



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

GRANTING OF LISTED BUILDING CONSENT

Application No: P/18/059/LBC

Date Application Registered: 10th August 2018

Applicant: Mr Nigel Wolstenholme
Hoplands Estate
Kings Somborne
Stockbridge
SO206QH

Agent: Mrs Lisa Jackson
Fox Barn
Hatchet Hill
Lower Chute
Andover
SP11 9DU

Site Address: Woolpack Battery The Garrison St Mary's Isles Of Scilly

Proposal: Minor internal works including the formation of two new windows to match existing to facilitate the change of use for seasonal accommodation for staff employed at Tregarthen's Hotel. (Listed Building) (Scheduled Monument) (Amended Plans)

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 authorised shall be begun not later than three years from the date of this consent.

Reason: In accordance with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

- Section, Window Elevation Plan and Section Details, Drawing No: P160071-05, Rev. B
- Proposed Basement Plan and Elevation, Drawing No: P160071-03, Rev B
- Site Local Plan, Drawing No: P160071-01
- Site Waste Management Plan, Issue P02, Dated 03/10/2018
- Schedule of Work, Woolpack Battery, Dated 01/10/2018
- Conservation Management Plan, by CgMs: JGS/JCH00459/CMP/ii Dated October 2018

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the [Listed Building and] Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

C3 Notwithstanding the details hereby approved no additional external artificial lighting shall be installed within the red line boundary.

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 in accordance paragraph 172 of the National Planning Policy Framework 2018, Policy 1 of the adopted Isles of Scilly Local Plan 2005 and emerging Policy OE4 of the Draft Isles of Scilly Local Plan 2015-2030

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2018.

Signed

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke at the end.

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 22nd October 2018



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
?0300 1234 105
?planning@scilly.gov.uk

Dear Mr Nigel Wolstenholme

Please sign and complete this certificate.

This is to certify that decision notice: **P/18/059/LBC** and the accompanying conditions have been read and understood by the applicant: Mr Nigel Wolstenholme.

I/we intent to commence the development as approved: Minor internal works including the formation of two new windows to match existing to facilitate the change of use for seasonal accommodation for staff employed at Tregarthen's Hotel. (Listed Building) (Scheduled Monument) (Amended Plans) at: Woolpack Battery The Garrison St Mary's Isles Of Scilly

on:..... and 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.

Print Name:.....

Signed:.....

Date:.....

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

GENERAL NOTES

APPROVED
By Craig Dryden at 3:35 pm, Oct 23, 2018

A	PLANNING DRAWING	TH	Apr 2018
REVISION	AMENDMENT	INITIAL	DATE

- STATUS
- ☐ Preliminary
 - ☒ Planning
 - ☐ Building Regulations
 - ☐ Tender
 - ☐ Contract
 - ☐ As Built

PROJECT

WOOLPACK BATTERY
THE GARRISON
ST MARY'S ISLES OF SCILLY
TR21 0HY

CLIENT

Tregarthens Hotel Ltd

DRAWING TITLE

Site Location Plans



CHARTERED BUILDING SURVEYORS

RTP Surveyors
12 Arwenack Street
Falmouth, Cornwall, TR11 3JD

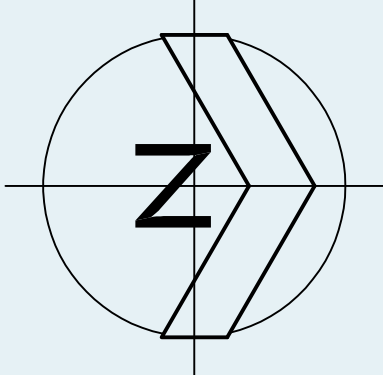
T 01326 318599
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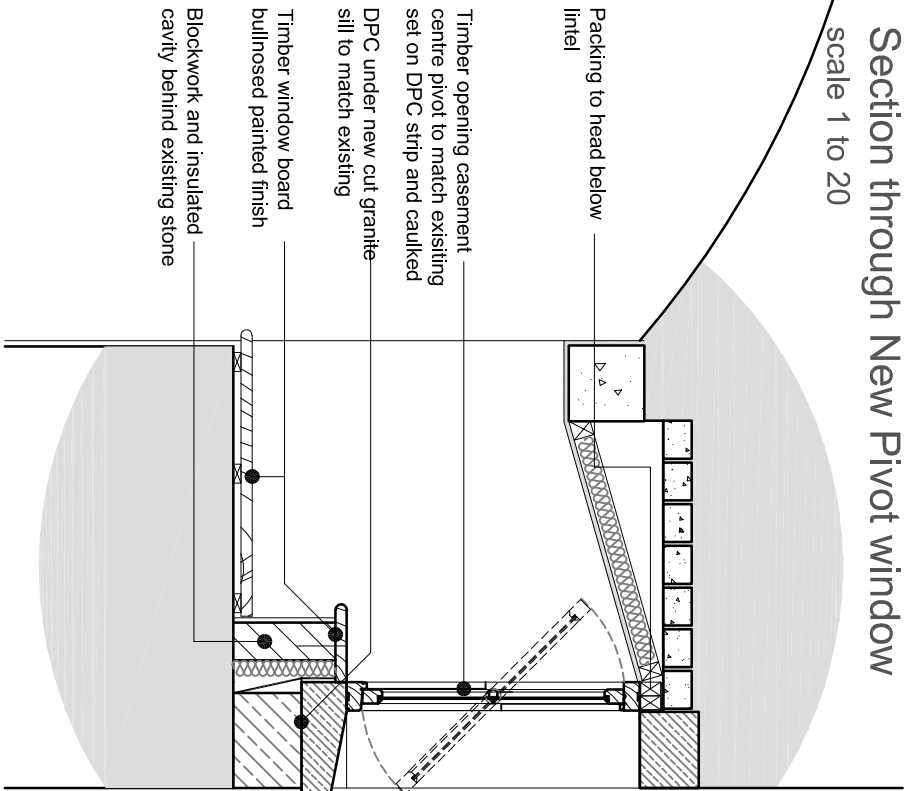
Office also at Bodmin

SCALE	DRAWN BY	DRAWING NO.	REV.	SIZE
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DATE	CHECKED BY			
July 16				

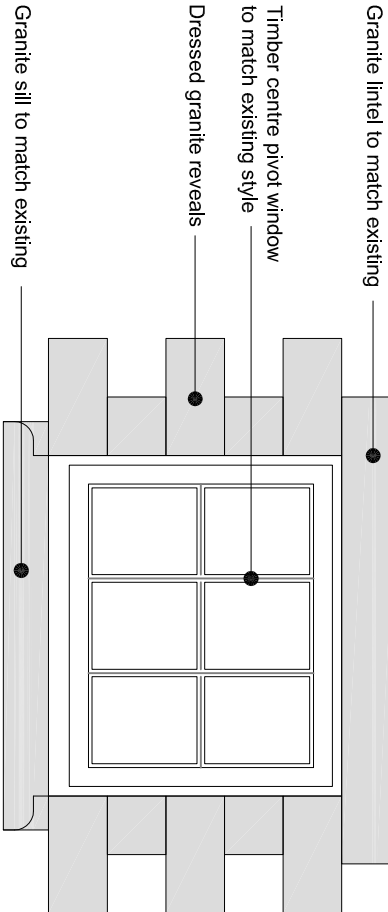
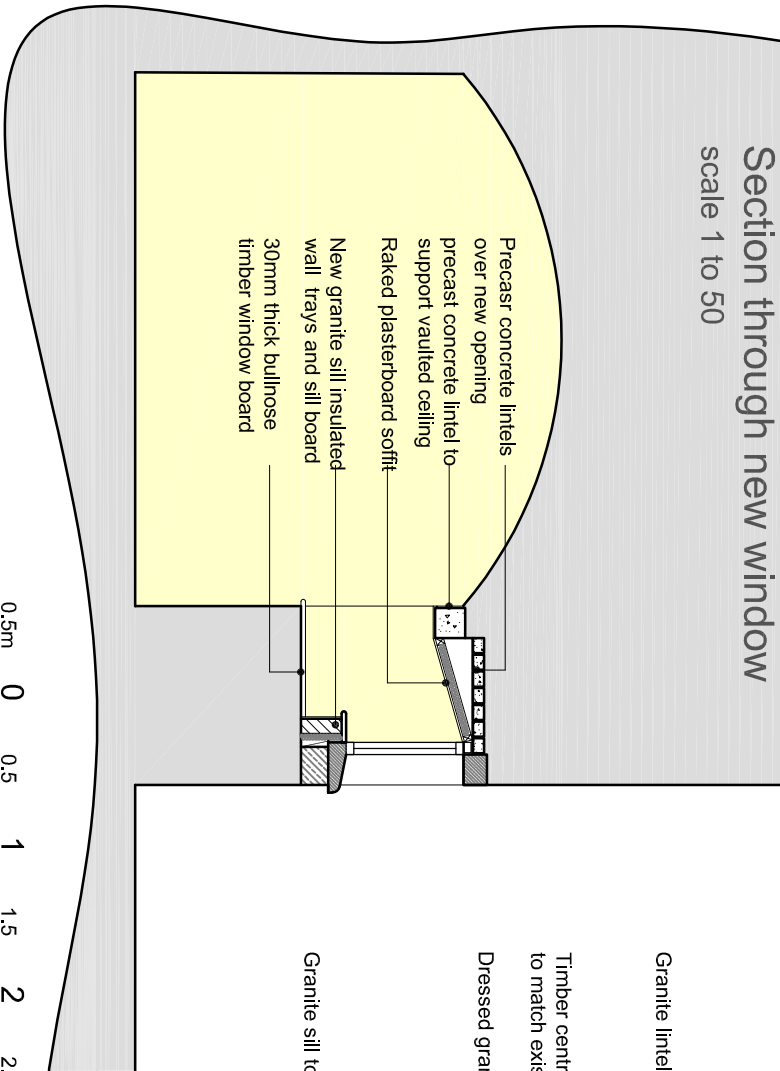
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Section through New Pivot window
scale 1 to 20



Section through new window
scale 1 to 50



New window Elevation

scale 1 to 20

B	Revised new window	TH	24/09/2018
A	Pivot Window Detail Added	TH	19/04/2018
REVISION	AMENDMENT	INITIAL	DATE

- STATUS
- ☐ Preliminary
 - ☒ Planning
 - ☐ Building Regulations
 - ☐ Tender
 - ☐ Contract
 - ☐ As Built

PROJECT

WOOLPACK BATTERY
THE GARRISON
ST MARY'S ISLES OF SCILLY
TR21 0HY

CLIENT

Tregarthens Hotel Ltd

DRAWING TITLE

Section, Window Elevation
Plan and Section Details

CHARTERED BUILDING SURVEYORS



RTP
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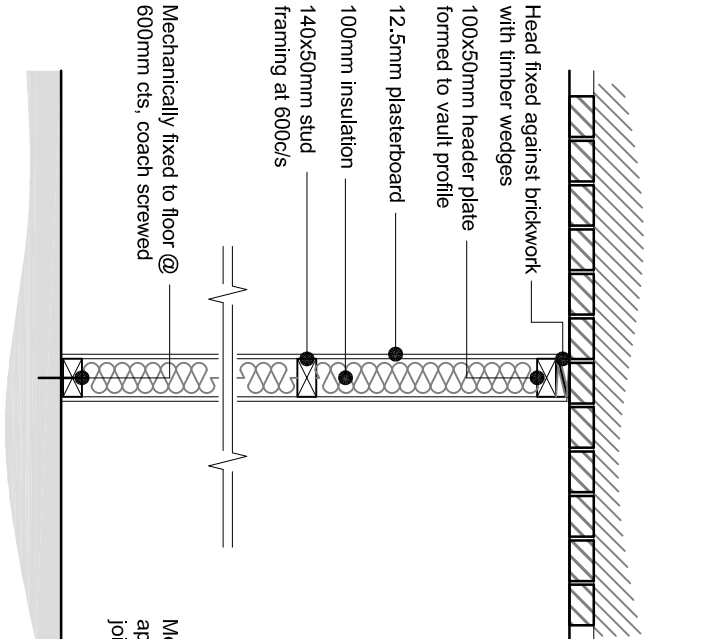


Office also at Bodmin

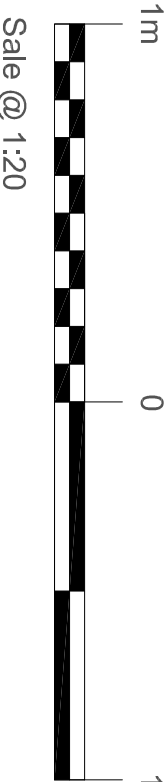
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DATE	CHECKED BY			
July 16				

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Section through Internal Partition
scale 1 to 20



