



Cornwall's Independent Family Brewers

ST AUSTELL BREWERY COMPANY LIMITED

P-15-012

DESIGN AND HERITAGE STATEMENT

CORNWALL COUNCIL
RECEIVED
09 FEB 2015
Planning And Registration Service

RECEIVED BY THE
PLANNING DEPARTMENT
12 FEB 2015

Property: ATLANTIC

Address: ST MARY'S, ISLES OF SCILLY, TR21 0HY

Proposal: Removal of 3ft x 6ft of original stonework wall to widen existing single door and allow for double swing door entrance to kitchen.

Planning Policy Context

PPS5 was published on 23rd March 2010 and sets out the Government's national policies on the conservation of the historic environment along with the accompanying Historic Environment Planning Practice Guide. Paragraph 6 of PPS5 confirms that planning has a key role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places.

The guidance goes onto suggest that the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Paragraph 7 of PPS5 recognises that managed change may sometimes be necessary if heritage assets are to be maintained for the long term and LPA's should also take account of the wider social, cultural, economic and environmental benefits of heritage conservation.

Policy HE6 confirms that Local Planning Authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

Policy HE7 of PPS5 sets out a number of general policy principles guiding the determination of applications for consent relating to all heritage assets. Policy HE7.2 suggests, in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations.

Site Appraisal

The Atlantic is a Grade II Listed building, located on Hugh Street, St Mary's. The premises overlooks the harbour, and the local area is made up of commercial and residential premises.

The site gained listed status in 1975. The premises is a two storey Public House, originally a Custom House and Hotel dated to the late 18th – early 19th Century. Although the listing does not include any interior walls and all other listed features will remain unaffected by the work, the wall included in this application is part of the original stone structure.

Proposal

This Heritage Statement is to support a Listed Building Application to the Isles of Scilly Council, for the partial removal of an interior wall – originally an external wall - to allow for a double door entrance into the kitchen. This work is required to provide safe access and egress to the kitchen, as the existing 2 ½ft wide single door is inadequate.

During the design process for removal of the internal partition, it was suggested that the existing single doorway be infilled with blockwork, and the wall to the left of the doorway be removed to allow for the double door, as per drawing B8251/11. However, following consideration, it is proposed that the existing single doorway be utilised, reducing the amount of the wall being removed, and thereby retaining the integrity of as much of the original building as possible, whilst also serving the H&S operational requirements.

The proposed swing door will have vision panels and will be decorated to the fit the rest of the pub. The wall will be made good using the removed stone as required, and the door frame will be installed into new opening.