



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

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

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No:	P/20/044/FUL	Date Application Registered:	29th June 2020
Applicant:	Mr Martin Lester Park View 11 The Parade Hugh Town St Mary's Isles Of Scilly TR21 0LP	Agent:	Mr Robert Green Charlotte House Garrison Lane Hugh Town St Mary's Isles Of Scilly TR21 0JD

Site address: Park View 11 The Parade Hugh Town St Mary's Isles Of Scilly
Proposal: Resubmission of planning application P/19/044/FUL for the erection of a three storey, two bedroom dwellinghouse within the curtilage of a Grade II listed building (Listed Building) (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 and subject to the requirements of the Section 106 Legal Agreement attached to this property:

- C1** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- C2** The development hereby permitted shall be carried out in accordance with the approved details only including:
- Location and Block Plan, drawing number: PV/01, dated Feb 2021
 - Proposed Section 2, drawing number: PV/11, dated Feb 2021
 - Proposed Section, drawing number: PV/10, dated Feb 2021
 - Proposed Sectional Elevation, drawing number: PV/9, dated Feb 2021
 - Proposed Rear Elevation and Stair Section, drawing number: PV/08, dated Feb 2021
 - Proposed Beach Facing Elevation, drawing number: PV/07, dated Feb 2021
 - Proposed Second Floor and Roof Plan, drawing number: PV/06, dated Feb 2021
 - Proposed Ground and First Floor Plans, drawing number: PV/05, dated Feb 2021
 - Proposed Ground Floor Context Plan, drawing number: PV/04, dated Feb 2021

These are signed and stamped as **APPROVED**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building, Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 of the Isles of Scilly Local Plan (2015 - 2030).

PRE-INSTALLATION CONDITION: Approval of Natural Slate

- C3** Prior to their installation on the building, a sample of the natural slate for the roof of the dwelling, hereby approved, shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the roof shall be finished in the agreed natural slate and thereafter natural slate shall be retained on the roofs of the house. All nails and fittings shall be corrosion resistant.

Reason: To ensure that the character and appearance of this building is sympathetic to this location which is within the setting of a listed building and within the Conservation Area and in the interests of the character and appearance of the locality, in accordance with Policy OE7 (5) and (6) of the Isles of Scilly Local Plan (2015 - 2030).

PRE-INSTALLATION CONDITION: Approval of Timber Cladding and Window Details

- C4** Prior to its installation on the building, a sample and/or details of the finish of the timber cladding and windows to be used on the building, hereby approved, shall be submitted to and agreed in writing by the Local Planning Authority. Once approved the dwelling shall be finished in accordance with these details and be retained as approved thereafter.

Reason: To ensure that the character and appearance of this building is sympathetic to this location within the Conservation Area and in the interests of the character and appearance of the adjacent Listed Building and locality, in accordance with Policy OE7 (5) and (6) of the Isles of Scilly Local Plan (2015 - 2030).

- C5** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions to the dwelling hereby permitted shall be erected and no additional windows or other openings shall be installed within the building without the prior permission, in writing, of the Local Planning Authority.

Reason: In the interests of protecting the privacy and amenity of neighbouring properties and ensuring the size of the dwelling is such that it remains available to meet a local need in accordance with Policies LC1 and LC3 of the Isles of Scilly Local Plan (2015 - 2030).

- C6** Any electricity, water, sewage, telephone and cabling services to the development the subject of this application shall be placed underground.

Reason: To ensure that the character and appearance of this building is sympathetic to this location within the Conservation Area and in the interests of the character and appearance of the adjacent Listed Building and locality, in accordance Policy OE7 (5) and (6) of the Isles of Scilly Local Plan (2015 - 2030).

- C7** The Finished Floor Level (FFL) of the dwelling, hereby approved, shall be set no lower than 6.48m AOD (300mm above the design flood level (1 in 200)) and the ground floor is to be used solely as storage and an entrance lobby only and at no point is this permitted to become habitable accommodation.

Reason: To ensure that all habitable accommodation is set at 6.749m AOD which is 0.569m above the upper end flood limit.

- C8** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.

Reason: To protect the amenities of the locality, including those of neighbouring residential properties and to protect this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

- C9** All works involving machinery required in connection with the implementation of this shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of neighbouring properties.

PRE-COMMENCEMENT CONDITION: Approval of Construction Method Statement

- C10** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives;
 2. Loading and unloading of plant and materials;
 3. Storage of plant and materials used in constructing the development;
 4. Wheel washing facilities;
 5. Measures to control the emission of dust and dirt during construction;
 6. Measures to control contaminated water run-off;
 7. A scheme for reducing/re-using/recycling/disposing of waste resulting from demolition and construction works.