Plan view through New window and Internal Partition
scale 1 to 20

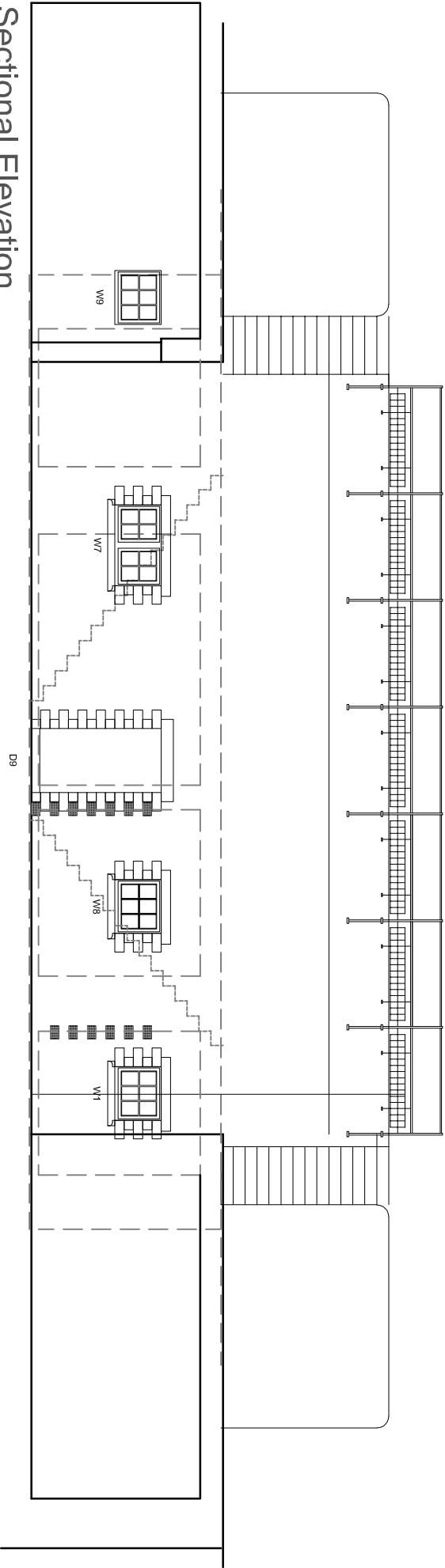


Sale @ 1:20

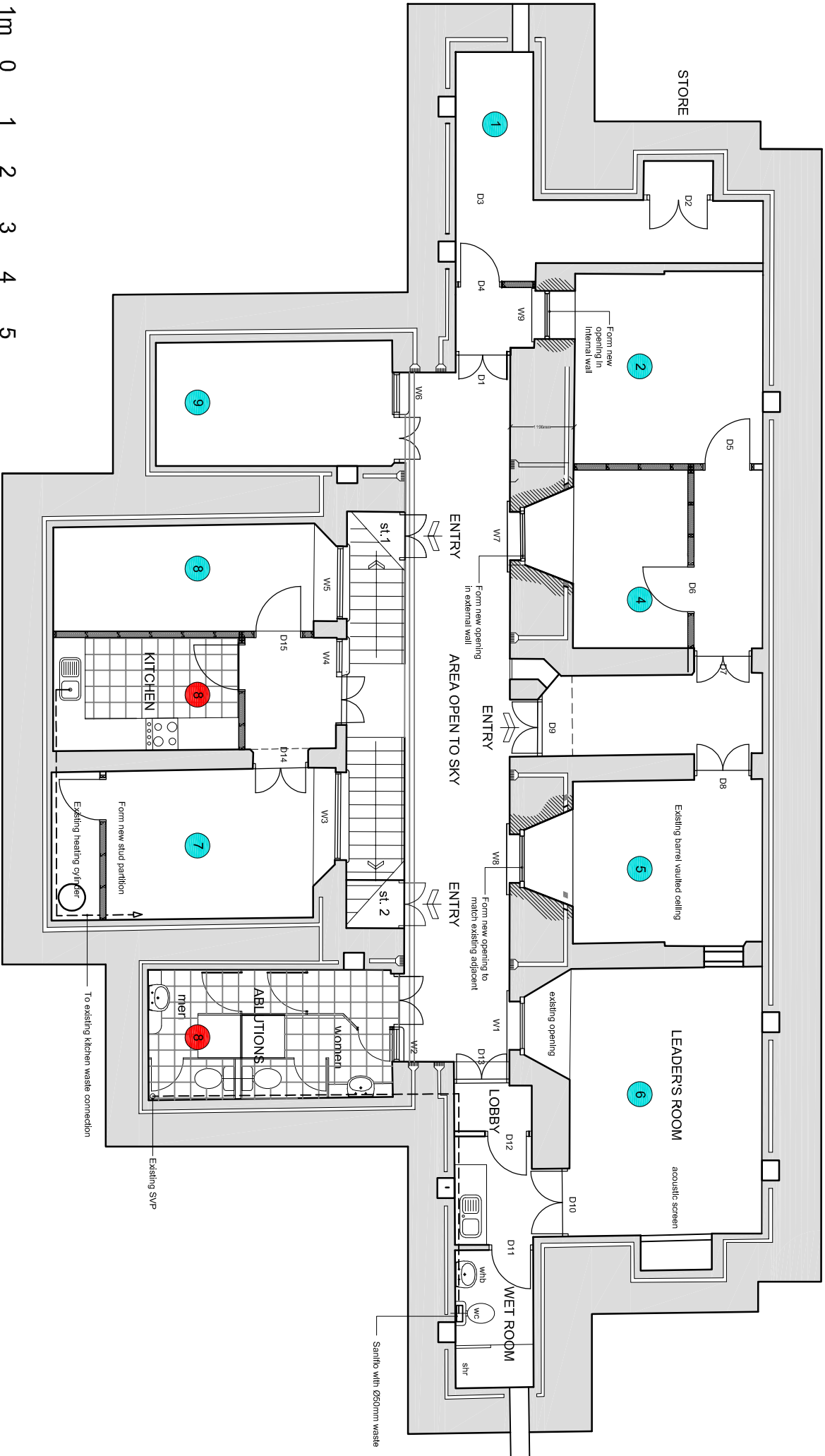
APPROVED

By Craig Dryden at 3:32 pm, Oct 23, 2018

APPROVED
By Craig Dryden at 3:35 pm, Oct 23, 2018



Sectional Elevation
scale 1 to 100



1m 0 1 2 3 4 5
Scale @ 1:100

Basement Plan
scale 1 to 100

REVISION	AMENDMENT	INITIAL	DATE
B	Revised Layout	TH	Sep 2018
A	PLANNING DRAWING	TH	Apr 2018

STATUS			
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<input checked="" type="radio"/>	Planning		
<input type="radio"/>	Building Regulations		
<input type="radio"/>	Tender		
<input type="radio"/>	Contract		
<input type="radio"/>	As Built		

PROJECT	
WOOLPACK BATTERY THE GARRISON ST MARY'S ISLES OF SCILLY TR21 0HY	

CLIENT	
Tregarthens Hotel Ltd	

DRAWING TITLE	
BASEMENT PLAN & ELEVATION Proposed	

SCALE	
1:100	
DATE	JULY 16
CHECKED BY	TH
DRAWING NO.	P160071-03
REV.	B
SIZE	A3

CHARTERED BUILDING SURVEYORS	
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Office also at Bodmin	

RTP	
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RICS	
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APPROVED

By Craig Dryden at 3:29 pm, Oct 23, 2018

CONSERVATION MANAGEMENT PLAN

**Woolpack Battery,
The Garrison,
St Marys, Isles of Scilly**

**On behalf of
Tregarthen's Hotel Ltd**

October 2018

**Author: Jonathan Smith
BA (Hons) MA PGCE PGDip
MCIfA IHBC**

**Authorised by: Jonathan Smith
Deputy Operational Director**

Report Status: FINAL

Issue Date: October 2018

CgMs Ref: JGS/JCH00459/CMP/ii

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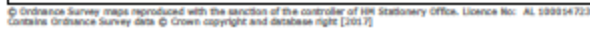
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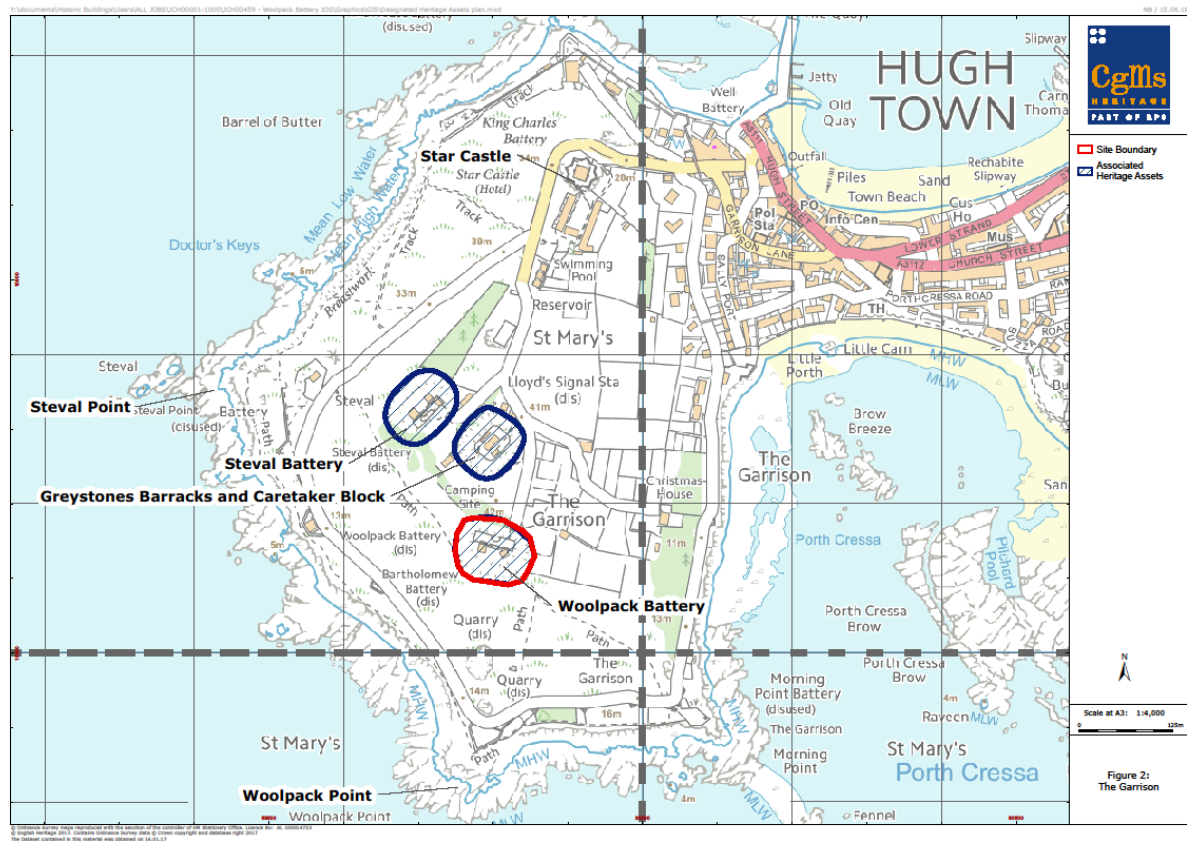
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1.0 INTRODUCTION

- 1.1 This Conservation Management Plan has been prepared by CgMs Heritage (part of the RPS Group Ltd) and commissioned by Tregarthen's Hotel Ltd. Consultations have previously been made with the Duchy of Cornwall, Isles of Scilly Wildlife Trust, Historic England and the Isles of Scilly Council.
- 1.2 The subject of the Conservation Management Plan (CMP) relates to land and structures occupied by the 1901 Woolpack Battery centred at NGR SV 898 101 (Fig.1) on the Garrison at Hugh Town, St Mary's, Isles of Scilly, henceforth referred to as 'the Monument'.
- 1.3 The CMP has been prepared following applications seeking planning and listed building consent and is secured by suitably worded conditions on those applications' consent [see P/18/058 and P/18/059]. The development proposal detailed in the applications is for the upgrade of the underground chambers of the Woolpack Battery for the use as hotel staff accommodation.
- 1.4 The Monument is situated within the Garrison on the headland to the west of Hugh Town and is within the Isles of Scilly Conservation Area. Several scheduled monuments and numerous listed buildings fall within a 1 km radius of the Monument. The Garrison includes former military sites dating from the later sixteenth century until the mid-twentieth century.
- 1.5 The Woolpack Battery is designated as a Grade II listed building and as a Scheduled Monument. The former designation applies to the built elements and the latter designation to its earthworks, the terreplein (the enclosed ground behind each of the gun emplacements) and the ground beneath the Monument.
- 1.6 The Monument is currently included on Historic England's Heritage at Risk Register (HAR). The Register notes that the Battery is generally in '*good condition and secure, but unoccupied since 2015. Converted to volunteer hostel accommodation in late twentieth century/early twenty-first century, but now suffering from problems with water ingress into the former magazines*'. Furthermore its condition is measured as '*poor*' with '*slow decay; no solution agreed*', with it being noted as '*vacant/not in use*'. The development proposal will provide a sustainable use and occupancy for the asset, arrest its deterioration and eventually will lead the Battery's removal from the Register.





2.0 THE FUNCTION OF THE CONSERVATION MANAGEMENT PLAN

- 2.1 The function of the CMP is to deliver the following short-term and longer term aims that respond to the Historic England assessment of the Monument's condition as detailed in their Heritage at Risk Register (HAR): namely damp within the subterranean rooms, and lack of occupation and use, resulting in a generally poor condition and slow decay, with no solution in place.

Short-term aims

- 2.2 The short-term aims of the CMP relate to the works set out in the listed building and planning applications [P/18/058 and P/18/059]. These are:
- To make the Woolpack Battery habitable for hotel staff in line with planning and building control requirements; and, following from this,
 - To stabilise the environment of the listed structure in terms of the threats set out in the HAR.

