

Paul Osborne  
Jus'Limin'  
Carn Thomas  
St. Mary's  
Isles of Scilly

# Heritage Impact Statement

## Bell Rock Hotel

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

# BELLROCK HOTEL AND ATTACHED WALL AND RAILINGS

[1 contribution](#)

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1141214

Date first listed:

06-Apr-1959

Date of most recent amendment:

14-Dec-1992

Statutory Address:

BELLROCK HOTEL AND ATTACHED WALL AND  
RAILINGS, CHURCH STREET, ST MARY'S, ISLES OF  
SCILLY

## Location

### Statutory Address:

BELLROCK HOTEL AND ATTACHED WALL AND RAILINGS, CHURCH STREET

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

### District:

Isles of Scilly (Unitary Authority)

### Parish:

St. Mary's

### National Grid Reference:

SV 90523 10523

## Details

ST. MARY'S

SV9010 CHURCH STREET, Hugh Town 1358-0/8/47 (South side)  
06/04/59 Bellrock Hotel and attached walls and railings (Formerly Listed as: CHURCH STREET, Hugh Town (South side) Bell Rock Hotel And Bell Rock Hotel on West)

GV II

House, now hotel. Early C19 with mid C20 additions and external details. Granite rubble with aggregate render; green cement tile roof and rendered ridge and end stacks. Double-depth plan. 2 storeys with attics; original 3-window range front to left (east) has quoins to left and 6/6-pane sashes; 2-window range west wing, heightened in C20 from single storey to 2 storey, has C20 six/six-pane and 8/8-pane sashes, C20 part-glazed doors in quoined surround, quoins to left and plat band. C20 hipped dormers with sashes. Interior: 6-fielded-panelled

doors set in moulded architraves; moulded shutter boxes and architraves to windows. Fine, possibly reset, fanlight with 1780s leadwork and glazed sunburst lights and outer band of roundels with florets and swags; early C19 anthemion detail applied on one side only suggests re-use of whole light in this position, with Greek revival pilasters below. Hall has Vitruvian scroll and anthemion cornice. Dog-leg staircase with swept string, mahogany handrail and simple turned newel posts from basement to attics. Room at east with simple reeded cornice, black polished marble fireplace, long drawn-out scroll brackets and deep shelf. Subsidiary features: coursed and dressed granite forecourt walls surmounted by spear-headed railings interrupted by urn finials.

Listing NGR: SV9052310523

# PROPOSED WORKS

The proposed works involve the re roofing of a GRP flat roof covering on a rear extension built during the 1970's

Addition of Solar Panels to the new roof

Replacement of softwood casement window to white UPVC

.

## SOLAR PANELS AND ROOF COVERING

The Solar Panels are to be of a slim construction laid flat into the rear roof covering, this slim construction is to reduce the significant impact of the solar panels on the Grade 2 listed building. The existing roof covering is GRP (Grey in Colour) laid in the mid 1980's and shows its age. The new covering aims to incorporate a slight slope of 150mm high to enable the drainage of water preventing water ponding on the roof, as occurs with the existing roof covering.

The area of the building in which the solar panels are proposed are to be installed is located to the rear of the building, on a modern extension built in the early 1970's.

Installation of solar panels on the rear extension whilst being part of the curtilage of the main building, does not have a significant impact on the heritage of the main building.

The existing rear roof incorporates the main rear fire escape walkway and the hotels fresh water tanks, the proposed alterations would not adversely impact on the listed building, installing a new GRP roof

covering, solar panels and re siting the fire escape railings would greatly improve the look of the existing roof.

The Solar Panels are expected to produce enough power that the Hotel would only consume approximately 74% of the power generated allowing 24% to be put back into the main power supply. The accompanying inverter for the solar panels will be installed in the main store room which is located in the kitchen on the ground floor of the rear extension, the installation of the inverter would be located in an existing power supply cupboard and not have any significant impact on the building.

The new solar panels would not be a detrimental impact on the Listed Building or on the neighbouring dwellings, installing the solar panels would greatly improve the hotels carbon foot print.

The proposed alterations to the roof and installation of the solar panels would not be of a significant impact on the heritage of the main Listed Building.

## UPVC WINDOWS

The proposed windows are to the same rear extension facing east towards the pool areas of the hotel. It is proposed to remove the existing 1970's casement softwood windows with high quality Upvc white casement windows.

There are already UPVC windows and doors on this extension, replacing these softwood windows would allow all of the windows and doors to be of the same material.

As this is part of the modern extension and not part of the main older building it would not be of a significant impact on the heritage of the main Listed Building.