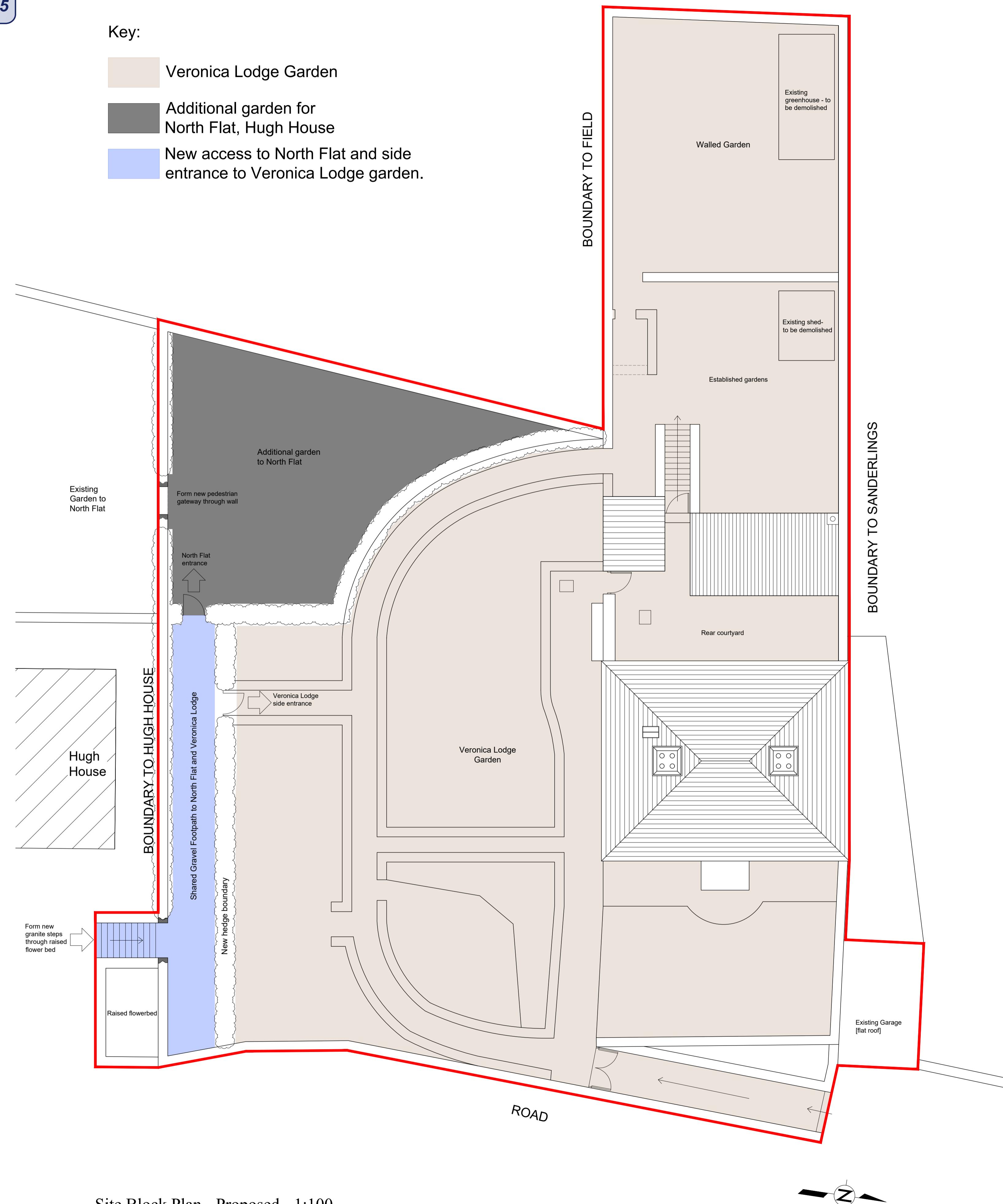
By Lisa Walton at 1:15 pm, Dec 19, 2025

Key:

Veronica Lodge Garden

Additional garden for
North Flat, Hugh House

New access to North Flat and side
entrance to Veronica Lodge garden.



Site Block Plan - Proposed - 1:100

No. Date. Revision. Initial.

NOTES.
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Figured dimensions must be taken in preference to scaled dimensions.

Contractors, Sub-contractors and Suppliers must verify all dimensions on site before commencing work or preparing shop drawings.

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**DUCHY of
CORNWALL**

WESTERN DISTRICT
Duchy of Cornwall
Restormel Estate Office
Lostwithiel
Cornwall PL22 0HN
01822 890205
01579 343149

ISLES OF SCILLY
Duchy of Cornwall
St. Mary's
Isles of Scilly TR21 0LS
01720 422508

Manor
St Mary's

Project.
Veronica Lodge -
Refurbishment

Detail.
Site Block Plan as
proposed showing new
side access steps and
path

Scale. 1:100

Drawing No. MYS-VL-14 Revision No.

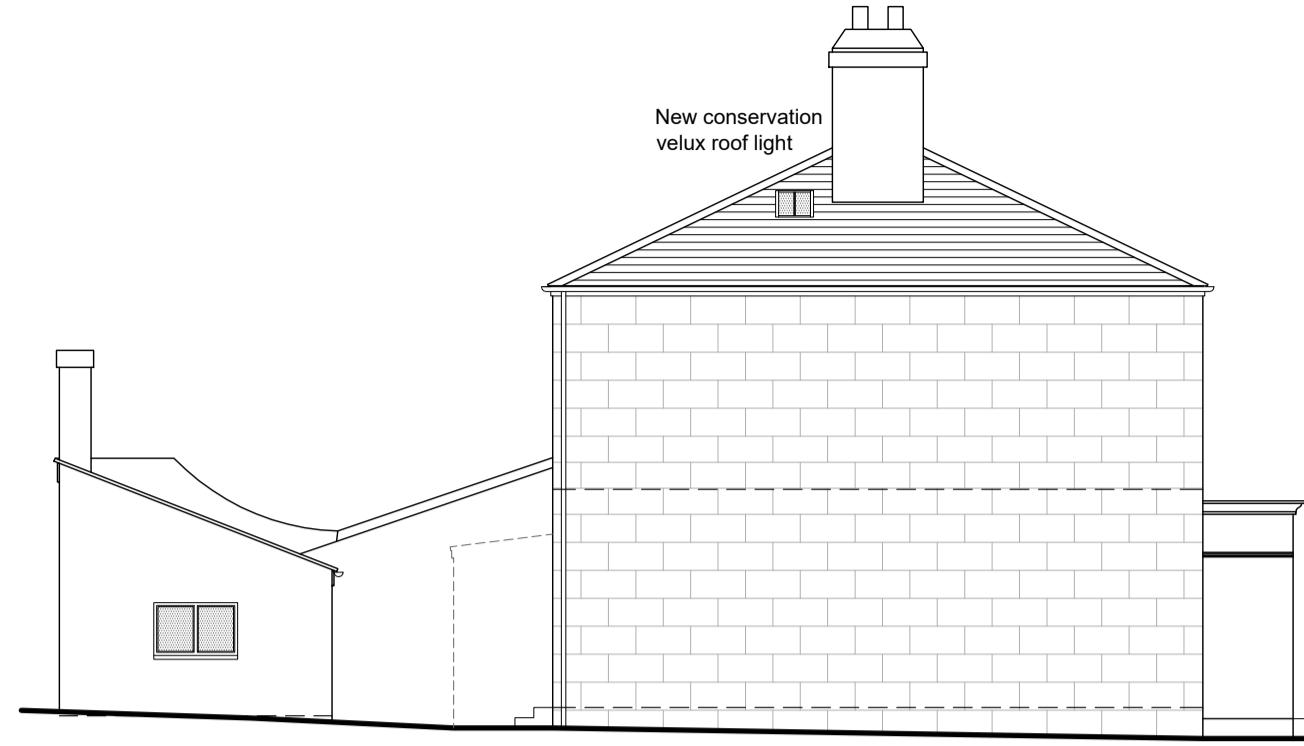
Drawn by. IDR
Date. Sept.2025



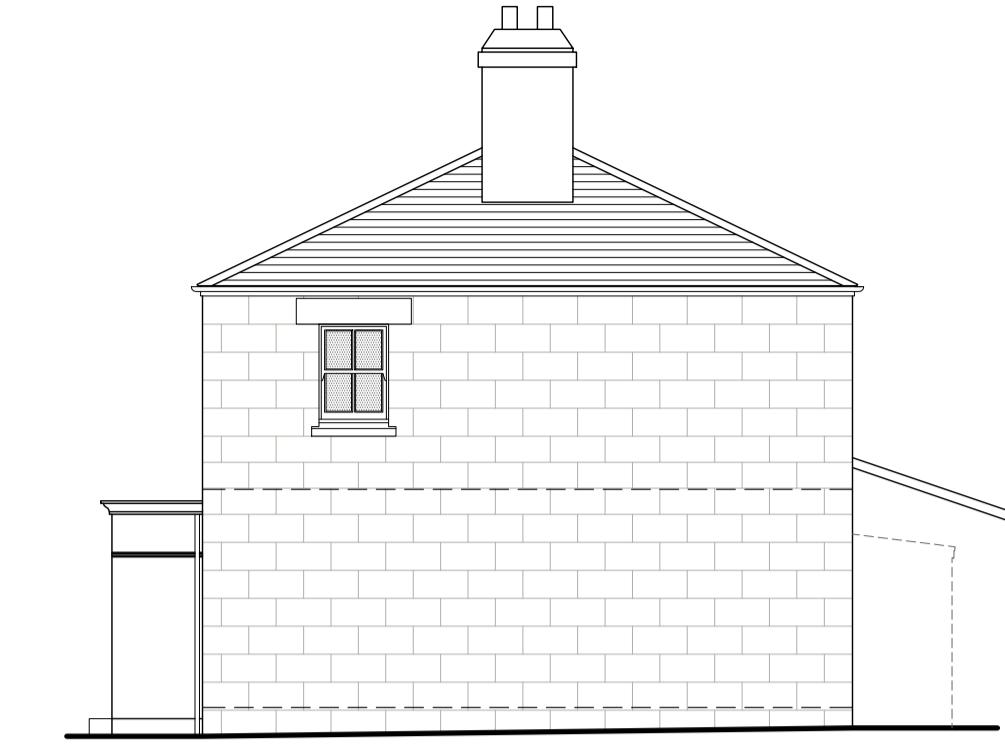
Front Elevation [East Facing] - Proposed



Rear Elevation [West Facing] - Proposed



Side Elevation [South Facing] - Proposed



Side Elevation [North Facing] - Proposed

No.	Date.	Revision.	Initial.
A	Sept 2025	Elevation updates - removal of render.	IDR

RECEIVED
By *Liv Rickman* at 11:28 am, Sep 22, 2025

APPROVED
By Lisa Walton at 1:16 pm, Dec 19, 2025

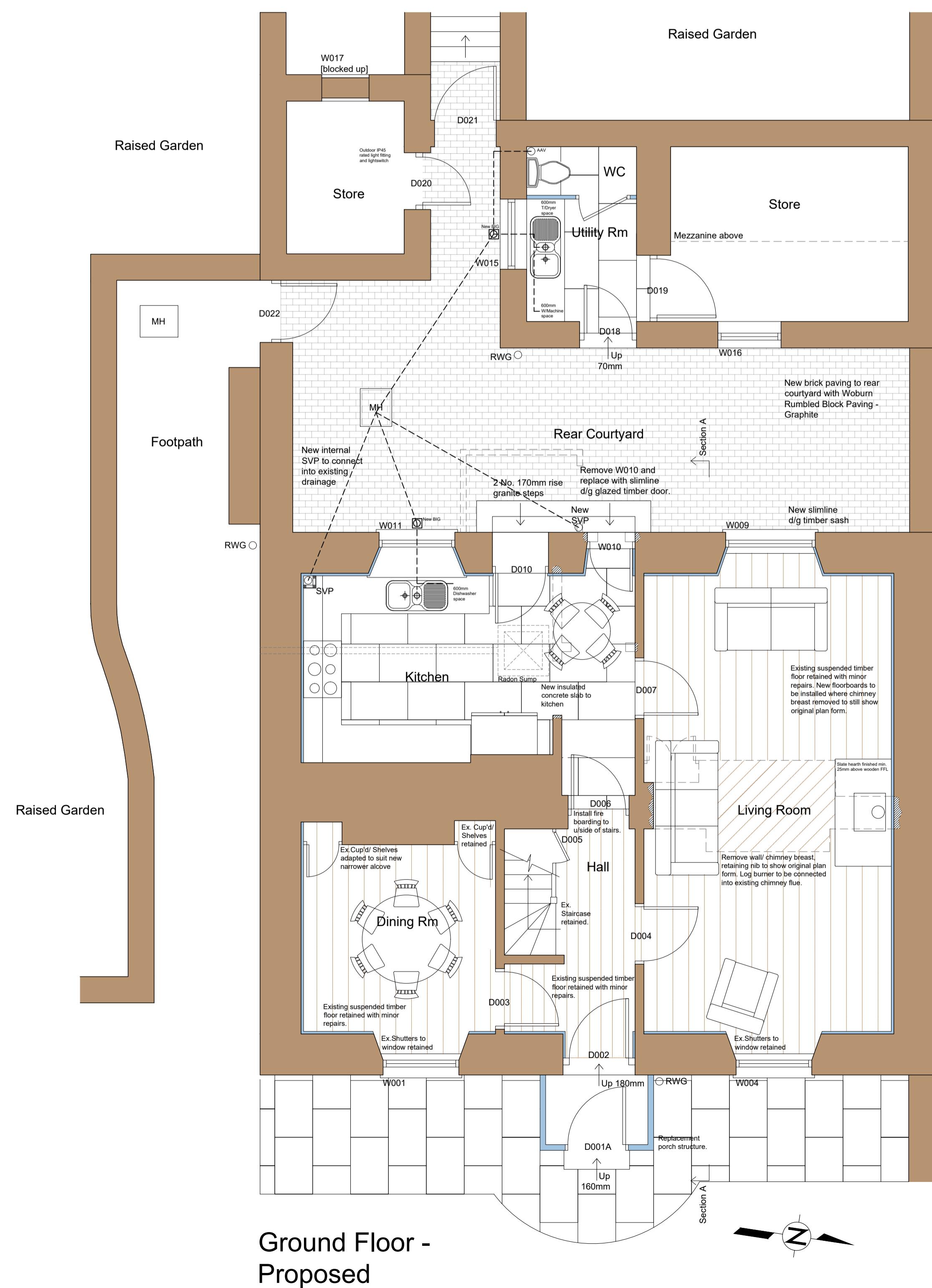
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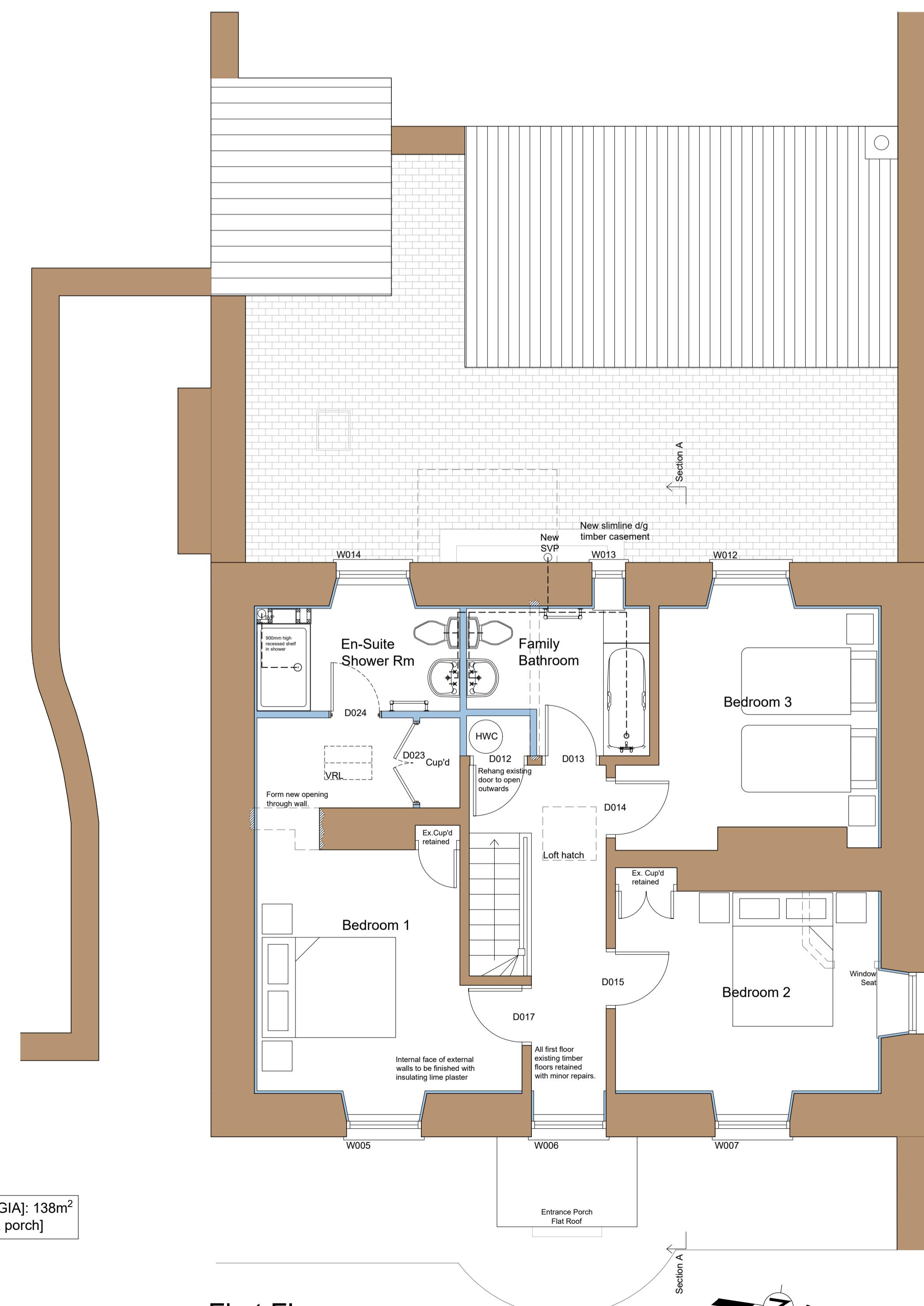
Contractors, Sub-contractors and Suppliers must verify all dimensions on site before commencing work or preparing shop drawings.



DUCHY of CORNWALL



Ground Floor - Proposed



First Floor - Proposed

WESTERN DISTRICT	DARTMOOR
Duchy of Cornwall	Duchy of Cornwall
Restormel Estate Office	Princetown
Lostwithiel	Yelverton
Cornwall PL22 0HN	Devon PL20 6QF 01822 890205

01579 343149
ISLES OF SCILLY
Duchy of Cornwall
St. Mary's
Isles of Scilly TR21 0LS
01720 422508

Manor

Veronica Lodge - Refurbishment

Detail.

Floorplans and Elevations as proposed

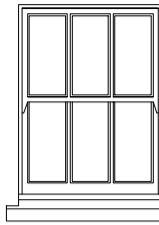
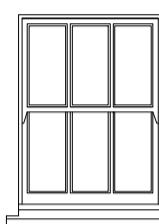
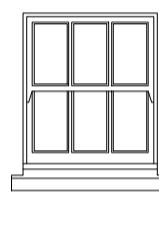
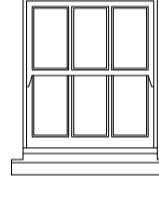
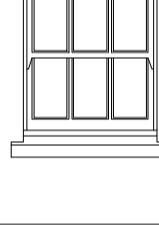
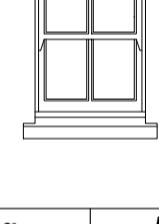
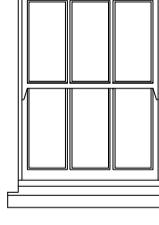
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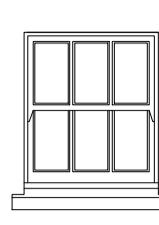
Drawing No. Revision No.

MITS-VL-02

Drawn by. IDR

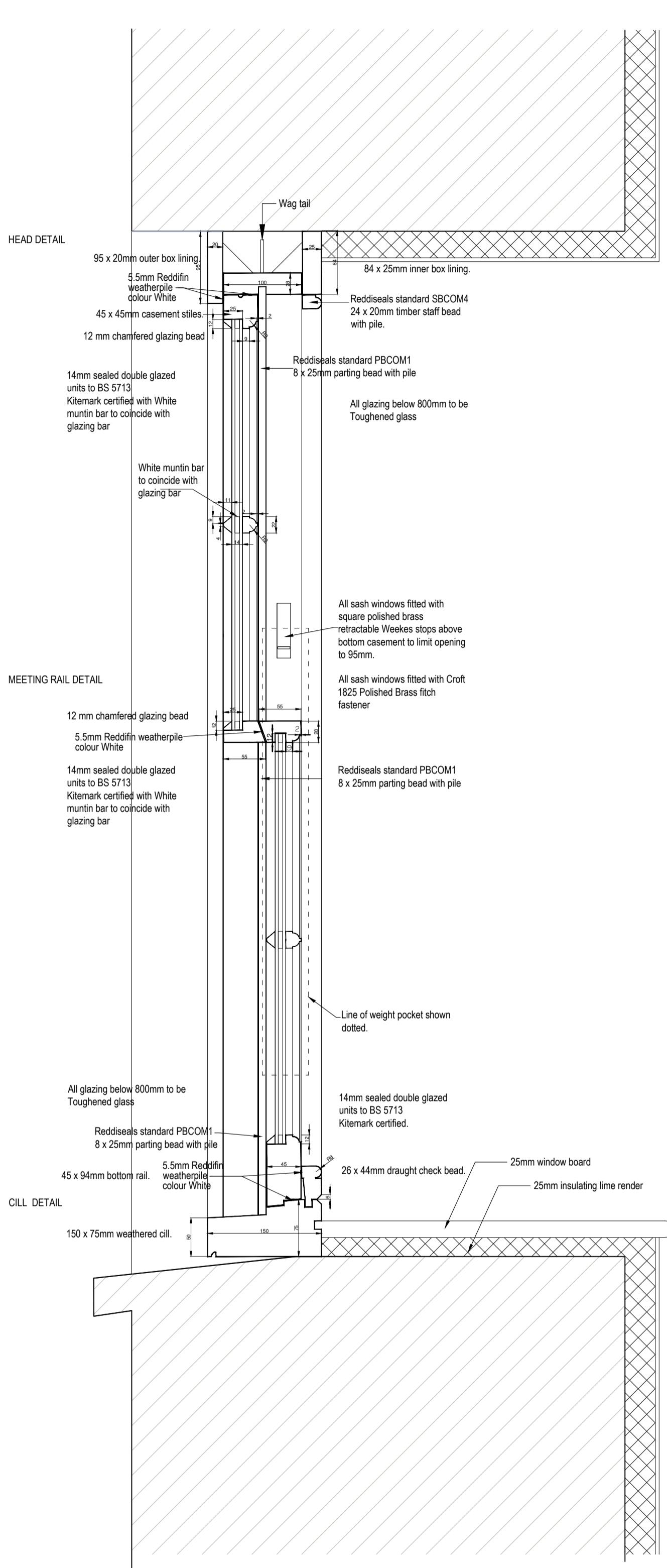
Date. March 2021

Window No.	Location	Elevation/ Type		Comments
W001.	Dining Room			Existing single glazed sash window overhauled and retained. Localised timber repairs, sash cords replaced as necessary.
W002.	Entrance Porch	Existing	Proposed	Existing porch taken down and rebuilt. Replacement entrance door in original position of W002. Refer to Door Schedule.
W003.	Entrance Porch high level glazing	Existing	Proposed	New double glazed accoya fixed pane window. Profiles as per new entrance porch details.
W004.	Living Room			Existing single glazed sash window overhauled and retained. Localised timber repairs, sash cords replaced as necessary.
W005.	Bedroom 1			Existing single glazed sash window overhauled and retained. Localised timber repairs, sash cords replaced as necessary.
W006.	Landing			Existing single glazed sash window overhauled and retained. Localised timber repairs, sash cords replaced as necessary.
W007.	Bedroom 2 [Front]			Existing single glazed sash window overhauled and retained. Localised timber repairs, sash cords replaced as necessary.
W008.	Bedroom 2 [Side]			Existing single glazed sash window overhauled and retained. Localised timber repairs, sash cords replaced as necessary.
W009.	Snug	Existing	Proposed	New double glazed accoya timber sash as per window details.
W010.	Downstairs WC	Existing	Proposed	Existing stormproof window removed and opening enlarged back to its original door opening form. New double glazed door installed. Refer to Door Schedule.
W011.	Kitchen			Existing single glazed sash window overhauled and retained. Localised timber repairs, sash cords replaced as necessary.
W012.	Bedroom 3			Existing single glazed sash window overhauled and retained. Localised timber repairs, sash cords replaced as necessary.
W013.	Family Bathroom	Existing	Proposed	New double glazed accoya timber casement as per window details.

Window No.	Location	Elevation/ Type		Comments
W014.	Bedroom 4			Existing single glazed sash window overhauled and retained. Localised timber repairs, sash cords replaced as necessary.
W015.	Annexe Kitchen/ Shower Rm	Existing	Proposed	New double glazed accoya timber casement as per window details.
W016.	Annexe Bedroom	Existing	Proposed	New double glazed accoya timber casement as per window details.
W017.	Store [blocked up opening]	Blocked up opening		As existing retained.

RECEIVED
By Liv Rickman at 11:28 am, Sep 22, 2025

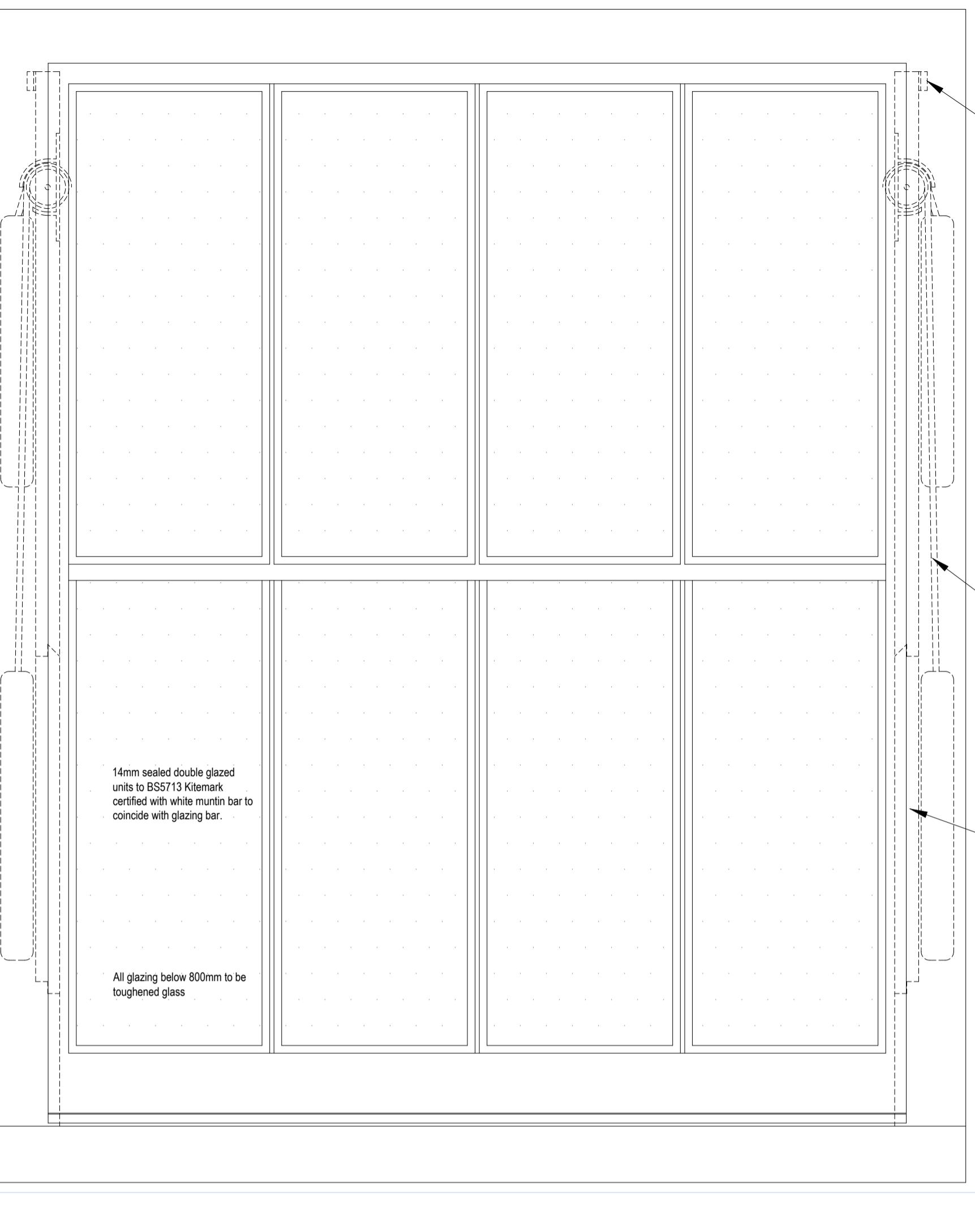
No.	Date.	Revision.	Initial.
A	Sept.25	Updated notes	IDR
APPROVED By Lisa Walton at 1:16 pm, Dec 19, 2025			
NOTES. C This drawing is copyright:- Figured dimensions must be taken in preference to scaled dimensions. Contractors, Sub-contractors and Suppliers must verify all dimensions on site before commencing work or preparing shop drawings.			
DUCHY OF CORNWALL			
WESTERN DISTRICT		DARTMOOR	
Duchy of Cornwall Restormel Estate Office Lostwithiel Cornwall PL22 0HN 01579 343149		Duchy of Cornwall Princetown Yelverton Devon PL20 6QF 01822 890205	
ISLES OF SCILLY			
Duchy of Cornwall St. Mary's Isles of Scilly TR21 0LS 01720 422508			
Manor St Mary's			
Project. Veronica Lodge - Refurbishment			
Detail. Window & Door Schedule			
Scale. NTS			
Drawing No. MYS-VL-03		Revision No. A	
Drawn by. IDR			
Date. March 2021			



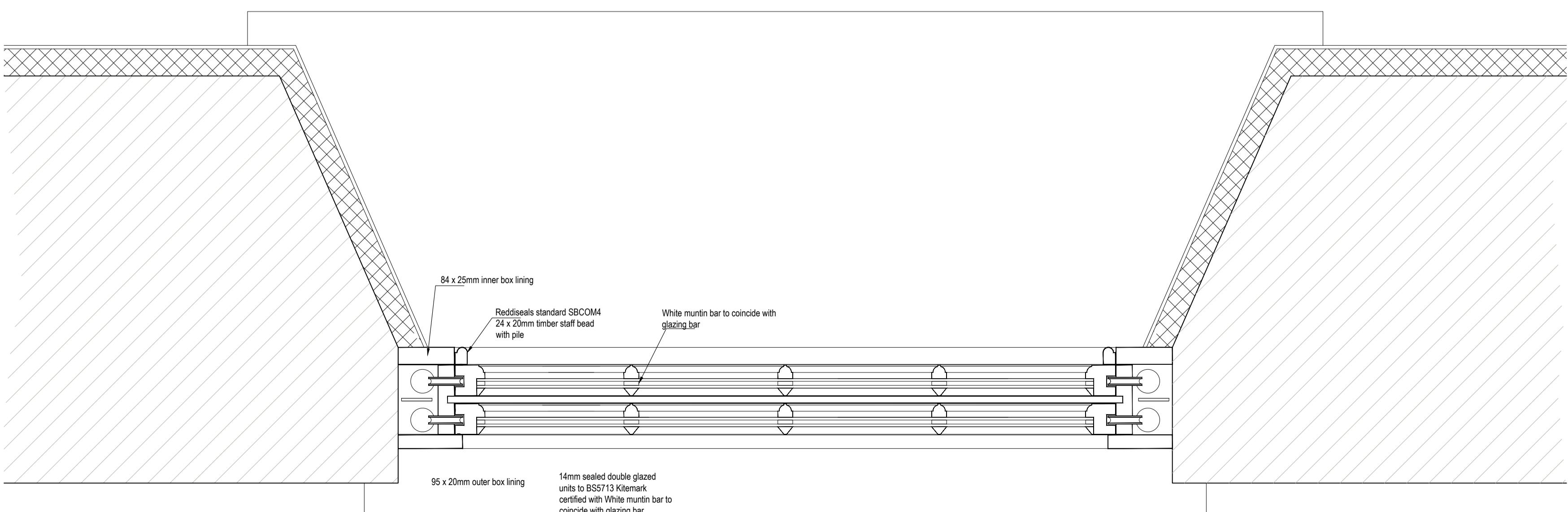
Section through Sash window

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By Liv Rickman at 11:28 am, Sep 22, 2025

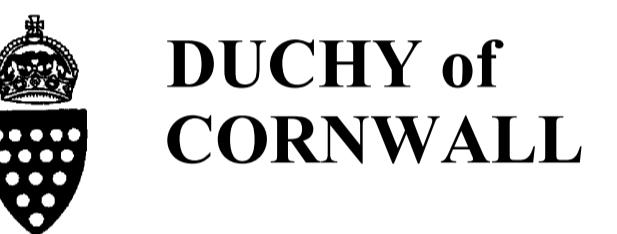


Typical Sash window elevation



Plan view of Sash window

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Detail.
Double glazed timber
sash window detail

Scale. 1:5

Drawing No. MYS-VL-05 Revision No.