Longer term aims

- 2.3 These are to carrying out on-going maintenance to the Woolpack Battery:
- To remove the encroaching scrub vegetation from the Monument's earthworks;
 - To maintain the Monument's earthworks as free from scrub;
 - To protect the Monument's earthworks from potential future damage from rabbit burrowing; and
 - Ultimately lead to the removal of the Monument from the HAR.
- 1.1.1 There is currently no on-going management or maintenance programme in place for the Woolpack Battery. The noted planning and listed building consent applications look to regularise matters so that the subterranean rooms already converted for temporary accommodation will be updated, occupied and put into use as hotel staff accommodation in line with current standards. The proposals set out in the applications provide an opportunity to undertake a number of conservation and management measures to secure the longer term future of the listed and scheduled Monument such that it can be removed from the HAR.
- 2.4 This CMP is intended to provide the framework for the management of the listed and scheduled Woolpack Battery. It provides the policy framework for the

management of the Monument in relation to its heritage significance. At the heart of the CMP is the concept of sustainability.

- 2.5 The CMP also provides evidence for interested parties on how the balance between the heritage requirements of the Monument and sustainable use can be achieved. The proposed development set out in the applications provides occupancy and use for the Monument and, therefore, secures the significance of the heritage asset for the life of the lease between the Duchy and Tregarthen's Hotel Ltd and the CMP.

3.0 LEGISLATION, POLICY, GUIDANCE AND OTHER DOCUMENTATION

3.1 The CMP primarily draws on the following documents:

- Johns & Fletcher, *The Garrison Conservation Plan*, 2010;
- Bowden & Brodie, *Defending Scilly*, 2011; and
- Winder & Smith, Woolpack Battery Built Heritage Statement, 2018.

3.2 The former two are publications by English Heritage (Historic England) with the latter the heritage statement provided to support the two planning applications for the Woolpack [P/18/058 & P/18/059].

Legislation

3.3 Where any development may affect designated heritage assets, there is a legislative framework in place to ensure that due regard is given to its impact on the historic environment. This extends from primary legislation under the Planning (Listed buildings and Conservation Areas) Act 1990. The Woolpack is designated as a Grade II listed building and the ground around (the earthworks), over and under it are designated as a Scheduled Monument.

Listed Buildings

3.4 S.16 of the 1990 Act states that in considering applications for listed building consent, the LPA shall have special regard to the desirability of preserving the listed building or its setting, or any feature of special architectural or historic interest that it possesses. S.66 (1) further states that special regard must be given by the planning authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their setting.

3.5 Additionally, s.72 of the 1990 Act states that in exercising all planning functions, planning authorities must have special regard for the desirability of preserving or enhancing conservation areas. Both duties are engaged for the Woolpack in relation to the planning process.

Scheduled Monuments

3.6 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of scheduled monuments, but does not afford statutory protection to their settings. The Act is engaged in relation to the Woolpack Battery for all works that would have a direct impact on the designated area (the earthworks, and the ground over and under the Battery).

National Planning Policy and Guidance

National Planning Policy Framework (NPPF)

- 3.7 The NPPF, published by the Ministry of Housing, Communities and Local Government July 2018, sets out the Government's planning policies for England and how these are expected to be applied. Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.
- 3.8 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. Consequently this definition includes the Woolpack Battery.
- 3.9 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.
- 3.10 The NPPF advises LPAs to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:
- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
 - The desirability of new development in making a positive contribution to local character and distinctiveness; and
 - Opportunities to draw on the contribution made by the historic environment to the character of place.

Planning Practice Guidance (PPG) (DCLG, March 2014)

- 3.11 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

- 3.12 It also states that conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. It highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Central to the CMP is to bring the Woolpack Battery back into active use.

Conservation Principles, Policies and Guidance (Historic England, 2008)

- 3.13 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 3.14 The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: *Evidential value, Historical value, Aesthetic value* and *Communal value*.

Overview: Historic Environment Good Practice Advice in Planning

- 3.15 Three *Good Practice Advice in Planning Notes* (GPAs) were published by Historic England in March 2015: 'GPA1: Local Plan Making', 'GPA2: Managing significance in Decision-Taking in the historic Environment' and 'GPA3: The Setting of Heritage Assets'.
- 3.16 These GPAs provide supporting guidance relating to good conservation practice. The documents focus in particular on how the good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants, and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment. The latter two are relevant in this case.
- 3.17 These GPAs are complemented by the Historic England Advice Notes in Planning. The relevant document in this case is HEA2: Making Changes to Heritage Assets (February 2016).

Local Planning Policy and Guidance

- 3.18 The local planning context is currently prescribed by the Council of the Isles of Scilly. The Council is currently in the process of adopting a new Local Plan 2015-2030. However, until this is formally adopted, the Local Plan for the Isles of Scilly comprises the saved policies set out in The Isles of Scilly Local Plan – A 2020 Vision. The relevant policies are set out below.

The Isles of Scilly Local Plan - A 2020 Vision (adopted November 2005)

3.19 CORE POLICY 1: ENVIRONMENTAL PROTECTION

'To ensure that all relevant future development proposals respect and protect the recognised quality of the islands' natural, archaeological, historic and built environment, they will be permitted only where, as applicable, they inter alia:

- a. 'Conserve or enhance the natural beauty, wildlife and cultural heritage of the Area of outstanding Natural Beauty and protect the unspoilt character and good appearance of the Heritage Coast;*
- b. Preserve nationally important archaeological remains and their settings;*
- c. Preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings, including their features and settings;*
- d. Safeguard the integrity and nature conservation objectives of Special Protection Areas, Ramsar Sites and Special Areas of Conservation;*
- e. Protect a statutorily-protected plant or animal species and the wildlife, geological and geomorphological interest and features of designated Sites of Special Scientific Interest; and locally important biodiversity habitats, species and landscapes features; and*
- f. Secure the future character, appearance and setting of any Parks and Gardens of Special Historic Interest included in the English Heritage Register'.*

3.20 CORE POLICY 2: SUSTAINABLE DEVELOPMENT

'Development will be permitted in situations where a proposal would, where practicable an appropriate, contribute to the sustainability of the island environment, economy or local communities through:

- a. Conserving or enhancing the landscape, coastlines, seascape and existing buildings of the island through appropriate design including siting, layout,*

density, scale, external appearance (i.e. details and materials) and landscaping;

- b. Ensuring or facilitating the re-use of previously developed land and existing buildings for the economic, social and environmental benefit of the island and local communities taking into account any environmental designations set out in Policy 1; and,*
- c. Utilising natural resources efficiently in the design, construction and future use of land and buildings including, where appropriate, energy conservation and the use of renewable sources of energy generation, minimising the consumption and discharge of water and waste and by securing the recovery and reuse of suitable building materials’.*

4.0 THE HERITAGE ASSET

Introduction

- 4.1 The Woolpack Battery location is centred at NGR SV 898101. It comprises a reinforced concrete battery, associated structures and earthworks (turf ramparts and ditch) dating from 1901. The Monument occupies an elevated position in the southern part of the Garrison peninsula, St. Mary's, Isles of Scilly.
- 4.2 At present, the Monument adjoins a campsite to the north and east. To the south and west of the Monument open scrubland slopes down to the rocky shoreline of the island.

Historic development

- 4.3 The Isles of Scilly were probably first permanently settled in the Bronze Age. Shortly after the Norman Conquest they became Crown Property, becoming part of the Duchy of Cornwall in 1337. They have remained as part of the Duchy since this date, although they have been leased to various holders throughout history.
- 4.4 The islands have a long history shaped by maritime warfare. The strategic significance of the Isles of Scilly, as a base from which rival nations could potentially disrupt British shipping, was recognised from the mid sixteenth century; as was the particular importance of St. Mary's in protecting the safe anchorages and roads between the islands. Following the attempted invasion of England by the Spanish Armada in 1588, plans were drawn up to improve the islands' defences. The site chosen for these defences was the Garrison; a prominent headland on the western side of St. Mary's. Star Castle, which lies to the north of the Woolpack Battery, formed the nucleus of the scheme. A length of curtain wall was also constructed across the neck of the headland to protect the Garrison from land attack.
- 4.5 The Garrison played a part in the English Civil War. In March 1646 the future Charles II retreated to the Isles of Scilly for a short period before fleeing to Jersey and, following a revolt two years later, the Garrison again became a Royalist stronghold before being forced to surrender in 1651.
- 4.6 In the eighteenth and early nineteenth centuries invasion by France remained a very real possibility and a series of improvements to the fortifications on St Mary's were undertaken. Substantial repairs were undertaken to Star Castle and a

- number of additional structures were built within the Garrison. During the mid-eighteenth century the curtain wall was extended around much of the headland.
- 4.7 During the late nineteenth century the fire power of weapons increased significantly in range, penetration and rate of fire. As a result, existing fortifications were rendered vulnerable and a new approach to their design was necessitated. Defences were required to blend into their surrounding landscape. Earthwork defences were preferable and guns needed to be dispersed rather than concentrated in any one large structure. Concurrently, the idea of utilising the Scilly Isles as a protected anchorage for shipping was raised. As a result, between 1898 and 1901 the Woolpack and Steval Batteries, with the Greystones Barracks between them, were constructed overlooking St. Mary's Sound.
- 4.8 The Woolpack and Steval batteries very quickly became outdated. Designed to defend against large and relatively slow moving targets, these batteries were ineffective against the small, fast torpedo boats developed by the French. As a result, additional quick-fire batteries had to be established at Steval Point, to the northwest of the Woolpack Battery and at Bant's Carn.
- 4.9 The *Entendante Cordiale* of 1904 signalled even greater change for the Isles of Scilly. In ending centuries of hostility with France, the agreements greatly reduced the strategic importance of the islands. Furthermore, the growing military power of Germany resulted in a re-alignment of Britain's defences to the east coast. In 1906 the Woolpack and Steval Battery guns were dismantled.
- 4.10 The Garrison was briefly re-armed during both the First and Second World Wars. A homing beacon was installed on the Woolpack Battery to help guide anti-submarine aircraft back to airfields in south west England, for which a raised concrete mast base was added to each of the two aprons of the emplacements
- 4.11 Following the Second World War the Garrison ceased to be used for military purposes. Presently, the headland's main uses are for recreation and tourism. Star Castle is currently a hotel and restaurant, and there are also holiday homes and a campsite. There is also relatively extensive planting of coniferous woodland to the north of the Woolpack, which envelopes much of Steval Battery and Greystones Barracks etc. The Woolpack Battery's subterranean magazine rooms were converted to accommodation and were used as a residence for Isles of Scilly Wildlife Trust (IoSWT) volunteers from the late twentieth century until 2015.

5.0 ASSESSMENT OF SIGNIFICANCE

Introduction

- 5.1 The Woolpack Battery, excluding the underground structures, is designated as a Scheduled Monument and also, with the underground structures, as a Grade II Listed Building. Additionally, the Monument lies within the Isles of Scilly Conservation Area. The following section assesses the significance of the Woolpack Battery itself.
- 5.2 The Grade II Listed Building designation and the Scheduled Monument designation that the Monument forms part of, also encompasses the Steval Battery, and the Greystones Barracks and Caretaker Block.

Woolpack Battery

Description

- 5.3 The Woolpack Battery is designated as a Scheduled Monument (NHL: 1014783). Constructed between 1898 and 1901, it forms one part of a defensive system designed to protect a naval signalling and refuelling station being then considered for establishment at St. Marys. The other two main parts of this system were the Steval Battery, located 125 m northwest of the Woolpack Battery, and the Greystones Barracks and Caretaker Block located between the two. These three assets are also collectively designated as a Grade II Listed Building (NHL: 1218945). Copies of drawings (sections and plans) of the Battery as completed in 1901 are reproduced in Appendix 1.
- 5.4 The Woolpack Battery is broadly rectangular in plan with rounded corners. The Battery has two concrete emplacements set into the rear of a rampart, each formed of a raised podium around a circular central recess, which housed the central-pivot gun mounting. The front of the podium merges into a concrete apron that extends over the adjoining rampart top. On the rear face of the podium there are metal brackets for handrail stanchions and recessed lockers which once stored shells.
- 5.5 The terreplein is c.55 m long and extends c.15 m back from the emplacements. The Battery's entrance is located near the eastern end of the terreplein, now visible as an open gap. Within the terreplein, a concrete revetted, semi-circular traverse extends from the centre of the rear wall. This contains a small former communications room. Above this room is a concrete post which once supported

- a Watkin's depression range-finder sighting equipment. In the south-western corner of the terreplein there is also a small latrine.
- 5.6 Beneath the terreplein there is a series of underground rooms. These are accessed via a pair of iron stairs set within a lightwell, which bears a concrete date slab inscribed '1900' located immediately behind the Battery's emplacements. These rooms initially comprised a brick-vaulted magazine with two cartridge stores, three shell stores and a war shelter. These formerly lime-washed rooms retain their original plan, although most original fittings, doors and joinery have been removed.
- 5.7 During the Second World War this underground complex housed two Ford engines to power a homing beacon used to guide anti-submarine aircraft. One of the shell stores was used as a barracks for Royal Canadian Airforce personnel and later, was also used to store aviation spirit. These rooms were adapted to accommodation throughout in the late twentieth century. The subterranean room were reappointed to accommodate Isles of Scilly Wildlife Trust volunteers. This use ceased by 2015. The Monument has remained unoccupied and out of use since.
- 5.8 The Battery's emplacements, underground complex, terreplein and the structures it contains, are enclosed within extensive low profile earthworks, which were designed to protect them from incoming fire and the attack of ground troops. These earthworks include a forward rampart and an encircling ditch, which would have been filled with barbed wire.
- 5.9 The Battery's underground former magazine complex is excluded from the scheduling, but included in the listing building designation. All modern signs, fittings, service trenches and their contents are also excluded from the schedule designation.
- 5.10 The Battery is currently recorded on Historic England's Heritage at Risk Register. The Register notes that the Battery is generally in '*good condition and secure, but unoccupied since 2015. Converted to volunteer hostel accommodation in late twentieth century/early twenty-first century, but now suffering from problems with water ingress into the former magazines*'. Furthermore its condition is measured as '*poor*' with '*slow decay; no solution agreed*'.