On completion of the development any contractors compound, temporary access and all plant, machinery, fencing, lighting and any other equipment or structures used as part of the construction process shall be removed from the site and, where appropriate, the land reinstated to its former condition within three months.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon the Islands natural environment designation and to ensure that the construction of the development is adequately controlled and to protect the amenities of the area and essential infrastructure in accordance with Policy SS2 and OE2 of the Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION: Approval of Written Scheme of Investigation

- C11** A) No demolition or development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
- B) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon the Islands archaeological, historic and built environment, to be submitted and agreed in writing by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are preserved or enhanced. In accordance with the requirements of Policy SS2 and OE7 of the Isles of Scilly Local Plan 2015-2030.

PRE-COMMENCEMENT CONDITION: Approval of Details of Sustainable Design Measures

- C12** Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures and measures to minimise the use of non-renewable energy. This shall include measures to achieve a water consumption standard of no more than 110 litres per person, per day. The sustainable design scheme shall be implemented in strict

accordance with the details as agreed prior to the occupation of the development hereby permitted.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required in order to comply with Policies SS1(b) and SS2(k) of the Isles of Scilly Local Plan 2015-2030 and to minimise the impact of the development on the islands carbon footprint and reduce energy and water demands.

PRE-OCCUPATION CONDITION: Approval of Biodiversity Enhancement Measures

C13 Prior to the first occupation of the dwelling, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources and the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Local guidance from the Isles of Scilly Wildlife Trust should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.

Reason: To promote measures to improve and awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policies SS1(d) and SS2(g) of the 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 2019.
2. SECTION 106 AGREEMENT: The planning permission hereby approved is subject of a section 106 agreement to control the occupancy of the dwelling to ensure it contributes towards the housing need of the local community.
3. PARTY WALL INFORMATIVE: As the proposed works may affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these works and does not override or supersede any civil rights, which the neighbour may have. The applicant's attention is drawn to the requirements of the Party Wall Etc. Act 1996. The applicant should seek independent legal advice about this legislation.
4. MINOR AMENDMENTS TO THE APPROVED PLANS: In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £234 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
5. DISCHARGE OF CONDITIONS: In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is £116 for each request to discharge condition(s) and is payable for each individual request made to the Local Planning Authority.
6. WATER/SEWAGE CONNECTIONS: The applicant is reminded about the need to apply to and liaise with South West Water regarding the details of water and sewage connections:
developerservicesplanning@southwestwater.co.uk
7. BUILDING CONTROL: The applicant is reminded to ensure the building complies with all relevant parts of the Building Regulations. Building Control Advice or applications can be made to
buildingcontrol@cornwall.gov.uk.
8. FIRE AND RESCUE: Access and Facilities for the Fire Service as detailed in B5 ADB Volume 1 will be required. For dwellinghouses access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse. It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.

Signed: 

Chief Planning Officer

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 27th May 2021



COUNCIL OF THE ISLES OF SCILLY

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

Dear Mr Martin Lester

Please sign and complete this certificate.

This is to certify that decision notice: P/20/044/FUL and the accompanying conditions have been read and understood by the applicant: Mr Martin Lester.

1. **I/we intend to commence the development as approved:** Resubmission of planning application P/19/044/FUL for the erection of a three storey, two bedroom dwellinghouse within the curtilage of a Grade II listed building. (Listed Building). (Amended Plans) at: Park View 11 The Parade Hugh Town St Mary's Isles Of Scilly **on:**
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. If the site is found to be inaccessible then contact details of the applicant/agent/contractor (delete as appropriate) are:

Name:

Contact Telephone Number:

Print Name:

Signed:

Date:

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

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-INSTALLATION CONDITION(S)

- C3 Prior to their installation on the building, a sample of the natural slate for the roof of the dwelling, hereby permitted, shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the roof shall be finished in the agreed natural slate and thereafter natural slate shall be retained on the roofs of the house. All nails and fittings shall be corrosion resistant.

- C4 Prior to its installation on the building, a sample and/or details of the finish of the timber cladding and windows to be used on the building hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. Once approved the dwelling shall be finished in accordance with these details and be retained as approved thereafter.