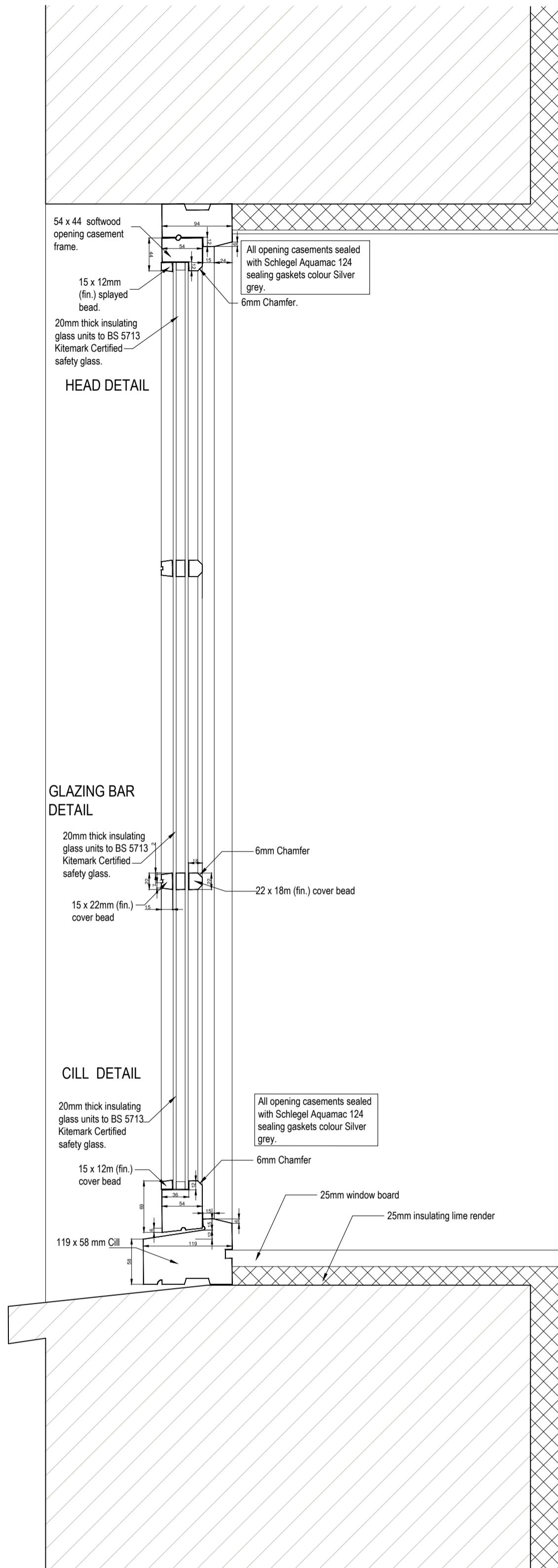
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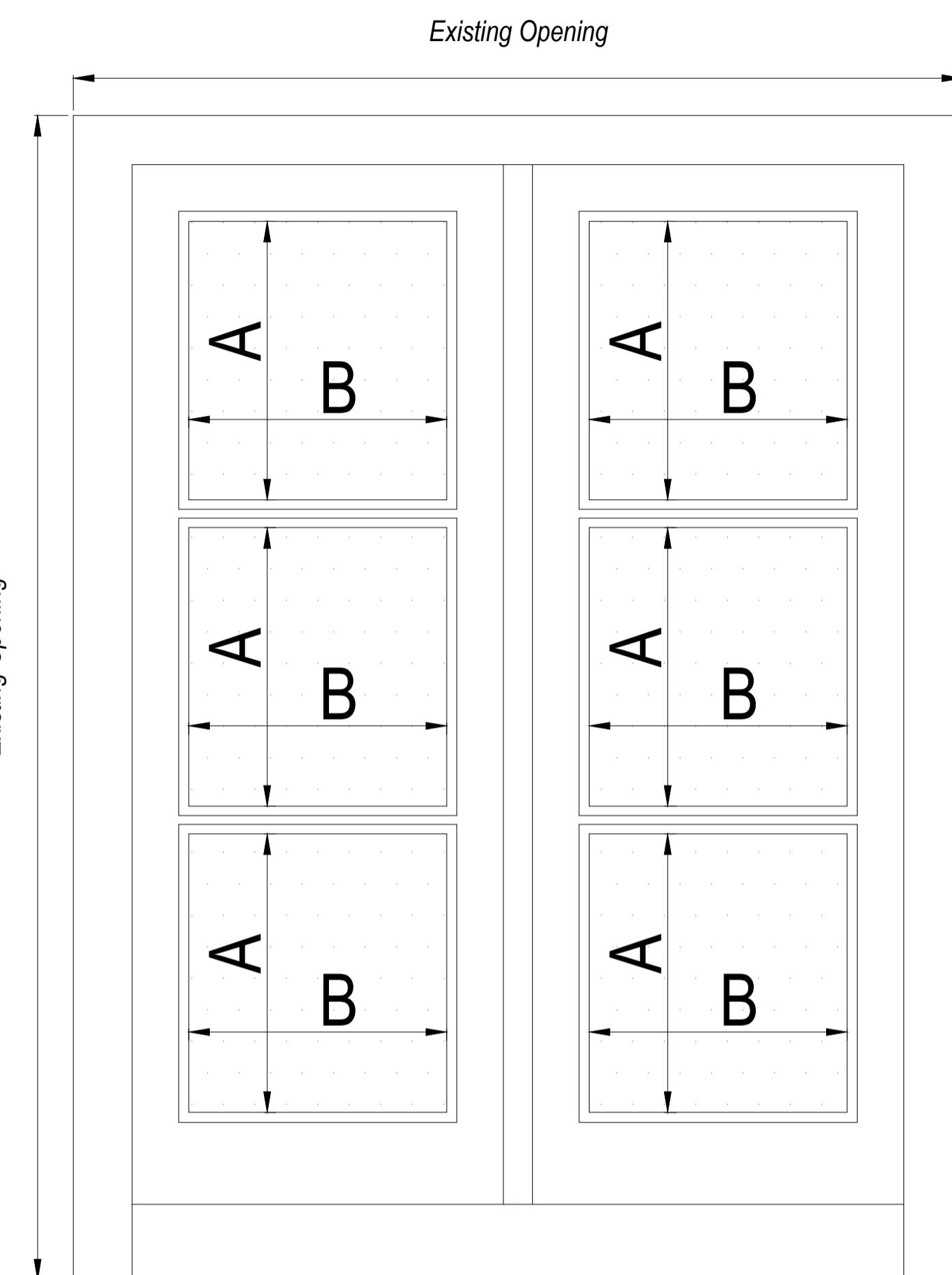
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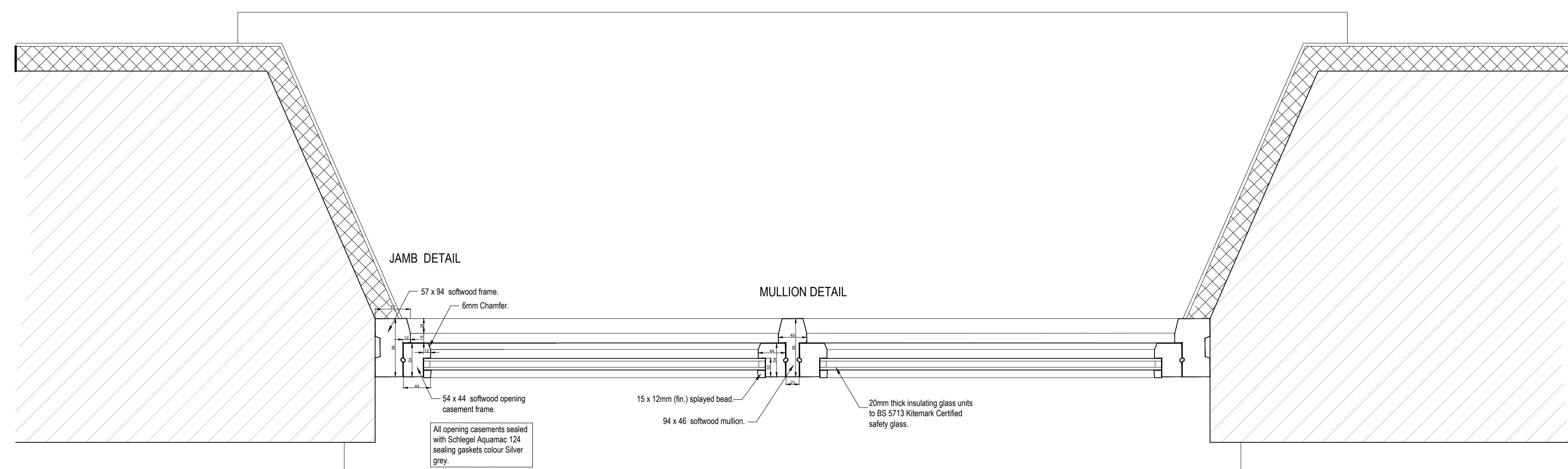
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By Lisa Walton at 1:17 pm, Dec 19, 2025



Section through Sash window



Typical Sash window elevation.



Plan view of Sash window

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Detail.
Double glazed timber
casement window detail

Scale. 1:5

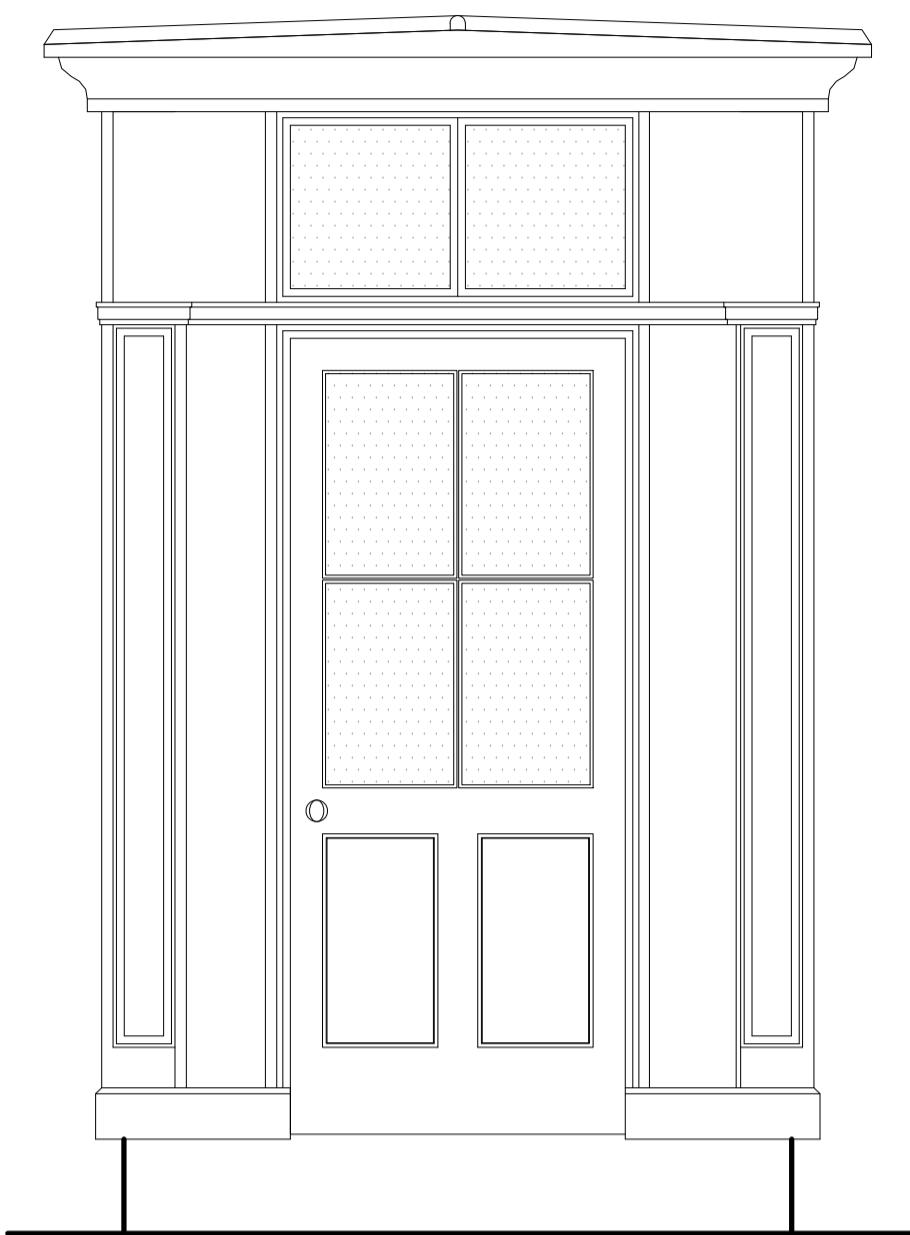
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Date. June 2021

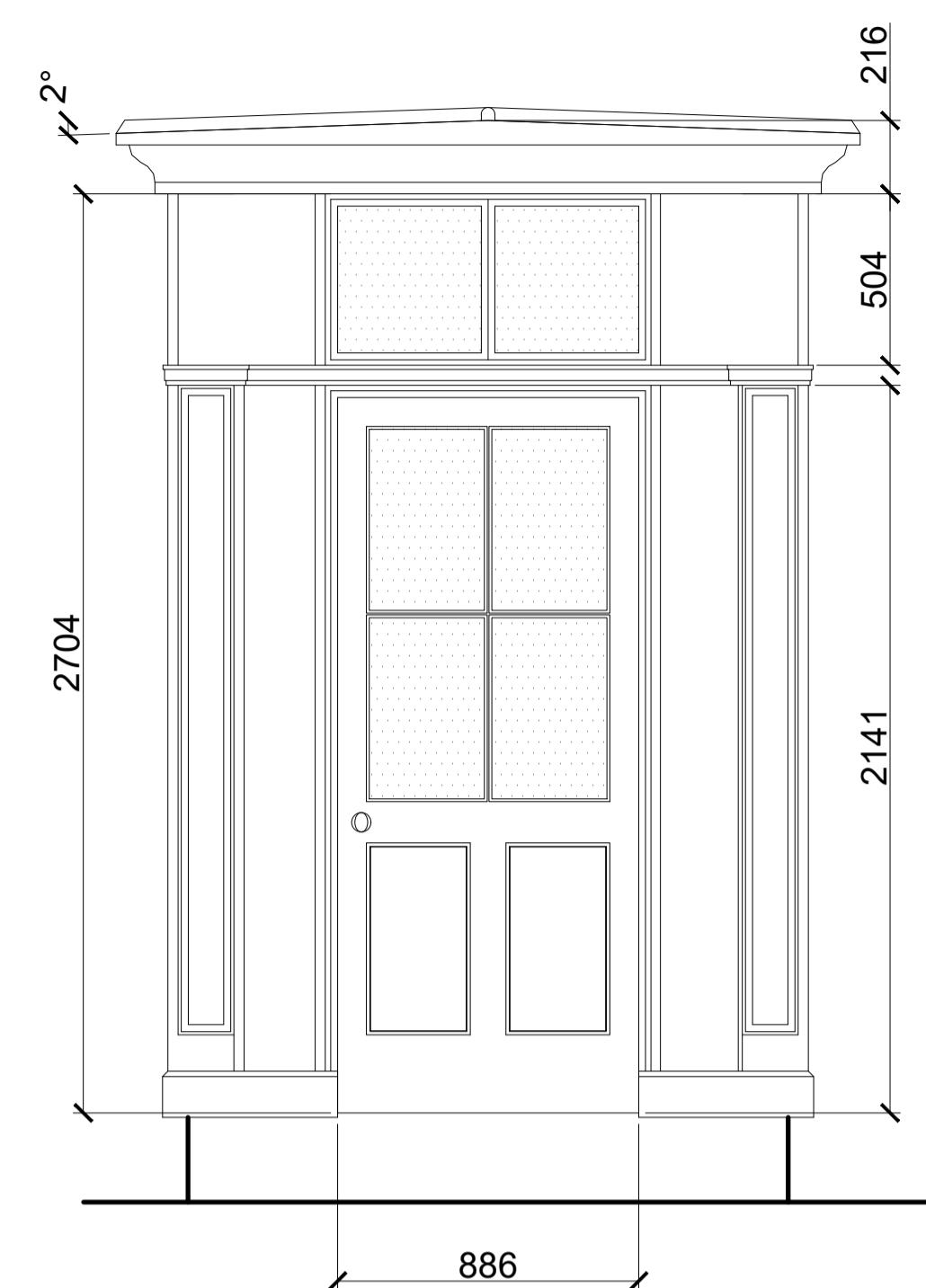
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By Tom Anderson at 3:57 pm, Nov 13, 2025

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By Lisa Walton at 1:17 pm, Dec 19, 2025

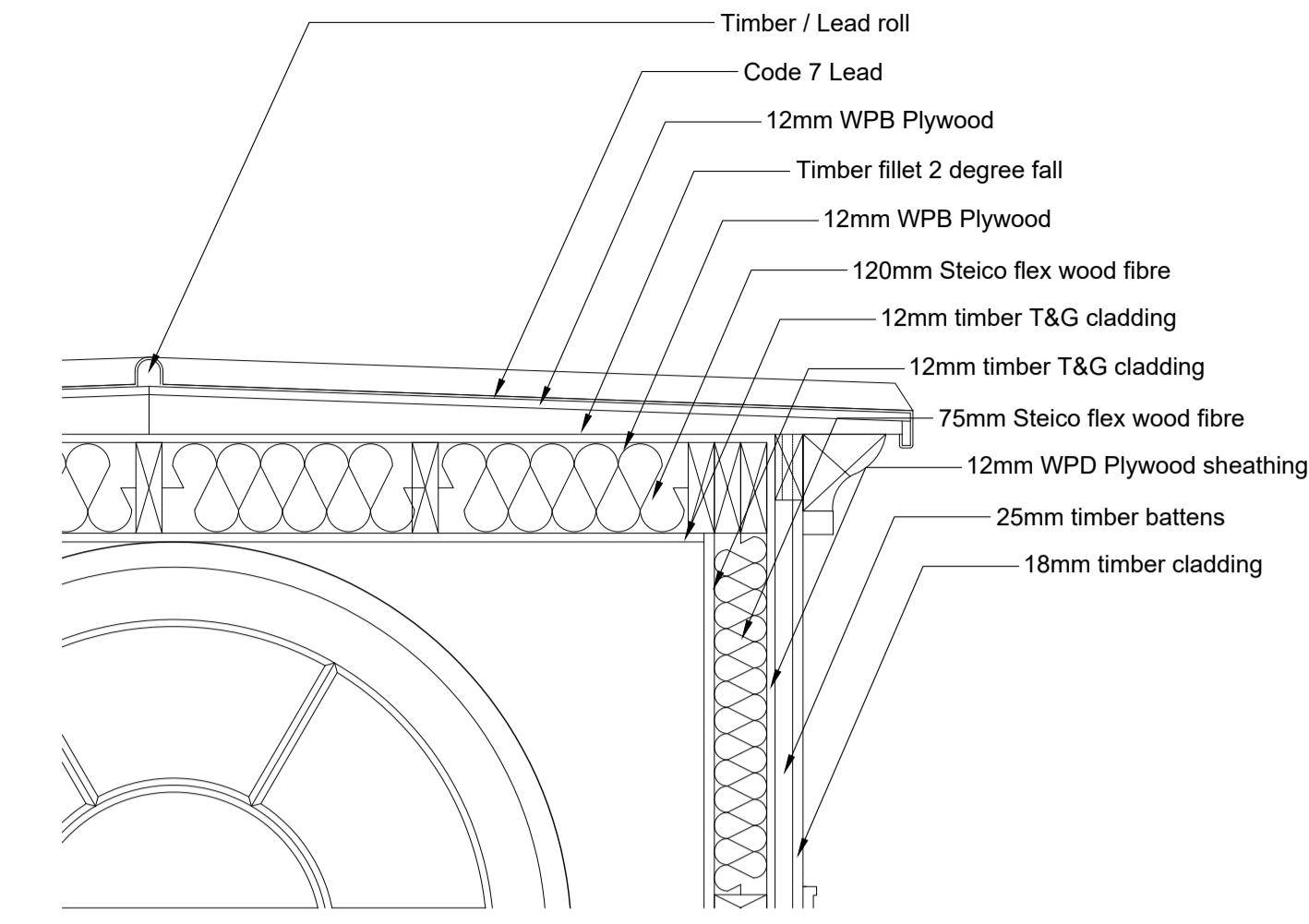
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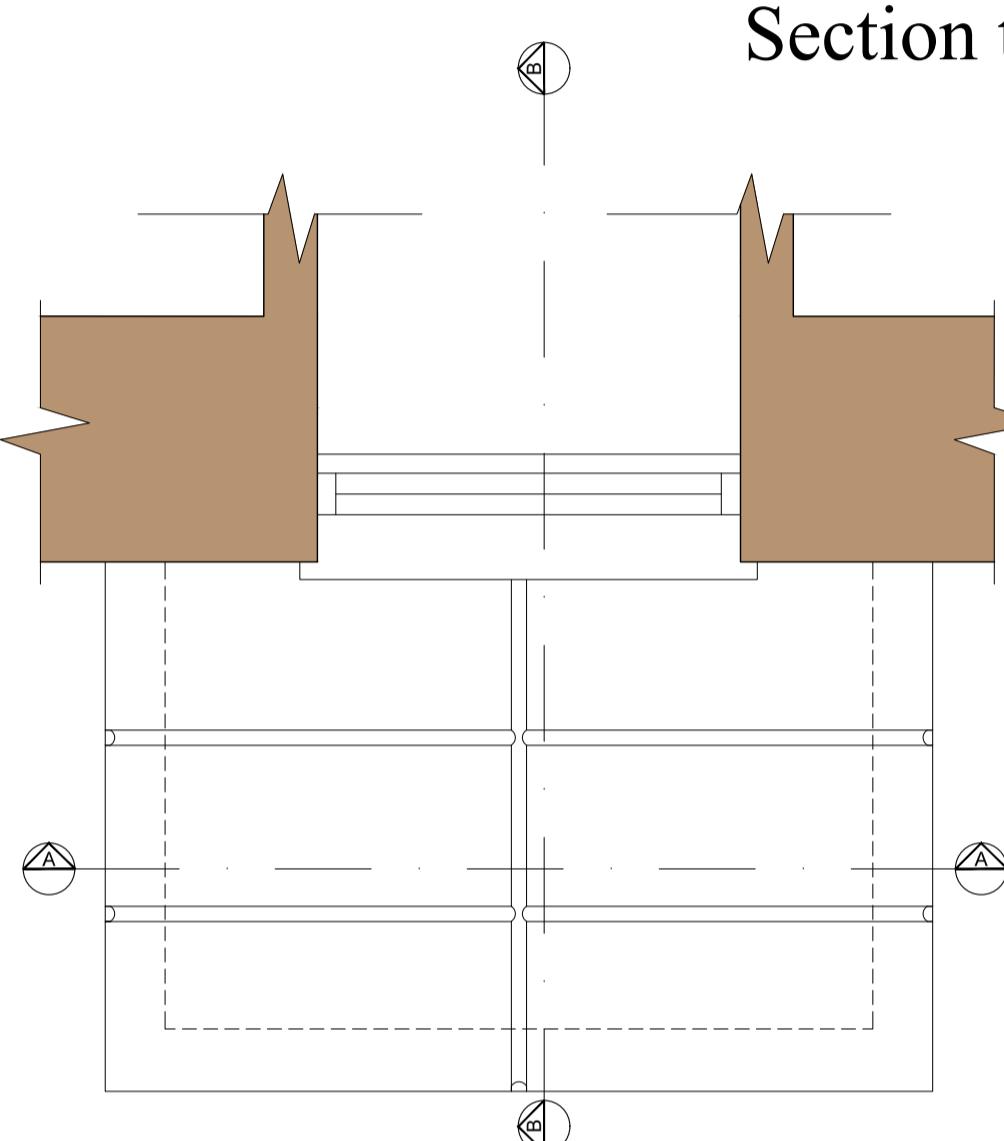
Front Elevation - 1:20