Significance

- 5.11 The Woolpack Battery is an asset of high national significance. This significance derives in part from the evidential value of the asset. The historic fabric of the

Woolpack Battery has survived well, including the original form of its earthworks. Such a survival is relatively rare. Therefore, the Battery is an important source for our understanding of the development of early twentieth-century artillery defences. The Battery's evidential value is added to by the survival of the other components of the early twentieth-century defensive system that it forms a part of, namely the Steval Battery and the Greystone Barracks etc. Consequently, the Site holds a strong group value with these other components of early twentieth-century defences.

- 5.12 The Woolpack Battery also derives significance from its illustrative value. Both individually, and as a group with other elements of the contemporary defensive system, the Battery illustrates concerns for and the focus of national defence at the turn of the twentieth century. Together with other historic defensive structures on the Garrison and across the Isles of Scilly (and other south coast sites of re-armament at the turn of the twentieth century), the Woolpack Battery also demonstrates a step change in the evolution of military architecture and defensive strategies through the islands' c.400 years of military history. The Site is therefore illustrative of the *ad hoc* but continuing strategic importance of St Marys and the Isles of Scilly up until the early twentieth century and, as a result, holds some degree of group value with all surviving defence and military heritage assets across the Isles of Scilly.

Setting

- 5.13 The Woolpack Battery is situated below the southern crest of the summit plateau of the Garrison headland. It is orientated with its forward flank facing southwest, so that its field of fire could command the deep water approach to the islands through St Mary's Sound. The historic setting is therefore largely defined by this seaward view. As this view was a vital aspect of the design and function of the Battery, it contributes greatly to its significance and to an understanding of this significance.
- 5.14 The wider setting of the asset is considered to include the fortified headland on which it is located, together with the associated structures and fortifications that comprise the Garrison. Due to the topography of the headland, and the coniferous woodland situated to the north of the asset, there is limited inter-visibility between the asset and much of its wider setting. However, long views of the asset and the headland are available from Buzza Hill and from St. Agnes. These views contribute to an understanding of the significance of the asset as part of a series of historic defensive structures. There is also a strong historic

functional connection between the Woolpack Battery and many of the defensive structures and fortifications within its wider setting; most particularly the Steval Battery, and Greystones Barracks and Caretaker's Block.

Summary of Significance

- 5.15 The significance of the Woolpack Battery is principally derived from its historical and architectural special interest, which is embodied in the fabric of the asset as a relatively rare, near complete survival of its type. It is also derived from its group value with other defensive structures within its setting, in particular the Steval Battery and Greystones Barracks and Caretaker Block, which hold a strong historical functional association having been an integral, single phase, designed group. It gains a secondary contribution to its significance with the Garrison and the defence structures from other periods across the Isles of Scilly, being illustrative of the islands' c.400 years of continuous, but *ad hoc* military history.
- 5.16 In summary, the Woolpack Battery is a heritage asset of high significance, that is to say, it is of national importance.

Summary of Condition

- 5.17 This author visited the Monument in March 2016 having been allowed both internal and external access.
- 5.18 Tregarthen's Hotel Ltd's building surveyor inspected the Monument, including all underground chambers, in March 2018. He concluded if there is any external water ingress into the asset (as reported in the HAR), that this is extremely minimal in volume. He takes the view that occupation and reuse of the chambers as accommodation with associated ventilation and heating will reduce the effects of any dampness derived from condensation.
- 5.19 It was apparent to Tregarthen's Hotel Ltd's building surveyor that considerable works were carried out up to twenty years ago to provide accommodation. This included replacement of the doors and windows, the addition of a bathroom and kitchen, and the introduction of a mechanical ventilation system.
- 5.20 The most notable threats to the Monument, though not noted on the Heritage at Risk Register, relate to vegetation and rabbits. There is some sign of scrub encroachment onto the earthworks and some signs of rabbit excavation, though no occupied burrows were seen in the earthworks.

Current Use

- 5.21 The Woolpack Battery is currently unoccupied and without use.
- 5.22 The Monument is set within largely undivided, open heathland of the headland. The IoSWT have previously cleared areas of encroaching gorse and bracken. To maintain these opened-up areas they instituted an *ad hoc* regime of, initially, rolling and cutting, and then grazing. Since 2007 four Dartmoor Ponies have grazed two parts of the Garrison and periodically Ruby Red cattle have been employed too. The programmes of grazing have been controlled and focussed with the use of temporary electric fencing.
- 5.23 The Woolpack Battery was periodically included within the grazing programme [as set out in the HE Garrison Conservation Plan at p15].

6.0 MANAGEMENT POLICIES AND MEASURES

Ownership

- 6.1 The freehold for the Monument is held by the Duchy of Cornwall. A large part of the Garrison is leased from the Duchy by the Isles of Scilly Wildlife Trust (IoSWT). This is a 99 year lease that started in 1986. Their holding included the Woolpack Battery.
- 6.2 Tregarthen's Hotel Ltd has secured with the Duchy a break of the IoSWT's lease in respect to the Monument. The area pertaining to this break extends to the designated scheduled monument area of the Battery, that is it includes all built structures and earthworks of the Monument. Furthermore, Tregarthen's Hotel Ltd has secured a fifteen year lease with the Duchy with the provision of three year break clauses that can be enacted by either party. Consequently, the life of this CMP is fifteen years, with the caveat that it can be shortened to three, six, nine or twelve years in length.

Proposed Works (Planning Applications)

- 6.3 The proposed works to Woolpack Battery, under applications P/18/058 and P/18/059, are to re-fit and modernise the previous works to convert the underground chambers into accommodation (last used in 2015). The previous works were likely to have been carried out nearly twenty years ago. The proposed works largely comprise the updating of existing services and the introduction of stud wall insertions to subdivide some of the existing chambers. These are light-touch, cause no notable impacts to original fabric and will be reversible in nature.
- 6.4 The proposed works will also include three instances of notable, if limited impacts to the historic fabric. These comprise the opening up of two windows into the light-well and the insertion of a new doorway between two of the chambers.
- 6.5 The only ground level element of the proposals is a health and safety consideration in regard to the emplacements. This will involve the filling of the gun pits with sand bags, which will be entirely reversible and will not be visible from ground level around the Battery.
- 6.6 In summary, the proposed works comprise [see Appendix B]:

- Two new windows and openings, with lintel to support barrel vaulting, to match existing window;
- New interior window and opening;
- Erection of new partitioning to create bedrooms 2, 3 and 4;
- Creation of lobby area to bedroom 1 and 6;
- Erection of new partitioning to create and relocate kitchen from proposed bedroom 7;
- Erection of new partitioning within bedroom 7 to create store cupboard; and
- Ensuite kitchenette and shower room to bedroom 6.

Impacts of the Works

- 6.7 The majority of the proposed works set out in the planning and listed building consent applications relate to the update of the previous alterations to provide accommodation, are light-touch, have a minimal number of negligible impacts on non-diagnostic fabric (through screw and bolt fixings of services and partitions) and are reversible.
- 6.8 The few direct, less easily reversible impacts on fabric are limited in number. These include an internal doorway between chambers and two new windows into the light well. The latter will be wholly in the style and character of the existing windows.
- 6.9 The proposed works will cause no harm to the significance of the Woolpack Battery. The sustainable re-use of the asset, together with the institution of this CMP, will lead to the enhancement of the asset's significance, the improved legibility of that significance and the asset's eventual removal from the Historic England HAR.

Management Measures

Dampness

- 6.10 The modernisation of the accommodation, set in train under the planning and listed building consent applications, and the occupation by Tregarthen's Hotel staff will enable associated benefits to the control of the environment within the subterranean rooms. Windows and doors will be closed/opened as necessary with the mechanical ventilation and heating similarly employed during the day-by-day use of the occupied rooms as accommodation. It is believed that this will suitably deal with the problem of damp set out in the HAR.

- 6.11 Although there is currently no reason to suspect that the structure is not watertight, should localised instances of water ingress be noted, these will be remedied on a piecemeal basis as they arise. If, for example, the roof is not watertight, suitable methods (such as the localised injection of capillary grout) will be employed. The appropriate methodology adopted will be arrived at in consultation with Historic England. Any intrusive methods will require scheduled monument consent for the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979.

Vegetation Encroachment

- 6.12 The periodic grazing programmes on the Garrison, as managed by the Isles of Scilly Wildlife Trust, can continue to include the Woolpack Battery. These can include both ponies and/or cattle and, as before can be controlled by electric fencing.
- 6.13 Periodic programmes of gorse flailing and bracken bruising can continue as necessary. This would most efficiently be carried out by the Duchy and can be instituted as proves necessary on an *ad hoc* or rotational basis, the latter to fit with wider programmes of management carried out across the Garrison.

Rabbits

- 6.14 Tregarthen's Hotel Ltd will extend their vermin control contract to include the Woolpack Battery. A suitable methodology is to place a wire mesh, up to 1 m in width, in grass by walls and banks to prevent rabbits and vermin from burrowing into earthworks associated with the Monument.
- 6.15 The Duchy's lease arrangements, with both Tregarthen's Hotel Ltd and the IoSWT, have them retain all game hunting and shooting rights.

Timetable

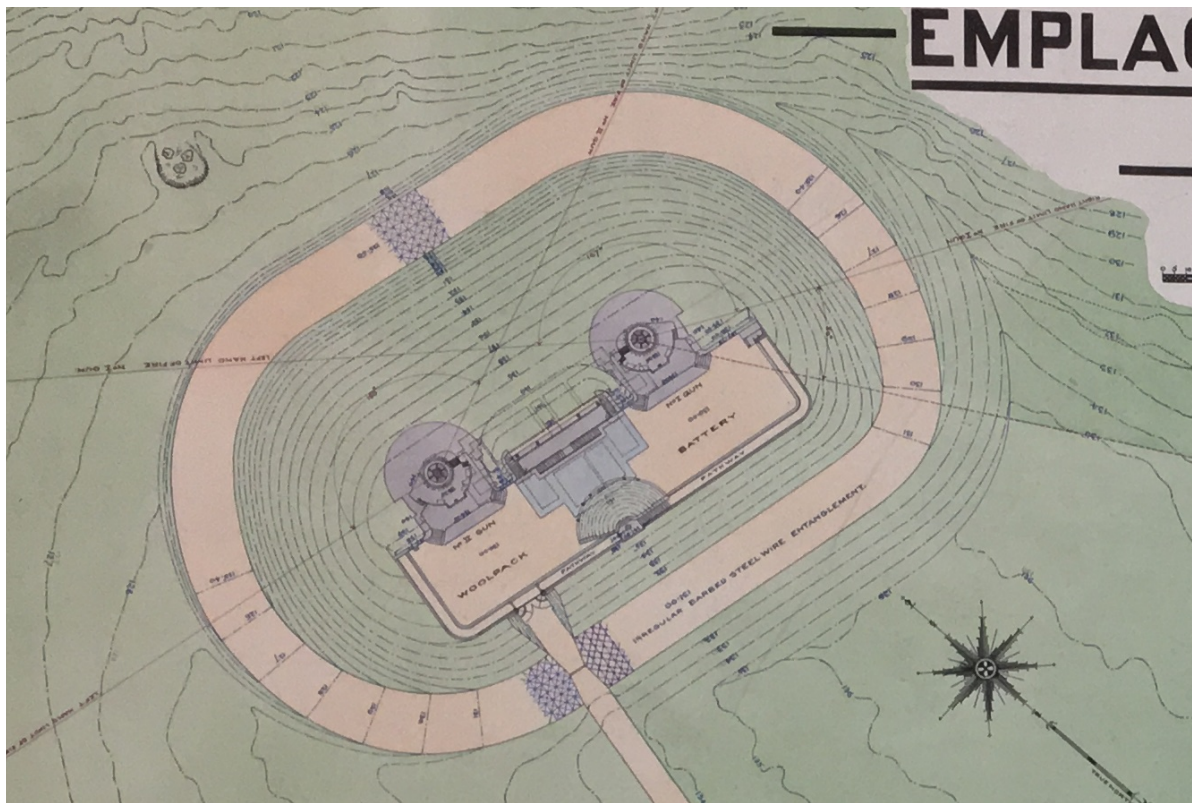
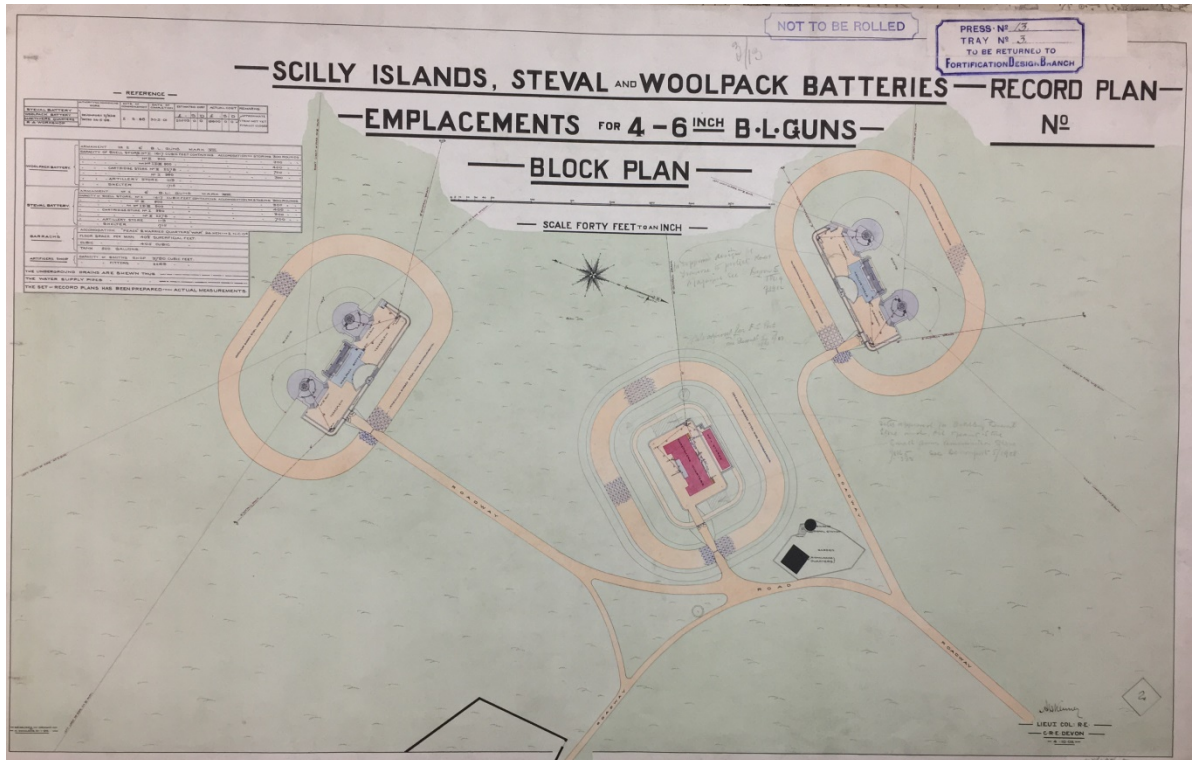
- 6.16 As set out in the extent and break clauses of Tregarthen's Hotel Ltd's lease agreement with the Duchy of Cornwall the timetable will be fifteen years, but could be reduced to three, six, nine or twelve. The measures set out in the CMP are light touch and employed on a piecemeal basis, as necessary, once the planning related works have been instituted and the Monument is under occupation and in use as accommodation.

