

Evergreen Cottage Guest House

The Parade Hugh Town St Mary's Isles of Scilly TR21 OLP

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Design and Access Statement

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Introduction

Evergreen Cottage is a grade II listed property which with its neighbouring property Pelistry Cottage, forms part of the protected streetscape facing the town hall on The Parade and were listed in 1975 as follows

Two houses. C18 of early C19 with later alterations. Granite rubble with rendered fronts: gabled mid C20 plain tile roofs; granite end stacks with drip courses. Each house of 2-room plan with central stair case. 2 storeys. Each house of symmetrical 3 window range. C20 central door and C20 horned 8/8-pane sashes to Evergreen Cottage. Pelistry has late c19 half-glazed central door and late C19 horned 3/3-pane sashes. c19 service outshuts and mid C20 extensions to rear. Interior; mid/late C19 panelled doors and typical joists.

Evergreen Cottage has seen a number of alterations over the years as follows;

C19 Granite Ram and lime pointed two storey extension to the north with scantle roof, replaced in 2015 with natural slate.

Two early C20 two storey extensions, one on the north elevation of cavity block and flat roof the other an extension of the previous C19 development of cavity block and scantle roof later replaced by natural slate. It is believed this was in place of the old water storage facility prior to the advent of a mains water supply.

In 1992 Evergreen Cottage had major internal works to allow the need for en suite bathrooms for guest bedrooms, it was during this period that the chimney breast was removed on the first floor, which has inevitably lead to the failure of the chimney stack above the roof line.

2007 saw the introduction of a single storey extension to the north elevation by current occupants.

Existing use

Evergreen Cottage has been used as Bed and Breakfast accommodation since the late 1950s as far as we can tell, this remain its primary used together with owners accommodation to the rear.

Proposals and objectives

With regard to the chimney, advise was sought by two independent builders and a chartered building surveyor there options concluded removal was the only option, strongly recommending action to be taken in the interests of the building and that human habitation was ill advised until these works were carried out for safety reason. While we respect the processes required by the local planning law and listed building we hope you understand why this action was taken and are subsequently applying for retrospective planning and listed building consent.

As stated above Evergreen Cottage was originally listed with a rendered front, due to the poor condition of this render replacement is now a necessary; removal of render has revealed the original appearance of the building of large Granite stones constructed with ram, infill gala tine and finished with lime pointing. This is very typical of building techniques used in the late 1700s as lime was extremely expensive and cost prohibitive to use as render, we believe that Evergreen Cottage is a good example of this.

It is therefore our intention to restore Evergreen Cottage to its original appearance and believe this to be a positive enhancement of the buildings listed status and significance.

Access

No alterations will be made to vehicular or pedestrian access.