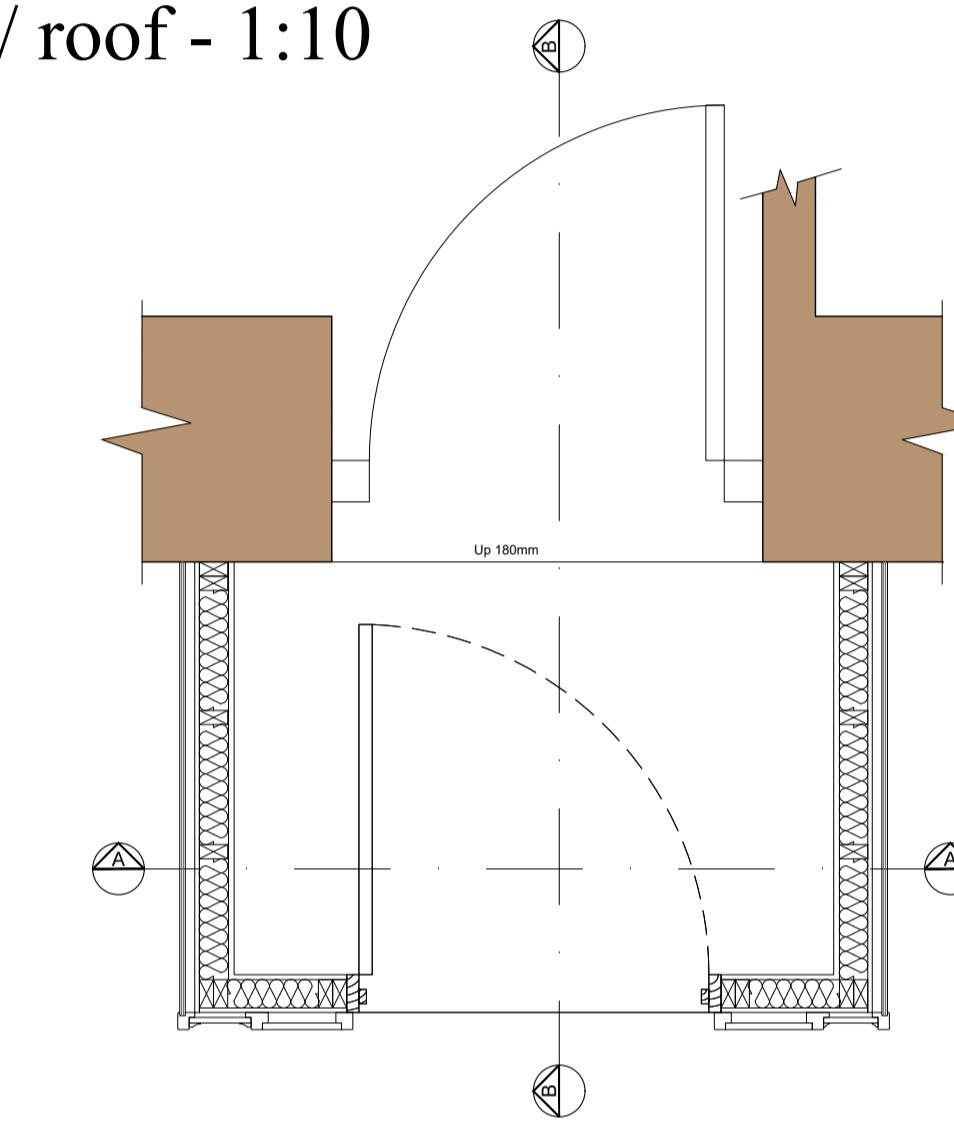
Front Elevation - 1:20



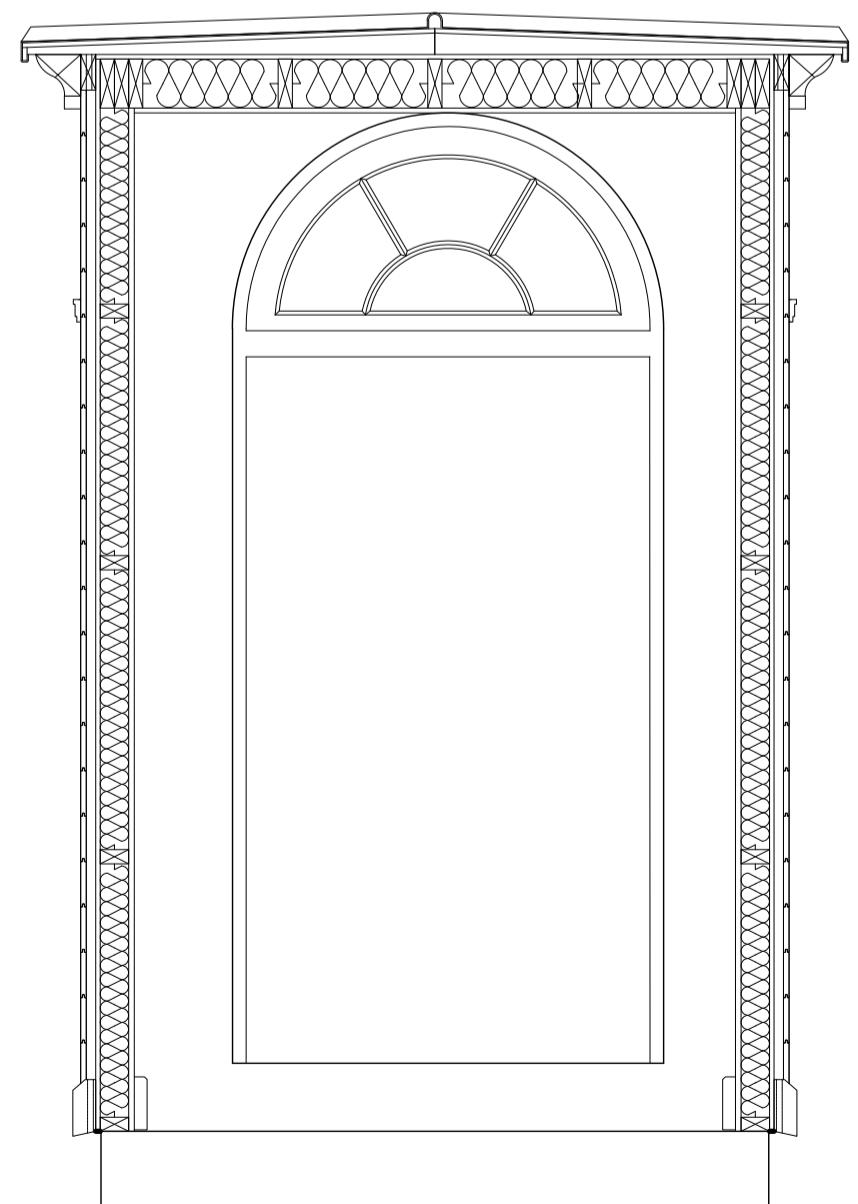
Section through wall/ roof - 1:10



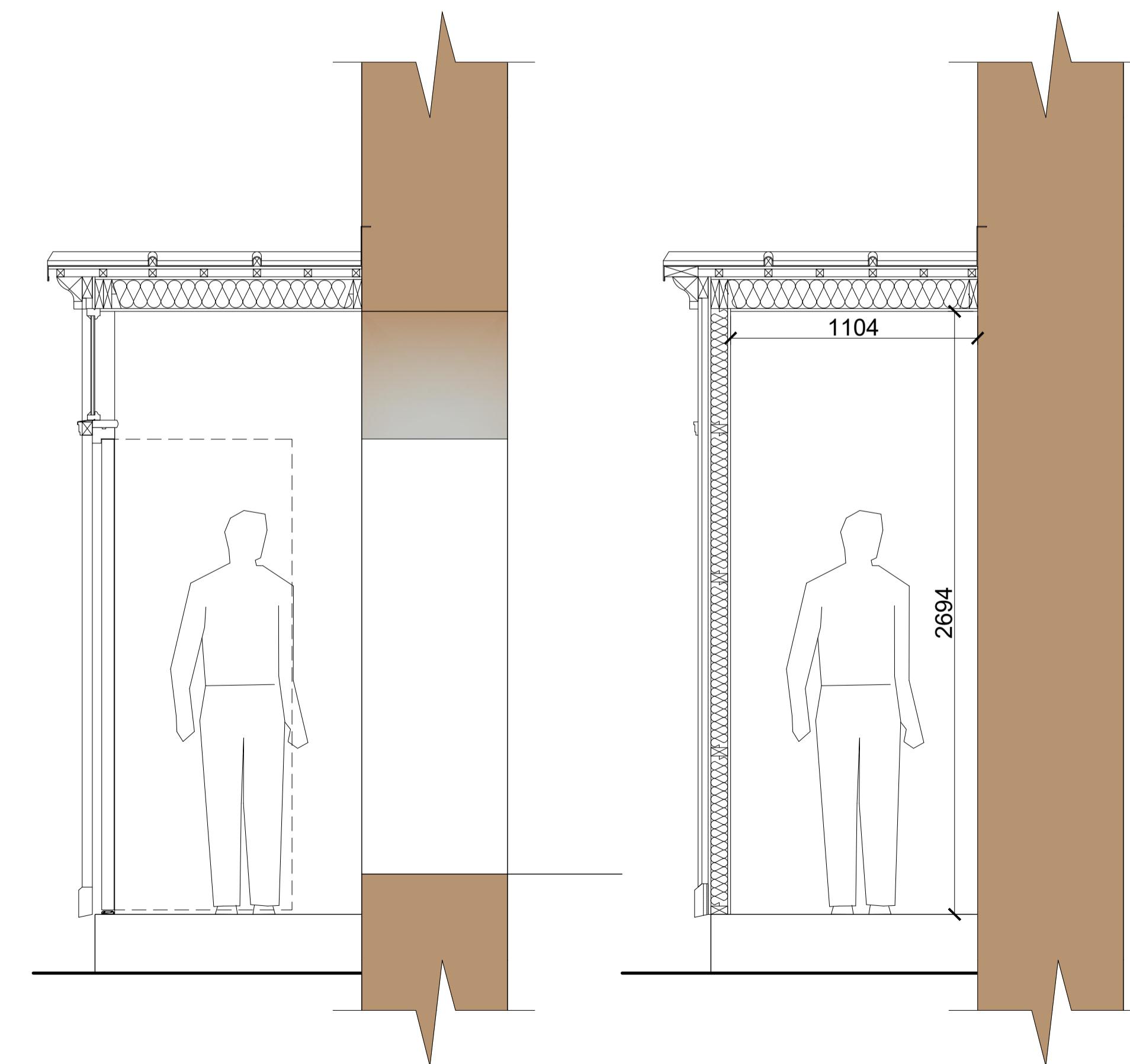
Roof Plan - 1:20



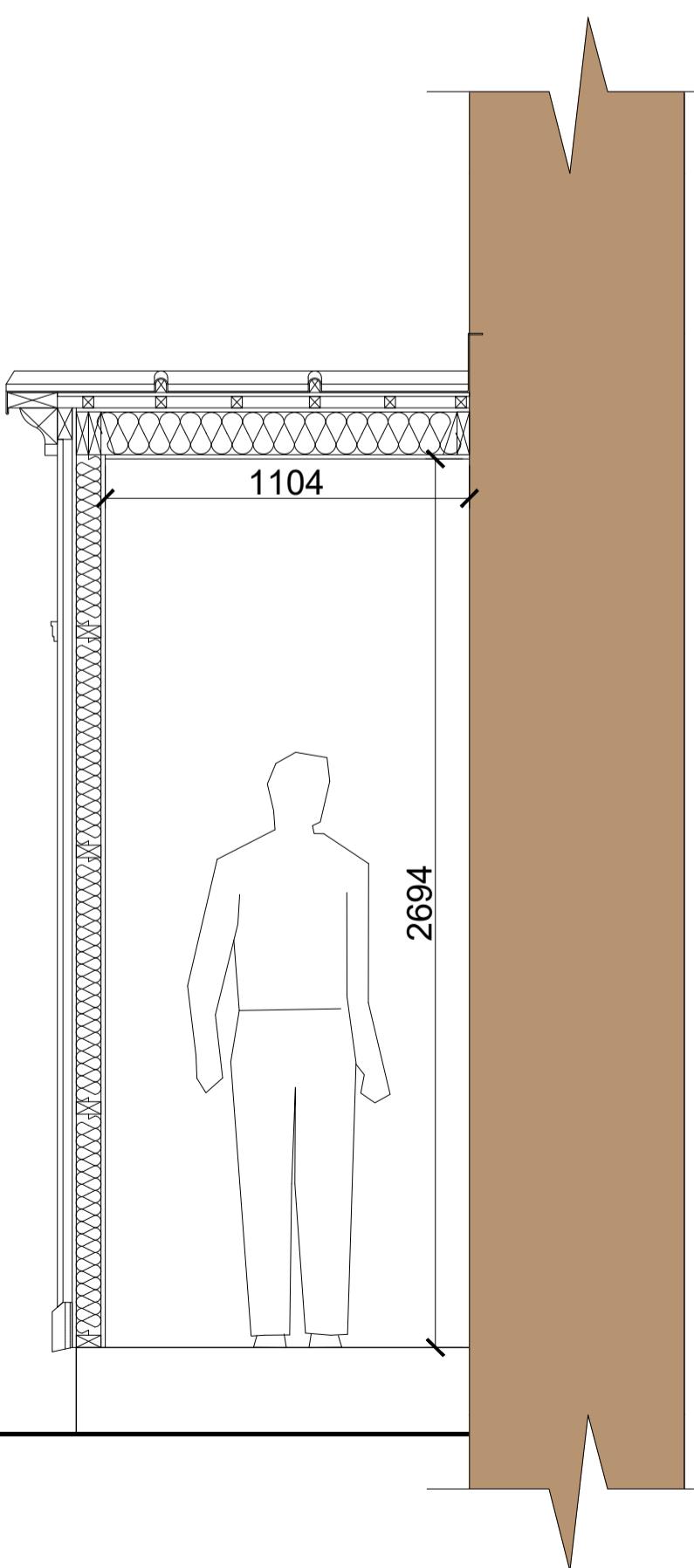
Porch Floor Plan - 1:20



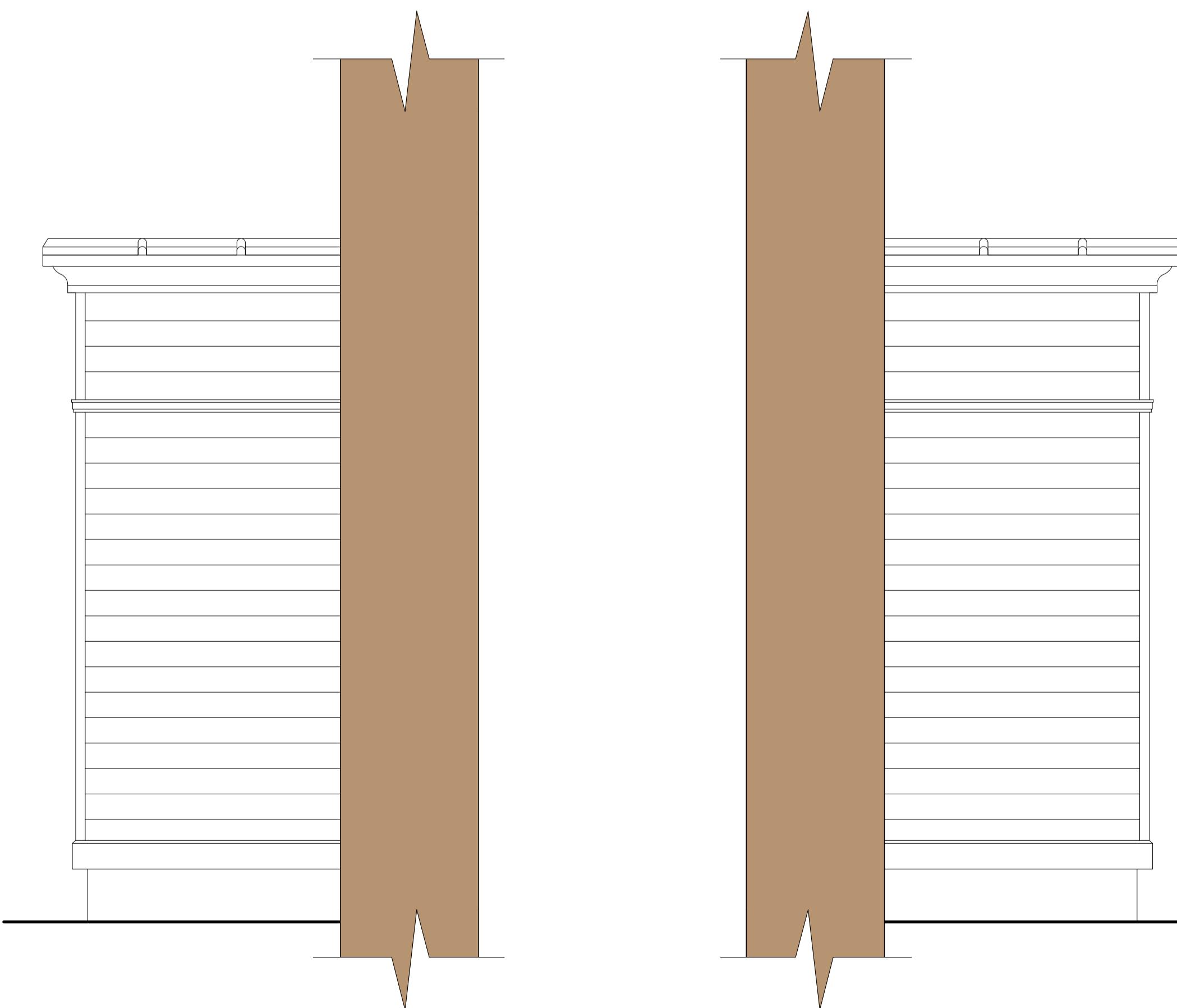
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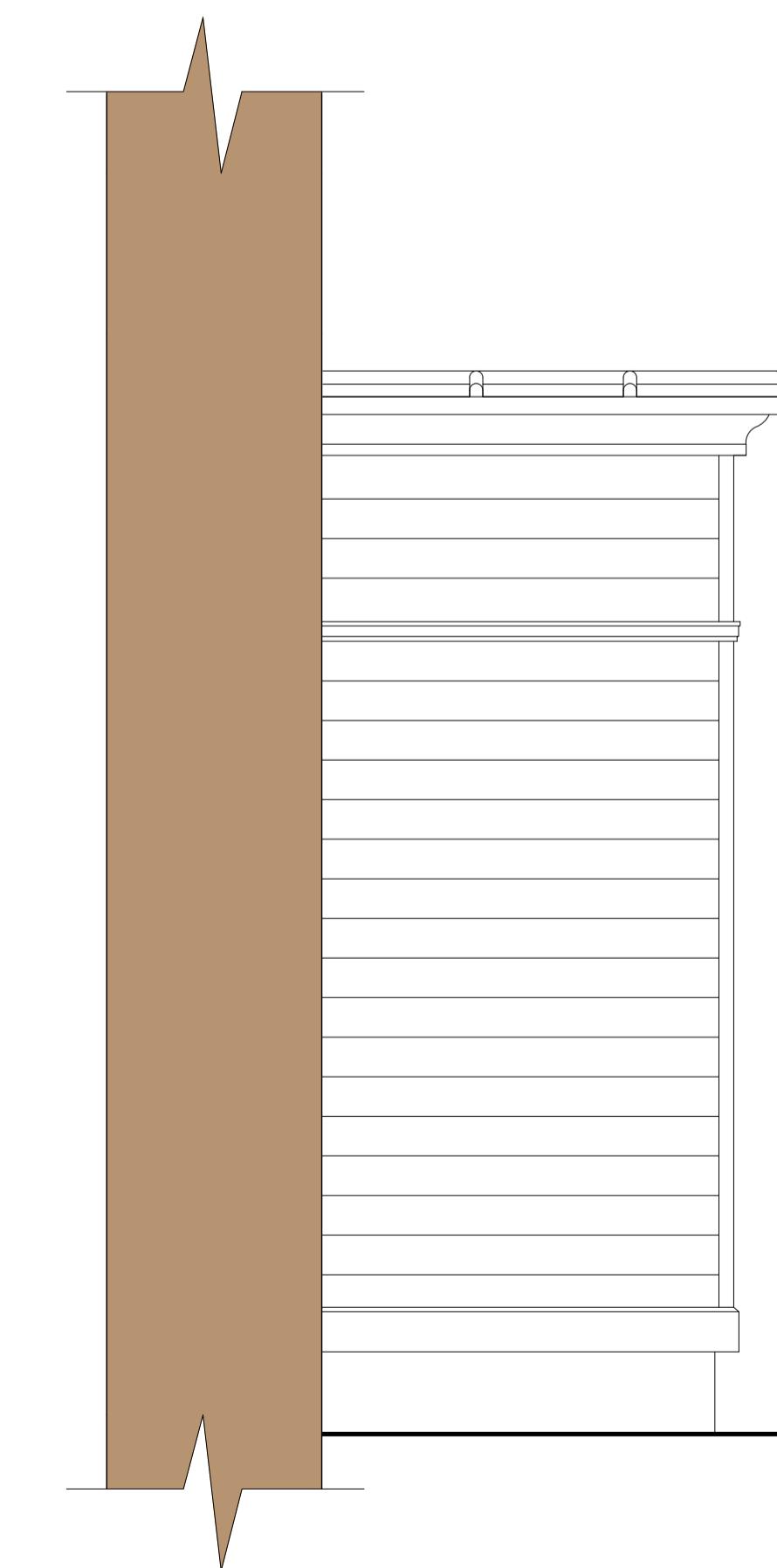
Section B - 1:20



Section C - 1:20



North Facing Side Elevation -
1:20



South Facing Side Elevation -
1:20

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Duchy of Cornwall
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Project
Veronica Lodge

Detail
Entrance Porch Details

Scale
1:10/1:20

Drawing No.
MYS-VL-14

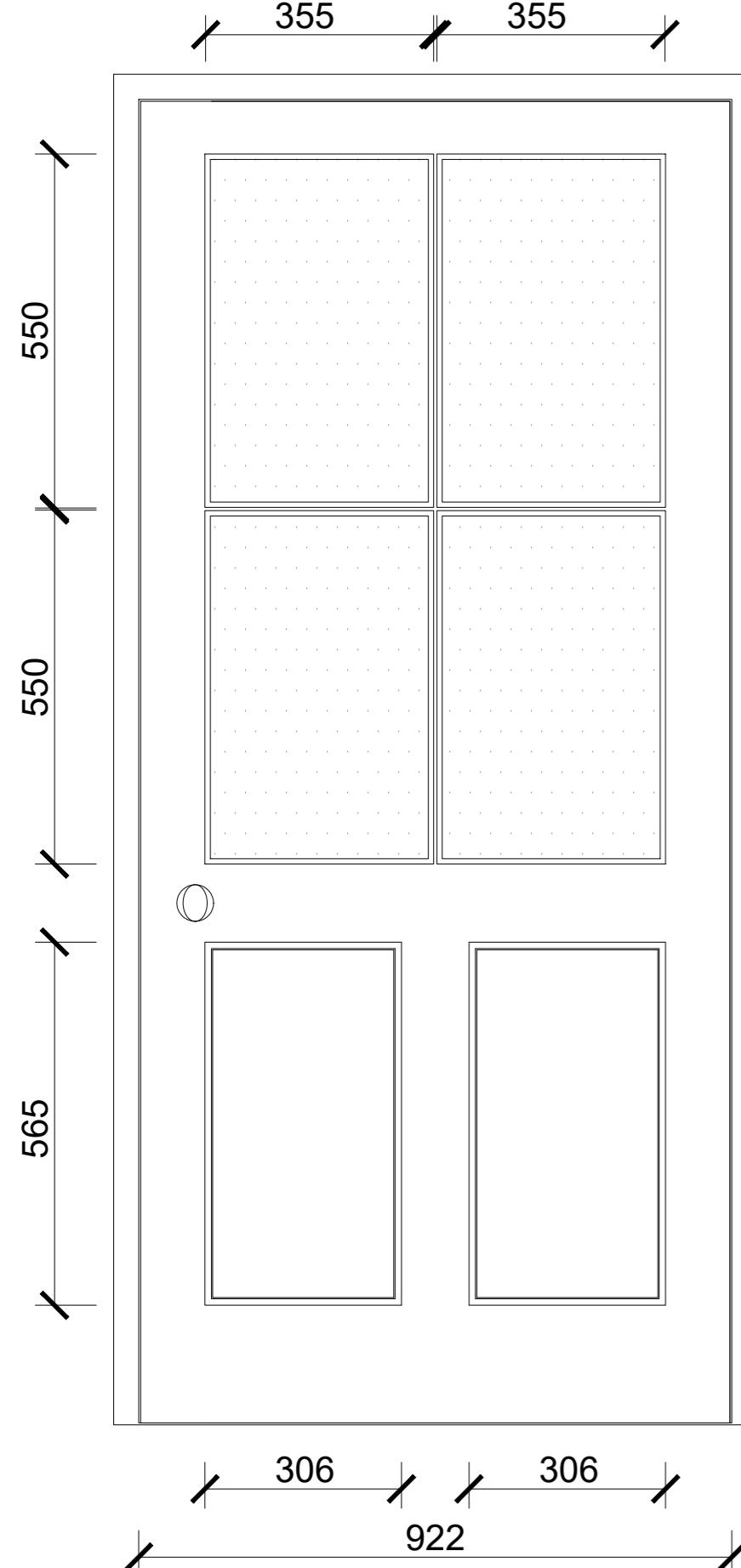
Revision No.
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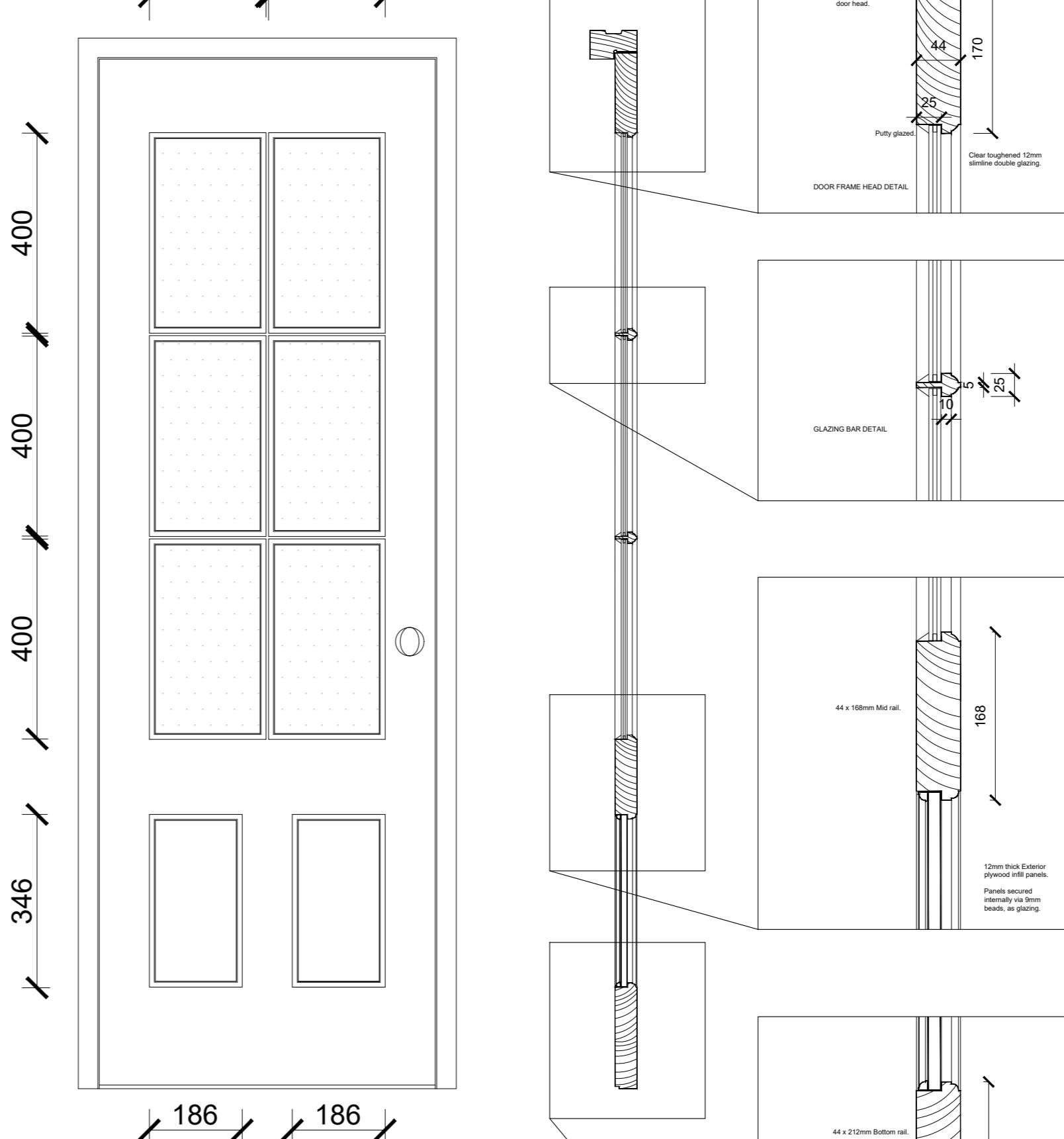
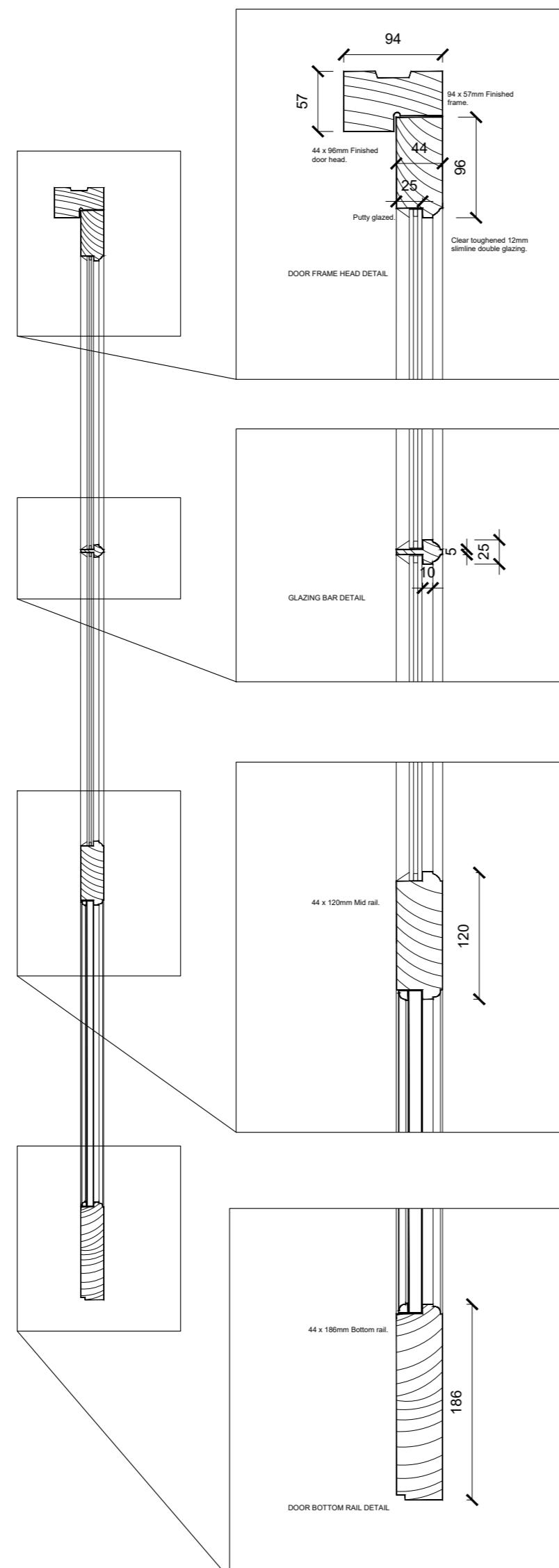
Date
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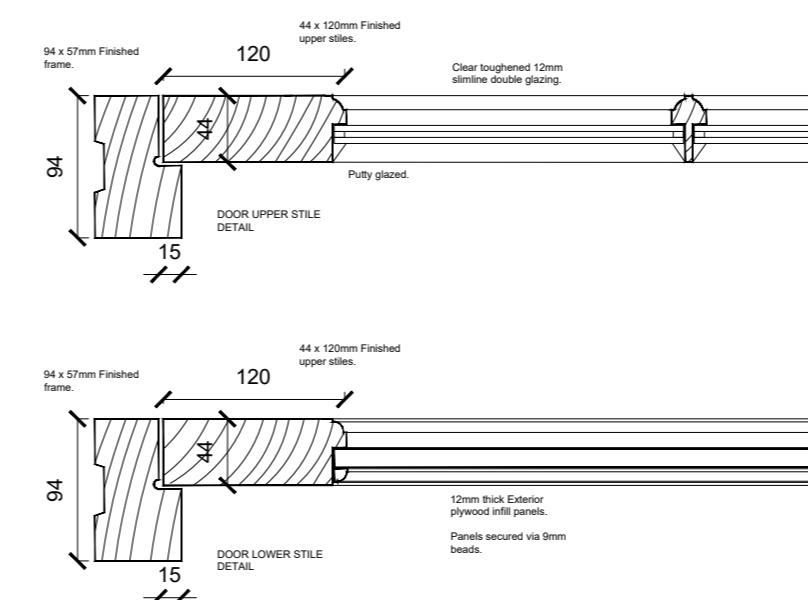
By Lisa Walton at 1:17 pm, Dec 19, 2025



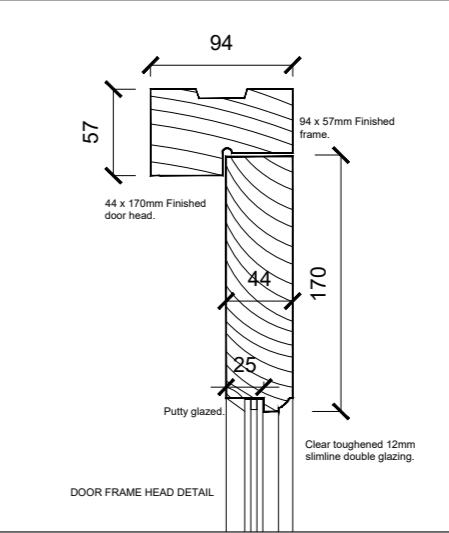
D001 Main Entrance Porch Door Detail - 1:10 / 1:5



W010 Kitchen Door Detail - 1:10 / 1:5



W010 & D001 Plan View Details - 1:5



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Detail.
Proposed new external door details

Scale.	1:10 / 1:5
Drawing No.	MYS-VL-15
Revision No.	
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By Liv Rickman at 2:29 pm, Sep 24, 2025

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By Lisa Walton at 1:18 pm, Dec 19, 2025



DUCHY of CORNWALL

Design and Access Statement



Veronica Lodge
Garrison
St Mary's
Isles of Scilly
TR21 0LS

September 2025
Revision A



Design and Access Statement – Veronica Lodge

Quality Audit			
Ref.	Name	Signed	Date
Prepared	Ian Raspison		
Checked	Greg Lean		
Approved	Greg Lean		

Revision Register			
Rev.	Date	Notes	By
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Design and Access Statement – Veronica Lodge

1.0 Terms of Reference

1.1 Applicant details:

Mr Karl Taylor
Duchy of Cornwall
Restormel Estate Office
Lostwithiel
Cornwall
PL22 0HN

1.2 Agent details:

Ian Raspison
Duchy of Cornwall
Restormel Estate Office
Lostwithiel
Cornwall
PL22 0HN

01579 343149
iraspison@duchyofcornwall.org

1.3 Site address:

Veronica Lodge
Garrison
St Mary's
Isles of Scilly
TR21 0LS



Design and Access Statement – Veronica Lodge

2.0 Introduction

2.1 This design and access statement has been produced by the Duchy of Cornwall in support of the accompanying planning application for the refurbishment of Veronica Lodge.

2.2 This statement should be read in conjunction with the following;

- The completed planning application form and ownership certificates.
- Site Location & Block Plan as existing
- Existing Floor Plans
- Existing Elevations
- Proposed Floor Plans
- Proposed Elevations
- Proposed Block Plan
- Window & Door Schedule
- Heritage Statement & Impact Assessment
- Ecological survey



Design and Access Statement – Veronica Lodge

3.0 Site and Context Analysis

3.1 Analysis of the Site

Veronica Lodge is located on the Garrison, adjacent to Hugh House, to the west of Hugh Town. The principle front elevation of Veronica Lodge faces East.

The application site measures approximately 0.27 acres and comprises of a 4 bedroom Grade II listed dwelling. To the South of the application site is Hugh House, owned by the Duchy of Cornwall and incorporates its offices.

Veronica Lodge was built in the late 18th century for the Garrison Commander and has evolved to present day with 19th and 20th century alterations.

There is a garage at street level and then a pedestrian footpath leads up to the property.

3.2 Analysis of the Surrounding Context

The Garrison walls and defence structures are Scheduled Monuments.

Veronica Lodge and Hugh House are both Grade II Listed buildings.

The Star Castle is Grade I Listed and lies approximately 160 metres North West of Veronica Lodge.

3.3 Planning History

The Duchy of Cornwall previously obtained planning and listed building consent for the proposed refurbishment of this property in 2021 – ref P/21/055/HH and P/21/056/LBC and are now in a position to progress with this planned refurbishment. The previous consent has since lapsed and this revised application includes creation of a new independent access to North Flat of Hugh House through Veronica Lodge garden and to remove the cementitious render to all elevations of the property, exposing the dressed granite façade as evidence in archive photographs.

4.0 The Development Proposal

The property is currently unoccupied and is in need of significant refurbishment both internally and externally along with thermal efficiency upgrade.

Prior to becoming vacant in 2020, the property had been used as a private residence offering B and B accommodation and has seen 20th century internal modifications such as creation of small ensuite to Bedroom 2 to facilitate this use.

The existing porch structures to the front and rear elevations are both in a very poor state of repair. Both structures are later additions to the original dwelling as outlined in the Heritage Impact Assessment. It is proposed that the front elevation porch is rebuilt, retaining its granite



Design and Access Statement – Veronica Lodge

plinth and form albeit with some minor design changes and relocation of door. The late C20 rear elevation porch structure will be demolished.

The proposal seeks to make some amendment to the internal layout of the dwelling. The existing plan form comprises of 3 No. small reception rooms to the ground floor plus Kitchen and WC with 4 No. bedrooms, 1 No. family bathroom and small late 20th century en-suite addition to Bedroom 2.

The proposed plan looks to recreate the original passage form by removing the ground floor WC and reinstating the door opening to the rear elevation.

To make the property more suitable for modern day living, it is proposed to reconfigure the internal layout to provide a Kitchen/ Breakfast Room, Dining Room & Living Room to the ground floor with 3 No. bedrooms, family bathroom and en-suite shower room to the master bedroom on the first floor. The Duchy of Cornwall intend to let the property as part of its self-catering holiday cottage portfolio on St Mary's.

Existing GIA = 142m²

Proposed GIA = 138m²

The existing GIA calculation includes both front and rear entrance porches and the 2 No. large chimney breasts accounting for 14.5m² of the GIA.

The proposed GIA calculation includes the front entrance porch and large chimney breasts retained.

5.0 Design Rationale

Roof

The existing slate roof is in very poor condition and in need of reroofing. The existing slates have been turnerised which renders them unsuitable for reuse. The proposal looks to re-slate the dwelling using new sized Trevillet slate, dry laid incorporating PV slates to the rear elevation.

Windows and doors

The property has a mixture of timber single glazed sliding sash and stormproof casement windows in varying condition and age. Many of the original/ older sash windows are in salvageable condition and it is proposed that these are preserved with localised timber repairs.

To the rear elevation, there are a number of newer replacement casement windows and 1 No. 8x8 pane sash to the snug that are in poor condition. It is proposed that these units will be replaced with new double glazed timber sash/ casement windows. Where replacement units are necessary, the Duchy are keen to replace with double glazed units to reduce condensation and improve thermal efficiency.

External walls

Existing non breathable internal wall applications will be removed and all external walls will be re-plastered using an insulating lime render, facilitating moisture transfer and improving breathability and thermal performance of the dwelling. These measures to improve breathability should help to overcome dampness within the property.



Design and Access Statement – Veronica Lodge

Externally, the cementitious render will be removed to re-expose the dressed granite façade of the property as can be seen in figures 1 and 2 to further improve the breathability of the building fabric.



Figure 1: Photograph showing Hugh House and Veronica Lodge on the Garrison, St Mary's with dressed granite façade.



Figure 2: Photograph showing front elevation of Veronica Lodge and it's dressed granite facade.



Design and Access Statement – Veronica Lodge

Existing historic features

Whilst there are few historic features remaining within the property, the proposal looks to retain and enhance the existing features. These include original 4 & 6 panel internal doors, all existing built in cupboards to alcoves and existing wooden shutters and panelling to Living & Dining Room windows.