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- C10 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. The parking of vehicles of site operatives;
2. Loading and unloading of plant and materials;
3. Storage of plant and materials used in constructing the development;
4. Wheel washing facilities;
5. Measures to control the emission of dust and dirt during construction;
6. Measures to control contaminated water run-off;
7. A scheme for reducing/re-using/recycling/disposing of waste resulting from demolition and construction works.

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- C11 A) No demolition or development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

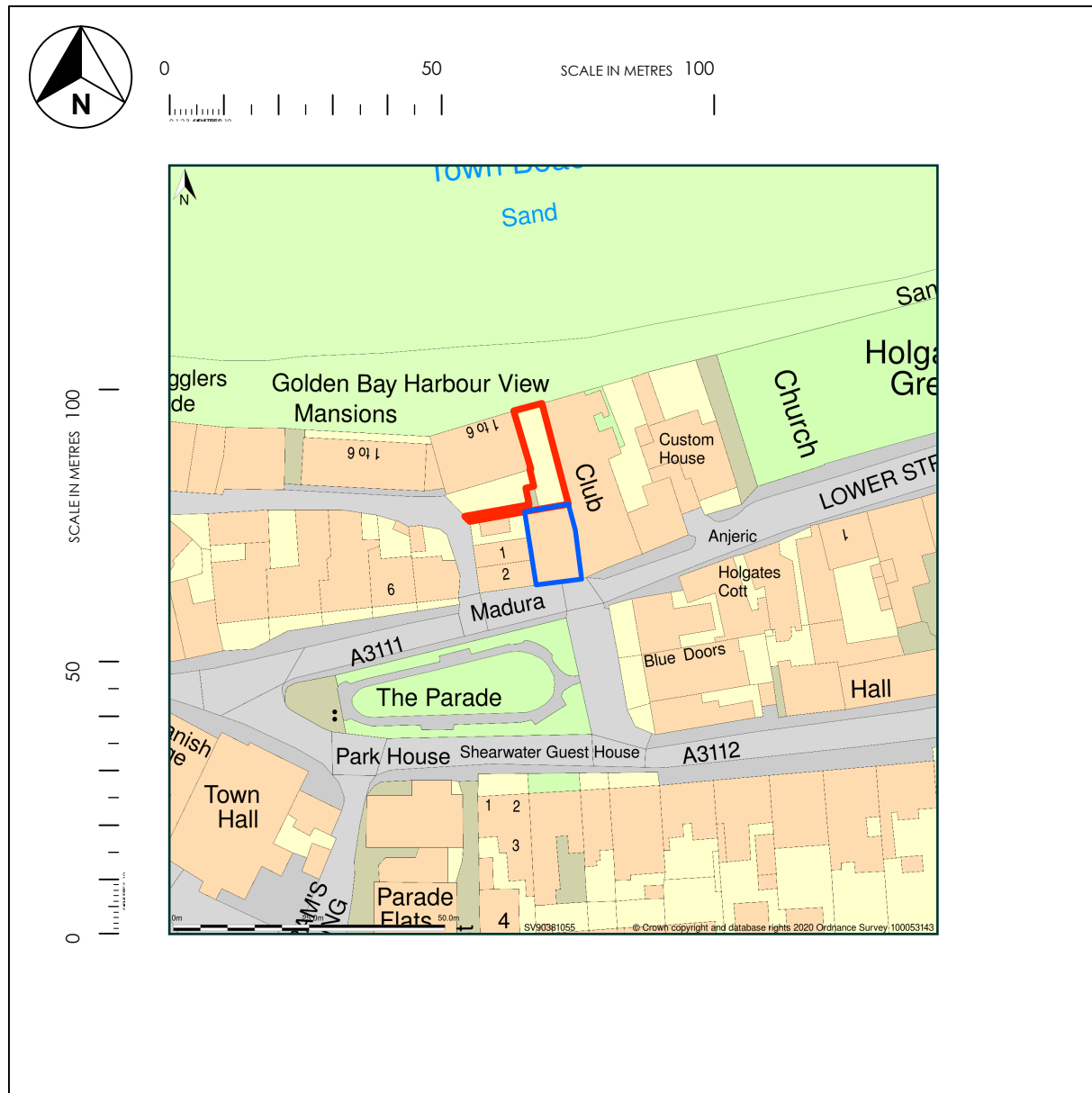
B) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

