

Paul Osborne
Kavorna
Hugh St
St. Mary's
Isles of Scilly

HERITAGE IMPACT STATEMENT

For

Crebinick Guest House

Church St, St. Mary's, Isles of Scilly.

CREBINNICK, HOUSE ADJOINING TO EAST, HAZELDENE, THURLEIGH
AND RAVEEN

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CREBINNICK, HOUSE ADJOINING TO EAST, HAZELDENE,
THURLEIGH AND RAVEEN

List entry Number: 1218655

Location

CREBINNICK AND HOUSE ADJOINING TO EAST, CHURCH STREET,
HUGH TOWN

HAZELDENE, CHURCH STREET, HUGH TOWN

RAVEEN, CHURCH STREET, HUGH TOWN

THURLEIGH, CHURCH STREET, HUGH TOWN

The building may lie within the boundary of more than one authority.

County:

District: Isles of Scilly

District Type: Unitary Authority

Parish: St. Mary's

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 12-Feb-1975

Date of most recent amendment: 14-Dec-1992

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 62488

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

This list entry was subject to a Minor Amendment on 29/11/2012

SV9010 1358-0/8/53 12/02/75

ST. MARY'S CHURCH STREET, Hugh Town (South side) Crebinnick, House adjoining to east, Hazeldene, Thurleigh and Raveen

(Formerly Listed as CHURCH STREET, Hugh Town (South side) House adj Warleggan to east, Warleggan, Hazeldene, Thurleigh, Raveen)

GV II

Terrace of five houses. Early/mid C19. Coursed and roughly dressed granite with slate roof and rendered ridge stacks. Double-depth plan with rear service wings. 2 storeys; each house of symmetrical 3-window range. House at east has 1980s door with fanlight set in keyed semi-circular arch with voussoirs and granite lintels over 8/8-pane sashes. Trebinnick is similar with C20 replacement door and late C19 plate-glass sashes, and bay window to left with horned 4/20/4-pane sashes. Hazeldene has mid C20 bay window to ground floor right and granite lintels over late C19 four-panelled door (2 panels glazed) and C20 six/six-pane sashes. Thurleigh has C19 six-panelled door with overlight and 4 upper panels raised and fielded set in keyed semi-circular arch with voussoirs; granite lintels over mid C19 ground-floor sashes with margin light glazing bars and 3 first-floor 6/6-pane sashes. Raveen has late C19 canted bay window to ground-floor right and granite lintels over 6-fielded-panelled door with overlight and late C19 two/two-pane sashes. Interior: Raveen has ovolo-moulded joists and central staircase with columnar newels to ramped handrails; rear right wing has two C18/early C19 plank doors with H-hinges, one to winder stair rising to self-contained first-floor room (probably a loft for housing servant).

Listing NGR: SV9043610508

PROPOSED

This is an application for planning permission and associated listed building consent to erect a single storey building containing two studio apartment style self catering units on land to the rear of the property. The grade II listed property is currently a 6 bedroom guest house and the two new units would be let in conjunction with the existing business expanding their offering to provide much needed accessible ground floor accommodation for up to two persons per unit. The land currently forms part of the existing property's garden.

The proposed holiday units would be situated to the rear of a terrace where there is some existing boundary screening, including granite wall of approximately 1.8 metres to the south (road side). The roof would be the most publicly visible part of the proposal, although the building itself is a single storey structure with a modest height (under 4 metres high) with a 35 degree roof pitch, which has been designed to mitigate any significant visual impact.

Visually, the building is a single storey detached structure which would appear subservient in comparison to the Grade II Listed Crebinick House and other properties along Church terrace. The building is intended to be an ancillary structure and would appear as such in terms of its scale and design. The proposed natural slate roof, timber windows and limestone render finish are common place in this location and therefore appropriate materials within this part of the Conservation Area. The proposed roof lights are of a Conservation style and therefore of a sympathetic size, position and scale. The proposed structure would also appear to be in-keeping with the immediate built environment where there are a range of other existing buildings.