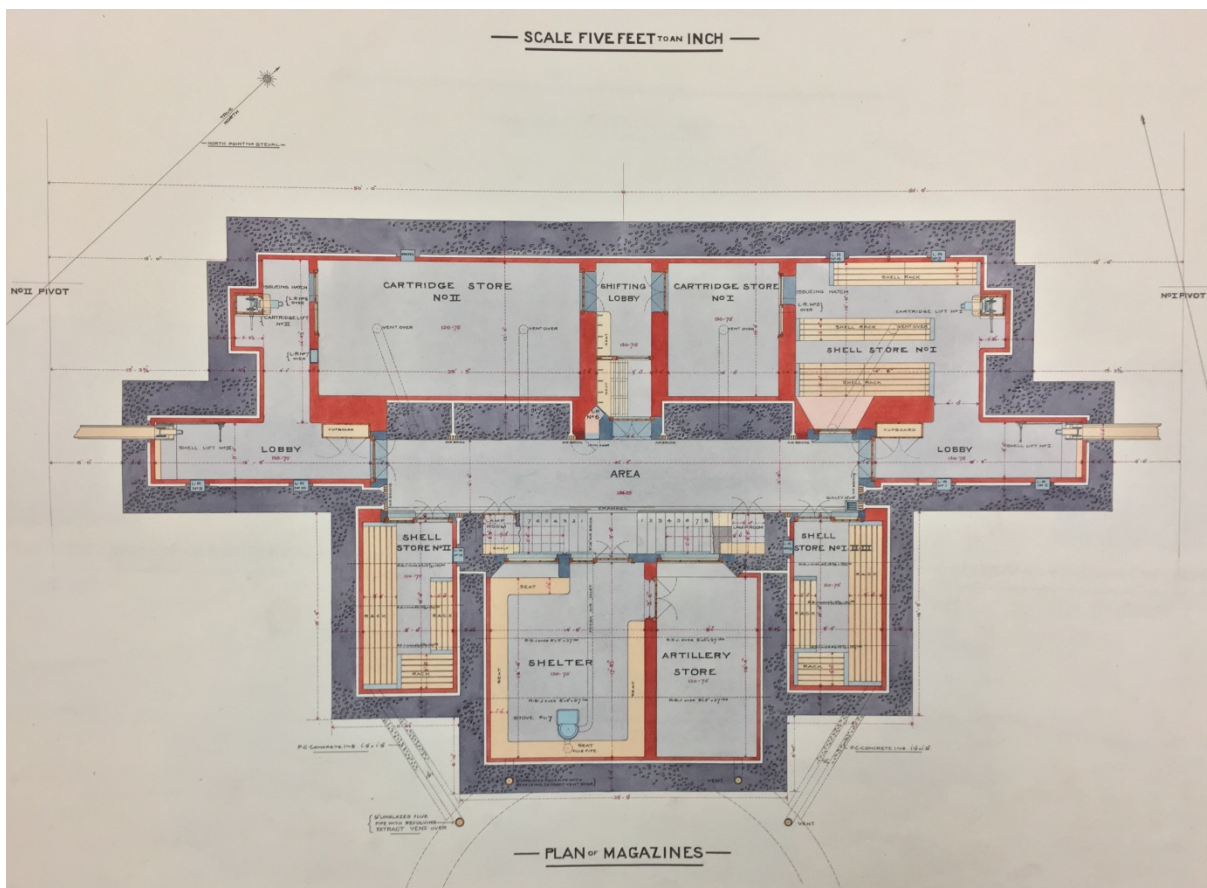
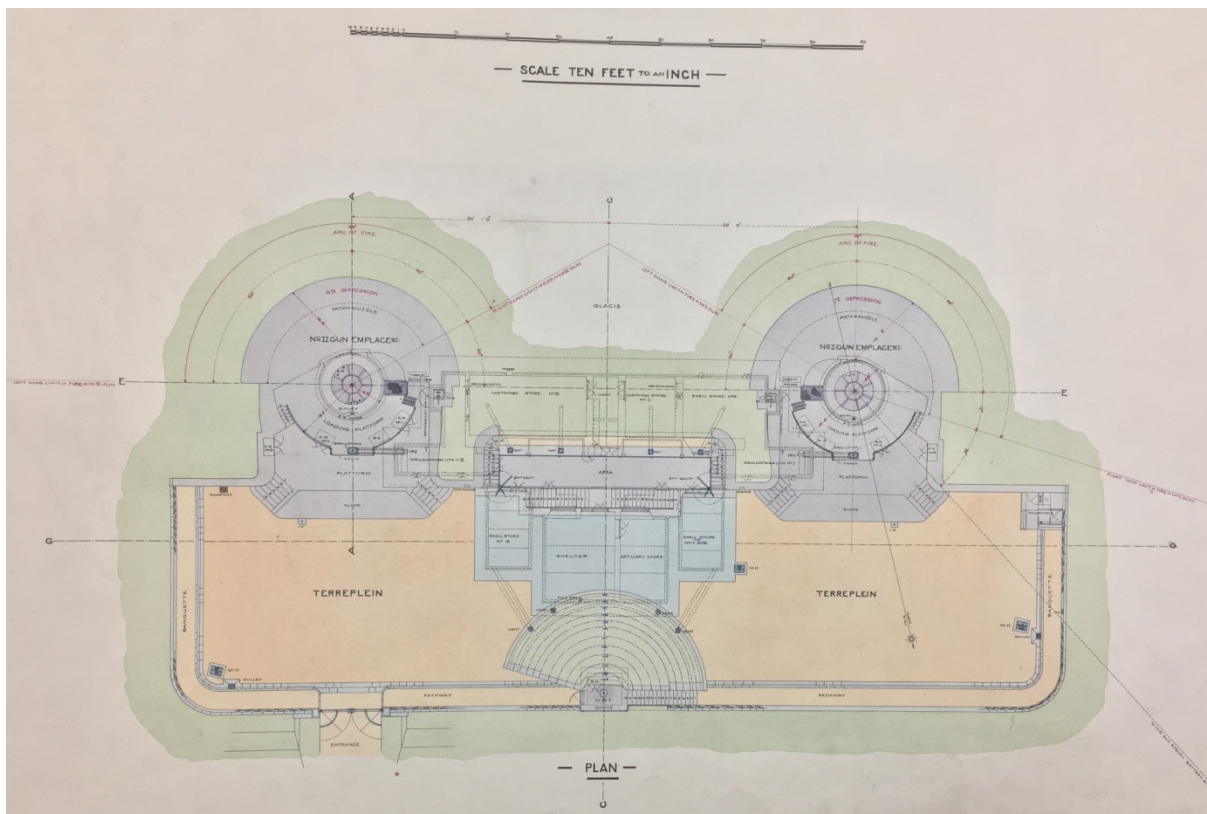
CMP Review and Troubleshooting

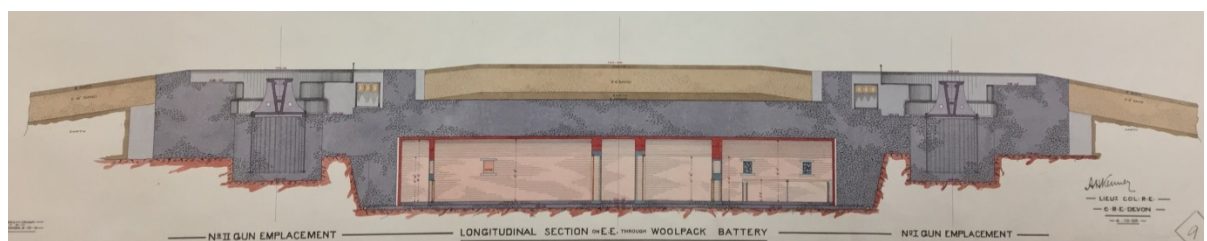
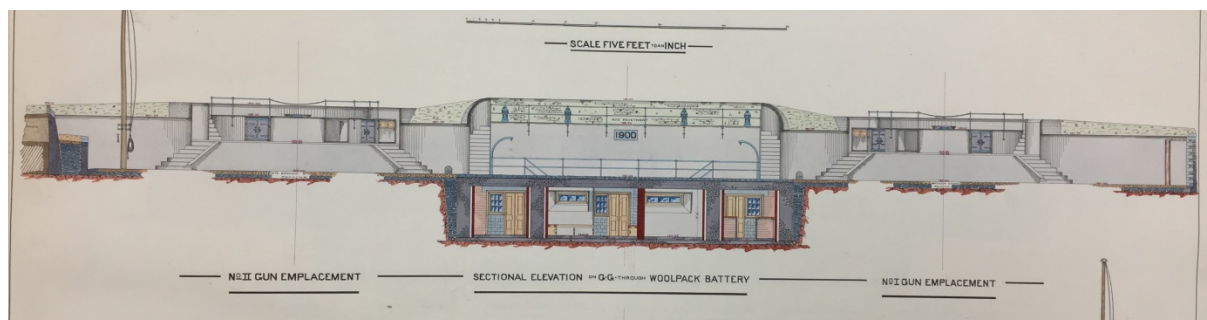
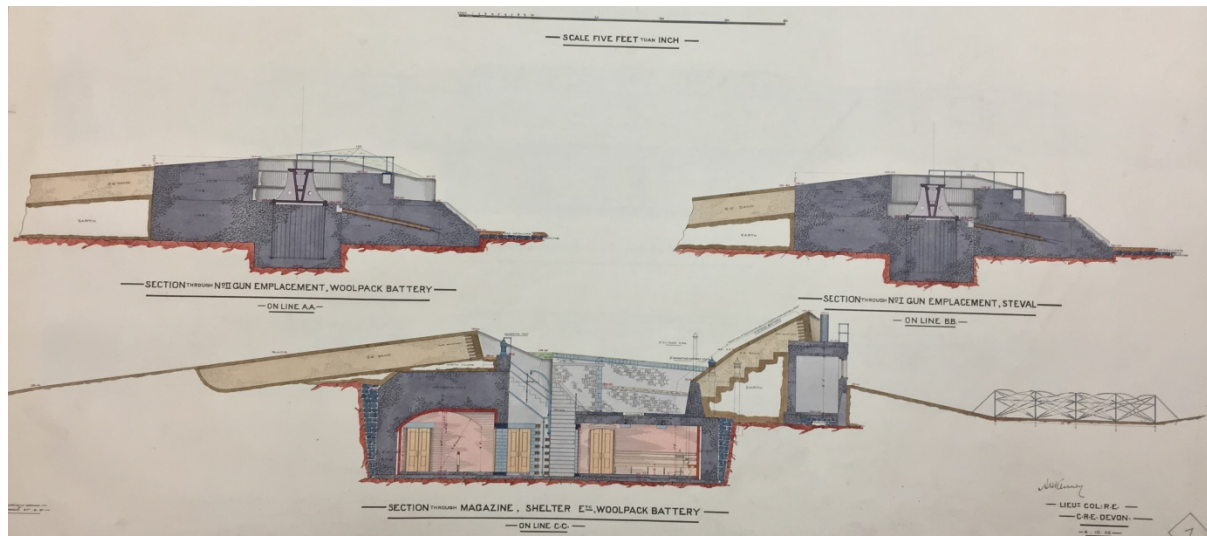
- 6.17 The CMP has been developed as a result of consultations between Tregarthen's Hotel Ltd, Historic England, the Council of the Isles of Scilly, the Isles of Scilly Wildlife Trust and the Duchy of Cornwall. The achievement of the CMP's aims will be realised through the continued *ad hoc* liaison between these parties, particularly in terms of iterative adjustments to elements of the CMP through its life, as they prove necessary.