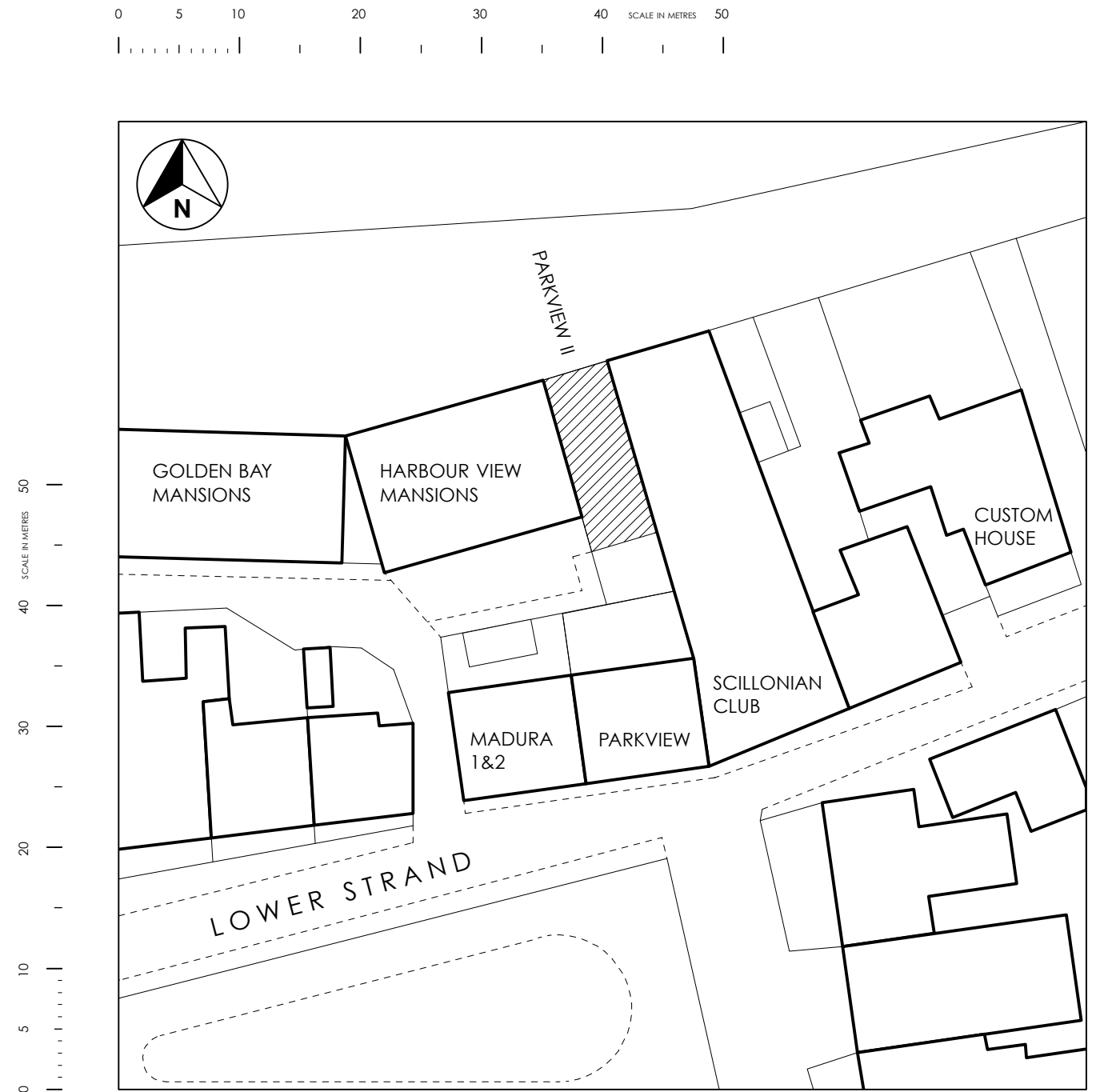
- C12 Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures and measures to minimise the use of non-renewable energy. This shall include measures to achieve a water consumption standard of no more than 110 litres per person, per day. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.

PRE-OCCUPATION CONDITION(S)

- C13 Prior to the first occupation of the dwelling, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources and the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Local guidance from the Isles of Scilly Wildlife Trust should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.