Internal reconfiguration

An 'honest intervention' design approach has been adopted for internal reconfiguration works as summarised below:

1. Removal of ground floor WC to form Kitchen/ Breakfast Room.
 - The window opening [W010] will be widened back into a doorway, returning to its original form.
 - Later wall/ door additions will be removed [D008 door/ frame/ wall to WC]
 - A nib of wall to the left of D009 opening will be retained demonstrating the original front to rear hall plan form and legibility of this opening.
 - D006 is an original door opening with existing frame but no longer a door. Proposal seeks to reuse salvaged door from D009 to this opening.
2. Removal of wall between Living Room & Snug.
 - The usable floor area of both the existing living room and snug measures 2.8m x 3.9m. [approx. 11m²].
 - The proposal looks to remove the chimney breast on the ground floor only, retaining the original plan form on the first floor and chimney stack through the roof. There are no notable fireplaces remaining in the property so none will be displaced by the proposal. The snug has no fireplace and to the living room there is a late 20th century modular fireplace.
 - It is proposed that the existing floorboards will be retained in both the rooms with infill floorboards laid perpendicular to provide clear indication of where the chimney breast was.
 - A nib of wall will be retained along with downstand to the ceiling again clearly identifying the original plan form of two separate reception rooms.
3. First floor reconfiguration of Bedroom 4 and Bathroom
 - The proposal looks to retain the existing form to the landing converting D012 from a bedroom door into an airing cupboard.
 - There are no proposed amendments to existing window openings. One new conservation velux roof light will provide natural light to the dressing area.
 - It is proposed to utilise the alcove to the side of chimney breast in Bedroom 1 to obtain access into Ensuite Shower Room [formerly Bedroom 4]. This proposal means that existing features like the built in cupboard to Bedroom 1 can be retained.

6.0 Heritage Impact Assessment Conclusion

Conclusion from HIA outlined below. Please refer to full report for further information:

- The works will bring the building back into use and will enhance its longevity.
- With regards the exterior, although there will be a slight, visible change to the roof, it is not considered that the works will impact on the experience of the setting visually or in



Design and Access Statement – Veronica Lodge

other, intangible, respects. It will not impact on the character of the setting or other assets within it, including views, interpretation, prominence, legibility and associations. The removal of the cementitious render will improve the health of the building fabric whilst restoring the property to its original design.

- It is considered that due to distance, topography and landscape context, the modest exterior changes will not impact on the experience or legibility of other heritage assets within the setting.
- In respect of the CA [*Conservation Area*] it is considered that the impact will not appreciably impact on the overall character of the CA.
- It is considered there will be no change or adverse impact to the AONB
- With regards the interior, a majority of the proposals are considered to have a potentially beneficial impact on the building. These are detailed in the HIA
- Perhaps the most contentious proposal is removal of the wall between the snug and living room to create larger living area. This aspect of the proposal potentially has adverse impact as well as providing potential benefits for future-proofing the property by providing more flexible, useable space.
- Archaeological potential is considered low and no sub-surface works are planned.

7.0 Access and Highways

No alterations are proposed to the existing vehicular route/ parking arrangement. Electric vehicle charging facility will be provided within the existing garage.

A new pedestrian access will be formed to the side of the property whilst improving the existing shared access arrangement to the Hugh House flats. This will be constructed of granite steps through the existing raised flowerbed and through a new opening through the boundary wall. A black iron handrail will be provided to provide protection from falling.

8.0 Sustainability and waste management

Veronica Lodge is currently served via an oil fired boiler Aga/ boiler. The Duchy would like to remove the oil fired system, reverting to electric heating from a renewable energy supplier.

The proposal looks to sensitively improve the thermal efficiency of the dwelling. External walls will be insulated internally using an insulated lime render [*Cornerstone Insulating Render*].

As part of the re-roofing scope of works, it is proposed that loft ventilation will be improved and insulation will be upgraded to 300mm to improve thermal efficiency. In addition, it is proposed that PV slates will be incorporated into the rear elevation roof slope.

Where replacement windows/ glazed doors are proposed [Entrance Porch, W009, W010, W015, W016, D001, D002] it is intended that these existing timber single glazed units will be replaced with timber double glazed units in accordance with enclosed construction details, reducing condensation and improving efficiency.

The Duchy will work closely with the chosen contractor to develop a full waste management plan that will look to minimise waste and recycle wherever possible.



Design and Access Statement – Veronica Lodge

9.0 Summary

In summary, the proposal looks to comprehensively refurbishment Veronica Lodge sympathetically to its heritage and Grade II listed status. Minor internal reconfiguration works [taking down wall between Living Room & Snug/ Kitchen & WC] will make the property more suitable for modern day family living.

The proposal also seeks to reverse 20th century changes to the property such as removal of ensuite to bedroom 2, removal of 3in1 non breathable wall treatments and cementitious render providing positive impact to this heritage asset.

Where replacement materials are required, these have been carefully picked to enhance the property with consideration to suitability, sustainability and opportunity to improve thermal efficiency.

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By Liv Rickman at 11:21 am, Sep 22, 2025

APPROVED

By Lisa Walton at 1:18 pm, Dec 19, 2025

1

Heritage Statement & Impact Assessment

Proposed Alterations and Refurbishment

Veronica Lodge

The Garrison

St Mary's

Isles of Scilly

TR21 0LS

Version 3: 24 June 2021
Silverlake Design Ref: 3386HIA



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■ Lanlivery Cottage, Silverlake, Lostwithiel PL22 0JP ■ Directors: Peter Bland & Dr Caroline Yates
■ Registered as a Limited Company in England & Wales no. 6340295 ■ VAT Reg. no. 199141871



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Conventions

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Abbreviations

AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
CHES	Cornwall Historic Environment Service (Cornwall Council).
CRO	Cornwall Record Office
HE	Historic England
HER	Historic Environment Record
NPPF	National Planning Policy Framework

Author

This report has been prepared by Dr Caroline Yates, Director of Silverlake Design (MA Architectural Conservation). Site photographs are supplied by Duchy of Cornwall unless otherwise stated. Images are a record of observation unless a scale is included within the image (1m).

Acknowledgements

Thanks to Nathan Dean and David Brown from the Duchy of Cornwall Isles of Scilly Office for their assistance providing virtual site visits.

Purpose of the Statement

Silverlake Design was appointed by the applicant to provide an independent and impartial heritage statement and impact assessment in respect of the proposed alterations. The purpose of the report is to outline the significance of the property and its setting and, with regard to its wider cultural significance, consider the impact of the proposed scheme.

Planning Policy Statement and Non-Statutory Guidance

This heritage statement has been prepared in accordance with:

- Revised National Planning Policy Framework (Revised 2019) Section 16¹
- Cornwall Local Plan Strategic Policies 2010 – 2016 (Adopted November 2016)²
- Historic England (2015) The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3
- BS7913: (2013) Guide to the Principles of Conservation of Historic Buildings
- Historic England (2008). Conservation Principles Policies and Guidance.
- Planning (Listed Buildings and Conservation Areas) Act 1990.
- Report No 38 Conservation Area Management: A Practical Guide. English Historic Towns Forum (1998).
- Historic England Advice Note 1 (2016). Conservation Area Designation, Appraisal and Management.
- Historic England (2011) Valuing Places: Good Practice in Conservation Areas.
- IoS Draft Local Plan 2015-2030

Methodology

The evaluation involved:

- Site visit: Travel to the Scillies was not possible due to the coronavirus pandemic. Therefore virtual appraisal of the building using FaceTime was undertaken by Caroline Yates with the assistance of Nathan Dean and David Brown, Building Surveyors of Duchy of Cornwall, Hugh House, St Mary's. The virtual visits were undertaken over 3 days, 1st-3rd February 2021. Photographs were taken by Nathan Dean, David Brown and Ian Raspison, Duchy of Cornwall, on these and other dates in 2020 and 2021.
- Review of plans for the proposed project
- Desk-based research

Limitations of the Report

This assessment was completed during Coronavirus restrictions in February 2021. This entailed a 'virtual' visit to the property rather than a site visit. Access to archives that might be relevant to the subject matter was not possible.

¹ <http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/12-conserving-and-enhancing-the-historic-environment>

² Cornwall Council. Cornwall Local Plan. Strategic Policies 2010-2030



Relevant Planning History

No relevant planning applications were identified.

Executive Summary

Veronica Lodge was built circa 1790s for the Garrison Commander although by the mid C19 the military use of the Garrison had all but ceased and the house hosted Royal Naval Coastguard personnel for several decades.

The house is Grade II listed and within the immediate setting of Grade II Hugh House, and The Garrison, Grade I Listed and Scheduled Monument. Values and significance are entwined with those of the Garrison and it holds high group value as well as a range of individual Evidential, Historic, Aesthetic, Communal values as detailed in the statement of significance.

The house was remodelled and refurbished in the 1970s. It has been currently unoccupied for over a year and needs significant refurbishment. A range of works is proposed, broadly:

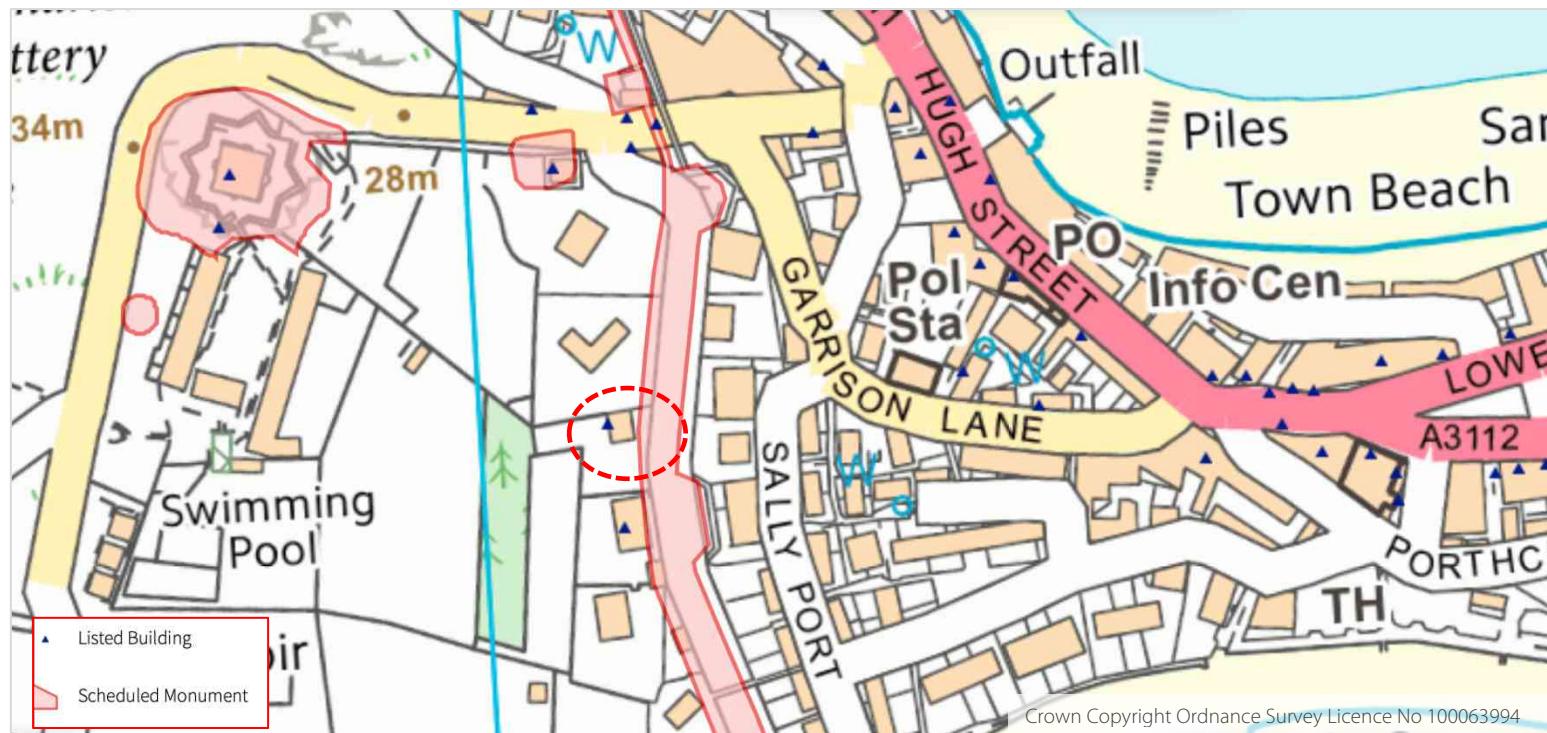
- Re-roof
- Insertion of Velux rooflight
- Refurbishment of the house
- Demolish and rebuild the front porch and demolish the rear porch
- Re-model the ground floor to provide enhanced living accommodation
- Remodel first floor accommodation
- Installation of new hearth and wood burner
- Reinstate cross-passage plan form
- Interior-remove inappropriate wall linings and finish with insulating lime plaster

Conclusions

- The works will bring the building back into use and will enhance its longevity.
- With regards the exterior, although there will be a slight, visible change to the roof, it is not considered that the works will impact on the experience of the setting visually or in other, intangible, respects. It will not impact on the character of the setting or other assets within it, including views, interpretation, prominence, legibility and associations.

- It is considered that due to distance, topography and landscape context, the modest exterior changes will not impact on the experience or legibility of other heritage assets within the setting.
- In respect of the CA it is considered that the impact will not appreciably impact on the overall character of the CA.
- It is considered there will be no change or adverse impact to the AONB
- With regards the interior, a majority of the proposals are considered to have a potentially beneficial impact on the building. These are detailed in the HIA
- Perhaps the most contentious proposal is removal of the wall between the snug and living room to create larger living area. This aspect of the proposal potentially has adverse impact as well as providing potential benefits for future-proofing the property by providing more flexible, useable space.
- Archaeological potential is considered low and no sub-surface works are planned.

Location



Map showing listed buildings and Scheduled Monuments © Historic England³.

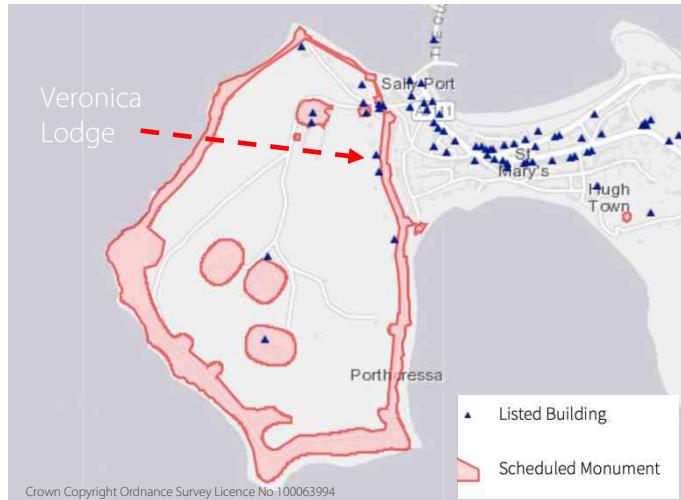
The Garrison is situated on the Hugh, a distinctive promontory, connected to the rest of the island by the isthmus, fringed by beaches. Veronica Lodge is on the east side of the Garrison, overlooking Hugh Town and the isthmus.

³ <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true>



Relevant Designations

National Heritage List Status:	Veronica Lodge is Grade II listed. It is within the setting of a number of designated heritage assets including Grade I and Scheduled Monuments.
Scheduled Monuments	Veronica Lodge is within the immediate setting of several SMs
Conservation Area	The entirety of the islands was designated a CA in 1975
Heritage Coast	Applies to the whole of the Isles of Scilly
Special Area of Conservation	Applies to the whole of the Isles of Scilly
AONB	Designated 1975 Applies to the whole of the Isles of Scilly
Relevant Article 4 Directions	<p>1975 Removes the right to enlarge, improve or carry out other alterations to any house on any of the islands including the construction of curtilage buildings.</p> <p>1995 Removes the right to make any alteration to the roof, to paint the exterior or change the windows or doors of any house on any of the islands.</p>



Map⁴ showing the distribution of listed buildings and Scheduled monuments within the wider setting of Veronica Lodge

⁴ Adapted from map © Historic England <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>





Map ⁵ showing Veronica Lodge (no 4) and relevant heritage assets within its setting. The numbers correspond to those in the table overleaf.

Designation Information

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

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

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

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

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

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

⁵ Adapted from map © Historic England Maxar, Microsoft/ Esri, HERE. <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

No On map	Listing/ HER N°	Brief Description from HER/Listing
1	Listing No 1015671	<p>The Star Castle Scheduled Monument</p> <p>The monument includes a late 16th century artillery fort, the Star Castle, built behind the northern crest of the Garrison, a large headland linked by an isthmus to the south west coast of St Mary's in the Isles of Scilly. The Star Castle is a Grade I Listed Building. This scheduling is divided into two separate constraint areas. The Star Castle contains a two-storey central house separated by a narrow passage from an encircling rampart faced by walling; the rampart's outer face forms an eight-pointed star in plan, giving the name of the fort. A covered entrance passage passes through the rampart on the north east. Outside the rampart a broad ditch is crossed by a stone causeway from the rampart entrance. Beyond the ditch are remains of an outermost rampart.</p> <p>See Appendix for details</p>
	1291756	<p>The Star Castle Grade I Listed Building</p> <p>See Appendix for full description</p> <p>House within Star Castle Fort. 1593 with late C17 alterations. Architect/Engineer Robert Adams. Rendered granite rubble with granite and brick dressings; slurred M-shaped hipped slate roof with lateral, central valley and ridge stacks. Star-shaped eight-sided plan reflecting that of surrounding bastions</p>
2	Listing No 1014553	<p>Scheduled Monument</p> <p>The Rocket House 17th-18th century powder magazine and adjacent prison on The Garrison, St Mary's</p> <p>The monument includes a 17th-18th century powder magazine, known as the Rocket House, together with an adjacent small prison cell, situated near the main gateway through the defensive circuit of The Garrison, the south western promontory of St Mary's in the Isles of Scilly. See Appendix for full details</p>
	1141187	<p>Grade I Listed Building</p> <p>Powder magazine and blast walls. Early C17. Coursed granite blocks; steeply-pitched scantled slate roof with roll-moulded stone ridge. Rectangular plan. Segmental-arched entry to magazine and blast walls and ventilation ports to magazine. Interior: vaulted stone roof. Built soon after 1601 as part of Francis Godolphin's plans to fortify the Hugh. A rare example of this type, and an important component of the late C16/17 fort centred around Star Castle (qv). Scheduled as an Ancient Monument.</p>
3	Listing No 1218853	<p>Gatehouse Cottage Grade II*</p> <p>Store, now house. Late C16/ early C17 with later C17 extension to right. Roughly coursed granite with dressed blocks to right; gabled slate roof with carved finials to stone coping; rendered granite ridge stack with drip course. 2-unit plan. One storey with attic; 2-window range. Granite lintels over late C19 central plank door and late horned C19 3/3 and 2/2-pane sashes, that to right with C17 ovolo-moulded lintel and jambs. Late C19 sash set in chamfered surround to right gable end. C20 rear left outshut. Interior: chamfered window architrave adjoins C17 doorway with ovolo-moulded surround to rear left. One C17 principal rafter with curved foot. Shown as a store on 1713 plan of Hugh Fort by Colonel Christian Lilley. An important component of the late C16/C17 fort centred around Star Castle.</p>
4	Listing No 1218940	<p>The Guard House Grade II*</p> <p>House, former guard room. Early C17 with later (probably C18) heightening. Roughly coursed granite rubble with first floor of coursed and roughly dressed granite; gabled slate roof with truncated left end stack. 2-unit plan. 2 storeys; 2-window range. Ground floor has 2 late C19 four-pane casements set in chamfered surrounds; first floor has two 2-light 6-pane casements. C20 door set in chamfered surround of 3 granite monoliths. Left gable end has C20 window set in chamfered rectangular surround. with stubs from removed mullions. Interior: ring beams on stone corbels; open fireplace to left set in chamfered surround of 3 granite monoliths. Shown as a guard house in plan of Hugh Fort by Colonel Christian Lilley, dated 1713.</p>
5	Listing No 1018370	<p>Scheduled Monument</p> <p>Post-medieval breastwork, curtain wall and associated defensive structures on the periphery of The Garrison</p> <p>The monument includes a complex circuit of fortifications along the periphery of The Garrison, the south western promontory of St Mary's in the Isles of Scilly. The Garrison, known as the 'Hugh' until the 18th century, commands the main deep water approach to the islands through St Mary's Sound and The Road, and controls the chief harbour on Scilly, St Mary's Pool. The fortifications around the slopes of The Garrison were constructed, occupied and modified in successive stages from the early 17th century to the mid-20th century. The masonry curtain wall, batteries, redans and gateway in this monument are Listed Grade I and form part of a monument in the care of the Secretary of State. Full Description in Appendix</p>
	1291751	<p>Grade I Listed Building</p> <p>Outer Walls and Gateway, The Garrison</p> <p>Bastion walls and gateway. Wall and bastions across neck of the Hugh begun by Francis Godolphin soon after 1601; batteries and walls encircling peninsula of 1716-46 by Abraham Tovey, Master Gunner. Turf and granite coping to facing walls of dressed granite, the C18 walls being of particularly well-cut granite. Batteries are mostly angular in plan and are located in large bastions found principally at Morning Point, Woolpack Point and south of Steval Point; embrasures to tops of battery walls and gun emplacements formed by large dressed granite slabs.</p> <p>Stone sentry box with segmental-arched doorway and ball finial to pyramidal roof on rampart to east of gateway.</p>



		Gateway has label mould over moulded arched doorway with sunk spandrels; C18 bellcote above surmounts plaque with date 1742 and GR monogram above plaque with monogram AT. The C18 batteries are mostly restorations or rebuilds of mid C17 structures, and their construction followed a report on the state of the defences by Colonel Christian Lilley in 1715. Part of an important fortification, centred on Star Castle (qv). Scheduled as an Ancient Monument
6	Listing No 1141189	Veronica Lodge Grade II First listed 14 December 1992 House. 1790s, for Commanding Officer of The Garrison. Colourwashed render over granite rubble; hipped slate roof; rendered end stacks. Double-depth plan. 2 storeys; symmetrical 3-window range. Mid C20 porch to front of semi-circular arched doorway with decorative fanlight over panelled door. Horned 3/3-pane sashes. Interior not inspected but said to have original staircase and other features.
7	Listing No 1141186	Hugh House Grade II Built 1792 as Officer's Mess, now offices. Roughly coursed granite rubble with front above ground floor of granite ashlar; slate-hung side walls; gabled slate roof; granite end stacks. Double-depth plan with central stairhall. 3 storeys; symmetrical 5-window range, the central bays slightly recessed. Ground floor has keyed lintels over horned 3/6-pane sashes; first and second floors have wedge lintels over 6/6-pane sashes. Mid C20 pedimented doorway. Interior: remodelled in C20 but retains C19 panelled doors set in panelled reveals with moulded wood architraves. Built as an Officer's Mess for the Garrison, later became the first residence of Augustus Smith, Lord Proprietor of the Islands, before he moved to Tresco Abbey



Historic Landscape Characterisation

Landscape Character

The Scillies, a constellation of over 200 low lying granite islands, are a continuation of the Cornubian Batholith, a granite spine that extends from Dartmoor through Bodmin Moor, Carmenellis and West Penwith to the islands.

Only about 50 of the islands support plant life and only 5 are inhabited. The largest island, St Mary's comprises two granite masses, the larger about 3km² to the east with a narrow sandy isthmus joining a 40m hill, known as the Garrison (formerly as the Hugh). Hugh Town is the principal settlement of the island. It lies along the isthmus, fringed either side by characteristic white sandy beaches, and extends from the shore up the slopes to the east and west. Higher ground offers expansive vistas of sea and islands. Elsewhere on the island are small hamlets and small, solitary farmsteads.

Other key characteristics include:

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

The islands have both a strong sense of place and history. The character of the land is inextricably linked to the many designations including SMs, listed buildings, AONB, Ramsar sites, Heritage Coast, 26 SSSIs Special Area of Conservation and Maritime Conservation Zone. As well as the natural environment, the visual quality of the islands is associated with the local character and traditional appearance and settings'

of buildings. As such, A relevant Statement of Environmental Opportunity, identified in the National Character Area⁶ profile is:

"Conserving and enhancing, through careful management, the historical environment of the islands' area, including its designated and undesignated historical assets, and the landscape's potential to reveal the prehistoric and later archaeology of land use and settlement".

Character of Hugh Town

The character was outlined in 2003 by the Cornwall Council Urban Survey

It found strong, locally distinctive character shaped by its environment and history including:

- A striking topographic situation on a narrow isthmus.
- The strong presence within the townscape of 'natural' elements: landforms, greenery and gardens, and spectacular views of the sea and off islands.
- An undoubted 'urban' quality, despite its relatively small size and population.
- A distinctive architectural style of great charm and visual appeal.
- A high degree of completeness in the historic built environment.
- Good survival of extremely high quality architectural detail.
- An unusually prominent and successful contribution to the built environment from the first half of the C20.
- A significant later C20 component, some elements of which have a negative impact on the town's character and distinctiveness.

The Draft Local Plan⁷ also summarises key aspects of the historic environment, relevant aspects including:

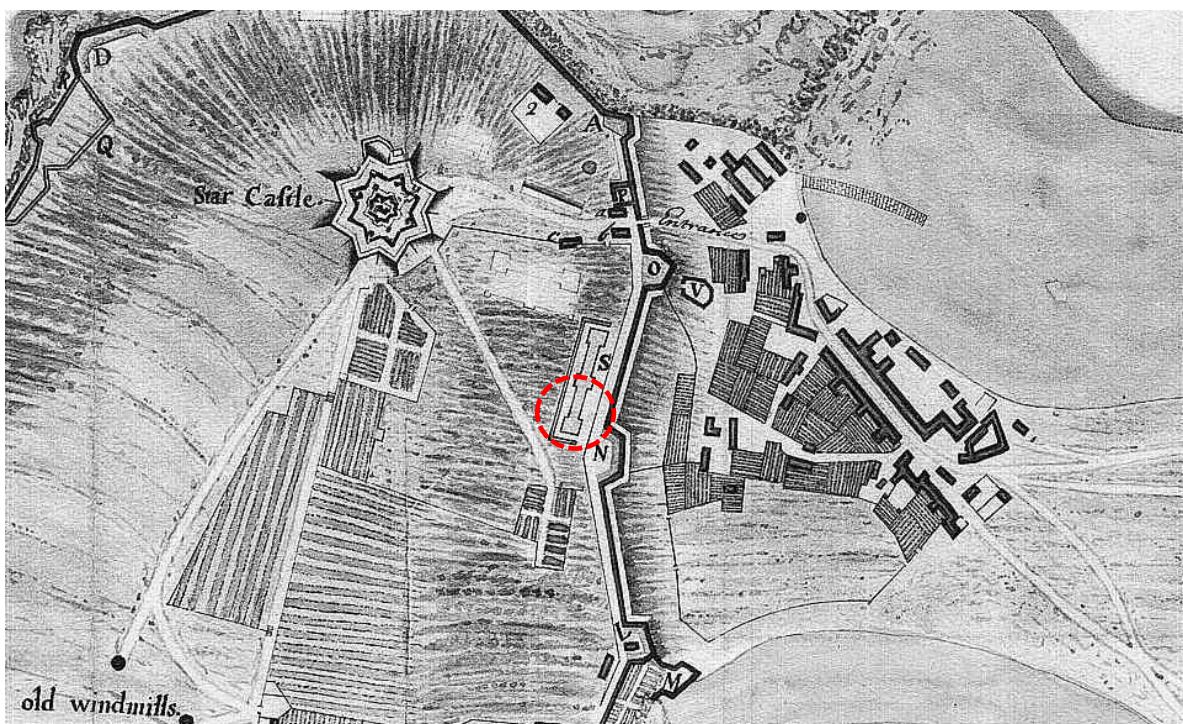
- The vernacular architecture of the islands typified by low granite cottages, once thatched; later replaced with 'scantle' roofs, bedded in lime mortar and laid in diminishing courses; box sash windows and sturdy plank doors.
- Some 16th and 17th-century domestic buildings survive, such as Pier House, together with a few elegant 18th-century and early 19th-century properties, including Hugh House and Veronica Lodge.

⁶The National Character Area Profile Area 158 Isles of Scilly. Section SEO1p18

⁷Draft Isles of Scilly Local Plan 2015-2030 Reg 19 Pre-submission Draft. Protecting and Enhancing the Historic Environment paras 218-229

Historical Development of the Site and Setting

Cartographic Evidence



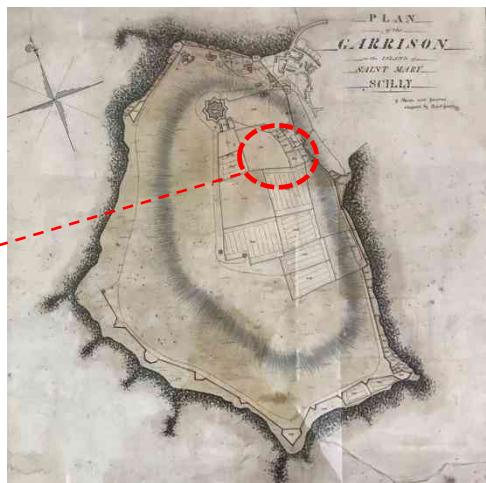
Detail from a map of 1742⁸

The approximate location of Veronica House, which has yet to be built, is shown. The 'S' on the site denotes "A Barrack Projected", indicating a previous structure pre-dating Veronica Lodge. The area denoted 'N' to the south is coded as "garden platform" which, in 1750 was described as a "spacious kitchen and flower garden lying about half a furlong from Star Castle, in a level turf plain⁹". This was associated with the historic gardens laid out in the C17 for the Lieutenant Governor.

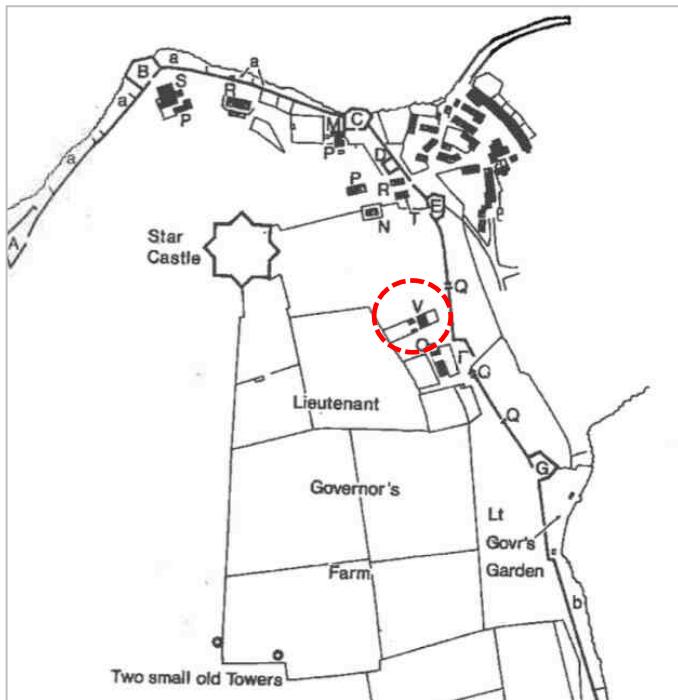
⁸ Reproduced with permission of Duchy of Cornwall

⁹ Heath, R (1750) A Natural and Historical Account of the Islands of Scilly. London (reprinted June 2010 Gale ECCO)





Veronica Lodge and Hugh House are depicted on a map of the garrison By Hillman 1829¹⁰. The map was annotated at an unknown date to show X denoting houses and gardens occupied by the coastguard service. The house lacks the porch to the east side. The outbuildings to the west side appear consistent with those in the present.

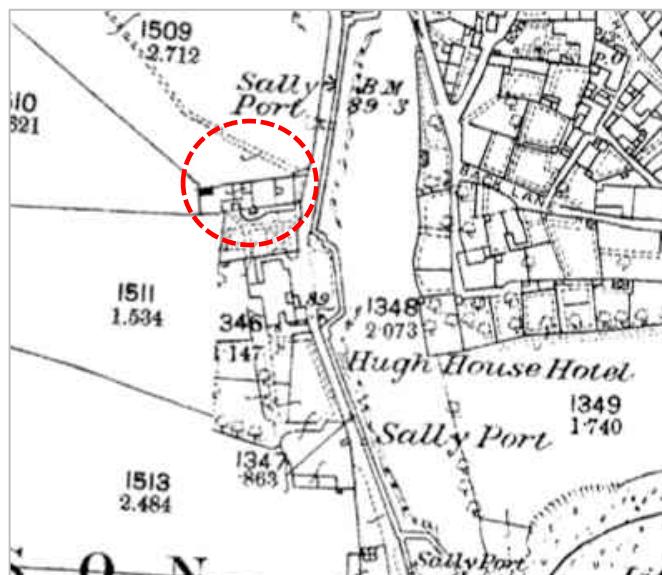


Left: Veronica House is shown on a plan of fortifications to accompany Colonel Birch's letter to the Inspector General 1834 (Drawn by Charles Thomas 1989¹¹).