APPENDIX A:

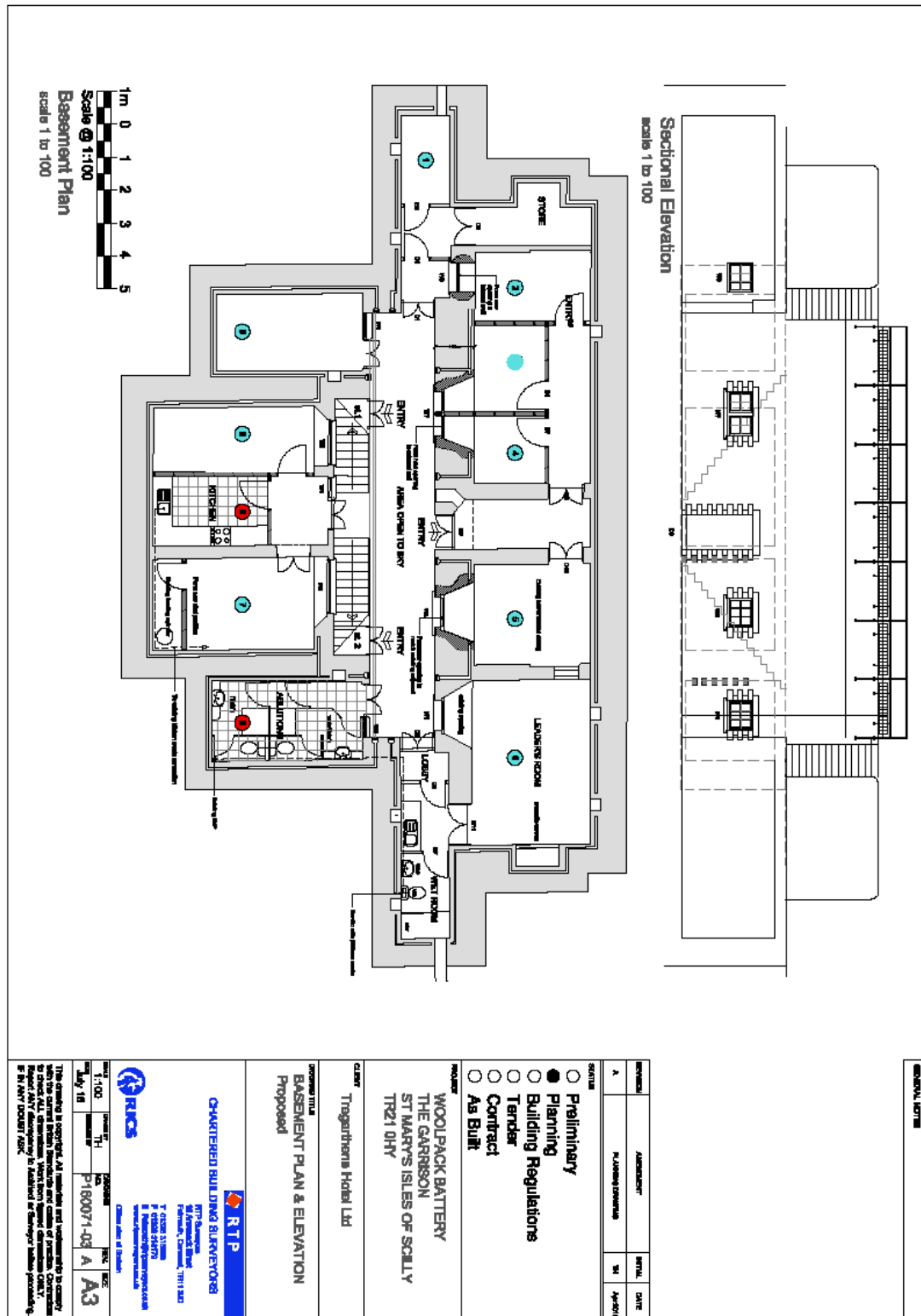
1901 PLANS AND CROSS SECTIONS OF THE WOOLPACK BATTERY

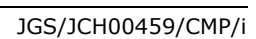






PROPOSED WORKS (under applications P/18/058 & P/18/059)





Schedule of Work
Woolpack Battery
St Mary;s
Isles of Scilly

1st October 2018

Description					
<p>Reference RTP drawings reference: P160071-02 A, 03B, 04A, 05A</p> <p>Introduction:</p> <p>In accordance with Council of Isles of Scilly correspondence dated 28th September 2018 reference: P/18/058/FUL and P/18/059/LBC and in particular Pre-commencement condition number 3; attached is a prepared schedule of work to be undertaken and has been assembled on a room by room basis.</p> <p>The intention of the schedule of work is to leave the majority of existing accommodation "as is" and to introduce new timber demountable walls within larger rooms in order to create individual rooms. In creating these rooms three new window openings, for which consent has been obtained, are to be formed in order to introduce natural daylight as well as ventilation within rooms. Minor decoration and soft floor furnishings are to be undertaken as the existing is perfectly serviceable and in order to control waste but where deterioration within certain rooms has occurred these will be redecorated. Only decoration over previously decorated surfaces is to be undertaken.</p> <p>The existing ablution areas are to be cleaned and serviced to ensure they are fully operational with an additional shower room and utility sink area being created adjacent to room 6</p> <p>The present kitchen / communal room is to be stripped out to create a seperate room with the kitchen being relocated into the adjacent room in order that this larger space can afford to deliver both a seperate bedroom and kitchen /communal space.</p> <p>All existing mechanical and electrical systems are to be re-commissioned, to include the forced ventilation system as well as the foul water submersible pump assembly. Certificates of testing and commissioning will be provided at completion.</p> <p>No external works are intended other than to clean and make safe the existing access routes, railings, gutters and the like.</p> <div style="border: 1px solid green; border-radius: 10px; padding: 10px; margin-top: 20px;"> <p style="font-size: 1.5em; font-weight: bold; color: green;">APPROVED</p> <p style="color: green;">By Craig Dryden at 3:36 pm, Oct 23, 2018</p> </div>					

1.0 General Works:

Description	Qty	Unit	Rate		Total £
<p>The following are a range of general works required to all of the accomodation as existing prior to the undertaking of any specific works to create room accommodation:</p>					
A All Rooms:					
1 Clear rooms of existing debris etc and remove off site.			Item		
2 Carefully remove all existing furniture not required by the previous tenant and store off site for possible re-use / charity disposal.			Item		
3 Undertake to complete an electrical test of each rooms existing electrical system and identify any faults or potential issues and report prior to works commencement to maintain health & safety of contractors prior to commencement.			Item		
4 Within the existing ablution accommodation reinstate the existing water supplies; undertake a visual inspection of all existing water supplies and waste pipes; service all taps and isolation valves and leave in a fully operational condition.			Item		
5 To sweep down all walls, floors and ceilings to remove cobwebs etc, throughout all rooms prior to works commencement.			Item		
6 Include to provide temporary floor protection (visqueen sheeting) within each room that is worked upon in order to protect the existing retained sofft floor finishes.			Item		
B Externally:					
7 About all areas undertake to clear all existing gutters, gullies and other drainage courses to ensure the continued disposal of all surface water away from the building.			Item		
8 Undertake a careful examination of all of the existing ballustrading about the existing ground level and the stairs to ensure all of the supports and fixings are secure and in good condition. Report any concerns following the examination to the Contract Administrator.			Item		
9 Undertake an electrical test and repair all of the existing external lighting located about the monument to ensure safe access down the stairs into the monument after dark			Item		
10 Undertake to ease, adjust and repair where necessary all existing windows and opening sashes and existing doors to ensure all are secure and fully operational to include the replacement of any broken panes where necessary prior to re-decoration.			Item		
11 To thoroughly clean down all existing access steps, walkways and floor channel gutters to ensure free of moss and lichen in order to leave areas "slip free" and the drainage fully operable.			Item		
				To Summary	

2.0 Room 1:

Description	Qty	Unit	Rate	Total
				£
A. Proposed Works:				
1 Carefully rub down, ease as necessary the existing pair of external timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion. Ref D1				Item
2 Carefully rub down, ease as necessary the existing single timber door, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion. Ref D3				Item
3 Construct new 100 x 50mm timber stud partition partition wall (as per typical detail on P160071-05) including for 100mm thick compressed acoustic quilt between studs and sheathed both sides with 12.5mm moisture resistant plasterboard (Gyproc or equivalent) and finished both sides with single set coat plaster to both sides. Note partition to be constructed across the valuted ceiling. Finished with one primer/sealer coat and two full coats of vinyl matt emulsion paint to both sides.	4	m2		
4 Extra over last to introduce a new single half glazed, external quality, solid core plywood faced door within a timber lining, including for door stops, laminate glass panel and architrave / quadrant beading to both sides to close the lining with the existing wall. Include for intumescent foam /sealer behind the lining before securing the architraves against the existing external wall. Include for fitting the door on a pair and a half of steel, washered butt hinges together with a mortice dead lock and latch including for pair of SAA lever handles. Include for one primer coat, one undercoat and one full oil coat to the door, the door lining and architraves. Ref D4				Item
To Summary				

3.0 Room 2:

Description		Qty	Unit	Rate	Total £
A. Proposed Works:					
1 Construct new 100 x 50mm timber stud partition wall (as per typical detail on P160071-05) including for 100mm thick compressed acoustic quilt between studs and sheathed both sides with 12.5mm moisture resistant plasterboard (Gyproc or equivalent) and finished both sides with single set coat plaster to both sides. Note partition to be constructed across the vaulted ceiling. Finished with one primer/sealer coat and two full coats of vinyl matt emulsion paint to both sides.		9	m ²		
2 Extra over last to introduce a new single, external quality, solid core plywood faced door within a timber lining, including for door stops and architrave / quadrant beading to both sides to close the lining with the existing wall. Include for intumescent foam /sealer behind the lining before securing the architraves against the existing external wall. Include for fitting the door on a pair and a half of steel, washered butt hinges together with a mortice dead lock and latch including for pair of SAA lever handles. Include for primer coat, undercoat and one full oil coat to the door, the door lining and architraves. Ref D5		1	n ^r		
3 Carefully form new window opening into the lobby / entrance of Room 1 all as per detail design detailed on drawing P160071-05. Include for all necessary temporary props and supports to the existing vaulted ceiling whilst the new opening is formed and new lintels installed. Carefully break out the existing masonry, protecting the vaulted ceiling brickwork from chisel marks etc and install initially, internally, the largest of the standard pre-cast concrete lintels in order to support the vaulted ceiling. Retaining all temporary supports in place, proceed from the outside to cut out the remaining masonry on a single lintel depth basis and then install each lintel in turn until the full depth of the wall has been secured and the opening is complete all the way through. Proceed on this basis until all of the 9nr PCC lintels are installed. Note 2nr lintels will replace the granite lintel shown on the external windows. Square cut the vertical reveals to complete the opening, returning closest match facing bricks internally, built fair faced, to close off the reveals internally. Make good externally, repoint etc where masonry disturbed. Clear away all debris arising. Approximate size of opening 800mm x 600mm					Item
4 Supply and install a purpose made six pane timber pivot window, as detailed on drawing P160071-05, approximate size 800mm x 600mm, including for fixing to masonry reveals and for single pane individual clear glass panes as detailed. Window to be fixed, mechanically into new / made good existing masonry. Include for timber grounds and supplying and fixing 25mm x 700mm once rounded softwood window board, primed before fixing. The new window and window board to be decorated with one primer coat, one undercoat and one top finish coat of oil paint finish. Ref W9.					Item
5 Supply and install treated softwood battens as support and to include for 12.5mm plasterboard soffit to head of window to include 25mm celotex or similar rigid insulation all as detailed on drawing P160071-05A. Approximate size 300mm deep and 1550mm long including for set coat plaster finsh to soffit and the face of the PCC lintel as detailed.					Item
6 Allow to re-decorate all previously decorated wall surfaces only with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.		7	m ²		
					To Summary