LOCATION PLAN 1:1250



BLOCK PLAN 1:500

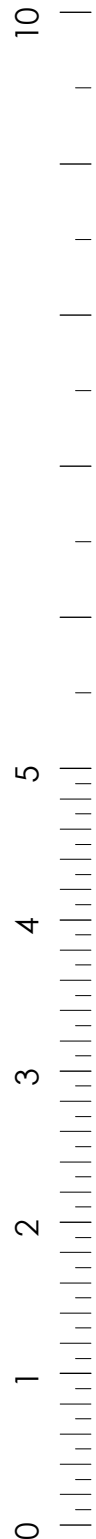
RECEIVED
By A King at 1:28 pm, Mar 04, 2021

APPROVED
By Lisa Walton at 5:41 pm, May 27, 2021

PARK VIEW 2
LOWER STRAND, ST MARY'S

SITE PLAN
BLOCK PLAN

DRW NO. PV01
DATE - FEB 2021
SCALE AS SHOWN @ A3



furniture hoist in green oak

*butt jointed 150 x 20 mm timber rainscreen and edging timbers
Stainless steel nail fixings*

Powder coated aluminium doors and fixed panel

glass juliet balcony with oak handrail

Powder coated aluminium door and fixed panel

glass juliet balcony with oak handrail

recesses / boundary junctions in powder coated aluminium flashing

Powder coated aluminium side hung window

square aluminium rainwater pipes with powder coating finish

Timber storm doors

local granite

APPROVED
By Lisa Walton at 5:41 pm, May 27, 2021

RECEIVED
By A King at 1:36 pm, Mar 04, 2021

SCILLONIAN CLUB

HARBOUR VIEW

BEACH ELEVATION

PARK VIEW 2

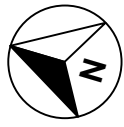
LOWER STRAND, ST MARY'S

ELEVATION
BEACH FACING

