

Heritage, Design and Access Statement

Starboard Light, Hugh Town, Isles of Scilly

December 2015

JCD/7556



View of roadside elevation.

1.00 **Introduction**

- 1.01 Startboard and Port Light are two buildings part of the portfolio of the Tregarthen's Hotel to the west of Hugh Town on the island of St Mary's in the Isles of Scilly.
- 1.02 This application is for the provision of internal improvement works to be carried out to Starboard Light. The new internal layout is to be respectfully designed and scaled to provide further accommodation to the rear of the building and to facilitate further space to the development of Port Light in a future scheme.
- 1.03 The building will change from being used as residential staff accommodation to being rented out on a short term letting basis to people visiting the island; this will still be on a C3 residential use basis.
- 1.04 The building is a rubble granite walled, natural slated building, set in the West of the Hugh Town. The property is located on the West side of the road leading around to the harbour
- 1.05 The plot main front elevation faces out to the north east side. The main building is on two levels with a small store to the rear.

2.00 **Significance**

- 2.01 The building is listed grade II under list number 1141184. The grid reference for the building is SV 90137 10668. Starboard and Port Light is situated within a compact, roughly triangular shaped, plot
- 2.02 According to the listing text, Port and Starboard Light were both photographed in the 1890's as ruinous buildings. The interior is noted to have no features of interest.
- 2.03 To the south and west of the site lies the Garrison Wall Scheduled Ancient Monument, which is owned and managed by English Heritage. The walls border the wider Garrison site, which is archaeologically sensitive. The walls have components dating back some 350 years.
- 2.04 Port and Starboard Light and the surrounding buildings and vernacular form a key element in the wider St Mary's area and an important historical component.

3.00 **Description**

3.01 Roof

- 3.02 The main roof is listed as scantle slate.
- 3.03 To the rear of the building is a small lean-to extension with a sloped roof.

3.04 Chimneys

- 3.05 The property has two chimney stacks. One is constructed of brick and a large one on the East of the building which is constructed from stone.
- 3.06 Both stacks are capped with terracotta pots.

3.07 Rainwater Goods

- 3.08 The building has modern blue plastic uPVC gutters.

3.09 Main Walling

- 3.10 The outer walls are predominantly granite rubble with which is rendered and white washed dressings.

3.11 Windows and Doors

- 3.12 The building has a 3-window range, to east (left) has C19 central 6-panelled door (2 upper panels glazed), 2-storey bow window with tripartite 4/16/4-pane sashes to left and 2-storey bay window with 4/12/4-pane sashes and moulded cornice to right; left end and front lateral stacks.
- 3.13 The doors are of painted timber.

3.14 Internally

3.15 Internal partitions formed from studwork timber and masonry which has been rendered.

4.00 **Proposed Design**

4.01 Use

4.02 The proposed works and extension will create a further downstairs bathroom and facilitate a link between the building and a store to the rear.

4.03 No changes or works will be carried out the exterior of the property.

4.04 The by partitioning the current kitchen off, this creates potential for a future scheme with Port Light which will allow the building to be used as a more suitable residential accommodation.

4.05 Proposed Alterations

4.06 It is proposed that the existing modern single skin walls which currently partition the toilet and store area at the ground floor rear of the building be demolished. Thus allowing for new timber stud walls to be erected in the store forming a new layout allowing for a full size bathroom and lavatory.

4.07 A nub of walling in the doorway between the toilet and hallway on the ground floor will be removed to allow for easier access between the areas.

4.08 A divisionary stud wall be erected to partition off the kitchen. This will be done in a sympathetic manner which can be reversed in the future if necessary. The current dining room will be converted for use as the kitchen and dining room.

4.09 **Existing Structure**

4.10 The works to the existing main structure of the building will be as follows:

4.11 Roofs, Chimneys and Rainwater Goods

4.12 The main roof, gutters and chimneys to the building will be left unaltered.

4.13 Main Walling

4.14 Some repairs will be maybe carried out to the walling as appropriate with a suitable lime pointing and render, however generally the walls will be left unaltered at this stage.

4.15 Windows

4.16 The windows are to be left unaltered at this time.

4.17 Internal Walls

4.18 Specified modern single skin brick work internal walls will be demolished.

4.19 Internal Ceilings

4.20 The ceilings will be left at this stage.

4.21 **New Construction**

4.22 Main Walling

4.21 The internal walls will be constructed out of timber stud work

5.00 **Access**

5.01 *Vehicular and Transport Links:* The building is on main road with no parking.

5.02 *Inclusive Access:* No change to existing access arrangements to the building, the nub if walling removed between the hallway and proposed bathroom and the larger

5.03 downstairs lavatory does provide a more inclusive building.

5.04 *Compliance with regulation approved document M:* As part of the application and approval process for the design a full submission to Building Control will be made meaning that full compliance with the building regulations will be achieved including part M.

5.05 *On going requirements:* This access statement will be amended to reflect any subsequent decisions reached on site so that any new owner or occupier is made aware of the rationale used in making decisions which impact on accessibility and their on-going obligations under the Equalities Act.

Amendments will be added when extending or altering the building at a future date.

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SCOTT & COMPANY