4.0 Room 4:

Description	Qty	Unit	Rate		Total £
A. Proposed Works:					
1 Construct new 100 x 50mm timber stud partition wall (as per typical detail on P160071-05) including for 100mm thick compressed accoustic quilt between studs and sheathed both sides with 12.5mm moisture resistant plasterboard (Gyproc or equivalent) and finished both sides with single set coat plaster to both sides. Note partition to be constructed across the valuted ceiling. Finished with one primer/sealer coat and two full coats of vinyl matt emulsion paint to both sides.	7	m2			
2 Extra over last to introduce a new single, external quality, solid core plywood faced door within a timber lining, including for door stops and architrave / quadrant beading to both sides to close the lining with the existing wall. Include for intumescent foam /sealer behind the lining before securing the architraves against the existing external wall. Include for fitting the door on a pair and a half of steel, washered butt hinges together with a mortice dead lock and latch including for pair of SAA lever handles. Include for primer coat, undercoat and one full oil coat to the door, the door lining and architraves. Ref D6	1	nr			
3 Carefully form new window opening within Room 4 and the external courtyard, all as per detail design detailed on drawing P160071-05. Include for all necessary temporary props and supports to the existing vaulted ceiling whilst the new opening is formed and new lintels installed. Carefully break out the existing masonry, protecting the vaulted ceiling brickwork from chisel marks etc and install initially, internally, the largest of the standard pre-cast concrete lintels in order to support the vaulted ceiling. Retaining all temporary supports in place, proceed from the outside to cut out the remaining masonry on a single lintel depth basis and then install each lintel in turn until the full depth of the wall has been secured and the opening is complete all the way through. Proceed on this basis until all of the 7nr PCC lintels are installed. Chamfer cut the vertical reveals to complete the opening, returning closest match facing bricks internally, built fair faced, to close off the reveals internally. Clear away all debris arising. Approximate size of opening 800mm x 600mm				Item	
4 Extra over for cutting out externally the existing masonry for the granite reveals, cill and head lintel. Approximate size of cutting in masonry 125mm x 200mm deep.	6	m			
5 Extra over for purpose made cornish granite lintel approximate size 200mm x 125mm x 1550mm long including for bedding and setting into existing masonry pointed flush.	1	nr			
6 Extra over for purpose made cornish granite reveals in individual pieces, approximate size 125mm x 200mm x 300mm long including for bedding and setting into existing masonry pointed flush.	6	nr			
7 Extra over for purpose made cornish granite reveals in individual pieces, approximate size 125mm x 200mm x 150mm long including for bedding and setting into existing masonry pointed flush.	4	nr			
				c/fwd	

4.0 Room 4:

<p>8 Extra over for purpose made cornish granite cill approximate size 200mm x 125mm x 1550mm long, once chamfered, once rounded including for square plinth detail either end. To include for bedding on horizontal dpc, to be upturned either end and carried internally to form a tray as per detail on drawing P160071-05A and setting into existing masonry pointed flush.</p> <p>9 Extra over for single course of blocks bedded on the cill of the new opening to include for 25mm th rigid celotex or similar insulation and forming horizontal tray behind the granite cill. Not exceeding 2000mm long with upturns either end.</p> <p>10 Supply and install a purpose made eight pane timber 900mm x 700mm twin pivot window, as detailed on drawing P160071-05, including for fixing to masonry reveals and for single pane individual clear glass panes as detailed. Window to be fixed, mechanically into new / made good existing masonry. Include for timber grounds and supplying and fixing 25mm x 700mm once rounded softwood window board, primed before fixing. The new window and window board to be decorated with one primer coat, one undercoat and one top finish coat of oil paint finish. Ref W7.</p> <p>11 Supply and install treated softwood battens as support and to include for 12.5mm plasterboard soffit to head of window to include 25mm celotex or similar rigid insulation all as detailed on drawing P160071-05A. Approximate size 300mm deep and 1550mm long including for set coat plaster finish to soffit and the face of the PCC lintel as detailed.</p>	1	nr		b/fwd	
	2	m			
	1	nr			
				Item	
				To Summary	

5.0 Lobby 1(Outside of Rooms 3 and 4):

Description	Qty	Unit	Rate		Total £
A. Proposed Works: 1 Carefully rub down, ease as necessary the two existing pairs of internal lobby timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion. Ref D7 and D8.				Item	
				To Summary	

6.0 Lobby 2 (between Rooms 2 4):

[illegible]

7.0 Room 5:

Description	Qty	Unit	Rate		Total £
A. Proposed Works:					
1 Carefully form new window opening within Room 5 and the external courtyard, all as per detail design detailed on drawing P160071-05. Include for all necessary temporary props and supports to the existing vaulted ceiling whilst the new opening is formed and new lintels installed. Carefully break out the existing masonry, protecting the vaulted ceiling brickwork from chisel marks etc and install initially, internally, the largest of the standard pre-cast concrete lintels in order to support the vaulted ceiling. Retaining all temporary supports in place, proceed from the outside to cut out the remaining masonry on a single lintel depth basis and then install each lintel in turn until the full depth of the wall has been secured and the opening is complete all the way through. Proceed on this basis until all of the 7nr PCC lintels are installed. Chamfer cut the vertical reveals to complete the opening, returning closest match facing bricks internally, built fair faced, to close off the reveals internally. Clear away all debris arising. Approximate size of opening 800mm x 600mm				Item	
2 Extra over for cutting out externally the existing masonry for the granite reveals, cill and head lintel. Approximate size of cutting in masonry 125mm x 200mm deep.	5	m			
3 Extra over for purpose made cornish granite lintel approximate size 200mm x 125mm x 1100mm long including for bedding and setting into existing masonry pointed flush.	1	nr			
4 Extra over for purpose made cornish granite reveals in individual pieces, approximate size 125mm x 200mm x 300mm long including for bedding and setting into existing masonry pointed flush.	6	nr			
5 Extra over for purpose made cornish granite reveals in individual pieces, approximate size 125mm x 200mm x 150mm long including for bedding and setting into existing masonry pointed flush.	4	nr			
6 Extra over for purpose made cornish granite cill approximate size 200mm x 125mm x 1100mm long, once chamfered, once rounded including for square plinth detail either end. To include for bedding on horizontal dpc, to be upturned either end and carried internally to form a tray as per detail on drawing P160071-05A and setting into existing masonry pointed flush.	1	nr			
7 Extra over for single course of blocks bedded on the cill of the new opening to include for 25mm th rigid celotex or similar insulation and forming horizontal tray behind the granite cill. Not exceeding 2000mm long with upturns either end.	1	m			
8 Supply and install a purpose made eight pane timber 900mm x 700mm single pivot window, as detailed on drawing P160071-05, including for fixing to masonry reveals and for single pane individual clear glass panes as detailed. Window to be fixed, mechanically into new / made good existing masonry. Include for timber grounds and supplying and fixing 25mm x 700mm once rounded softwood window board, primed before fixing. The new window and window board to be decorated with one primer coat, one undercoat and one top finish coat of oil paint finish. Ref W8.	1	nr			
9 Supply and install treated softwood battens as support and to include for 12.5mm plasterboard soffit to head of window to include 25mm celotex or similar rigid insulation all as detailed on drawing P160071-05A. Approximate size 300mm deep and 1550mm long including for set coat plaster finish to soffit and the face of the PCC lintel as detailed.				Item	
				To Summary	

8.0 Room 6:

Description	Qty	Unit	Rate	Total £
A. Proposed Works:				
1 Carefully rub down, ease as necessary the existing pair of external timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion. Ref D10.				Item
2 Carefully rub down, ease as necessary the existing window Ref W1 , spot prime, undercoat and finish with one top coat of oil based paint to both the internal and external faces. To include the lubication of all hinges and ironmongery to ensure full opertion on completion. The approximate size 800mm x 600mm in 6nr individual panes.				Item
3 Construct an accessable accoustic screen over existing mechanical ventilation plant, approximate size 1200mm x 1500mm based on 50mm x 500mm framing, sheathed with 25mm rigid celotex or similar and 15mm moisture resistant MDF. Finished with one primer/sealer coat and two full coats of vinyl matt emulsion paint.				Item
4 Extra over last for cutting and installing within accoustic screen a 225mm x 75mm ventilation grille.	1	nr		
5 Allow to re-decorate all previously decorated wall surfaces <u>only</u> with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.	30	m2		
				To Summary

9.0 Wet Room:

Description	Qty	Unit	Rate		Total £
A. Proposed Works:					
1 Strip out the existing basin located in the position of the proposed new shower to include cutting all supply pipes and waste pipes but maintaining the cold water service for the proposed new shower.				Item	
2 Construct in treated 100mm x 50mm softwood a new shower plinth to support a tray circa 800mm x 800mm to be sited approximately 150mm above the floor level to enable waste to connect to proposed sani-flow. To include facing the plinth (after the installation of the waste) with 12mm th ply to receive one primer coat, one undercoat and one top finish coat of oil paint finish.				Item	
Plumbing Works:					
3 Extend the existing former basin cold water supply to service new electric shower (see below)				Item	
4 Supply and install, including waste pipe connection to same room located Saniflow foul pump a 800mm x 800mm deep line shower tray secured to shower plinth.				Item	
5 Supply and install a "Sanibest Pro" pump adjacent to the proposed WC to receive waste from the shower, the retained wash hand basin and the proposed WC.				Item	
6 Supply and install a white close coupled WC pan, cistern and toilet seat, to include connection of the cold waters service from the existing room supply and connection to the Saniflo pump				Item	
7 Extend the existing hot and cold water supplies through to the proposed utility sink area next door to include running a waste pipe simultaneously and connecting same to the saniflo.				Item	
8 Service the existing retained wash hand basin taps to include checking the waste for leaks etc and leaving in a fully serviceable condition.				Item	
9 Supply and install a "Mira Jump" or similar 9kW shower including connection to cold water service as referenced at (3) above.				Item	
Electrical Works:					
10 Provide from the incoming electrical supply cupboard (located in Room 9) a new power supply for the proposed 9kW "Mira Jump" electric shower to be fitted into the wet room. To include securing the service cable in conduit and the end connections both at the Consumer board and the shower.				Item	
11 Provide from the incoming electrical supply cupboard (located in Room 9) a new power supply for the proposed "Saniflo Pro" soil pump located within the wet room. To include securing the service cable in conduit and the end connections both at the Consumer board and the pump.				Item	
Building Works:					
12 Supply and fix basic standard white ceramic wall tiles to form shower enclosure within the wet room on three separate walls including for dowe cornering to two internal corners complete with white grout.	6	m2	40.00		
13 Supply and fix 800mm x 800mm glass shower enclosure to provide a fixed screen and an access door to new shower tray to include dowe cornering sealant to both the tray and the vertical connections of the screen to the walls.				Item	
				C/fwd	

9.0 Wet Room:

14 Carefully rub down, ease as necessary the existing single timber door and frame /lining, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full opertion on completion and the fitting of a modesty lock on the inside of the wet room. Ref D11.				B/fwd	
				Item	
				To Summary	

10.0 Lobby 3(Leading to Utility Area and Room 6):

Description	Qnty	Unit	Rate	Total £
A. Proposed Works:				
1 Carefully rub down, ease as necessary the existing pair of external timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion. Ref D13.				Item
2 Carefully rub down, ease as necessary the existing single timber door and frame /lining, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full opertion on completion and the fitting of a modesty lock on the inside of the wet room. Ref D12.				Item
3 Supply and install 1000mm kitchen sink base unit in basic contract white finish complete with stainless steel single bowl and drainer, waste kit and standard specification pair of chromium finish kitchen sink taps.				Item
4 Provide a reclaimed / second hand section of kitchen worktop to infill the end of the new kitchen sink to D12 not exceeding 1000mm long including for support battens on three sides. Worktop taken from that salvaged from the existing kitchen.				Item
5 Connect the extended hot and cold water supplies together with the waste pipe to the new kitchen sink including for the sink overflow kit.				Item
				To Summary

11.0 Ablutions:

Description	Qty	Unit	Rate		Total £
A. Proposed Works:					
1 Service all the existing retained sanitaryware for re-use to both the proposed male and female areas to include taps and waste pipes and traps to ensure all are fully operational.				Item	
2 Carefully rub down, ease as necessary the existing pair of external timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubrication of all hinges, lock casings and ironmongery to ensure full operation on completion.				Item	
3 Carefully rub down, ease as necessary the existing window , adjacent to the pair of entrance doors, to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubrication of all hinges and casement stays to ensure full operation on completion. Not exceeding 1.00m2. Ref W2.				Item	
4 Allow to thoroughly deep clean the existing ceramic floor and upstand skirting. Repair any missing grout or damaged tile to leave a complete serviceable surface.	9	m2			
5 Allow to thoroughly deep clean the existing ceramic wall tiles. Repair any missing grout or damaged tile to leave a complete serviceable surface including for replacing all Dow Corning sealant to the basins and shower trays.	10	m2			
6 Allow to deep clean and service all of the existing WC cubicle wall panels and fittings to ensure that all doors are correctly hinged, WC roll holders and a single coat hook is in place.				Item	
To Summary					