DRW NO. PV07

DATE - FEB 2021

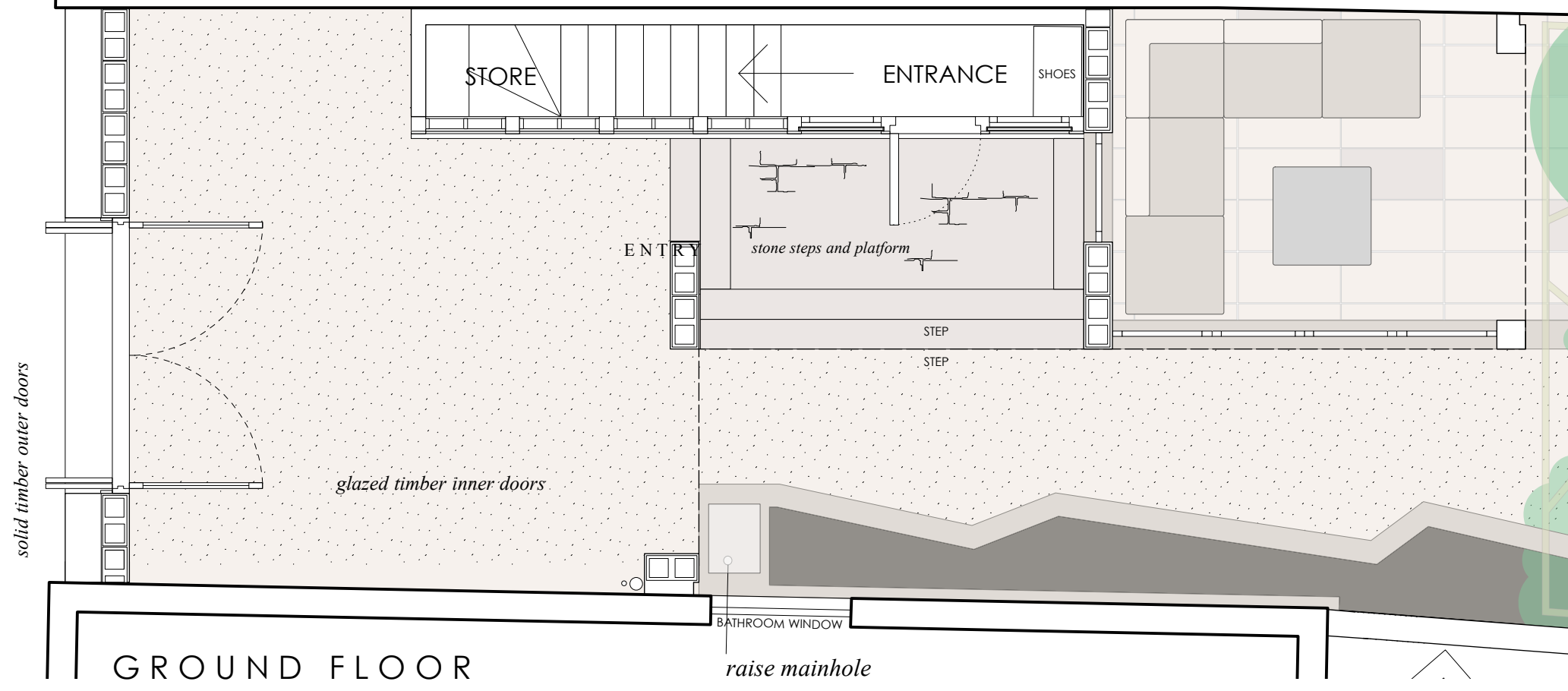
SCALE - 1:50 @ A3



0 1 2 3 4 5 10

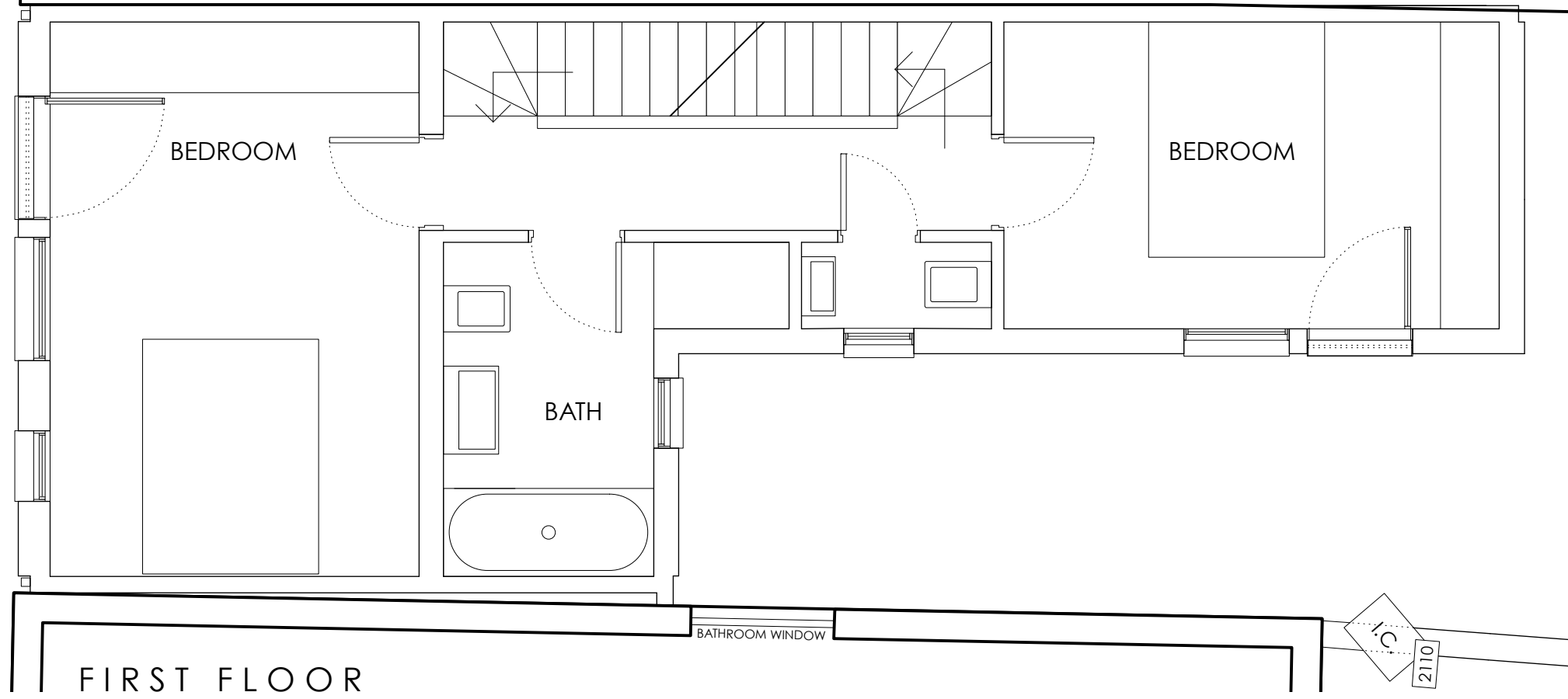
SCALE IN METRES

0
1
2
3
4
5



GROUND FLOOR

0
1
2
3
4
5



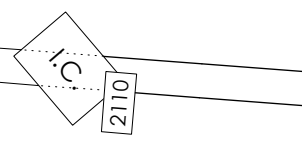
FIRST FLOOR

APPROVED
By Lisa Walton at 5:41 pm, May 27, 2021

RECEIVED
By A King at 1:32 pm, Mar 04, 2021

PARK VIEW 2
LOWER STRAND, ST MARY'S
PROPOSED
GROUND / FIRST

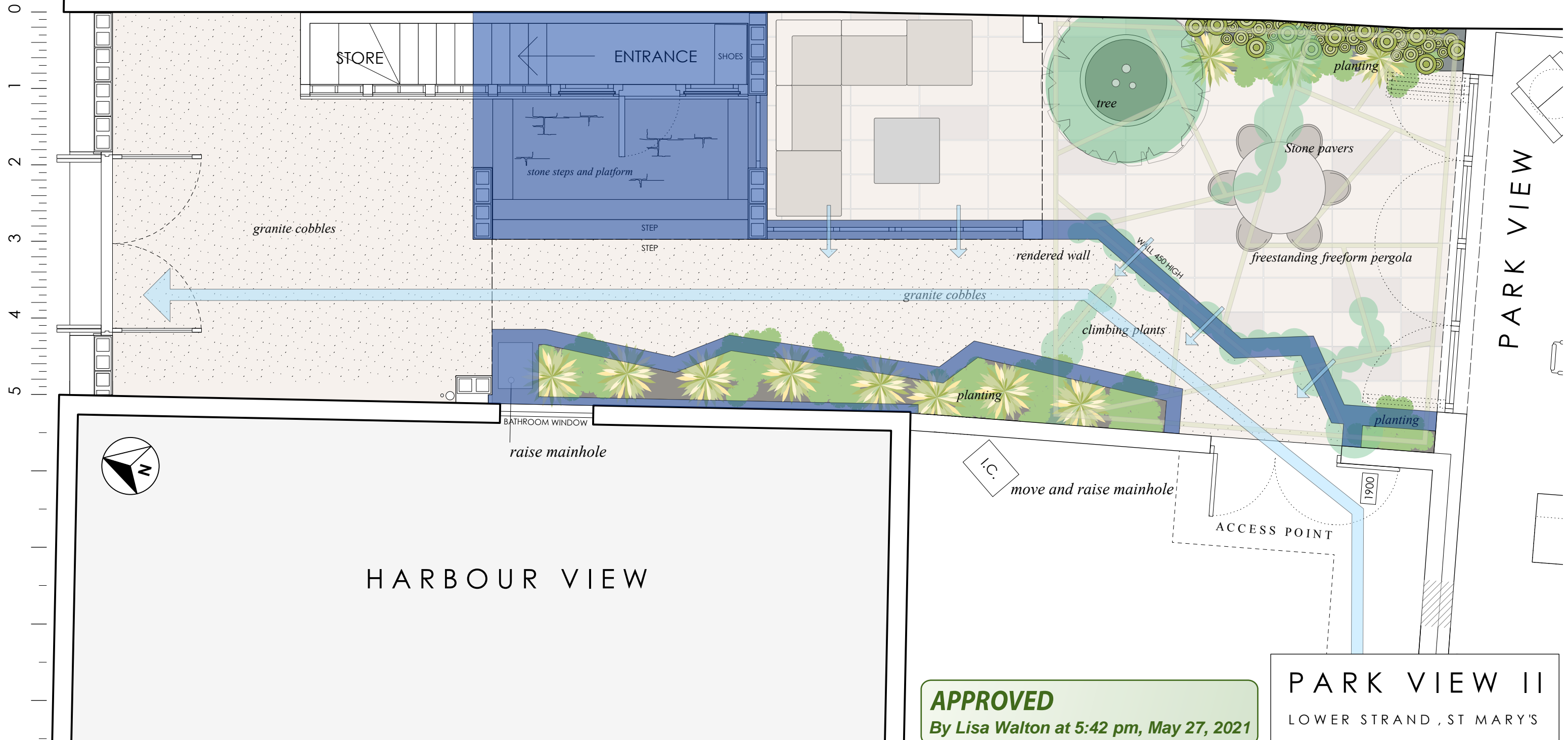
DRW NO. PV05
DATE - FEB 2021
SCALE - 1:50 @ A3