Tithe Map and Apportionment 1847: Unlike tithe maps on the mainland, the Scilly maps do not have field boundaries or show details because of the monopolistic landownership. The map and apportionment do provide detail to determine the form of the property of Scilly's two main islands, so is not included here. They do show clusters of buildings that depict, in a sketchy fashion, the main locations for settlement. The land was in the ownership of the Duke of Cornwall and leased by Augustus Smith.

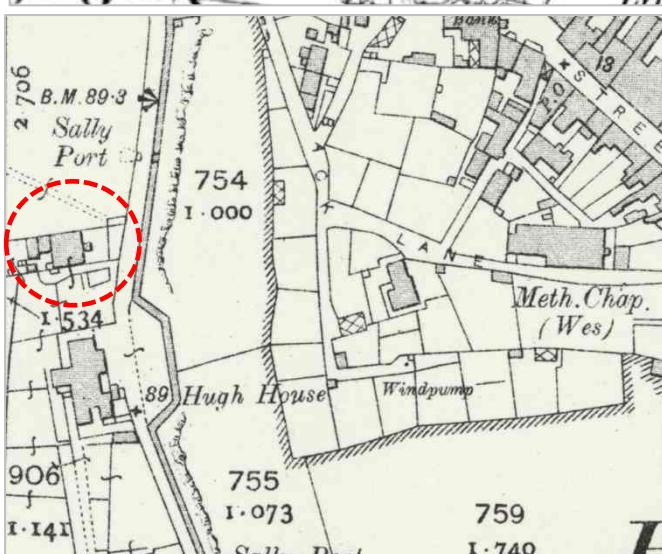
¹⁰ Reproduced with permission of Duchy of Cornwall

¹¹ Thomas, C (1989) The Names of Batteries on the Garrison, St Mary's Isles of Scilly. In Bowden, M, Mackay, D. & Topping P, eds, From Cornwall to Caithness, Some Aspects of British Field Archaeology Brit Arch Repts, Brit Ser, 209, Oxford pp 251-259



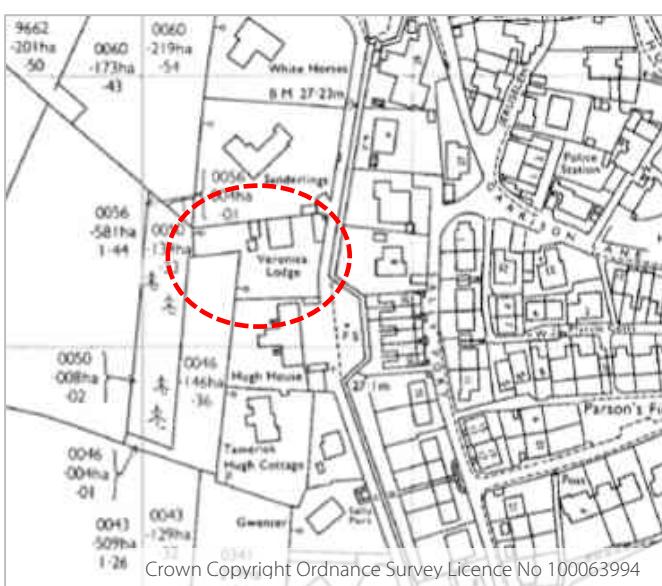
OS 25 inch 1890¹²

The house has acquired a porch to the east side, and possibly a structure to the rear conforming to the palimpsest of a single storey structure which is visible in the present.



OS 25inch1908¹³

The east porch and structure attached to the rear (west) of the house are clearly depicted. The structure is possibly the single storey addition, no longer extant, but which conforms to the palimpsest on the west wall. Given that this would occlude the only window to the rear room it would be reasonable to assume that this was a glass house/conservatory.



OS 25inch 1980¹⁴

Although the accuracy of depiction on the map cannot be confidently assumed, it suggests the structure to the rear is no longer extant. The map indicates the buildings show a remarkable continuity over time.

¹² OS 6inch Cornwall XLII.NE Surveyed 1881 Published 1888

¹³ OS 25inch Cornwall LXXXVII Revised 1906 Published 1908

¹⁴ OS 25" published 180-1981

Timeline

The History of the Islands and Hugh Town is more comprehensively covered by various publications including the Hugh Town Urban Survey¹⁵, so is just briefly outlined here.

Since its C14 foundation, the Scillies have been part of the Duchy of Cornwall, which owns the freehold of most of the land and nearly a third of the residential buildings on the Islands¹⁶.

An historic landscape with immense time depth, it includes 900 historic monuments (over 238 Scheduled Monuments), most notably outstanding prehistoric features of the late Neolithic and early Bronze Age and the C16 Star Castle and C17 Garrison.

Human activity in the area around the town dates back at least 4000 years, but Hugh Town developed around the quay serving the late C16 defence complex on the headland, and by the C18 it was the largest settlement and was central to the economy of the islands.

Fortification in the C16 and C17, and an influx of newcomers associated with lay lord's acquisition of monastic holdings somewhat increased the population, which dwindled again in the early C19. Augustus John Smith became the Lord Proprietor of Scilly in 1834. On behalf of the Duchy of Cornwall he oversaw an upturn in the fortunes of the island. For example, boat building was developed, such as on Porth Cressa beach in Hugh Town. The economy diversified to include maritime industries, tourism and the export of cut flowers and bulbs. Post WWII, and ease of transport saw tourism dominate. Until the C20 habitation had been at subsistence level, exploiting the resources of sea and land. Now over 80% of the economy is related to tourism, with pre-Coronavirus figures being over 100,000 annually. Hugh Town is a hub for the tourism industry as well as commercial, administrative, service and other infrastructure. The Draft Local Plan noted that the fragile economy, dominated by a limited number of sectors including tourism, had more recently suffered a decline, impacting on the viability of the community¹⁷. It is as yet unclear what the longer term impacts of the pandemic might be, but an increase in domestic tourism might be one.

The Duchy of Cornwall, which owned the whole of Scilly until 1949, sold the freeholds of many Hugh town properties and there was a surge in development including change of use of buildings and construction of several modern institutional buildings.

¹⁵ Cornwall Council (2003) Historic Characterisation for Regeneration: Hugh Town

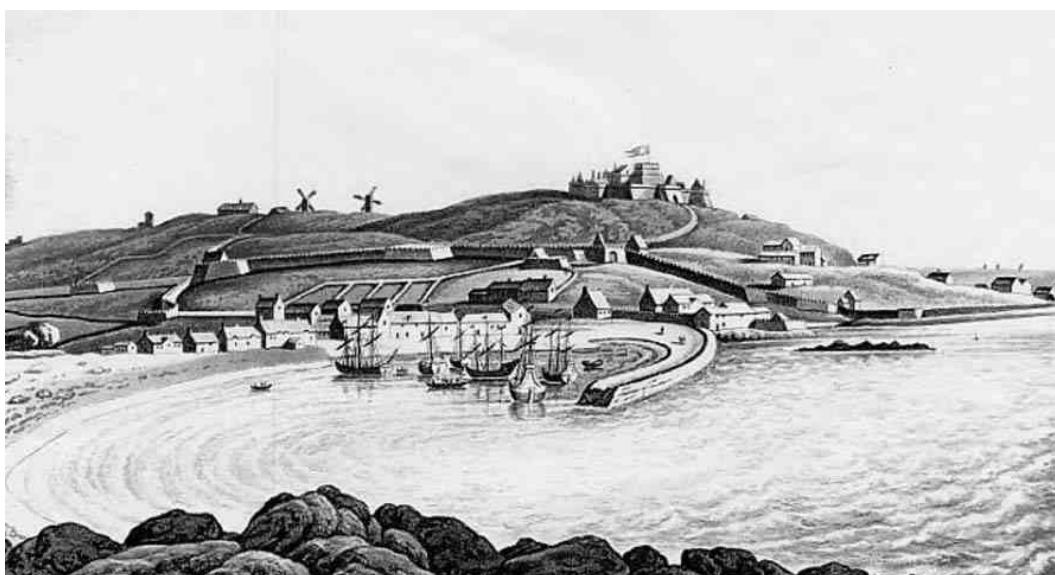
¹⁶ SHERF Research Agenda p23

¹⁷ Draft Local Plan 2015-2030 P31

The Garrison

There is more than 400 years of history of complex fortifications on the island, emphasising their strategic importance. These include Medieval, Tudor, Civil War installations from its time as a Royalist stronghold with Star Castle being King Charles' refuge in 1646, C17 defences on The Garrison augmented during the Napoleonic Wars and defence works from the turn of the C19 to WWII.

In the mid C16, following events such as the Spanish Armada of 1588, the strategic value of Scilly was realised and a programme of defensive works commenced on Elizabeth I's instruction, including the garrison on St Mary's. Threat of invasion and advances in artillery effectiveness in the late C16 led to increased sophistication in fortification design and construction of major defensive works to the medieval garrison, with Star Castle built in the 1590s by Francis Godolphin (1540-1608), the island's governor¹⁸, who was also recognised for his profitable innovations in Cornwall's mining industry. It was designed by Robert Adams, a leading military architect and clearly illustrates late C16 artillery defence concepts. In conjunction with the early phase of bastioned curtain wall crossing the Garrison neck, The Star Castle forms one of fewer than 10 surviving Elizabethan fortifications. Its evolution as an integral part of the defence systems on the Garrison headland further underline its importance.



Above: Hugh Town in 1669 showing the Star Castle and Garrison curtain wall. This is C19 copy of a C17 illustration produced on the occasion of the visit to Scilly of Cosmo III, Grand Duke of Tuscany¹⁹. The image depicts Hugh Town as being mainly along the foreshore with fields on the lower slopes between the settlement and the crenelated Garrison wall.

¹⁸ Francis Godolphin was Governor 1568–1608 Member of Parliament for Cornwall in 1588-9 and Lostwithiel in 1593.

¹⁹ Reproduced in Cornwall Council (2003) Historic Characterisation for Regeneration: Hugh Town p16



1790-1850

Although no major structural changes were made, the Garrison was re-armed during the French Revolutionary War and Napoleonic War 1793-1815. Both Veronica Lodge and Hugh House were built circa early 1790s. Veronica Lodge was built for the Garrison Commander and Hugh House, circa 1792, as the officer's mess. After 1815 troops were deployed elsewhere and the Garrison was manned by "veterans and invalids"²⁰

1850-1890

The Garrison was neglected and many installations rented out. Soldiers were disbanded in 1863 and a caretaker was left in charge. Hugh House was converted into an hotel by the 1880s and Veronica Lodge was used for housing for the coastguard service.

1890s -1918

There were concerns about threats from the French Atlantic naval bases. Following recommendation by the Army and Navy Review that the Isles be an advanced signalling and refuelling station, and additional defensive works were undertaken 1898-1906 including two gun batteries and a defended barracks on the summit and installation of 'defence electric lights' to detect enemy targets.

In 1903 tenders were invited for erection of new coastguard buildings sited at Telegraph on the island. These were to provide housing for 4 men, an officer's room, telescope house and other facilities²¹. This perhaps reflected an expansion of the coastguard role, although proposals for a defended port on the island were shelved as concerns grew about risks from Germany and resources became more focused on the east of the country. However, the Garrison housed about 1000 service personnel and there was an observation balloon base.

Early C20 -The Present

WWII saw the Garrison again hosting military personnel, this time manning a radar cell and providing aviation fuel stores. A series of pillboxes were built, and other defensive strategies, including buried barbed wire, were installed. The army left the Garrison in 1946. It is probably the lack of extensive C19 and C20 defensive works that has ensured the good survival of early features of the Garrison, thus making it such a unique and important monument.

²⁰ Johns, C. & Fletcher, M (2010) The Garrison, St Mary's Isles Of Scilly Conservation Plan. Cornwall Council p27

²¹ Royal Cornwall Gazette 24 September 1903 p1

The Garrison's Star Castle was converted into an hotel in 1933. Since the mid C20, pressure for housing, a tourism boom and demand for holiday homes resulted in development extending up to the curtain wall of the Garrison, and construction of several bungalows within the Garrison walls. This, combined with often less than sympathetic additions and adaptations of existing housing, led to significant erosion of the quality and vernacular character of the built environment. Paul Ashbee (1986) commented on the negative impact upon the Garrison, which he said showed a lack of regard for the unique monument, "*matched only by the equally tasteless houses, more Slough than Scilly built on either side of Hugh House*"²²

Veronica Lodge

The history of Veronica Lodge is sparse and elusive. It is not known when the property adopted its current name, the Duchy Archives have a dearth of information and it was not possible to identify the property in most of the censuses or even in C20 newspapers where holiday accommodation advertisement is often readily found.

Veronica Lodge was built for the Garrison Commander, although no documentary evidence to corroborate this was available at the time of writing. By the mid C19 the military use of the Garrison had all but ceased. As indicated by the later annotation of Hillman's 1829 map, it hosted Royal Naval Coastguard personnel for a time. Censuses indicate the Garrison accommodated numerous personnel associated with the coastguard service over several decades, and in coastguard cottages on Garrison Hill. The Coastguard service had superseded the Preventive Waterguard service in 1822. Although primarily having a role preventing smuggling, it also had a rescue role such as assisting at shipwrecks. The service transferred to the Admiralty in the 1850s and functioned more as an auxiliary naval service. The coastguard often manned signal stations and there were developments in communications technologies enhancing safety at sea. In 1923 it became overseen by the Board of Trade, its role becoming one more of coastal safety and rescue. In the late C19 -early C20 the coastguard often used or were located near other coastal structures including military establishments such as forts and batteries²³.

1871 Census ²⁴ It is not possible to confirm the occupant, but it was possibly Count Eugene Gustave Francis Guidoboni Visconti, Lieutenant RN Coastguard²⁵ along with his general servant Mary Upton, from

²² Ashbee, P, (1986) Ancient Scilly: retrospect, aspect and prospect. *Cornish Archaeology* Vol 25, 187-219

²³ Historic England (2016) Coastguard Stations p13

²⁴ 1871 census RG10/2347

²⁵ National Archives ADM 196/13/326, ADM 196/70/93, ADM 196/37/1285

Kent. Visconti had a successful career²⁶, being praised in 1854 for an engagement with "Moorish pirates" whilst serving on HMS Amphion. He was drafted to the coastguard service 6th April 1870, serving until 11th April 1872, retiring in 1873. He remained single until he was 44, retired from the RN in 1873, living comfortably at Eaton Square in London with his wife Elizabeth Anne (nee Lloyd), Countess Guidoboni Visconti. Although Lieutenant Visconti was born in London, his father, Count Emilio Guidoboni Visconti, was originally from Milan, and was associated with the historic Dukes of Milan.

1881 Census ²⁷ Veronica Lodge remains un-named. Hugh House was an hotel and a neighbouring building, probably Veronica Lodge, names its occupants as Plymothian Ambrose White, the Chief Divisional Officer Coastguard, his Yorkshire born wife Mary, their daughters, Elizabeth (born Yarmouth), Kate (born Ramsgate) and Millicent (born Market Weighton). Coastguard personnel moved post regularly, this perhaps being reflected in the wide geographic variation in their daughters' birthplaces.

As indicated by maps, the house had acquired an east porch and a structure attached to the rear of the property by the late C19.

1891²⁸ Although it cannot be confirmed, it is likely the property was occupied by Samuel Jenkins Divisional Officer Coastguard from Polperro, his wife Sarah from Essex, their two daughters (also born in Essex) and Sarah Champion, their general servant who came from St Ives.

It has not been possibly to identify, with confidence, any other residents of the property. It is not clear when Veronica House's association with the coastguard service ended. St Mary's continued to have an important station, being one of only six with wireless telegraphy facilities in 1902²⁹.

The building was extensively modernised in the 1970s, with sinks installed in all bedrooms, so its function as holiday accommodation may date to this time. For some years it provided Bed and Breakfast accommodation, described in a 2004 publication as "*a comfortably solid house with spacious gardens and excellent views*³⁰".

The house has been unoccupied since March 2020 and is now in need of refurbishment and upgrading to be suitable for letting.

²⁶ National Archives ADM 196/13/326 ADM 196/70/93 ADM 196/37/1285

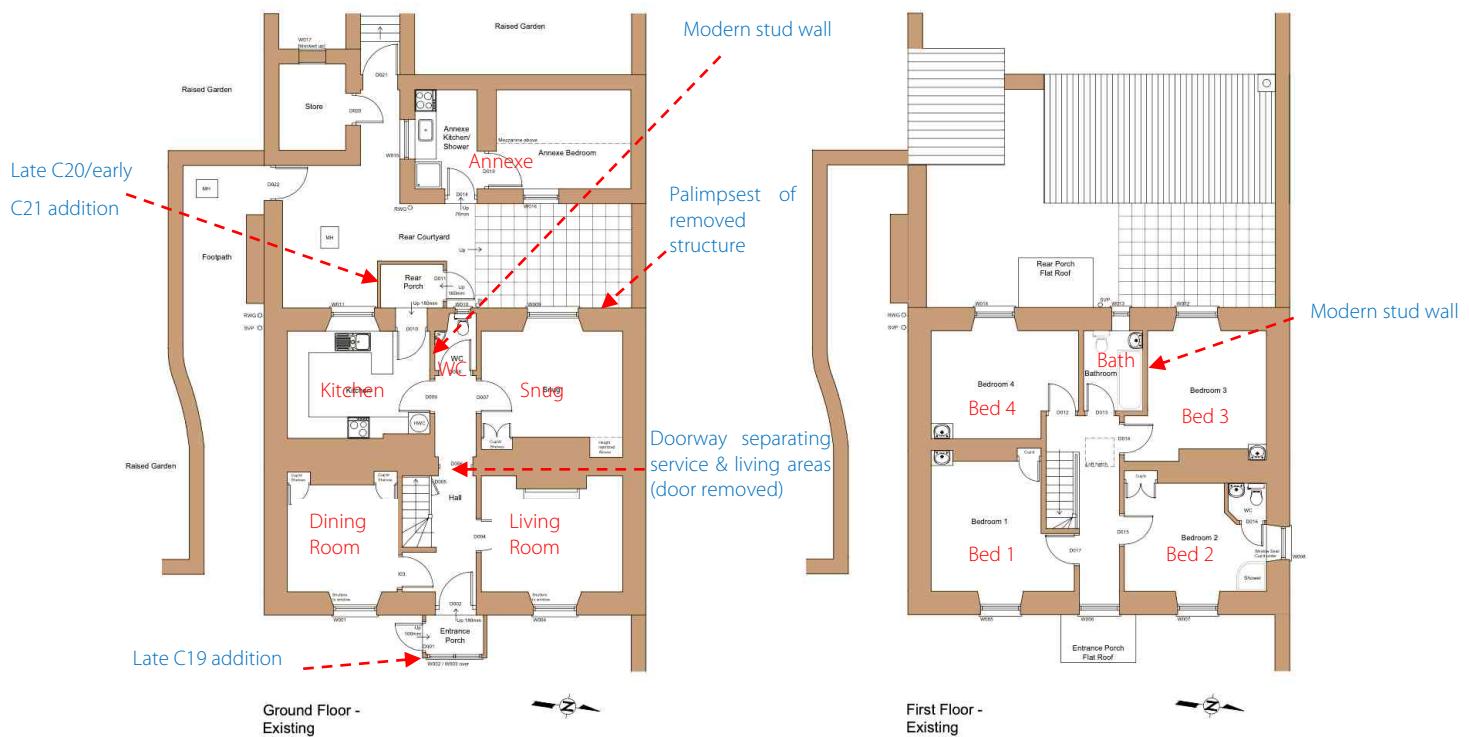
²⁷ 1881 census RG11/2352

²⁸ 1891 census RG12/1862

²⁹ Historic England (2016) Coastguard Stations p10

³⁰ Andrews, R. et al (2004) *The Rough Guide to England* p514

Architectural Analysis



Drawing adapted from Duchy of Cornwall Existing MYS-VL-01 Draft. January 2021.

Listed Building Description

Colourwashed render over granite rubble; hipped slate roof; rendered end stacks. Double-depth plan. 2 storeys; symmetrical 3-window range. Mid C20 porch to front of semi-circular arched doorway with decorative fanlight over panelled door. Horned 3/3-pane sashes. Interior not inspected but said to have original staircase and other features.

For the purposes of the report the main elevation is considered to be east and all directional notations are in relation to this. Room names are consistent with the Duchy of Cornwall Existing Plans above.

General Comments

The property was remodelled and refurbished in the 1970s, prior to listing in 1992, and little appears to have been altered subsequently. The late C20 works were extensive and it appears much of the original interior fabric, such as lime plastered walls and ceilings, and fireplaces was lost, as well as exterior doors. However, it retains much of what seems to be the original/early joinery, including stairs, windows, interior doors and floors, some window shutters, as well of most of its original plan form. The decorative features and style of the original interior is unknown, e.g. fireplaces and cornicing, but the remaining features imply a plain, solid, functional building. Some features, or evidence for them, may be concealed by later interventions.

The property has also had some unsympathetic interventions which risk damage to the fabric of the building. Most notably this includes the hard cement render to the exterior, combined with the impermeable lining to many of the interior walls.

Building Description

The listing describes the property as constructed from granite rubble stone. However, small visible areas of stone to the rear of the property suggest roughly coursed, dressed granite. It is likely the stone was locally sourced, there being a major expansion of the Garrison walls mid C18 which probably exploited various small quarries on the island³¹. It is possible that stone was re-used from an earlier structure on the site. The masonry has a white painted cementitious render. Although hardwearing, granite can be somewhat porous, and it may be that the render was intended to improve building performance. However, both the render and the masonry paint are impermeable so likely to be compromising moisture transmission. This situation will be exacerbated by the use of the 3in1 impermeable internal treatments, combining to trap moisture within the walls, reducing performance and thermal efficiency.

The roof appears wet laid scantle slate direct to laths³². Wet laying is common in more wind-exposed locations. Slates have been turnerised, with further subsequent localised repairs, so likely to be unsuitable for re-use. Internal inspection indicates the condition of the east pitch is poorer than the west side. Many of the battens were wet at the time of inspection and wet rot is evident in the timber roof structure, indicating chronic water ingress. A number of slates are missing with daylight visible in places when in the roofspace. Of note is that about 20 more slates slipped from the east pitch onto the ground in early February between days when photographs were taken. It is likely the pegs have failed, hence the turnerising, and the roof is particularly vulnerable in inclement weather and requires urgent attention to avoid accelerating damage to internal fabric.

Ogee cast iron gutters and cast iron down pipes. Joints appear to be leaking and staining the wall and in need of repair. Leaking gutters can also contribute to wall wetting.

³¹ Garrison Walls, St May's Isles of Scilly Conservation Plan p 27

³² The scantle slate tradition has typically 12-16 inch long slates for the eaves courses diminishing by one inch length sizes (each size used for a number of courses of slates) to a 6 inch (150mm) length at courses towards the ridge. This tradition makes good use of the smaller slate sizes that come from quarries. The slates are fastened to laths that are spaced according to the coursing, the lath spacing further closing together wherever there is a change of course size. This change is called a 'twist' and this can easily be seen when the roof is viewed from underneath. The slates are fastened with split wooden pegs projecting to the underside so that they hook over the laths. Where earth mortar is used there is usually also a thin layer of lime mortar added as a final finish. This mortar has two main practical functions: it prevents wind-driven rain from entering the building and it also prevents condensation from occurring under the slates and therefore prevents frost damage. Many old roofs are suffering from powdering caused by expansion of successive laminates of slate caused by frozen condensation.

The render was not inspected closely, but if there are hairline cracks, it is likely these will be drawing water into the wall by capillary action. The impermeable cement render will interfere with moisture buffering, trapping moisture in the wall. It is suggested that this is investigated further as works proceed.

The house originally had a cross passage, the rear (east) doorway having been infilled at a later date when the WC was installed. This is clearly legible on the exterior rear wall. A new doorway to the garden was inserted in the rear wall of the kitchen, this with a modern porch, which appears of poor quality.

To the rear, the west elevation retains the palimpsest of a single storey addition, which is no longer in situ. Given that this occluded the only window to the snug, it is reasonable to assume this addition was a glasshouse/conservatory. The modern ceramic floor tiles of the former structure remain.

Windows to the east elevation, and three of the four on the west elevation are timber 3 over 3 sashes with horns, single glazed. No glazing appears to have inclusions or texture indicative of historic glass, possibly indicating that all windows were historically replaced, perhaps from an earlier style with smaller lights. However, this cannot be confirmed as there are no early photographs or documentary descriptions. An 8 over 8 style is seen in the snug, although this window is a modern replacement, and the opening is slightly larger than others. All windows appear in need of repair and refurbishment.

The courtyard to the west side of the house retains outbuildings which conform to the footprint of those shown on the earliest maps. The larger building appears to have been a service range, the copper still being in situ.

All back to back fireplaces have been removed and infilled except for the living room, which has a C20 fireplace. It is possible some evidence of earlier fireplaces remains, and this can be investigated as works proceed.

Internal Walls

Many of the internal walls have been entirely covered with '3in1' impermeable lining, comprising foil, bitumen coating and waterproof paper. It is presumed this was to protect interior finishes from damp. As mentioned, this will contribute to keeping moisture trapped within the fabric of the wall, adversely affecting performance and thermal efficiency.

East Porch

- The flat-roof porch appears entirely of C20 piecemeal construction, using various pieces of timber which may have been re-used from different contexts, including a four-panelled interior panel /door (original context unknown) and pieces of hardboard. Non-invasive investigation suggest this work substantially dates to the 1970s modernisation, but has been augmented and repaired more recently by a tenant.
- The flat roof is lead covered.
- The porch is set on a granite plinth with a cill chiselled into the stone indicating that historically it was open to the front and sides, with a canopy supported on two pillars.
- It does not appear from initial investigations that any elements original to the porch are incorporated, and although this may be clarified as works progresses, investigation also indicates that timber elements to be substantially rotted and beyond reasonable repair.
- The porch interior has a modern ceramic tiled floor over cement screed.
- The walls either side of the main door are unrendered but the granite dressed stones have been coated with an impermeable modern gloss paint.
- Electrical goods are surface mounted and a modern globe light fitting is installed to the ceiling.
- The main entrance door, and the glazed fanlight over, with dolphin motif are all late C20.

Internal doors

- All internal 6-panelled doors and architraves appear original but both have been modified for fire resistance, including intumescent strips.
- The door to the mid-passage doorway has been removed, possibly the one relocated to the WC. This doorway may be a relatively unusual survival in a modest house, its function likely being to separate the service area from the living areas of the house.

Hall

- The staircase is characteristic of a late C18 early C19 modest town house, with closed string, stick balusters and turned newel. There is a doorway part way along the hall with glazed light over.
- A small section of what appears to be historic dado rail exists on short section of the wall to the existing hot water tank.

Living Room

- Few original features remain.

- Window reveals retains original timber shutters with metal fastener, and timber panelling to the wall below
- The modular fireplace is modern, late C20. The alcoves either side are dry-lined, and a late C20 plywood TV stand and cupboard is built in.
- Other walls modern gypsum plaster
- Timber floorboards 280mm wide appear historic. All skirting appears C20
- No cornice remains. Textured wallpaper to ceiling, substrate not confirmed but likely plasterboard

Dining Room

- Window reveals retains original timber shutters with metal fastener. Timber wall panelling below the window holds a radiator with a modern cill over
- The fireplace has been removed. The flue is not vented.
- Inbuilt historic cupboards in the alcoves either side of the chimney breast remain in situ, with what appears to be modern hardboard/plywood pelmets over.
- Modern cornice. Textured wallpaper on ceilings, substrate not known
- Deep Torus skirting seems historic, apart from chimney breast which has new skirting.
- Floorboards 260-270mm wide

Snug

- The 8 over 8 timber sash window with plain glazing bars is a modern replacement. The wall below is plastered rather than timber panelled as for the east rooms.
- The fireplace has been removed and has not been vented. The chimney breast evidences damp. A dark lining beneath the wallpaper (probably 3in1) may be an attempt to prevent damp coming through. The former hearth retains modern tiles
- The alcove on the north side of the chimney breast is 600mm deep and dry-lined. The other alcove contains an historic timber cupboard as in other reception rooms.
- The plasterboard ceiling has been patched following water damage from the first floor bathroom
- A hole in the floorboards has been patched with a flattened tin can.

Kitchen

- The wall between the WC and kitchen is a modern stud partition.
- Polystyrene tiled ceiling
- Cement screed with heavy duty vinyl flooring suitable for commercial kitchens
- Fully glazed door (textured glass) to inserted in west wall to access porch and garden

West (rear) Porch

The porch is entirely modern materials and construction. It is in dilapidated condition and not considered of architectural or historic significance, indeed it detracts from the building.

WC

- The WC occupies the west end of the former cross passage.
- The stud wall to the kitchen side is of late C20 materials and construction.
- The doorway to the courtyard has been infilled and has a small modern window with textured glass.
- Lino flooring
- Modern facilities

Bedrooms: General

- As elsewhere in the house, there appears to have been extensive refurbishment in the 1970s. Inbuilt furniture is of a style, proportion, material that detracts from the character of the rooms.
- Many walls appear to have the 3in1 lining to prevent damp/staining from damp.
- All rooms appear to have wide floorboards which are likely to be original to the house.
- All fireplaces have been removed but flues appear unvented
- All coving is modern

Bedroom 1

Inbuilt cupboard in the alcove to the right of the chimney breast is of some age. Elsewhere the units are all late C20 melamine of no special merit. Sink unit with ceramic tiled surround to the left alcove.

Bedroom 2

Shower unit and separate WC with basin all appear to date to the late C20

Bedroom 3

Inbuilt melamine bedroom furniture of no special merit. Sink unit with ceramic tiled surround

Bedroom 4

Inbuilt melamine bedroom furniture of no special merit. Sink unit in melamine base.

Bathroom

- Modern bathroom suite, ceramic tiling to walls. Victorian style door furniture, possibly original
- Textured glass single glazed window is a modern replacement
- Partition wall to Bedroom 4 is solid, probably original. Partition to Bedroom 3 is a modern stud wall.

Photographs

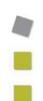


Veronica Lodge within its setting



Top: The main elevation facing east

Below: The rear, west, side of the house showing the C20 porch and the ceramic tiles where a single storey addition was historically in situ





Rear (west) elevation of the property showing porch, palimpsest of former structure (possibly a conservatory) and the three windows scheduled for replacement.

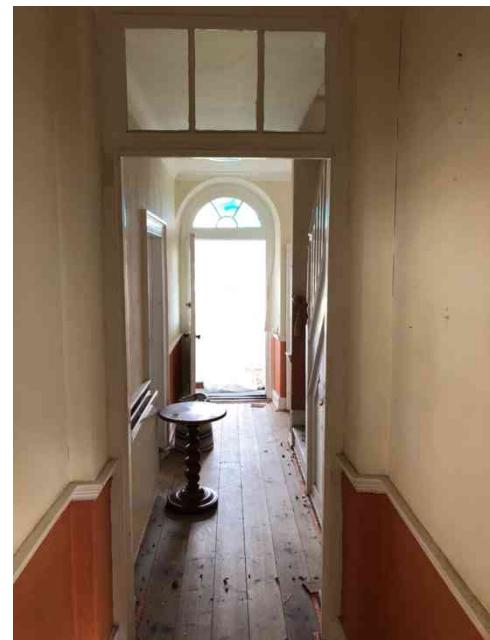




The east porch



The east porch



Stairs and Hallway



Living Room





Dining Room

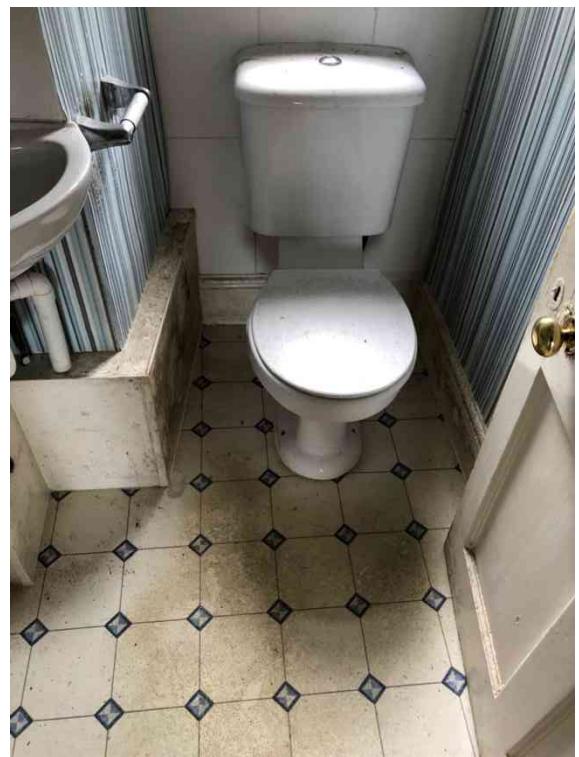


The snug



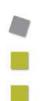


Kitchen



Porch and WC

Below left: Detail showing the 3in1 wall lining (bitumen, foil and waterproof paper)





Top: Bedroom 1

Centre: Bedroom 2

Below: Bedroom 3



Top: Bedroom 4

Centre and Below: The landing and bathroom

Values and Statement of Significance- What matters and why

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

Bond and Worthing (2008)³³

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

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

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

English Heritage (2008)³⁴

Our historic environment has a significant, positive relationship with our ‘sense of place’, its link to social capital, cohesion, health and wellbeing of the community³⁵. Understanding cultural significance is at the very heart of understanding ‘sense of place’.