12.0 Room 7:

Description	Qty	Unit	Rate		Total £
A. Proposed Works:					
1 Carefully strip out the existing kitchen and set aside all arising equipment and fittings for re-use but in a smaller configuration within the new kitchen location.				Item	
2 Carefully remove the "boxing in" that currently conceals the hotwater cylinder to the rear of the kitchen and dispose of all arisings off site.				Item	
3 Construct new 100 x 50mm timber stud partition partition wall (as per typical detail on P160071-05) including for 100mm thick compressed accoustic quilt between studs and sheathed both sides with 12.5mm moisture resistant plasterboard (Gyproc or equivalent) and finished on one side with single set coat plaster. To form a seperate hot water cylinder / store room. Finished with one primer/sealer coat and two full coats of vinyl matt emulsion paint to one side.	4	m2			
4 Extra over last to introduce a new single, external quality, solid core plywood faced door within a timber lining, including for door stops and architrave / quadrant beading to both sides to close the lining with the existing wall. Include for intumescent foam /sealer behind the lining before securing the architraves against the existing external wall. Include for fitting the door on a pair and a half of steel, washered butt hinges together with a mortice dead lock and latch including for pair of SAA lever handles. Include for primer coat, undercoat and one full oil coat to the door, the door lining and architraves.	1	nr			
5 Carefully rub down, ease as necessary the existing pair of former kitchen entrance doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion. Ref D14				Item	
6 Carefully rub down, ease as necessary the existing window , adjacent to the external access stairs, to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges and casement stays to ensure full operation on completion. Not exceeding 2.0m2 Ref W3.				Item	
7 Allow to re-decorate all previously decorated wall and ceiling surfaces only with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.	29	m2			
8 Uplift the existing floor finish and dispose off site. Prepare the sub-floor and apply a liquid damp proof membrane to the sub-floor, latex and lay replacement "Heckmondwike Wellington Velour" broadloom contract quality carpet throughout.	11	m2			
				To Summary	

13.0 Room 8 Kitchen:

Description	Qnty	Unit	Rate	Total £
A. Proposed Works:				
1 Construct new 100 x 50mm timber stud partition wall (as per typical detail on P160071-05) including for 100mm thick compressed acoustic quilt between studs and sheathed both sides with 12.5mm moisture resistant plasterboard (Gyproc or equivalent) and finished both sides with single set coat plaster to both sides. Finished with one primer/sealer coat and two full coats of vinyl matt emulsion paint to both sides. To form Room 8 and 9	16	m2		
2 Extra over last to introduce a new single, external quality, solid core plywood faced door within a timber lining, including for door stops and architrave / quadrant beading to both sides to close the lining with the existing wall. Include for intumescent foam /sealer behind the lining before securing the architraves against the existing external wall. Include for fitting the door on a pair and a half of steel, washered butt hinges together with a mortice dead lock and latch including for pair of SAA lever handles. Include for primer coat, undercoat and one full oil coat to the door, the door lining and architraves. To rooms 8 & 9	2	nr		
3 From the salvaged kitchen; reinstate a new kitchen to include the re-fitting of the salvages kitchen sink and drainer and worktop together with the two runs of below worktop slatted shelving leave a serviceable kitchenette area at the rear end of the room. Total run of work top re-fitted not to exceed 4.00m				Item
4 Supply and fit 12mm MDF over the two runs of beneath worktop slatted shelving including for primer coat, undercoat and top gloss coat of paint, 600mm wide.	4	m		
5 Extend and re-route the existing cooker supply electric service next door into the new kitchen area together with a socket for a refridgerator. <u>Note</u> both the cooker and refridgerator will be supplied as free standing units by the hotel.				Item
6 Allow to extend both the hot and cold water services from Room 7 (the former kitchen) together with the waste pipe into the new kitchen including for reconnection to the kitchen sink.				Item
7 Allow to re-decorate all previously decorated wall and ceiling surfaces only with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.	29	m2		
8 Uplift the existing floor finish and dispose off site. Prepare the sub-floor and apply a liquid damp proof membrane to the sub-floor, latex and lay replacement contract broadloom anti-slip vinyl including for cove upstand throughout.	6	m2		
				To Summary

14.0 Lobby 4 (Leading into the Kitchen and Room 9):

Description	Qty	Unit	Rate	Total
A. Proposed Works:				
1 Carefully rub down, ease as necessary the existing pair of external timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion.				Item
2 Carefully rub down, ease as necessary the existing window , adjacent to the external access stairs, to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges and casement stays to ensure full operation on completion. Not exceeding 1.0m2 Ref W4.				Item
3 Allow to re-decorate all previously decorated wall and ceiling surfaces <u>only</u> with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.	17	m2		Item
4 Uplift the existing floor finish and dispose off site. Prepare the sub-floor and apply a liquid damp proof membrane to the sub-floor, latex and lay replacement commercial quality non coir entrance mat throughout the lobby.	4	m2		
				To Summary

15.0 Room 9:

[illegible]

16.0 Room 10:

Description	Qty	Unit	Rate		Total £
A. Proposed Works:					
1 Carefully rub down, ease as necessary the existing pair of external timber doors and frame to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges, lock casings and ironmongery to ensure full operation on completion.				Item	
2 Carefully rub down, ease as necessary the existing window , adjacent to the external access stairs, to both sides, spot prime, undercoat and finish with one top coat of oil based paint to include the lubication of all hinges and casement stays to ensure full operation on completion. Not exceeding 1.0m2 Ref W6.				Item	
3 Allow to re-decorate all previously decorated wall and ceiling surfaces <u>only</u> with two full coats of vinyl matt emulsion ensuring no over painting of adjacent masonry.	32	m2		Item	
4 Uplift the existing floor finish and dispose off site. Prepare the sub-floor and apply a liquid damp proof membrane to the sub-floor, latex and lay replacement "Heckmondwike Wellington Velour" broadloom contract quality carpet throughout.	8	m2			
To Summary					

Site Waste Management Plan

**Woolpack Battery. The Garrison.
St Mary's
Isles of Scilly.**

APPROVED

By Craig Dryden at 3:39 pm, Oct 23, 2018

Date / 03.10.2018

Issue / P02

Ref /

Contents

- 1.0 Introduction
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Revision List

Revision	Revision Date	Description	Revised (sign & title)	Approved (sign & title)

1.0 Introduction

The document constitutes the “best practice initiative” adopted by the Tregarthen’s Hotel management team by encouraging the construction team for the proposed refurbishment of the Woolpack Battery to embrace the principles of the Site Waste Management Plan as required by the former Site Waste Management Regulation’s 2008 (repealed 1st December 2013.)

The Project Site is: The Woolpack Battery. The Garrison. St Mary’s. TR21 0HY

The Project Client is: Tregarthen’s Hotel Limited.

The Principal Contractor is: Yet to be appointed

Project Summary: The works include the refurbishment and minor alteration of the Woolpack Battery to create staff accommodation. Works include erection of new demountable timber partitions, new window openings, the creation of an additional ablution and utility area together with alterations to the existing mechanical and electrical services. All works are contained within the envelope of the Battery with the exception of the three new windows and the cleaning and repair of the fabric within the stairwell to ensure safety is maintained.

Project Start date: Autumn 2018

Project Duration: Eight weeks

Person Responsible for the Management of Waste: Principal Contractor

Third Party Waste Handling (Off Islands): Third parties, receiving imported waste from the islands, will be required to provide documentary evidence of their license to handle, transport and dispose of waste and provide consignment notes for each consignment of waste received for final disposal with final confirmation of tonnages removed.

2. Objectives

The project objectives with regard to waste are:

- To take all reasonable steps to ensure that waste management controls are observed.
- To minimise the amount of waste generated and maximise the amount of waste reused and recycled.
- To re-use as much waste as possible on-site. Where reuse on-site is not possible to identify the most appropriate waste management option in line with the waste hierarchy.
- To manage waste as close as possible to the site location.
- To provide training to improve awareness of waste management issues with all staff and sub-contractors and to ensure correct waste management practices are followed on-site.

3. Responsibilities

The responsibilities in relation to the SWMP are set out below.

The 'Site Waste Coordinator' is [Principal Contractor yet to be appointed] and will be responsible for implementation of the SWMP. Duties include but are not limited to:

- Ensuring waste is managed on site according to the SWMP. This includes ensuring appropriate segregation of waste on-site, making arrangements for the removal of waste from the site.
- Ensuring all staff and sub-contractors understand their duties in relation to the SWMP. This includes organising appropriate training.
- Ensuring correct records and documentation is kept. This includes checking waste transfer documentation, and maintenance of documentation relating to waste transfer.
- The 'Site Waste Coordinator' is the point of contact for all staff, contractors and waste contractors in relation to the SWMP and waste management issues.
- All contractors' staff and operatives working on site are responsible for adhering to the principles of the SWMP. This includes attending training as specified and following arrangements for the movement and segregation of waste on site.

Waste contractors

The waste contractors are listed in the table below with contact details (to be completed by the Principal Contractor on site once works commence). All waste contractors are responsible for adhering to the SWMP including:

- All waste contractors are responsible for ensuring compliance with their Duty of Care including providing the appropriate records to the 'site waste coordinator'.
- All off island "receiving" waste contractors are responsible for ensuring waste is managed as specified in the SWMP. They are responsible for ensuring the waste treatment facilities have a waste licence and that records are provided to the 'site waste coordinator'

- Off island “receiving” waste contractors are responsible for transporting it to a licensed waste management facility.
- Off island “receiving” waste contractors are responsible for providing adequate containers for the collection and segregation of waste as specified in the SMWP.

Waste haulier	Address & Phone Number	Contact Name	License Number and Expiry Date	Waste Types Handled

4. Register of Legislation

The project aims to adopt the principal of complying with all necessary current legislation and that since repealed relating to the management of site generated waste.

Construction Activities	Waste Legislation and Other Relevant Legislation	Documents/Records Kept
Ordering / Procuring Materials	Chemicals Hazard Information and packaging for Supply regulations 2002	Material Safety Data Sheet (MSDS)
Waste Management	Waste Management Licensing Regulations 1994	Waste Management Licence
	Pollution Prevention and Control (PPC)	PPC Permit
	Waste Carriers	Waste Transfer Notes
	Duty of Care	Consignment Notes (for special waste)
Preparing for Construction	Health & Safety at Works Regulations 1999	Method Statements and Health & Safety Risks Assessments
Waste Materials/ Procuring Materials	Control of Substances Hazardous to Health (COSHH) 2002	COSHH Assessments Records

5. Document Register

The following document register is proposed to be adopted by the Principal Contractor in order to manage the principles of the SWMP:

Document Name	Location of document	Length of Time Records will be kept	Contact
<insert document name. minimum requirements are listed>	<detail filing location e.g. head office, site office>		<detail who can be contacted to obtain copies of documents>
SWMP			
Training records			
Meeting minutes			
Waste Transfer Notes Discharge consent			
Trade effluent consent			
Waste Management Licence			
COSHH & risk Assessments			

6. Waste Arisings and Management Options

Details of the waste arising during the project would be prepared by the Principal Contractor by completing waste data sheets, examples of which are attached at the end of the plan. These tables would also detail the waste management options proposed for each waste type.

A new table will be inserted every time that the information is updated. At the minimum this will occur at the end of the project.

7. Management of Waste on Site

The principal contractor shall adopt that materials that will be re-used or recycled on site will be segregated and stockpiled in designated areas ready for off island transportation. The locations of the designated areas shall be identified by the contractor prior to commencement and recorded as below:

Location on site	Materials	Container type (if applicable)
	<insert materials e.g. metals, plastic, mixed>	<e.g. skip, wheeled bin>

- Re-use and Recycle Off site

Materials that will be removed from site for recycling will be segregated from the waste stream and collected in containers for transport. The locations of collection and segregation area/s and the materials that will be collected at these sites are listed below.

Location on site	Materials	Container type (if applicable)
	<insert materials e.g. metals, plastic, mixed>	<e.g. skip, wheeled bin>

- The waste containers will be colour coded according to the National Colour Coding Scheme:

	Biohazard
	Gypsum
	Hazardous
	Inert
	Metal
	Mixed
	Packaging
	Plate Glass
	Wood

- All waste which can be reused or recycled as specified in the tables above must be segregated out of the waste stream by staff and sub-contractors.
- Contamination of the waste containers will be monitored.
- At the end of each day all staff and package contractors must ensure that waste is moved to the appropriate area as specified above.
- All lockable containers will be locked at the end of each day.
- Any problems found with arrangements for waste segregation should be reported directly to the site waste coordinator.

8. Training

As a part of adopting the principles of the SWMP the Principal Contractor shall implement training and as such the site waste coordinator shall be responsible for ensuring all of the contractors' staff and operatives receive training on the implementation of the SWMP. Training will include:

- Why SWMP is required.
- Waste management issues.
- Roles and responsibilities.
- Waste minimisation arrangements.
- Waste segregation arrangements.
- Waste collection arrangements.

In addition all of the above will be outlined in the site induction undertaken by all of the contractors' operatives and staff.

Details of training arrangements would be confirmed by completion of the below schedule:

Training	Date	Subjects covered	List attendees
<insert e.g. project start up meeting, H&S induction, Toolbox talks, questionnaires >	<insert e.g. at project start, at monthly intervals>	<insert e.g. introduction to SWMP, reminder of waste collection arrangements, maintaining awareness>	

9. Measuring and Monitoring

The attached tables set out the principle recording that is to be adopted by the Principal Contractor throughout the project. The Site Waste Coordinator will be responsible for ensuring this monitoring takes place. Attached are the following:

- “Estimated Waste” generation schedule
- Summary of “Actual Waste” generated.
- Actual Waste carrier record