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

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

³³ Bond, S., Worthing, D. (2008) *Managing Built Heritage: The Role of Cultural Values and Significance*. Wiley-Blackwell p.2

³⁴ English Heritage (2008) *Conservation Principles, Policies and Guidance for the sustainable Management of the Historic Environment* p.14

³⁵ Historic England (2009) *Heritage Counts* Historic England

Statement of Significance

Designations

- The property is Grade II listed and within the immediate setting of Grade II Hugh House, and The Garrison, Grade I Listed and Scheduled Monument.

Evidential

- Although many early interior fixtures and fittings have been removed/ altered, others such as doors, shutters, floorboards remain.
- The footprint and planform of the building have remained largely consistent over time, with the exception of the addition of porches to the east and west, the addition of a single structure to the rear which is no longer extant and minor internal re-ordering.

Historical

- Historical values are entwined with those of the Garrison more than relating to the house itself. It therefore holds high group value. The Garrison represents over 400 years of well-preserved defensive works, its strategic position being key to its role in defending the islands, its modifications and additions being influenced by historic events and changes in military technologies. The significance of the Garrison is detailed in the 2010 conservation management plan³⁶.
- The house is adjacent the Garrison walls, the largest property on the islands and the hub for the interpretation of the other military English Heritage properties on the Scillies.
- The house helps illustrate one of the many stories of the Garrison, possibly being built as concerns were increasing about threats from France with a view to enhancing military presence in the islands. The house was built for the Garrison Commander.
- Although the functional relationship with the Garrison has long been severed, the building can still be appreciated as an element of the Garrison complex.
- With the decline of the military presence, the building became associated with the coastguard service, the infrastructure and function of which shifted during the C19 from deterring smuggling and providing shipwreck and ship distress assistance to being more of an auxiliary naval service³⁷
- There is relatively limited information currently available regarding past people, their lives or events directly associated with the house. It is likely that additional information could be sourced when archives are available.

³⁶ Johns, C. & Fletcher, M (2010) The Garrison, St Mary's Isles of Scilly Conservation Plan. Cornwall Council

³⁷ Historic England. (2016) Coastguard Stations

Aesthetic

- Its aesthetic significance is largely derived from its location and setting rather than the property itself. It holds a prominent position on the slopes of the Garrison. Whilst Garrison and its walls are iconic landmark features of the island, its prominence means Veronica House can also be considered a landmark building.
- Along with Hugh House, Veronica House is visible in numerous short and longviews from land and sea, thus conveying a sense of importance. Its location also provides sweeping vistas over the islands and sea.
- An architect has not been identified, although further information is possibly within resources not available during the time of assessment.
- Architecturally, the house retains its symmetrical, classical appearance. Its construction and remaining features communicate an air of plain, functional, solidity - a character perhaps consistent with its original purpose, that of housing a Garrison commander. It is possible though that original decorative refinements have been lost. In an island context it conveys status.
- The house illustrates vernacular materials and construction in its granite walls, (although these are currently almost entirely rendered) and scantle slate roof.

Communal

- Communal value is perhaps as much in the association of the house with the Garrison and the coastguard service rather than in its than in its individual value. As such, the Garrison and coastguard provided employment and protection for islanders over centuries, and more recently leisure amenity and tourism are a key part of the character. Social value may therefore be inferred.

Threats to Significance

The house has been unoccupied since March 2020. Since extensive modernisation in the late C20 which appears associated with its function as a small hotel, it has had little attention and requires repair refurbishment to enhance its longevity and make it suitable for modern living expectations.

Heritage Impact Assessment

General Considerations

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

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

"Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification" (NPPF Para 132).

Change, Loss and New Work

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

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

A key goal of conservation is to safeguard a valued building or object now and for the future. Future-proofing allows for flexibility, resilience, durability, longevity and functionality – as well as seeking opportunities to maintain or enhance significance. (Appendix 4 summarises key conservation philosophy and principles).

Established conservation philosophy generally advocates that new work should express modern needs in a modern language in a way that complements what already exists. Whilst being sympathetic to and

subtly different from the parent building this approach adds to a building's provenance and avoids confusing the historic record³⁸.

Summary of Proposals

The HIA is based on Duchy of Cornwall Drawings:

MYS-VL-01: Floorplans & Elevations as existing

MYS-VL-02: Floorplans & Elevations as proposed

MYS-VL-03: Window and Door Schedule

Broadly, the proposals entail:

- Re-roof
- Insertion of Velux rooflight
- Refurbishment of the house
- Demolish and rebuild the front porch and demolish the rear porch
- Re-model the ground floor to provide enhanced living accommodation
- Remodel first floor accommodation
- Installation of new hearth and wood burner
- Reinstate cross-passage plan form
- Interior-remove inappropriate wall linings and finish with insulating lime plaster

³⁸ Hunt, R., & Boyd, I (2017) New Design for Old Buildings. SPAB. RIBA Publishing, Newcastle upon Tyne

Heritage Impact Assessment Tables

Note: As assessment is an iterative process, new information may be obtained as work progresses or design details are revised. The impact assessment below is therefore based on the information available at this stage.

HIA 1: Impact on Veronica Lodge

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation ³⁹
Re-roof with sized natural slates	House: Medium (listed building which significantly contributes to CA character) Setting: High	<ul style="list-style-type: none"> ○ The existing scantle roof is in poor condition, with numerous missing slates, and further slates being lost in inclement weather. There is consequent chronic water ingress, evidenced in some established wet rot to roof timbers. ○ Scantle roofs are a distinctive local characteristic. The scantle slates have been turnerised (fabric and bitumen coating), with subsequent localised patching. The slates are therefore unlikely to be suitable for re-use. Costings indicate about £100 per square metre cost difference between new regular slates and scantle. ○ Reclaimed Cornish slates are not considered suitable. Duchy of Cornwall have used these on similar projects and experience has shown these more prone to damage and have reduced longevity when used in aggressive coastal locations. ○ Although economics should not be a central factor in decision making, there are instances where costs have relevance. There are substantial additional costs associated with works to island properties and works within the Garrison present additional challenges which further escalate costs (e.g. the narrow access gate entails double/triple handling of materials). Allowing for these two factors, costings for roofing this site are therefore approximately 45% more than a mainland property. ○ For reasons of cost and availability of materials, the client's preference is therefore to use Cornish Trevillet sized slates. ○ A change from scantle to sized slate will change the character of the roof. It is understood from Duchy personnel that the pitch of the roof allied with the elevated position of the house means the roofscape is not seen from close proximity, and is more appreciated from distant views, thereby somewhat attenuating the visual impact of this change. ○ Although there are signs of wet rot in the roof structure, investigations indicate timbers are largely sound and localised repairs only are required. <p>Impact: Minor-Adverse. However, it is considered that the proposals balance practical and economic factors with the needs/character of the building.</p>	<p>Slates should closely match existing historic slates in setting in terms of colour and style (e.g. riven with napped edge). It is recommended that samples are supplied and agreed.</p>

³⁹ Please note: This section is not intended as a comprehensive schedule of works but as guidance and mitigation. Further detail to be obtained from the architect/supervising officer

Replace sash window W009 (Snug) with good quality slimline double-glazed timber sash to match other windows.	As above	<ul style="list-style-type: none"> ○ This 8/8 window is a modern replacement, its style and quality is not consistent with the existing 3/3 sashes. ○ A 4/4 replacement, differs from the other 3/3 sashes but as the window opening is wider, the 4/4 will better echo the same glazing proportions. ○ Double glazing will help improve thermal performance to a property in an exposed location. Due to their slimness, slimline units can also be fitted in most existing window sashes, thereby allowing for the retention of the existing window casements and/or sashes. This is an important conservation aspect, as double-glazing in historic buildings may be more acceptable in situations where it can be incorporated within the original joinery or within new units which match existing joinery within the building. ○ The window is not in a prominent position on the property and will not <p>Impact: Negligible-Neutral</p>	
Replace W013 (Bathroom) with new accoya timber, slimline double-glazed casement	Low	<ul style="list-style-type: none"> ○ This will replace a modern reeded-glass window which is in poor condition. ○ The plain style will be consistent with the simple aesthetic of the house. <p>Impact: Negligible-Beneficial</p>	
Refurbishment of windows	High – historic windows make a significant contribution	<ul style="list-style-type: none"> ○ All other existing sash windows are in reasonable condition and are to be repaired and refurbished by experienced joiners <p>Impact: No change</p>	Further guidance is available here: <ul style="list-style-type: none"> ○ https://www.spab.org.uk/sites/default/files/SPAB%20Technical%20advice%20note-Repair%20of%20wood%20windows.pdf ○ https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/
Insert Velux into new dressing room. See also Bedroom 4	House: Medium (listed building which significantly contributes to CA character) Setting: High	<ul style="list-style-type: none"> ○ A rooflight will provide natural light into a subdivided space without a window. ○ This will be relatively discreetly placed on the south pitch ○ A conservation style would sit flush within the roofline ○ The flat ceiling of the room will be retained, the tunnel being formed of plasterboard <p>Impact: Potentially Negligible-Neutral</p>	Fully specification details are to be provided POLICY OE4 (Local Plan) Protecting Scilly's Dark Skies. Dark skies are characteristic of the islands. It is suggested that the window is designed to minimise/avoid lightspill, e.g. Examples of good practice guidance on conserving dark skies is widely available, such as; <ul style="list-style-type: none"> ○ https://www.cornwall.gov.uk/media/39339845/guidance-on-dark-night-sky.pdf ○ https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf
Demolish and rebuild the front (east) porch	House: Medium Setting: High	<ul style="list-style-type: none"> ○ The porch is a mid/late C19 addition to the building and has been substantially altered in a piecemeal fashion since. The existing fabric is largely modern and no historic features of significance remain. It is currently detrimental to the building. ○ The replacement porch will retain the same footprint and form, utilising the existing granite threshold. The door will be moved to the front. ○ The new exterior door echoes the 6-panel design of the interior doors and would be typical of that period ○ The existing inner door will be removed. The new inner door incorporates panels reflecting existing doors, with multi-light glazing so is more sympathetic to the building. ○ Ceramic tiles and screed will be carefully removed from the granite threshold ○ The proposed design is more sympathetic to the building <p>Impact: Negligible-Beneficial</p>	



Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation ⁴⁰
Demolish the west (rear porch)	House: Medium Porch: Negative value	<ul style="list-style-type: none"> ○ This is an entirely C20 construction of poor quality and detracts from the property. Demolition and making good the area will aesthetically improve the rear courtyard and reveal the original plan, modestly enhancing significance. ○ The existing modern glazed door will be replaced with an unglazed timber door, matching existing elsewhere to the rear. <p>Impact: Minor -Beneficial</p>	
Remove 3in1 waterproof wall lining and dry-lining and insulate walls with insulating lime plaster	House: Medium. Walls: Lining: Negative value Inappropriate impermeable lining over modern gypsum.	<ul style="list-style-type: none"> ○ Cornicing is modern and all walls appear to be gypsum plastered, likely all late C20. ○ The 3in1 will serve to keep moisture trapped in the masonry wall fabric and is therefore likely to be detrimental. Removal is often challenging and may involve loss of the modern plaster, however the gypsum plaster is impermeable and may be contributing to the damp problems ○ Woodfibre board insulation was been considered, but an insulating lime plaster was considered more appropriate for walls which are damp due to the exterior render. ○ Further details for the insulating proposal are to be confirmed once walls are assessed for damp after a period of drying following 3in1 removal and any causes of continuing moisture identified. ○ Insulation will enhance energy efficiency <p>Impact: Potentially Minor -Beneficial</p>	<ul style="list-style-type: none"> ○ It is advisable to trial methods of removal of the 3in1 lining so as to cause least harm. Although most skirting appears modern, if any historic features survive then it is suggested these are carefully removed so they can be reinstated following works to the walls.
Reinstate the west doorway and remove modern stud partition wall between WC and kitchen. The existing doorway will be retained.	House: Medium	<ul style="list-style-type: none"> ○ The historic doorway was infilled to make the WC and this is clearly evident in the exterior fabric. ○ The intervention will restore the original door position (W010), replacing the window with a double glazed timber door in a style sympathetic to the building, and provide additional functional space in the kitchen. ○ The existing WC door will be re-used, re-instating the historic mid-passage door which is currently absent. It is possible the removed passage door was re-used for the WC. This will restore an original feature that contributes to significance. <p>Impact: Negligible-Beneficial</p>	<ul style="list-style-type: none"> ○ Although the partition between WC and kitchen is modern studwork, it might be helpful to retain a small nib to denote the historic planform.
Remove wall between snug and living room to create larger living area Make good floor with new timber boards.	House: Medium	<ul style="list-style-type: none"> ○ The two rooms are currently smaller than average (approx 10m²), relatively dark, and not conducive to modern living expectations. Removal of the substantial intervening walls and chimney breast would create significant additional space (able to seat 6 comfortably), additional functionality, and would also enhance natural lighting. ○ Whilst this entails irreversible loss of historic fabric and the historic plan, a nib and downstand, and the infill with new floorboards will retain the legibility of the original planform. 	<ul style="list-style-type: none"> ○ An alternative option for enhancing living room space, reinstating an addition to the rear of the building, and forming a doorway in place of W009 has been considered as an option. This however would retain the small internal spaces and so the flexibility and functionality of the interior would remain limited. The client's preferred option is therefore to remove the intervening walls.

⁴⁰ Please note: This section is not intended as a comprehensive schedule of works but as guidance and mitigation. Further detail to be obtained from the architect/supervising officer

		<p>Impact: Moderate. The proposal has adverse impact as well as providing potential benefits for future-proofing the property by providing more flexible, useable space</p>	<ul style="list-style-type: none"> ○ Removal of the chimney breast may reveal evidence of former openings/fireplace/features. It is suggested that a Building Recording commensurate with a Level 2-3⁴¹ (Descriptive-Analytic) would be an appropriate condition for documenting removal of the wall and revealed evidence.
Install hearth and woodburner. Vent through the existing flue at first floor		<ul style="list-style-type: none"> ○ It was considered appropriate to not create a new chimneybreast and fireplace to the north wall to avoid confusing the historic record. On balance, it was felt a more honest approach, in keeping with the functional simplicity of the house, was to have a plain slate open hearth. <p>Impact: Negligible-Beneficial</p>	

⁴¹ Understanding Historic Buildings A Guide to Good Recording Practice <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation ⁴²
Kitchen: Lift existing vinyl flooring and screed. Replace with insulated concrete slab.	House: Medium	<ul style="list-style-type: none"> ○ The existing heavy-duty vinyl is not in keeping with the property ○ The underfloor space of the snug has been investigated and is over 300mm deep, suggesting there is also sufficient depth in the kitchen floor to undertake works without requiring underpinning or sub-surface disturbance. ○ Works will remove the existing slab and it is not intended to excavate below this ○ The insulated slab will improve building performance <p>Impact: Negligible-Beneficial</p>	Floor covering to be specified
Remove ensuite additions to Bedroom 2 in D016	House: Medium	<ul style="list-style-type: none"> ○ The late C20 partition, door and additions are unsympathetic to the room. The proposals will reinstate the original proportions of the room <p>Impact: Minor -Beneficial</p>	
Remodel Existing Bedroom 4 and remove part of intervening wall to form en-suite & dressing room for Bedroom 1 (Master) Install new doors D023 D024	House: Medium	<ul style="list-style-type: none"> ○ A relatively small section of wall will be removed, thus retaining the legibility of the original planform. ○ The new sub-dividing wall will be reversible ○ Doors to the inbuilt cupboards and shower room will match existing historic doors. <p>Impact: Minor. This proposal balances adverse impact with the benefits of providing additional amenities consistent with modern living expectations.</p>	
Remodel Bathroom to provide improved family bathroom. Removal of wall between Bathroom and Bedroom 4.	House: Medium	<ul style="list-style-type: none"> ○ The existing doorway to bedroom 4 will be retained to form the landing cupboard for the hot water cylinder. <p>Impact: Minor. Again, this proposal has adverse impact as well as potential benefits for providing additional amenities consistent with modern living expectations.</p>	<ul style="list-style-type: none"> ○ It possible, it is suggested that a nib of the existing wall between Bathroom and Bedroom 4 might be retained (even within the new partition) to allow future legibility of historic form
Annexe: New accoya timber windows W015 W016	House: Medium	<p>Proposed windows are in casement style in keeping with the property. W010 replaces a modern transom opening window.</p> <p>Impact: Negligible -beneficial</p>	<ul style="list-style-type: none"> ○

⁴² Please note: This section is not intended as a comprehensive schedule of works but as guidance and mitigation. Further detail to be obtained from the architect/supervising officer

HIA 2 Impact on Setting and Heritage Assets within the Setting

Asset	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
<p>*This section considers relevant designated and non-designated heritage assets as determined by the HER, National Heritage List for England and professional judgment. Those most likely to be impacted by the proposed changes to the site are considered.</p>			
The setting is considered to be the surroundings in which an asset is experienced		<p>The works will bring the building back into use and will enhance its longevity. Although there will be a slight, visible change to the roof, the high position of the building, and the oblique angle of the roof means it is difficult to appreciate within the immediate setting. It is not considered that, overall, the works will impact on the experience of the setting visually or in other, intangible, respects. It will not impact on the character of the setting or other assets within it, including views, interpretation, prominence, legibility and associations.</p>	
SM 1291756 Listing No 1015671	SM & Grade I listed – High	<p>Star Castle</p> <p>The exterior of Veronica Lodge is currently in poor condition and the building is unoccupied. The proposed changes will bring the building back into use and enhance its appearance and longevity. The loss of the vernacular scuttle roof will result in a slight change to its appearance. The oblique angle of view from near views means the roof is not clearly seen, except from more distant views. The exterior will be enhanced by refurbishment and the new porch. Overall it is considered that the proposed changes will not affect how Star Castle is experienced or interpreted, nor will it change the historical connection between the Garrison and Veronica Lodge.</p> <p>Impact: No Change</p>	
SM1014553 Listing No 1141187	SM & Grade I listed – High	<p>The Rocket House</p> <p>Distance, topography and intervening buildings means there is limited intervisibility between Veronica House and this asset. The proposed changes will not affect how The Rocket House is experienced or interpreted, nor the historical association with Veronica Lodge as part of the wider Garrison complex.</p> <p>Impact: No Change</p>	
Listing No 1218853	Grade II* listed – High	<p>Gatehouse Cottage</p> <p>Distance, topography and intervening buildings means there is limited intervisibility between Veronica House and this asset. The proposed changes will not affect how the asset is experienced or interpreted, nor the historical association with Veronica Lodge as part of the wider Garrison complex</p> <p>Impact: No Change</p>	
Listing No 1218940	Grade II* listed – High	<p>The Guardhouse</p> <p>Distance, topography and intervening buildings means there is limited intervisibility between Veronica House and this asset. The proposed changes will not affect how the asset is experienced or interpreted, nor the historical association with Veronica Lodge</p> <p>Impact: No Change</p>	
Listing No 1018370 SM 1291751	SM & Grade I listed – High	Post-medieval breastwork, curtain wall and associated defensive structures on the periphery of The Garrison	

		<p>There will be a slight change to the appearance of Veronica Lodge's roof. The oblique angle of view from near views means the roof is not clearly seen, except from more distant views. The exterior will be enhanced by refurbishment and the new porch. Overall it is considered that the proposed changes will not affect how this asset is experienced or interpreted.</p> <p>Impact: Negligible- neutral</p>	
Listing No 1141186	Grade II Medium	<p>Hugh House</p> <p>The proposed changes will not affect the legibility or experience of Hugh House</p> <p>Impact: Negligible- neutral</p>	
Other designated and non-designated heritage assets		<p>It is considered that due to distance, topography and landscape context, the modest exterior changes will not impact on the experience or legibility of other heritage assets within the setting.</p> <p>Impact: No Change</p>	

HIA 3 Impact on the Conservation Area

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Comments. Further Guidance and Mitigation
Re-roofing and refurbishment	Conservation Area-High The building is prominent in many views	<ul style="list-style-type: none"> o The exterior of the building is currently in poor condition and the building is unoccupied. The proposed changes will bring the building back into use and enhance its longevity, maintaining the character of the CA. o The loss of the vernacular scuttle roof will however slightly change the appearance of the building. It is understood from Duchy of Cornwall personnel that in reality the oblique angle from near views means the roof is not clearly seen, but is seen more distant views. Even though in itself the change will not appreciably impact on the overall character of the CA, it will contribute to the small, cumulative losses of vernacular architectural features that help define the character of the CA. <p>Impact: No Change -Negligible Change</p>	Darkness and the ability to appreciate the night sky is a characteristic of the CA. As for HIA 1, minimising light spill is recommended

HIA 4 Impact on the AONB

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Comments. Further Guidance and Mitigation
Re-roofing and refurbishment	AONB - High The building is prominent in many views	<ul style="list-style-type: none"> o The exterior of the building is currently in poor condition and the building is unoccupied. The proposed changes will bring the building back into use and enhance its appearance and longevity. o The loss of the vernacular scuttle roof will however slightly change the appearance of the building. In reality the oblique angle from near views means the roof is not clearly seen, except in more distant views. Even though in itself the change will not appreciably impact on the overall character of the AONB, it will contribute to the small, cumulative losses of vernacular architectural features that contribute to the AONB. <p>Impact: No Change</p>	

HIA 5 Archaeological Potential

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
Re-roofing and refurbishment	Low	<p>Whilst the Garrison area has high archaeological sensitivity, the proposed interventions do not involve any ground disturbance. Removal of the screed in the kitchen and the ceramic tiles in the courtyard will remove only modern materials. Other interventions are to areas of low archaeological sensitivity.</p> <p>Impact: No change</p>	

Conclusions

- The works will bring the building back into use and will enhance its longevity.
- With regards the exterior, although there will be a slight, visible change to the roof, it is not considered that the works will impact on the experience of the setting visually or in other, intangible, respects. It will not impact on the character of the setting or other assets within it, including views, interpretation, prominence, legibility and associations.
- It is considered that due to distance, topography and landscape context, the modest exterior changes will not impact on the experience or legibility of other heritage assets within the setting.
- In respect of the CA it is considered that the impact will not appreciably impact on the overall character of the CA.
- It is considered there will be no change or adverse impact to the AONB
- With regards the interior, a majority of the proposals are considered to have a potentially beneficial impact on the building. These are detailed in the HIA
- Perhaps the most contentious proposal is removal of the wall between the snug and living room to create larger living area. This aspect of the proposal potentially has adverse impact as well as providing potential benefits for future-proofing the property by providing more flexible, useable space.
- Archaeological potential is considered low and no sub-surface works are planned.

Bibliography

Johns, C. *Isles of Scilly Historic Environment Research Framework Resource Assessment and Research Agenda* (2012) Report No: 2012R070 . Cornwall Council

Johns, C. & Fletcher, M (2010) The Garrison, St Mary's Isles Of Scilly Conservation Plan. Cornwall Council



Appendix 1: Terms and Conditions of Report

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

Appendix 2: Relevant Statutory and Non-Statutory Guidance

NPPF Section 16 June 2019

Proposals affecting heritage assets

189. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

190. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

191. *Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*

192. *In determining applications, local planning authorities should take account of:*

1. *a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
2. *b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
3. *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Considering potential impacts

193. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

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

1. *a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
2. *b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.*

195. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

1. *a) the nature of the heritage asset prevents all reasonable uses of the site; and*
2. *b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

- 3. c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- 4. d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. 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 accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

⁶³ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

⁶⁴ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

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

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

Cornwall Local Plan Strategic Policies 2010-2030, Policy 2.182

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

Cornwall Local Plan Strategic Policies 2010-2030⁴³

Policy 2.189

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

Strategic Policy 12

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

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

Strategic Policy 24

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

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

"Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and

⁴³ Cornwall Council. Cornwall Local Plan. Strategic Policies 2010-2030

substantial harm to all other nationally designated assets will only be justified in exceptional circumstances. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset."

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

Appendix 3 Identifying the Importance of the Assets and the View⁴⁴

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

⁴⁴ Criteria for Establishing Value (Derived from: DMRB Vol 11, 2009, English Heritage 2011, ICOMOS 20011)

Description of Impact⁴⁵

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

⁴⁵ Derived from DMRB Vol 11, 2009

Appendix 4 Conservation Philosophy and Principles

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

Conservation Philosophy

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

Conservation Principles

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



Appendix 5 Listing Descriptions

The Star Castle

List Entry Number: 1015671

Date first listed: 04-Mar-1997

Designations

- o Scheduled Monument
- o Grade I Listed Building

Monument Details

The monument includes a late 16th century artillery fort, the Star Castle, built behind the northern crest of the Garrison, a large headland linked by an isthmus to the south west coast of St Mary's in the Isles of Scilly. The Star Castle is a Grade I Listed Building. This scheduling is divided into two separate constraint areas. The Star Castle contains a two-storey central house separated by a narrow passage from an encircling rampart faced by walling; the rampart's outer face forms an eight-pointed star in plan, giving the name of the fort. A covered entrance passage passes through the rampart on the north east. Outside the rampart a broad ditch is crossed by a stone causeway from the rampart entrance. Beyond the ditch are remains of an outermost rampart. The central house, excluded from this scheduling as detailed below, contained a hall, accommodation and service areas in the fort's original layout. It is nearly square in plan with sides oriented almost to the cardinal points and an angled projection rising up the centre of each wall. Its main door opens to the passage on the south of the east wall, with a service door opposite in the west wall. A first floor door in the west wall opens to a bridge across the passage to the rampart surface. The open passage around the central house is c.2m wide, largely cobbled with midline flagstones linking the main door of the house to the rampart entrance. Steps rise to the rampart surface at the south east and north west corners. On the north east, the open passage extends to a narrow covered entrance passage dog-legged through the rampart and ending at a square-headed stone doorway projecting slightly from the rampart. The doorway's moulded frame has low relief initials at the base of each jamb: on the right, 'FG' of Sir Francis Godolphin, the islands' Governor when the fort was built; on the left, 'RA' of Richard Adams, the fort's architect. The lintel bears the date '1593' and over the doorway, the outer face of an upper room includes a plaque bearing the initials 'ER' of Elizabeth I. The dog-leg of the passage's east wall contains a deeply recessed square window, now blocked, directly facing the doorway from an eastern guardhouse behind. The inner end of the entrance passage was protected by a portcullis, evident from its wall slots, threshold recessed for four vertical bars and a chamfered outer arch. A stepped masonry structure above the slot's inner face carried the chains and winding gear for raising the portcullis. Several structures were built into the fabric of the rampart, opening off the passage around the house. These include a guardhouse to each side of the entrance

passage at its inner end; the eastern has a blocked doorway in the rampart inner wall. The western guardhouse, an addition of c.AD 1700, is square with a pyramidal roof rising above the rampart surface. In its north west corner is a blocked opening to a tunnel under the northern rampart, joining a second tunnel on an angled course from a doorway at the centre of the passage's north side to a blocked doorway in the rampart's outer wall facing the ditch. These tunnels formed a sally port, intended to provide an alternative means of exit in times of siege. Other structures off the open passage include rooms forming service areas and stores beneath the centre of the west and south ramparts. That on the west is set back behind an open-fronted overhang in which the rampart's inner edge is supported by granite beams and props; the room has a blocked door and window facing the overhang. The room under the south rampart is subtriangular with a single doorway and small square window facing the passage. A third small room extends west from the south west corner of the passage. The rampart rises 2.6m from the passageway to a flattened upper surface, generally 6m-7m wide and almost level with the first floor of the central house. It is faced internally and externally by walls of irregular granite rubble, with more regular dressed slabs along most outer corners and with dressed and usually chamfered jambs, lintels and sills at openings. The inner wall ends as a low kerb along much of the rampart edge but at the four main corners it rises as a parapet with musket slits covering the open passage. The rampart's outer wall has a very steep slope, called a batter, over its lower levels towards the ditch, becoming vertical towards the top and projecting as a parapet over most of the rampart surface. Much of this parapet has an inner ledge beneath a row of musket slits but at each internal corner this is replaced by the blocking wall of a former gun embrasure, that on the NNE retaining its original paved platform. Each of the rampart's cardinal point corners contains a square building which formed barracks for the castle garrison, that on the north described in 1715 as the 'Gunners Barrack' and that on the west extended by a later porch. On the rampart's south east corner is a small masonry sentry box; on the south west corner is a roofless and partly re-built masonry latrine chamber. In the north west corner is a flag platform, a level paved surface slightly higher than the parapet top and reached by stone steps on the east. A flagstaff is mounted against the south side of the platform. Built by 1715, this platform is later than the original parapet. In the north east corner, the room over the entrance doorway rises above the rampart surface as a small square building described in 1715 as the 'Gunners Store'. Beside this room, the apex of the corner is occupied by a bellcote with masonry piers and a rounded arch, raised above the parapet on a small platform with access steps to the south. The rampart's outer wall descends into the inner side of the ditch, resting on bedrock in parts of the northern sector though its base is largely masked elsewhere by surface deposits. The ditch is c.5m wide and up to 3m deep, cut through the subsoil and, where exposed, into the bedrock. The base of the ditch is masked by deep silt deposits, confirmed during modern cable-laying operations. On the north east, a masonry causeway crosses the ditch from the doorway in the rampart face; it has vertical side walls, rising to a parapet whose inner

ledges flank a cobbled surface with midline flags. At its outer end is a pyramidal flight of seven visible stone steps to a modern metalled drive beyond. Beyond the outer lip of the ditch, an earthen outer bank extends around much of the fort, though modern development and landscaping has levelled it on the south. The bank's profile varies but where clear of modern scrub it is generally c.7.5m wide and 1m high with a flattened top; a row of revetment blocks are visible along its inner edge adjoining the ditch on the west of the fort. A plan dated 1715 shows the bank gently merging with the natural slope beyond, a form called a glacis. On the north it is modified by the levelling cut for a modern road and by a modern levelled and revetted drive to the fort's entrance steps. The bank widens to give a raised flattened area north of the fort's flag platform, a feature considered to reflect the buried foundations of a former gun room recorded at this location on early 18th century plans. The scheduling also includes a cobbled hollow 32m beyond the SSW side of the fort's ditch and identified as one of several dewponds built in the mid 18th century to improve the fort's water supply. The hollow is ovoid, 9.8m north-south by 8.5m east-west, with sides sloping c.0.5m to a flattened base. Its surface is neatly lined by cobbles, c.0.1m across, with a kerb of larger slabs, c.0.3m across, on at least its north eastern periphery. The physical remains of this artillery fort are complemented by a wealth of historical sources regarding its construction, operation and context. The Star Castle was built in 1593-4 as the first part of a major upgrading and re-orientation of the islands' defences authorised by Elizabeth I to counter continued threats and raids from Spain following the failure of the Armada in 1588. Its construction was quickly followed, from c.1600, by a bastioned curtain wall to the east along the slope to the isthmus, creating a fortified headland whose defensive system was successively extended and strengthened over the next three centuries, during much of which the Star Castle remained the controlling element. In March to April 1646 the Prince of Wales, later Charles II, took refuge at the Star Castle during the Civil War; after 1648 the Star Castle became the last focus of Royalist resistance in England, surrendering in 1651. The Star Castle also served as a prison for several notable critics of the Government in the mid and later 17th century. In c.1700 extensive alterations took place, largely within the central house, and from 1834 the fort became the home of the Steward of the islands' lessee, Augustus Smith. During World War I, the fort housed army officers. With increased tourism on the islands the fort was converted to hotel use in 1933, most modification again involving the central house. In World War II, the fort was used to billet soldiers, with a signalling point on the roof of the central house. The central house, the modern garage by the causeway, all modern fixtures and fittings including the modern internal decoration of the rampart barracks, modern garden furniture, all modern stored materials, all modern service pipes and cables together with their fittings, existing trenches and supports are excluded from the scheduling. Also excluded from the scheduling is the modern metalled surface of the approach. The ground beneath all of these features is included.

Listing Description

House within Star Castle Fort. 1593 with late C17 alterations. Architect/Engineer Robert Adams. Rendered granite rubble with granite and brick dressings; slurred M-shaped hipped slate roof with lateral, central valley and ridge stacks. Star-shaped eight-sided plan reflecting that of surrounding bastions (q.v.). 2 storeys with attics; 3 bays to each facade with central two-sided salient projections. Each front has two ground-floor 8/8-pane sashes, two 2/2-pane sashes and salient projections; two first-floor 2/2-pane and 8/8-pane sashes. Original granite moulded door architrave with drip-moulded head. Flat-roofed dormers with late C19 horned 2/2-pane sashes. Interior: built with two accommodation floors above basement for storage. Plan recorded in 1757 by Abraham Tovey, Master Gunner, had 2 heated ground-floor chambers with back-to-back stacks and stairs all extant. Includes some 2-panelled doors. Late C17 wooden dog-leg staircase through both upper floors, with rectangular moulded handrail and continuous newel to first floor only. Ground-floor main chamber has late C17 moulded granite fireplace with polished wooden half columns. First-floor room above has white marble baseless Greek Doric order fireplace and centrepiece with oak leaves and laurels. Some blocked first-floor angle fireplaces. The main fort in a defensive system built under Francis Godolphin to counter the threat posed by the Spanish after the 1588 Armada. With its outer bastions-and walls (qv), Star Castle comprises an important and complete example of an Elizabethan fort built to a common Renaissance plan. It was also used as a prison, notable inmates including Dr.Bastwick (1637) and Sir John Ireton (1662). Star Castle was the last Royalist stronghold, Prince Charles and his suite taking refuge here in 1646 after their retreat from the Battle of Bodmin. It was converted into an hotel in 1933.

Bastions and Walls of Star Castle

List Entry Number: 1141188

Date first listed: 02-Feb.1975 Amended 1992

Designations

- o Grade I Listed Building

Bastions and walls. 1593 with C18 additions. Architect/engineer Robert Adams. Roughly coursed granite rubble with dressed quoins; slate roofs; granite stacks. Eight-sided star-shaped plan. Single storey with some second storey additions. Battered walls to ditch has string-course divisions and coped parapet. Stairs, piers and walls across ditch to 2-storey entrance porch, slightly brought forward with moulded square-headed architrave, date 1593 and tablet with monogram ER above, and pyramidal roof to bracketed-out top storey above parapet level; C18 bellcote on parapet wall to left. Parapet with sally port openings. Ramparts above 3 pyramidal-roofed rectangular rooms, built as guardhouse, office, lock-up etc, with slit windows, stacks, and C19/20 plank doors and glazing-bar casements; that to the south-west angle is roofless. Raised platform at north-west angle. An important component of the late C16/17 fort centred around Star Castle

The Rocket House 17th-18th century powder magazine and adjacent prison on The Garrison, St Mary's

Scheduled Monument

List Entry Number:1014553

Date first listed: 21-May-1963 Amended 1998

Monument Details

The monument includes a 17th-18th century powder magazine, known as the Rocket House, together with an adjacent small prison cell, situated near the main gateway through the defensive circuit of The Garrison, the south western promontory of St Mary's in the Isles of Scilly. The Garrison has long been the strategic focus for the islands' defence, commanding their main deep water approach through St Mary's Sound and The Road, and the chief harbour on Scilly, St Mary's Pool. The fortification of The Garrison, in which this powder magazine and prison formed an integral part, was undertaken in successive stages from the later 16th century to the mid 20th century. The powder magazine and its blast walls in this monument are a Grade I Listed Building; with the adjacent prison and their courtyard they also form part of a monument in the care of the Secretary of State. The Rocket House survives as a masonry magazine chamber with a ridged vaulted roof, surrounded by a cobbled passage and enclosed within a tall blast wall. The entire structure is built on a stance levelled deeply into the adjoining hillslope which rises to the south and west. The backscarp of the levelled stance is separated by a gap of approximately 5m from the outer face of the blast wall. The central magazine chamber is almost square in plan, measuring approximately 9.5m east-west by approximately 8.5m north-south externally. Its thick walls are faced externally by neatly coursed ashlar slabs, with a single doorway at the centre of the east wall closed by doors on both the inner and outer faces. The walls are perforated by pressure-release vents forming regular patterns: a central vent in each wall except the east forks into three on reaching a small buttress at the centre of each external wall face; each central vent is flanked by angled vents through the wall thickness. The east doorway is also flanked by angled vents. These vents served to maintain ventilation of the magazine, essential for the dry storage of powder, while dissipating pressure from any explosion that might occur, containing the effects of the blast within the magazine and its blast wall. The interior of the magazine chamber has a modern raised floor, above which the walls rise 1.7m, faced by irregular stonework; above this is a ridged vault of coursed slabs. Joist slots in the vault's lowest course indicate a former upper floor within the vault. Externally the vault is faced by a steep, slate covered, hipped roof rising to moulded granite ridge stones. The magazine chamber is surrounded by a finely cobbled passage, approximately 1.75m wide; a drainage gully along its outer edge feeds into a slab-covered drain at the centre of the south side. The outer side of the passage is defined by the magazine's blast wall. This wall rises approximately 4.5m, fully enclosing the passage and the walls of the magazine chamber. Its

entrance doorway is in its east wall by its north east corner, with a segmental arch and projecting keystone; steps lead down from the doorway to the cobbled passage. From the centre of the south side, a tall, masonry, chimney-like structure rises from the blast wall top, supporting a lightning conductor. The blast wall fabric has a clear horizontal joint at approximately 2.8m high, level with the top of its entrance arch and indicating its initial height before later being raised. A small external side chamber opens off and projects from the west side of the blast wall north of its midpoint. The chamber is 2.2m square internally, with a window in its north wall and angled pressure-release vents on each side of its doorway through the blast wall. The vents may be precautionary at this potential weak point in the blast wall to dissipate the force of a blast from the central magazine chamber, but they may indicate that the chamber itself could contain explosive hazards, possibly as a fuse store. The blast wall's entrance faces a small subrectangular courtyard, defined on the west by an extension north of the blast wall's east wall and to the south by a wall running east from the blast wall entrance, revetting the hillslope behind and containing the entrance to the prison. Low edging slabs define its other sides and curving north east corner against the roads beyond. The courtyard's east and west walls meet the blast wall at the level of its original height. However the west wall was originally slightly lower and sloped down to approximately 0.5m high at its north end; a joint in the fabric shows it was later raised to its present gently sloping profile. The south wall is also a composite of builds. In its western end beside the blast wall entrance is a doorway, 1.7m high with chamfered jambs and lintel, giving access to the prison. The prison extends south from the doorway, against the outer face of the blast wall and beneath the present hillslope surface. It is a single-roomed cell measuring 2.45m north-south by 1.15m east-west internally, reached by steps down from the doorway in its north wall. The doorway itself is closed by a modern wooden door. Around the prison doorway the courtyard wall fabric is of finely jointed ashlar but from c.1m east of the doorway this is replaced by a poorly jointed fabric indicating a later extension to revet the slope behind. Historical sources amplify our knowledge of this monument and the context in which it was built. In the 1590s, after the Spanish Armada, a review of the islands' defences identified The Garrison as the prime focus for fortification and an artillery castle, the Star Castle, was built on its northern crest in 1593-4. A major programme of works from approximately 1601 enhanced the controlling position of The Garrison by building a bastioned curtain wall from coast to coast across its landward approach from the sandy isthmus linking it to the main body of St Mary's. A quay wall was also built into St Mary's Pool from The Garrison's north east coast, encouraging the growth of Hughtown which rapidly became the Scillies' main settlement under the protection of the new fortifications. Construction of a powder magazine on the site of this monument was part of these early 17th century works, built into the slope 40m WSW of the main gateway through the curtain wall. It appears on 17th and early 18th century plans which, where sufficiently detailed, consistently show a rectangular building with an east-west long axis and a short projection from its east wall. By 1742 the magazine was described as in a 'very bad' condition,

but it still appears with its rectangular plan on a 1746 plan. An account in 1750 by Robert Heath, a former officer of The Garrison troops, comments that the magazine formerly suffered from dampness because its walls had been in direct contact with the earth of the slope. Heath also notes that it had been 'lately improved by Mr Tovey', describing his actions as quarrying away the slope behind the magazine to separate it from contact with the soil, and creating a 'square paved way' around the magazine's bomb-proof walls and roof. These works by Master Gunner Abraham Tovey were part of a massive refurbishment which he undertook on The Garrison defences between 1715 and 1750. Heath also mentions the prison, separated from the magazine as today, and described as the 'Hole, or Military Prison', also suffering from severe damp. Although not mentioning the blast wall, Heath describes an arrangement of structures otherwise similar to those visible today; his account provides an indication of how the 17th century-early 18th century arrangement became transformed to the present one. While the magazine was simply a building levelled into the slope, it would matter little if a small prison was levelled in beside it on the roadside, giving the long rectangular magazine and the small projecting prison on the east. However quarrying away the slope behind the magazine to create the paved way and blast wall would force a decision whether to include the prison within the new blast-proof bounds of the magazine or to exclude it. There would be no reason why the prison would need to remain within the blast-proof cordon and good security reasons why it would be undesirable to keep prisoners confined within the powder store cordon. The present structural arrangement reflects a decision to exclude the prison by driving the eastern side of the paved way and blast wall across the eastern end of the earlier long rectangular magazine building, shortening it to its present plan and leaving the prison outside the blast wall entrance. This implies that the system of pressure-release vents in the wall of the magazine chamber reflect Tovey's work, as does the neat ashlar facing on the chamber's outer walls and buttresses; the walling around the prison doorway may derive from the 17th century fabric of the combined magazine and prison. Subsequent alterations raising the blast wall and the courtyard's west wall are not closely dated but had occurred by approximately 1870 when they were first photographed. The masking of the prison beneath extended hillslope deposits was achieved by the 1830s, possibly forming part of Tovey's refurbishment. That change would also have required the present eastward extension of the prison's north wall to revet the hillslope against the courtyard. All English Heritage signs, displays, fixtures and fittings, including service cables, conduits and control boards, are excluded from the scheduling but the ground beneath them is included.

Post-medieval breastwork, curtain wall and associated defensive structures on the periphery of The Garrison

Scheduled Monument

List Entry Number: 1018370

Date first listed: 21-May-1963 Amended 1998

<https://historicengland.org.uk/listing/the-list/list-entry/1018370>

Details

The monument includes a complex circuit of fortifications along the periphery of The Garrison, the south western promontory of St Mary's in the Isles of Scilly. The Garrison, known as the 'Hugh' until the 18th century, commands the main deep water approach to the islands through St Mary's Sound and The Road, and controls the chief harbour on Scilly, St Mary's Pool. The fortifications around the slopes of The Garrison were constructed, occupied and modified in successive stages from the early 17th century to the mid-20th century. The masonry curtain wall, batteries, redans and gateway in this monument are Listed Grade I and form part of a monument in the care of the Secretary of State. From the mid-16th century the defences on Scilly reflected national interests in defending the Western Approaches, initially to counter threats of war with France and Spain after the Reformation and due to increasing trade competition. Limited defence works during the 1540s and 1550s were not garrisoned into the later 16th century, but after the Spanish Armada the islands' defences were urgently reviewed. Consequently The Garrison was identified as the prime focus for future defensive fortifications. Following the building of an artillery castle, the Star Castle, on the northern crest of the Hugh in 1593-4, the controlling position of the promontory in the islands' defences was enhanced from C.1601 by reinforcing its landward approach with the first phase of this monument: a bastioned curtain wall from coast to coast along the eastern slope where it descends to the sandy isthmus that links the Hugh to the main body of St Mary's and where the Scillies' main settlement, Hugh Town, grew from the later 16th century, fronting St Mary's Pool to the north. The C.1601 curtain wall survives, incorporating later modifications and rebuilds, from the present Gunner's Well Battery in the north to the Lower Benham Battery, 330m to the SSE. It has a fabric of mortared uncoursed rubble, with irregular blocks packed by smaller stones. The wall top is generally 2m wide, though its present outward chamfer may result from 18th century refurbishment. Its inner, western, face is generally 1.3m-1.5m high, forming a parapet beside a thoroughfare, approximately 3.5m wide and now followed by a modern road except along the northern 100m. The wall's outer, eastern, face varies in height with the underlying topography, rising 4m-5m high in places. Early plans show the wall flanked along its entire length by an outer ditch, now largely infilled and masked but surviving as a visible feature over its southern stretch approximately 80m from the Duke of Leeds Battery to the Upper Benham Battery. This visible ditch is up to 4m wide and 0.5m deep from its outer lip; its inner face is cut over 1m into the bedrock beneath the curtain wall. Early records indicate the former outermost component of this defensive line was a broad earthwork called a glacis, a raised artificial slope, extending approximately 15m beyond the ditch to provide a clear field of fire from the parapet and bastions; no known remains of that glacis have survived following truncation by later development and landscaping. Early plans show the C.1601 curtain wall was provided with five projecting walled

bastions, of quadrilateral and pentagonal forms, spaced 75m-85m apart except for the closely-spaced Upper and Lower Benham Batteries covering the steep southern descent to the coast. These bastions housed gun batteries which occupied the same sites, with similar plans, as the present batteries which are known as, from north to south: the Gunner's Well; King George's; Duke of Leeds'; Upper Benham and Lower Benham Batteries. Those present batteries reflect varying degrees of later rebuild but portions of the early uncoursed rubble walling survive extensively in the facing walls of at least the Gunners' Well and the two Benham Batteries. The defences originally included a detached battery, since destroyed, on a natural rise called Mount Hollis, forward of the present King George's Battery and beyond this monument. The original gateway through the curtain wall has not survived. The early curtain wall is pierced by three underground passages, called sallyports. Each survives as a stone-walled and slab-roofed passage emerging at an eastern entrance framed by granite jambs and lintel. At the west, the sallyports were accessed by steps descending to a grooved portcullis recess; above the entrance, a slot along the recess carried the portcullis draw-chain to a small stepped superstructure. The northern sallyport, now blocked at the west, is between the King George's and Duke of Leeds' Batteries, and the central sallyport is between the present Duke of Leeds' and the Upper Benham Batteries, each passing beneath the thoroughfare and the wall. The southern sallyport curves south beneath the south west corner of the Upper Benham Battery from the inner face of the curtain wall. By 1655, the curtain wall had been extended south from the Upper Benham Battery for 200m, on its present line, to the Lower Broom Platform facing the north west side of Porth Cressa. A plan of that date shows two small gun platforms projecting from this extended wall at the sites of the present Upper and Lower Broom Platforms, together with an outer ditch beside the curtain wall up to the northern platform. These early platforms were replaced by the present Broom Platforms by the later 18th century, however rubble foundations of both early platforms survive outside the present wall, the southernmost flanked by remains of its southern wall. During the English Civil War, Scilly was held by Royalist troops from 1642-6 and 1648-51, with an interlude of Parliamentary control between. The Royalist troops became increasingly isolated, forming the last outpost of Royalist strength after 1649. Their preparations for the anticipated attack included a major strengthening of the defences of St Mary's. Their fortification of the Hugh is shown on a slightly later plan of 1655, depicting the defences extended by a bank and inner ditch, called a breastwork, along the coastal perimeter of the promontory, south from the Lower Broom Platform and around to the Gunner's Well Battery, to complete the defensive circuit. This breastwork is virtually intact over much of the north western coast, surviving as an earthen bank, generally 2.5m wide and 1m high on the outer side, accompanied on the inner side by a ditch averaging 1.5m wide and 0.75m deep. In places, an inner and outer facing of cobbles and slabs is visible along the bank. Behind the south east and south west coasts, some sectors of the breastwork have been lost to coastal erosion, while much of the breastwork's northern course is masked by 18th century defences. Three large batteries and nine smaller ancillary

batteries project from the breastwork. The larger batteries are at the major angles in The Garrison coastline: on the south east angle at Morning Point; on the SSW angle at Woolpack Point, and on the western angle at Steval Point. The latter two are defined by remains of curving banks, up to 1.3m high and 20m-28m in external diameter, with traces of an outer facing of slabs, plus, at Woolpack, coursed rubble walling up to 1m high revealed by coastal erosion. At Steval Point, associated deep midden deposits are considered to derive from a barracks depicted behind the battery on the plan of 1655. That plan also shows a battery south east of Steval Point called 'Bartholomew Platform', of which no remains are visible. Besides these surviving large batteries, two others on the NNW and northern angles of the coastline are named 'Resolution' and 'Newman Platform' on the 1655 plan but their sites are masked by the later structures of the King Charles' Battery and Store House Battery respectively. Supplementing the major batteries, the nine smaller batteries survive from a total of fourteen-fiftee depicted along the breastwork on 17th and early 18th century maps. These are defined by banks resembling the breastwork bank but erosion reveals coursed rubble outer facing at several. Behind the bank is a levelled platform, usually trapezoidal and up to 8.5m wide and 4m long from front to rear. The platform is backed either by a slight levelling backscarp or, in at least one case, by a distinct bank with an access break to each side. One small battery has been lost to erosion north of Morning Point; parts of two of the three or four mapped batteries survive between Morning Point and Woolpack Point; parts of four of the six mapped batteries survive between Woolpack Point and Steval Point, and the three mapped batteries between Steval Point and King Charles' Battery all survive well. No known remains survive of a single platform mapped between the Store House Battery and Gunners' Well. The central battery along the north west coast is accompanied by a levelled hollow, 5m wide and 3m long, backed by the breastwork; this feature, probably an ancillary store, appears as a distinct structure on a map of 1715. The defences on Scilly were critically reviewed by Colonel Lilly in 1715 following war with France over the Spanish Succession. From then until 1750, the implementation of Lilly's recommendations by Master Gunner Abraham Tovey produced a major refurbishment in stone of the defensive circuit around the Hugh, or 'The Garrison' as it came to be known from this phase. Lilly's plan of 1715 shows the curtain wall already extended north west to the Store House Battery on The Garrison's northern tip, and both that battery and King Charles' Battery, to the south west, had by then been faced with masonry. This curtain wall survives, generally 1.9m-2m wide, 1m high on the inner side and 2.5m high on the outer, with a turf-capped top chamfered outwards. By 1742 the curtain wall had been extended to King Charles' Battery. This latter wall shares many features of the other walling built during Tovey's refurbishment: coursed walling employing neatly dressed, squared slabs, called ashlar, facing mortared rubble infill; a steep outward slope on the outer wall face, called a batter, and splayed openings called embrasures in the wall's upper edge to cover the gun crew while firing the cannon. Tovey also refurbished the 17th century masonry defences across the neck of the isthmus, heightening parts of the curtain wall by a

capping of ashlar blocks, notably in the north and along much of the wall's inner face, creating an outwardly chamfered wall-top. At the batteries in the curtain wall bastions the extent of Tovey's rebuild varies, affecting the upper surviving parts of the two Benham Batteries in the south and the Gunners' Well Battery in the north, but involving an almost complete rebuild of King George's and the Duke of Leeds Batteries in the central sector. By 1742, a new rectangular battery, Jefferson's Battery, had been created from an earthen platform built between 1655 and 1715, extending north within the curtain wall from the 17th century guardhouse beside the Garrison Gate. General features of Tovey's refurbishment at these batteries include a parapet, usually with drainage slots, along the battery platform edge; paved hardstanding for guns around all or parts of the platform periphery and, in at least some cases, a low rear wall behind the battery. In 1742, Tovey re-modelled the Garrison Gate, the 18th century ashlar replacing the earlier 17th century fabric for several metres each side of the gateway. Tovey's gateway survives with an arched vault carrying the curtain wall and a wall-walk over the top, flanked to each side by a parapet. The outer wall of the gateway is constricted by a flattened arch and closed by two wooden doors. On its outer face, the arch has a moulded frame beneath a drip moulding. Above the mouldings a plaque bears Tovey's initials 'AT'; above that is a sunken panel with the Royal monogram 'GR', the date 1742 and the initials 'FG' of Francis Godolphin, the islands' governor. The gateway is surmounted by a small bell-cote. The outer approach to the gateway is flanked for several metres by low walls, stepped along their inner faces. Between 1742 and 1750, the masonry curtain wall was extended behind the southern coasts of The Garrison. Plans show the intention to extend the curtain wall around the entire coastal margin but the north west sector was never built and the wall ends at a ragged western terminal behind Steval Point. The extended curtain wall runs well back from the breastwork line to minimise the risk from coastal erosion; it averages 1.3m-1.7m wide at its chamfered top, 1.2m-1.5m high on its vertical inner face and 2m-3m high on its outer face batter. At irregular intervals it incorporates embrasures and drainage slots, often with projecting spouts. The quality of masonry improves and the size of facing blocks employed increases as one progresses clockwise around the defensive line; these fabric changes often occur abruptly, reflecting differing building phases, changes in stone supply and/or work-gangs deployed in the construction. The thoroughfare behind the 17th century curtain wall was extended as a levelled, partly rock-cut, track behind this new curtain wall, facilitating the supply of cannon to the batteries but by 1750 this track had already become a popular walk for islanders. The curtain wall linked three large new batteries to replace the breastwork batteries at Morning Point, Woolpack Point and the earlier Bartholomew Battery on the south east, SSW and south west of The Garrison coast respectively. Tovey also added a small battery on the south west, inland of an earlier ancillary battery between the Woolpack and Bartholomew Batteries. Confusion in the 18th and 19th century about battery names results in Tovey's battery landward of the breastwork's 'Bartholomew Battery' now being known as 'Colonel George Boscawen's Battery'; the present 'Bartholomew Battery' is the small battery

Tovey added on the south west coast. Each battery is defined by a steeply battered ashlar wall, 2.3m-2.6m wide at the top, though at Morning Point thinner walls were later added to increase the cover of natural outcrops on the north. Wall-heights vary considerably with the topography, rising to 3m high at the Woolpack Battery. The walls had embrasures, though these survive largely intact only at Woolpack. The batteries' levelled interiors all had paved gun hardstandings, most of which survive except at Colonel Boscawen's Battery whose interior was excavated to house an early 20th century military generator. Each large battery is accompanied by a break in the curtain wall. Beside the Morning Point and Woolpack Batteries, this comprises a narrow foot-passage through the wall; beside Colonel Boscawen's Battery, a broad ramp slopes down to the outer side from the corner between the battery and curtain wall. The batteries differ markedly in plan. Morning Point Battery is a flattened pentagon, 38m long, WNW-ESE, by up to 19m wide internally; the gun hardstandings here are unusual in having edge-set slabs along their rear edges, backed by slight earth banks, acting as back-stops to the guns' recoil. The Woolpack Battery is pentagonal, 30m long, NNE-SSW, by up to 39m wide internally; this battery has a substantial rear wall, to 1.75m high, with a formal entrance arch at its centre. A plastered recess in the battery's east corner derives from an ancillary building, its lean-to end incorporated into the battery's rear wall. Colonel George Boscawen's Battery is semi-octagonal, 20m long, north east-south west, by 35m north west-south east internally, much modified by the later generator. The small battery now known as 'Bartholomew Battery' is an irregular quadrilateral, up to 12.5m long, north east-south west, by 24m wide. Supplementing these batteries, Tovey replaced the breastwork's smaller gun batteries by six triangular walled platforms called redans, projecting from the curtain wall and ranging up to 15m long and 24m wide. Rubble and facing stone for this major extension came partly from nearby quarries; two large examples, up to 40m across and approximately 6m deep, are cut into the hillslope in this monument behind the Morning Point and the Woolpack Batteries. Wedge-split boulders on this coast may also derive from this building activity. After this massive refurbishment, the later 18th - early 19th centuries saw few changes. Coastal erosion at the 17th century Upper and Lower Broom Batteries required their rebuild after 1750 by extending the curtain wall across the bases of these formerly projecting batteries, reducing them to steps in the curtain wall line; vertical joints in the masonry mark the limits of the refurbishment at each platform. A stone sentry box was also built on the north west corner of King George's Battery, overlooking the approach to the main gateway. On the south eastern coast between the Lower Broom Platform and Morning Point Battery, the narrow strip between the breastwork and the masonry curtain wall was divided into small cultivation plots, recorded in 1796 as used by Garrison soldiers. Those plots survive, abandoned, but defined by low banks up to 1m high. They are linked by a path along the curtain wall's outer foot, reached by stone steps down the wall's outer face at intervals beneath embrasures. By the early 19th century the plots had been extended along the south coast to the Woolpack Battery; these are still visible. The Garrison was re-armed during the French Revolutionary and Napoleonic Wars, 1793-

1815, but no major structural changes were made. After 1815 the troop strength was drastically reduced and The Garrison was staffed by veterans and invalids. By the 1830s, and probably during the 1793-1815 wars, a small prison and guard room had been built against the landward side of the curtain wall's unfinished western terminal above Steval Point. The building was rented in 1853 to the mason at Bishop Rock lighthouse but by 1888 it was ruinous; its north wall survives, 5m long, faced with uncoursed rubble. In 1834, Master Gunner Porterfield drew plans for a men's and women's privy-house on the curtain wall east of the Store House Battery for the new Coastguard Force. The privy-house survives largely intact, built as drawn. By the mid-19th century, the Garrison's military installations are recorded as largely rented out or neglected and in 1863, their troops were disbanded, leaving only a caretaker in charge. In the 1890s, an Army and Navy Review recommended the Isles of Scilly should be established as an advanced naval signalling and re-fuelling station and be classed as a defended port against perceived threats from the French Atlantic naval bases. Implementation of this between 1898 and 1906 produced a range of defence works focussed largely on The Garrison. Most were sited beyond this monument on The Garrison's summit plateau, where two large batteries and a barrack block were built between 1898 and 1901. By 1902, those batteries' six-inch guns were felt to give inadequate defence against motor torpedo boat attack and two more batteries were approved, armed with twelve-pounder quick-firing (QF) guns. One of the twelve-pounder QF batteries, the Steval Point Battery, is located in this monument at the crest of the western slope above Steval Point. Shielded by a steep 'L-shaped' earthen rampart, the battery has two concrete gun emplacements situated 15m apart behind the rampart's west flank, each with a low concrete parapet along the forward edge of a platform incorporating a circular studded holdfast for the gun mount. The rear faces of the emplacements contain lockers, called expense magazines, to hold ammunition for immediate use. Behind the emplacements a deep rectangular access and light well leads to an underground brick-vaulted ammunition magazine. The well, with original tubular steel railings, is faced by rendered concrete walling including a 1904 date slab. A door in the west wall leads to shell and cartridge stores; doors in the north and south walls lead to smaller storage and workshop rooms. Ventilation pipes ascend the upper walls of the light well from the magazine and southern store. Behind the rampart and magazine well is a levelled area protected by a concrete parapet on the south. In the north of the battery is the flat-roofed 'L-shaped' battery caretaker's quarters, with a low concrete parapet along its roof's seaward edge. These quarters, currently a dwelling, are excluded from this scheduling. Other structures in the monument that complemented the batteries of this phase include two range-finding searchlight installations, termed 'defence electric lights' (DELs), together with the searchlight director stations that controlled them, and the engine room that powered them. The DELs are located close to the tips of Woolpack and Steval Points, within the 17th century batteries there. Each survives as a 'D-shaped' rendered concrete building, 5m long by 3.8m wide and 2.9m high overall, with a flat, concrete roof supported by steel girders. The curved end faces seaward and contains the

searchlight aperture, 1.25m high, with a 180 degree field of view and corroded iron shutter-guides along its upper and lower edges. A doorway is located in the recessed right-hand corner of each DEL. The floor of the Woolpack DEL has the square outline of its searchlight mounting with an angled cable-supply trench. Each DEL is partly masked by an earthen bank, rising to the base of the aperture but higher at the rear, leaving an access gap. The bank joins the 17th century battery bank at the Woolpack DEL where, beyond the bank's seaward edge, a drainpipe emerges and cut T-section stanchion bases and grooves survive from former fences and barbed wire entanglements. A pipe to the coastal cliff also drains the Steval DEL. Two searchlight observation posts to control these DELs overlook them on the midslope behind the Woolpack and Steval Points. Each is a subrectangular rendered concrete building with chamfered forward corners. Partly sunken into the hillside, each has a flat, girder-supported concrete roof, 3.7m long by 2.7m wide. The Woolpack post survives intact, with a shutter-closed viewing-aperture at the chamfered end facing seaward and metal pipes through the roof and the west wall. The Steval post was modified to form a pillbox in World War II. Each post has a rear doorway; at Steval a single stairwell extends back from the rear wall but at Woolpack two stairwells rise to each side. The Woolpack post also has a slit-trench beyond its forward walls. Electricity for the DELs was supplied by an oil-fired generator housed in a large, subterranean engine room occupying most of the interior of the 18th century Colonel Boscawen's Battery. The engine room has rendered concrete walls and facings and a flat roof with raised ventilation points, now blocked. The roof is sunk into the interior of the battery and measures approximately 11m by 17.5m overall. The engine room's doorway and windows, all now blocked, are in its north east wall, facing a deep access well with concrete steps. A tunnel, approximately 1.5m square in section and now blocked, is cut south west from the engine room, emerging at the coastal cliff as a visible feature. Other features from this phase include a rock-cut well north east of the Bartholomew Battery and now enclosed within a modern brick wall. A small square building shown in the northern corner of the Bartholomew Battery on the 1907 OS map has been removed but its former presence explains a missing paved gun hardstanding behind the embrasure at that point. A rectangular structure shown on the same map within the north western 18th century redan near Steval Point is now visible as a flat concrete raft, 11m long, north east-south west, by 6m wide, partly covered by thin turf, surrounded by sawn-off bases of metal fence posts. During construction of these defences, a radical review of national defence policy shifted the perceived dominant threat, and the emphasis of coastal defence, to the east to face growing German power and ambition. This re-orientation was strengthened by the Entente Cordiale with France in 1904 and reflected in the Owen Report of 1905, recommending the abandonment of the Isles of Scilly as a naval station and defended port. Some of the 1898-1906 fortifications had been used for training but the guns were dismantled in 1906 and by 1910 had been removed to storage in Falmouth. The eastward emphasis was maintained in the First World War; then the Garrison housed some naval personnel and an observation-balloon base but this monument

contains no new defensive structures of that period. In World War II, troops were again stationed on The Garrison, which housed a radar cell and aviation fuel stores. Protection against enemy landing parties was provided by five pillboxes around the periphery of the Garrison, all within this monument. Four survive largely intact but the fifth, by the Garrison Gate, presents no known remains. Three pillboxes are built into forward points of 18th century batteries: in the Upper Benham Battery, the Morning Point Battery and the Woolpack Battery. Each is built from concrete blocks with a flat concrete roof; at Upper Benham and Morning Point, they are sunk into the battery interior with their forward upper faces, with gun slits, projecting slightly above the rear of the 18th century battery wall. At Woolpack, the pillbox occupies the full thickness of the battery's forward apex and was effectively concealed, its forward facets being neatly faced with granite slabs, matching the fabric of the 18th century battery wall below. The earlier searchlight director station above Steval Point was converted into the other pillbox by removing its shutters and infilling the aperture with concrete blocks, leaving a gun slit in its forward facet and creating two new slits in the sides. The pillboxes were complemented by barbed wire entanglements and firebreaks leaving no known remains, though contemporary diarists discuss dumping the barbed wire at sites within the monument in 1946, marking the latest event in this monument's successive fortification. Excluded from this scheduling are all English Heritage fixtures and fittings; all modern road, track and drive surfaces; all modern power supply lines, electric lights, fittings and supporting poles; all modern drains, sewage pipes, breather points and collection chamber, service pipes, cables and fibres and their various service trenches and fittings; the modern flagpole and fittings and the modern bollards at the Duke of Leeds Battery; all modern garden furniture, sheds, greenhouses, fences, gates and gateposts; the battery caretaker's quarters at Steval Point Battery and its tenant's privately-owned fixtures and fittings; all modern buildings erected against the curtain wall faces; but the ground beneath these features is included.

RECEIVED

By Liv Rickman at 11:26 am, Sep 22, 2025

APPROVED

By Lisa Walton at 1:19 pm, Dec 19, 2025



DUCHY of CORNWALL

Sustainable Design Statement



Veronica Lodge
Garrison
St Mary's
Isles of Scilly
TR21 0LS

September 2025
Revision A



Sustainable Design Statement – Veronica Lodge

1.0 Introduction

The proposed development looks to fully refurbish Veronica Lodge, an existing dwelling, along with internal reconfiguration works to accommodate modern day living requirements. The proposal includes demolition of 2 entrance porch structures, replacing one with a new structure of the same size.

2.0 Materials

Whilst the proposed refurbishment of Grade II Listed Veronica Lodge has been largely guided by conservation design principles, sustainable design and material selection is a core part of all aspects of decision making.

A ‘fabric first’ design aspiration has been carefully balanced against the historic importance of the dwelling as outlined below:

Upgrade of external walls

Internal wall insulation is proposed, using a fully breathable insulating lime render. This will improve thermal performance of the dwelling without comprising its breathability and moisture transmission ability.

To improve the breathability of the building fabric it’s proposed to remove the cementitious render to the property, reverting to properties exposed granite appearance.

Windows

Where any windows are in poor state of repair and in need of replacement, thermal performance of windows has been considered. The proposal looks to replace single glazed [non original] windows with new purpose made double glazed accoya timber units, as per details provided.

Re-roofing

As the existing slates have been turnerised, they are unsuitable for re-use. It is proposed that the roof will be recovered using sized Trevillet slate, incorporating PV slates to the rear South West facing elevation.

3.0 Energy

The dwelling currently relies on an oil fired heating and hot water system. The proposal looks to remove the reliance on oil, opting for an electric heating and hot water solution with PV generation to the rear roof slope supplemented with mains grid electricity from a renewable energy provider.

4.0 Water

In accordance with Part G of the Building Regulations, it is intended to achieve a consumption of wholesome water of 110 litres per day through low flow taps, showers and outlets along with dual flush low consumption WC’s.

External water butts, connected to downpipes can be used for rainwater harvesting for use in gardens.

APPROVED

By Lisa Walton at 1:19 pm, Dec 19, 2025

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By Tom.Anderton at 3:57 pm, Nov 13, 2025



DUCHY of CORNWALL

Method Statement – Render Removal and Repointing



Veronica Lodge
Garrison
St Mary's
Isles of Scilly
TR21 0LS



Method Statement – Veronica Lodge

1.0 Removal of Cementitious Render from Dressed Granite Façade

The existing cementitious render should be removed using hand tools. The use of powered hammers drills or angle grinders are prohibited.

It is believed that large sections of render have blown and will come away with little effort using a club hammer. Chisels are to be used as required to carefully lift the render away from the dressed granite without causing damage to the substrate.

Removal will start at the top of the elevation and work down wall.

A small sample area has been removed as per Figures 1 below:

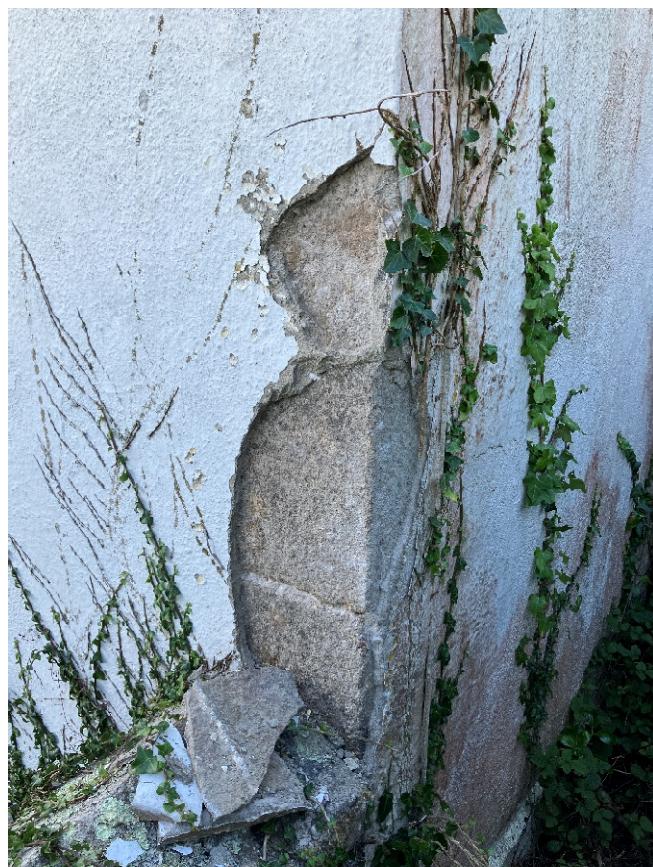


Figure 1: Showing dressed granite beneath render

2.0 Repointing Exposed Dressed Granite Façade

Lime Mortar

Upon removal of the render, a sample of lime mortar will be taken in order to match the mortar for repointing the dressed granite façade. Products to be sourced from Cornish Lime Company.

The pointing style thought to be brushed and flat and only localised repointing where necessary will be undertaken to match existing. Extent will be established upon removal of cementitious render.



Method Statement – Veronica Lodge

Repointing Method

- Remove mortar from joints to walls without causing any damage to arise using toothed masonry, plugging and jointing chisels along with hack saw blades or bent spikes. Use of hacking hammers, cold chisels or angle grinders are prohibited.
- Never cut masonry or wider width of joint.
- Rake out all external stonework to a clean square face 30 mm deep or width of joint, whichever is greater.
- Re-point external walls using lime mortar as above. Mortar is to be well and firmly pressed into the joints to fill the whole of the cavity, using a narrow pointing trowel or spoon, taking care to avoid smearing over the face of the stonework.
- Mortar to be finished with a flat rough surface recessed approximately 2-4 mm behind the face of the adjoining masonry using a wood tool, after the initial set has taken place, and finished with a brush or sacking to expose the aggregate. The mortar is to follow any irregularities of the stonework.
- Sample area 2 sq metres to be approved by Surveyor before re-pointing can proceed.

APPROVED

By Lisa Walton at 1:19 pm, Dec 19, 2025

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By Tom.Anderton at 3:57 pm, Nov 13, 2025



DUCHY of CORNWALL

Additional Information – Following Conservation Officers Comments



Veronica Lodge
Garrison
St Mary's
Isles of Scilly
TR21 0LS



Conservation Officer – Suggested Conditions – Veronica Lodge

1.0 Roof slating specification

The existing roof is defective and in need of full replacement. The roof has previously been turnerised so existing slate is unsalvageable. Existing roof trusses will be retained with new Proctor Air breather membrane and battens fitted.

Reclaimed 20" x 10" sized Trevillet slate are proposed for the re-roof whilst incorporating in-line PV slates to the rear elevation. The proposed GB Sol PV slates are 500 x 250mm hence a uniformed sized and coursing method for the slate is favoured to blend the PV into the roofs slope. Slates will be fixed using hidden copper nails.

Reclaimed Staffordshire Blue triangle ridge tiles will be used to the ridge and hips to match the existing with any salvageable tiles being reused. These will be bedded in mortar.

Flashings to chimneys will be renewed as required using Code 4 lead.

The roof space will be insulated with 300mm mineral wool insulation above the ceilings.

2.0 Rooflight details

The proposal looks to install one new rooflight to the South elevation of the property to provide natural light to the Master Bedroom dressing area. Product information below:

Velux Heritage Conservation Window W550mm x H980mm [GCL CC04 2501H].



Images showing rooflight style from manufacturers website.

3.0 Method statement for cement render removal

Please see render removal and repointing method statement document now provided.

4.0 Joinery details for proposed new external doors

Please see drawing MYS-VL-15 enclosed.

5.0 Joinery details for proposed replacement porch

Please see drawings MYS-VL-14 enclosed.



Conservation Officer – Suggested Conditions – Veronica Lodge

6.0 Details for the internal insulating lime render

The proposal looks to remove all existing non breathable internal wall applications, returning external walls to stone. Cornish Lime's Cornerstone insulating render system will then be applied the internal face of the walls, in accordance with manufacturer's recommendations and finished using Cornerstone Promix Superfine Finishing Plaster.

7.0 Details for the new wood burner and flue

An Aga Ludlow Wide wood burning stove is proposed for the Living Room along with a new stainless steel flexible liner to be fitted inside the existing flue within the chimney stack.



Image showing Aga Ludlow stove

APPROVED

By Lisa Walton at 1:19 pm, Dec 19, 2025

RECEIVED

By Liv Rickman at 11:55 am, Sep 22, 2025

PRELIMINARY ROOST ASSESSMENT (PRA)

VERONICA LODGE,
THE GARRISON, ST MARY'S, ISLES OF SCILLY



Client: Duchy of Cornwall

Our reference: 25-7-7

Planning reference: Report produced in advance of submission

Report date: 17th August 2025

Author: James Faulconbridge BSc (Hons), MRes, MCIEEM

Contact: ios.ecology@gmail.com

Executive Summary

Bats – Results and Findings

The preliminary roost assessment (PRA) survey of the Veronica Lodge located on the Garrison, St Mary's concluded that there is **Low Potential** for use by bats. This takes into account the results of a previous negative result following two PAS surveys undertaken on the property in 2020.

Bats – Further Survey Requirements

The following recommendation is provided in order to ensure a suitable baseline to ensure legislative compliance and to avoid negative impacts to Protected Species:

- **One further Presence/Absence Survey (PAS)** should be undertaken on the property to update and assess the potential use of the roof structures by bats in order to meet the standard of survey required by Best Practice Guidance to ensure legislative compliance during the proposed works and support Planning.

Nesting Birds – Results and Findings

There is potential for individual bird species to find nesting habitat associated with the roof of the property and within the associated garden.

Nesting Birds - Recommendations

Works should take account of the risk of species including gulls making use of nesting opportunities during the breeding season. Recommendations are provided to ensure this, including timing of works or pre-commencement inspections.

Other Ecological Receptors

No further ecological impacts relevant to planning are identified.

Report Status

As the requirement for a further PAS survey is identified in accordance with the Best Practice Guidance, this report **does not provide a comprehensive baseline** until these surveys have been completed and their results used to inform appropriate mitigation measures.

PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority: Council of the Isles of Scilly	Location: SV 90049 10536	Planning Application ref: Report produced in advance of application
Planning application address: Veronica Lodge, The Garrison, Hugh Town, St Mary's, Isles of Scilly		
Proposed development: The proposed works were identified by the client when instructing the PRA inspection and should accord with the proposals: <ol style="list-style-type: none">1) Extensive renovation works to Veronica Lodge including replacement of the existing roof structure;2) Renovation of the outbuildings.		
Building references: The buildings are identified in the map provided in Appendix 1. The dwelling – Veronica Lodge – is illustrated alongside the two outbuildings which are designated Outbuilding A and Outbuilding B for the purposes of this report.		
Name and licence number of bat-workers carrying out survey: James Faulconbridge (2015-12724-CLS-CLS)		
Preliminary Roost Assessment date: The visual inspection was undertaken on 7 th August 2025 in accordance with relevant Best Practice methodology ¹ .		
Local and Landscape Setting: The property is situated on the hillside at the western edge of Hugh Town on St Mary's in the Isles of Scilly. The land immediately east of the property is dominated by Hugh Town, a small but densely developed area of residential and small-scale commercial properties. The land to the west of the property comprises green space associated with the Garrison and Star Castle – this is a mosaic of amenity and semi-improved grassland, elm woodland, conifer trees, heathland and coastal grassland. The shoreline of Little Porth lies 160m to the south of the property with Town Beach situated 200m to the north-east. The desk study did not reveal any records of bats recorded roosting within the building historically; however a day roost of common pipistrelle was identified in the adjacent property in 2024. Five further records of common pipistrelle roosts are identified in relatively close proximity to the property – these relate to individual bats utilising features such as hanging slates around dormer windows or gaps behind fascias within Hugh Town to the east. There is also a single record of a brown long-eared bat utilising a roosting feature in a pine tree in the		

¹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London

Garrison woods to the west.

Five species of bat have been recorded on St Mary's. The species conclusively identified were common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*). Leisler's bat (*Nyctalus leisleri*) and Nathusius pipistrelle (*Pipistrellus nathusii*) records were also returned though these species are not known to be resident on the island and are likely associated with vagrant or migratory individuals.

Previous Surveys

A PRA inspection of the property was previously undertaken by Darren Mason in 2020 – this assessment concluded that the property had Moderate Potential to support roosting bats in accordance with the 2016 Edition of the Good Practice Guidelines which were appropriate at the time.

The assessment concluded that two PAS surveys were therefore required to provide a suitable standard of survey evidence in accordance with the Guidelines.

These surveys – a dusk and a dawn survey - were undertaken by Spalding Associates in late September 2020 only two days apart. Whilst this does not meet the recommended timeframe for surveys to accord with the relevant guidance, this is considered to be an appropriate time to assess transitional use especially given the mild climate in the Isles of Scilly with bat activity recorded throughout the autumn, winter and spring periods. It would not however be appropriate to consider this an appropriate assessment of potential maternity use, and the temporal proximity of the surveys to one another would represent a further limitation.

The PRA survey undertaken by Darren Mason identified a Moderate Potential; however Spalding Associates undertook a visual inspection of the property prior to the emergence and noted in the PRA report:

"No bats were seen to emerge from or enter Veronica Lodge or the outbuildings during the survey work undertaken and the buildings were only felt to have very limited potential during the visual survey."

Whilst a revision in potential is not explicitly made in the Spalding Associates PAS report, this statement suggests that in the view of the latter consultants, a Low Potential may be the more appropriate assessment for this property.

The previous assessment and negative result of the PAS surveys are taken into account when considering the potential of the building to support roosting bats in 2025, with the caveats and limitations noted.

Building Description

The following description will provide an overview of the construction and structural condition of the property with a focus on features which, by their design or condition, could provide suitable roosting opportunities for bats.

Overview

The scope of the survey includes Veronica Lodge itself as well as two outbuildings set within the rear garden. These are described separately below for clarity.

Veronica Lodge

Veronica Lodge is a two-storey detached property which was previously used as a Bed and Breakfast but has been unoccupied and become dilapidated over a number of years.

The exterior walls are rendered throughout with no cracks or other damage which might offer roosting opportunities. Timber window and door frames are well-fitted in their apertures. There are instances where there is rot in the timber frames but these do not currently offer

roosting opportunities in their own right, or offer access to further roosting opportunities associated with the walls or cavities. This could however develop with further deterioration in condition over time.

There are no fascias or soffits – the cast iron guttering is attached directly to the walls below the eaves and is tightly sealed – this structural feature does not appear to offer any roosting opportunities for bats.

The hipped roof is lined with scantle tiles – these appear to be in relatively good condition externally though internal inspection of the loft space identifies potential gaps through light visible at the eaves. The chimneys are rendered in part and appear well sealed – the flashing at the junction with the main roof appears in good condition.

Internally, the loft is dusty with abundant cobwebs which appear to be of some age indicating no significant recent flight within the void. The roof is open to the scantle tiles above the battens with no felting or render. The roof is constructed around a timber truss framework which is well-sealed with no gaps or cavities at the joints. A ridge beam is present. The exterior walls rise around 30cm above the ceiling joists – the blocks are well pointed with flaunching in good condition around the top of the wall plate. No evidence of use by roosting bats was noted – however see access limitations as outlined below.

There is a glazed flat-roof porch on the front of the property – no potential roosting opportunities were identified associated with this structure.

There is a further lean-to structure to the rear with a felted roof – this was similarly well-sealed with no access or roosting opportunities noted.

Ivy is growing up the NW corner of the property – this is not considered to be of a sufficient age or size to offer roosting opportunities for bats.

Outbuilding A

This outbuilding is of granite block construction with a mono-pitch corrugated sheet roof. The outbuilding is built into the hillside and therefore only the front and side walls are prominent; however the rear wall does rise around 1m above the ground level.

The blockwork itself appears in good condition with no gaps or other potential roosting opportunities noted. The low rear wall is heavily overgrown with ivy.

There is a fascia present on the front eaves of the roof – minor gaps are present but these could be fully inspected and were largely filled with debris or occupied by snails at the time of survey.

Internally, the main space does not offer any roosting opportunities for bats although a sealed void present on the southern edge could not be inspected. An external inspection however does not offer any clear means of access to this void for bats.

The corrugated roof sheets offer minor superficial niches where they overlap but these are likely to be of only negligible suitability for transient use.

Outbuilding B

The outbuilding is a granite-built structure with a natural slate roof. Like Outbuilding A, it is built into the hillside; subsequently not all wall aspects are present or visible/accessible.

The blockwork itself is in good condition with no gaps or other potential roosting opportunities noted. The rear wall is heavily overgrown with ivy.

There is no fascia at the eaves of this building, and drop tiles along the gable are well-sealed.

The slate roof has a number of slipped or missing tiles close to the eaves which could permit internal access; however there is no evidence of recent internal flight with abundant cobwebs which are dusty and debris filled indicating an extended period without disturbance.

Courtyard Walls

The granite built courtyard walls which enclose the rear of the property are well-pointed with no gaps noted.

Where these walls extend outside the courtyard setting to the south and west, there are gaps in the pointing in places. These are largely superficial and there is no evidence of current or recent use but they could potentially support individual roosting bats on a transient basis.

Survey Limitations

The following limitations on survey were noted:

- The loft space of Veronica Lodge was surveyed from the vantage point of the loft hatch however concerns over the structural stability of the ceiling meant that full access to inspect the void could not be gained;
- Some features associated with the roof structure could not be safely inspected at height;
- There are locations within the building where evidence of bats, if present, would not have been apparent from a PRA survey, such as roosts which might be present associated with the wall plate.

These are taken into account when concluding the assessments of building potential and are addressed by the recommendations for further surveys.

Assessment of Potential for use by Roosting Bats

The following potential roosting opportunities are identified associated with the property:

- Access beneath tiles within Veronica Lodge to roosting opportunities associated with the roof structure;
- Gaps behind the fascia of Outbuilding A;
- Gaps between slate tiles of Outbuilding B.

Veronica Lodge itself is considered to have **Low Potential** to support roosting bats. This takes into account the previous assessments as detailed above and accords with the conclusions of the visual assessment undertaken by Spalding Associates. There is little evidence to indicate an increase in the number or suitability of potential roosting opportunities over the last five years.

The two outbuildings are considered to have **Negligible Potential** to support roosting bats.

Recommendations and Justification (Bats):

In accordance with the criteria outlined in the Best Practice Guidance², the following surveys would be required to provide an appropriate evidence-base upon which to ensure legislative compliance:

- 1x Presence/Absence Survey (PAS).

The purpose of the PAS technique is to allow the building to be watched at dusk to observe bats emerging from concealed roosting locations. This uses the predictable emergence behaviour of bats to allow their presence to be detected in roosting locations which cannot be directly visually inspected.

The PAS surveys should be led by a Licensed Bat Worker between mid-May and mid-September. A minimum of two surveyors with Night Vision Aid (NVA) cameras would be required to cover the relevant features and allow the results of the surveys to be reviewed and confirmed in

² Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London

accordance with the Best Practice Guidance.

These surveys should be completed and submitted in support of a Planning Application in accordance with the guidance provided by Circular 06/05 (ODPM, 2005) which states that "*it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision*".

For the avoidance of doubt, the current survey baseline is not sufficient to support a Planning Application with reference to the Circular 06/05.

If no bats are identified emerging/returning to the building then the results would be incorporated into a PAS report which, submitted alongside this PRA report, would form a suitable ecological basis to support a Planning Application.

If bats are identified emerging from the building, further surveys would be required to fully characterise the roost and provide sufficient evidence of Protected Species to inform a Planning Application.

Assessment of Potential for use by Nesting Birds

The property has the potential to provide suitable nest sites for common bird species. This is associated with the roof, and may include use by gulls which were noted on the chimney pots at the time of survey. The ivy cladding on some walls may also offer nesting opportunities for species such as wren.

There is also potential for nesting birds to use areas within the garden or adjacent structures which could be indirectly disturbed by contractor presence or erection of scaffolding.

Gaps in the stone walls outside the courtyard and extending both south and west of the property may offer further opportunities.

Recommendations and Justification (Birds):

In order to ensure legislative compliance, the contractors undertaking the works must ensure that nesting birds are not disturbed in accordance with requirements under the Wildlife and Countryside Act (1981).

Timing of Works

Works affecting the roof should be undertaken outside of the breeding season which runs from March – September inclusive, where practicable. This would provide the most robust means of avoiding risk of impact to nesting birds.

Pre-commencement Inspection

If the recommended timing of works is not possible, then contractors should visually inspect the work area internally and externally before they are affected by the works, in order to confirm that no nests are present. In the event that a bird nest is present, it must be left undisturbed until chicks have fledged the nest, at which point works can proceed.

Care must also be taken to ensure that the works do not cause disturbance or damage to proximate nesting areas through indirect impacts including vibration, noise or contractor presence.

Enhancement Opportunities

If the applicant wished to provide biodiversity enhancement measures, this could be achieved through the erection of bird boxes on the residential property or within the garden. Boxes associated with the mature trees or the walled garden behind the property would have a good

chance of occupation.

House sparrows nest communally and nest boxes could accommodate this, either through the installation of a single purpose-built nest box comprising several individual chambers with separate entrances, or the installation of 3+ nest boxes in close proximity. Nest boxes suitable for hole-dwelling species such as blue tits, or open-fronted boxes for species such as blackbird and robin also have a high likelihood of occupation.

Boxes should be mounted on a wall or tree if possible, at a height of at least 3m above the ground with an entrance clear of vegetation/other features which may put them at risk of predation from cats.

Boxes can be sourced online, or can be constructed on site using methodology and specifications provided by the RSPB.

APPENDIX 1

LOCATION PLAN AND PHOTOGRAPHS



Map 01 – Illustrating the location of the property within the local environs (red circle). Reproduced in accordance with Google's Fair Use Policy.



Map 02 – Showing the Veronica Lodge dwelling with the two outbuildings situated to the west.



Photograph 1: Showing the view of the property from south-east with the glazed porch visible on the front.



Photograph 2: Showing the cast iron guttering around the edge of the roof. The chimney with gulls on the pots can also be seen.



Photograph 3: Showing an example of the rot present in some window frames which does not yet offer roosting opportunities for bats but may develop in time.



Photograph 4: Showing the rear of the property with the lean-to structure visible.



Photograph 5: Showing the interior of the loft space of Veronica Lodge.



Photograph 6: Showing Outbuilding B with the natural slate tiled roof. The gaps between slates close to the eaves practise can be seen.



Photograph 7: Showing the interior of Outbuilding B.



Photograph 8: Showing Outbuilding A with the fascia visible along the eaves. The well-sealed verge on the gable is also illustrated.



Photograph 9: Showing the interior of Outbuilding A where there is no void present.



Photograph 10: Showing the portion of Outbuilding A where a sealed void is present.

RECEIVED

By Liv Rickman at 11:24 am, Sep 22, 2025

APPROVED

By Lisa Walton at 1:20 pm, Dec 19, 2025

BAT PRESENCE/ABSENCE SURVEYS (PAS)

VERONICA LODGE, ST MARY'S, ISLES OF SCILLY



Client: Duchy of Cornwall

Our reference: 25-8-2

Planning reference: Report produced in advance of submission

Report date: 14th September 2025

Revision: -

Author: James Faulconbridge BSc (Hons), MRes, MCIEEM

Contact: ios.ecology@gmail.com

Executive Summary

Overview
<p>One Presence/Absence Survey (PAS) was undertaken on the property known as Veronica Lodge to assess the use of the structure by roosting bats in advance of proposed renovation works.</p> <p>This was undertaken to provide an evidence base which meets Best Practice Guidance following the initial findings of the Preliminary Roost Assessment (PRA) report.</p>
Results
<p>The survey did not identify any bats emerging from the property.</p> <p>The survey recorded moderate activity levels of common pipistrelle bats foraging to the rear of the property - no other bat species were recorded.</p>
Conclusion
<p>The survey evidence accords with the Best Practice Guidance requirements to conclude 'Likely Absence' of bats.</p> <p>No further surveys are required and there is no requirement for a European Protected Species Mitigation Licence (EPSML).</p>
Mitigation Strategy
<p>As no roosts were identified, there is no requirement for mitigation measures to be built into the development.</p> <p>A precautionary method of working would represent good practice during re-roofing and renovation works – outline recommendations are provided in this report.</p>
Planning Recommendations
<p>The PRA and PAS reports together provide an appropriate ecological baseline for the purposes of assessing the Planning Application. No further surveys would be required.</p>

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1. Introduction

1.1. Background to Survey

The property under consideration is the dwelling known as Veronica Lodge which is situated on a hillside at the western edge of Hugh Town on St Mary's in the Isles of Scilly.

The proposed works involve comprehensive renovation of the existing property.

A Preliminary Roosting Assessment (PRA) was carried out in August 2025 - this assessment identified Low Potential for use by roosting bats.

The PRA report stated that a further PAS survey would be required to provide an evidence base sufficient to identify the status of the building with regards to bats, and inform any mitigation measures required to ensure legislative compliance. This PAS report provides the results of the recommended survey. It should be read alongside the PRA report to provide a comprehensive assessment of the building with regards to roosting bats.

1.2. Survey Objectives

In accordance with the Best Practice Guidance¹ for a Low Potential building, the structure was subject to a single PAS survey with two surveyors and two Night Vision Aid (NVA) cameras positioned to cover all aspects of the property where suitable features for use by roosting bats were identified.

The overall objective is to provide a comprehensive ecological baseline upon which to assess the potential impact of the proposed works to roosting bats.

¹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London

2. Survey Methodology

2.1. Surveyor Details

The surveys were led by Darren Hart. Darren has undertaken Professional Bat Licence training and is a Level 2 Licensed Bat Worker with experience in undertaking emergence, re-entry and activity surveys.

Additional surveyors are experienced in undertaking emergence and re-entry surveys and worked under the supervision of the Licensed Bat Worker.

The NVA review, assessment and reporting were completed by James Faulconbridge, trading as IOS Ecology. James is a Level 2 Licensed Bat Worker with over 15 years' experience in undertaking ecological assessments to support Planning and Development.

2.2. Survey Methodology

The dusk emergence survey was conducted following Best Practice methodology for bat surveys.

The PAS survey was carried out on the evening of 4th September 2025.

The dusk emergence survey commenced from approximately 15 minutes before sunset and continued until 90 minutes after sunset. The survey was undertaken with regard for the appropriate weather conditions ($\geq 10^{\circ}\text{C}$ at sunset, no/light rain or wind).

Frequency division bat detectors were used to detect and record all bat passes. The surveyor recorded metadata including the time the pass occurred, the behaviour observed (foraging/commuting) and the species of bat observed. Results from the bat detector recordings were analysed using BatSound/Analook sonogram analysis computer software.

Two NVAs were used to provide comprehensive coverage of the potential access or roosting features – these were two Nightfox Whisker infra-red cameras with additional infra-red torches. Footage from these NVAs was watched back to verify or update the survey results confirmed in the field.

2.3. Survey Validity and Update

Bats are transient in their use of habitats such as these, and apparently minor changes in condition or use of the building can affect suitability. However, in the absence of significant changes in condition or building use, the nature and character of the site suggest that the results of the PAS surveys can be considered proportionately valid to support a Planning Application or works under Permitted Development rights until the next active season in August 2026.

3. Results

3.1. Surveyor Positions

In order to ensure that the building received a survey effort of a single bat survey for a Low Potential building (in line with the Best Practice Guidance), two surveyor positions each with an NVA were deployed. These are identified in Map 01 below.

The outbuildings were identified as providing Negligible Potential for use by roosting bats and were not subject to direct observation during the PAS.



Map 01 – showing the surveyor positions (S1 – S2).

3.2. PAS Survey

3.2.1. Survey Conditions

The dusk survey was undertaken on 4th September 2025. The survey commenced at 7:49pm, approximately 15 minutes before sunset at 8:04pm. It was completed at 9:34pm.

The temperature at the beginning of the survey was 17°C dropping to 16°C by the end - the evening had patchy high cloud with a moderate breeze but the site itself occupies a sheltered position. The evening was dry.

3.2.2. Survey Results - Emergence

No emergence activity was recorded during the survey.

3.2.3. Survey Results - Activity

No species other than common pipistrelle bats were identified during the survey.

The surveyor positioned at S1 recorded a bat arriving onto the site from the north at 8:26pm, approximately 22 minutes after sunset. This bat was subsequently recorded by S2 who observed brief foraging behaviour before the bat continued offsite to the west. Further foraging was recorded from 8:30pm onwards with bats seen to arrive from offsite in each instance. There was little further activity recorded by the surveyor in position S1 after this point, but the surveyor in position S2 recorded intermittent foraging to the west of the property until the end of the survey.

3.3. Limitations and Constraints

3.3.1. Seasonal Timing

The survey was undertaken within the main active season in 2025 – this conforms with the recommended survey timings within the Good Practice Guidelines.

3.3.2. Survey Conditions

The weather conditions were suitable with no other adverse conditions which might be expected to affect bat behaviour.

3.3.3. Visibility and Coverage

The surveys were comprehensive with regards to surveyor visibility.

3.3.4. NVA Footage

The NV camera Field of View (FOV) covered key areas under survey and allowed cross-reference of records in some instances to confirm the flight paths of bats picked up by both surveyors. Coverage was not comprehensive – this was due to the presence of intervening vegetation and restrictions on access/vantage points which did not affect surveyor visibility but precluded comprehensive FOV for the NVA equipment. The footage obtained is however considered sufficient to confirm the conclusions of the surveyors that no bats emerged from the property during the survey. See Appendix 2 for example screenshots from the footage.

4. Mitigation Strategy

4.1. EPSML Requirement

The project does not require a European Protected Species Mitigation Licence (EPSML) to proceed.

4.2. Precautionary Method of Works

As individual bats can be exploratory or make transient use of roosting opportunities, it is important that contractors undertaking the proposed works are aware of the low risk for bats to be encountered - works should therefore proceed with appropriate caution and vigilance.

A Precautionary Method of Works (PMW) is outlined in Appendix 1 of this document and should be followed by contractors undertaking works.

4.3. Timing of Works

4.3.1. Bats

The results of the PRA/PAS surveys do not indicate that there is a requirement for seasonal constraints on the timing of works with regards to bats.

4.3.2. Nesting Birds

Assessment of potential for nesting birds, and appropriate mitigation measures, are provided in the PRA report. These recommendations are not repeated here, for brevity, but remain valid and should be addressed in any appropriate Planning Conditions and work practices.

4.4. Habitat Enhancement / Mitigation

The proposals would not directly affect any confirmed roosts, commuting routes or foraging habitat – therefore no habitat creation is required with regards to roosting bats.

If the applicant wished to provide enhancement measures, the installation of a bat box on the western side of the property would have a good likelihood of occupation. An open-based box design would ensure that it would not require cleaning. The location and aspect would be optimal for bats such as common pipistrelle which is the dominant species present on the island and the most likely species to use the environs for foraging and roosting.

A suitable box could be purchased or constructed following freely available plans. Kent Bat Box style boxes are slim and easy to construct from appropriate timber using the plans provided at:

<http://www.kentbatgroup.org.uk/kent-bat-box.pdf>

Appendix 1 - Precautionary Method Statement with regards to Bats

The purpose of this Method Statement is to ensure that proposed works can proceed where presence of bats has been determined to be unlikely, but a precautionary approach is still advisable. It has been determined that direct harm to roosting bats during the proposed works would be highly unlikely.

Contractors should, however, be aware of **their own legal responsibility with respect to bats:**

Relevant Legislation regarding Bats

The Conservation of Habitats and Species Regulations 2017, or the 'Habitat Regulations 2017', transposes European Directives into English and Welsh legislation. Under these regulations, bats are classed as a European Protected Species and it is, therefore, an offence to:

- *Deliberately kill, injure or capture bats;*
- *Deliberately damage or destroy bat roosts.*

A bat roost is commonly defined as being any structure or place that is used as a breeding site or resting place, and since it may be in use only occasionally or at specific times of year, a roost retains such a designation even if bats are not present.

Bats are also protected from disturbance under Regulation 43. Disturbance of bats includes in particular any disturbance which is likely:

- (a) *To impair their ability -*
 - *to survive, to breed or reproduce, or to rear or nurture their young; or*
 - *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*
- (b) *To affect significantly the local distribution or abundance of the species to which they belong.*

Bats also have limited protection under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000 (as amended). It is, therefore, an offence to:

- *Intentionally or recklessly destroy, damage or obstruct any structure or place which a bat uses for shelter or protection.*
- *Intentionally or recklessly disturb bats whilst occupying any structure or place used for shelter or protection.*

Contractors should be aware of **where bats are most likely to be found in respect to the existing buildings**. The generic recommendations relating to each type of feature are outlined below – locations where these features occur are listed in the PRA report:

Fascias/Soffits

There are intermittent gaps where the fascias and soffits meet the wall on the outbuilding. Where these are to be removed or impacted as part of the proposed works, they should be carefully removed and the gaps behind exposed in such a way that, in the unlikely event that bats are present, they are not injured or killed by the action.

Once these areas are fully exposed, they can be visually inspected by contractors. Any cavities exposed by this action should also be carefully inspected and features dismantled by hand where necessary until absence of bats can be confidently confirmed.

Roof Tiles

If any ridge or roof tiles are lifted or damaged on either the main property or the outbuildings, they should be removed carefully and the undersides inspected in such a way that, in the unlikely event that bats are present, they are not injured or killed by the action.

- Lift the tile in a controlled manner, supporting it as it clears the battens;
- Check the tile's underside and the immediate void below for bats or signs such as droppings, staining, scratch marks;
- Remove adjacent tiles one at a time with extra care; avoid dragging tiles across gaps and check for bats or signs of bat presence as above;
- Proceed with works if no bats or signs are observed, maintaining vigilance.

Contractors should be aware of **the process to follow in the unlikely event of finding bats** or evidence indicating that bats are likely to be present:

If bats are identified or suspected, works should cease and the named ecologist contacted immediately for advice.

If the bat is in a safe situation, or a situation which can be made safe, they should remain undisturbed.

Only if the bat is in immediate risk of harm can the bat be moved with care and using a gloved hand. This is a last resort and should only be undertaken for humane reasons if the bat is at immediate risk of harm **and** if the ecologist cannot be contacted for advice.

Appendix 2 – NVA Screenshots



NVA1 – showing a screenshot from the Nightfox Whisker at position S1 with the front (eastern aspect) of the property and a portion of the northern aspect (RHS) covered by the FOV.



NVA2 – showing footage from the Nightfox Whisker on position S2 with the southern aspect of the property covered by the FOV. The position along the sightline of the western aspect would allow the identification of bats flying from this location.