0 1 2 3 4 5 10

SCALE IN METRES

THE SCILLONIAN CLUB



APPROVED
By Lisa Walton at 5:42 pm, May 27, 2021

RECEIVED
By A King at 1:56 pm, Mar 04, 2021

PARK VIEW II
LOWER STRAND, ST MARY'S
GROUND FLOOR CONTEXTUAL

DRW NO. PV04
DATE - FEB 2021
SCALE - 1:50 @ A3

 DARK BLUE SHADED AREA DENOTES AREAS AT 450MM ABOVE GROUND LEVEL

 FREE FLOW OF SURFACE AND FLOOD WATERS

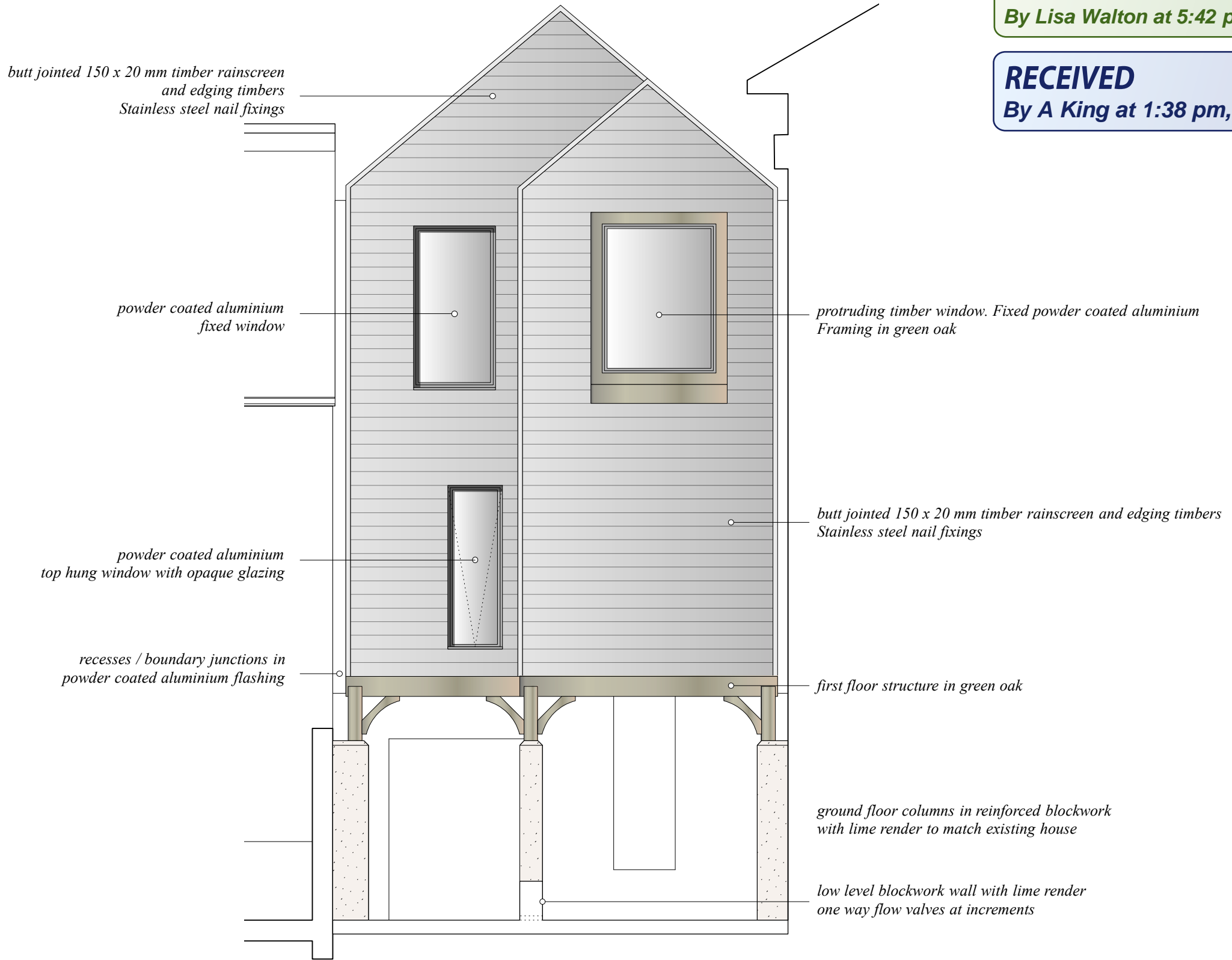
 ONE WAY FLOW VALVES TO LOW LEVEL WALL

10



APPROVED
By Lisa Walton at 5:42 pm, May 27, 2021

RECEIVED
By A King at 1:38 pm, Mar 04, 2021

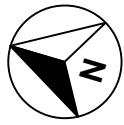


REAR ELEVATION

PARK VIEW 2
LOWER STRAND, ST MARY'S

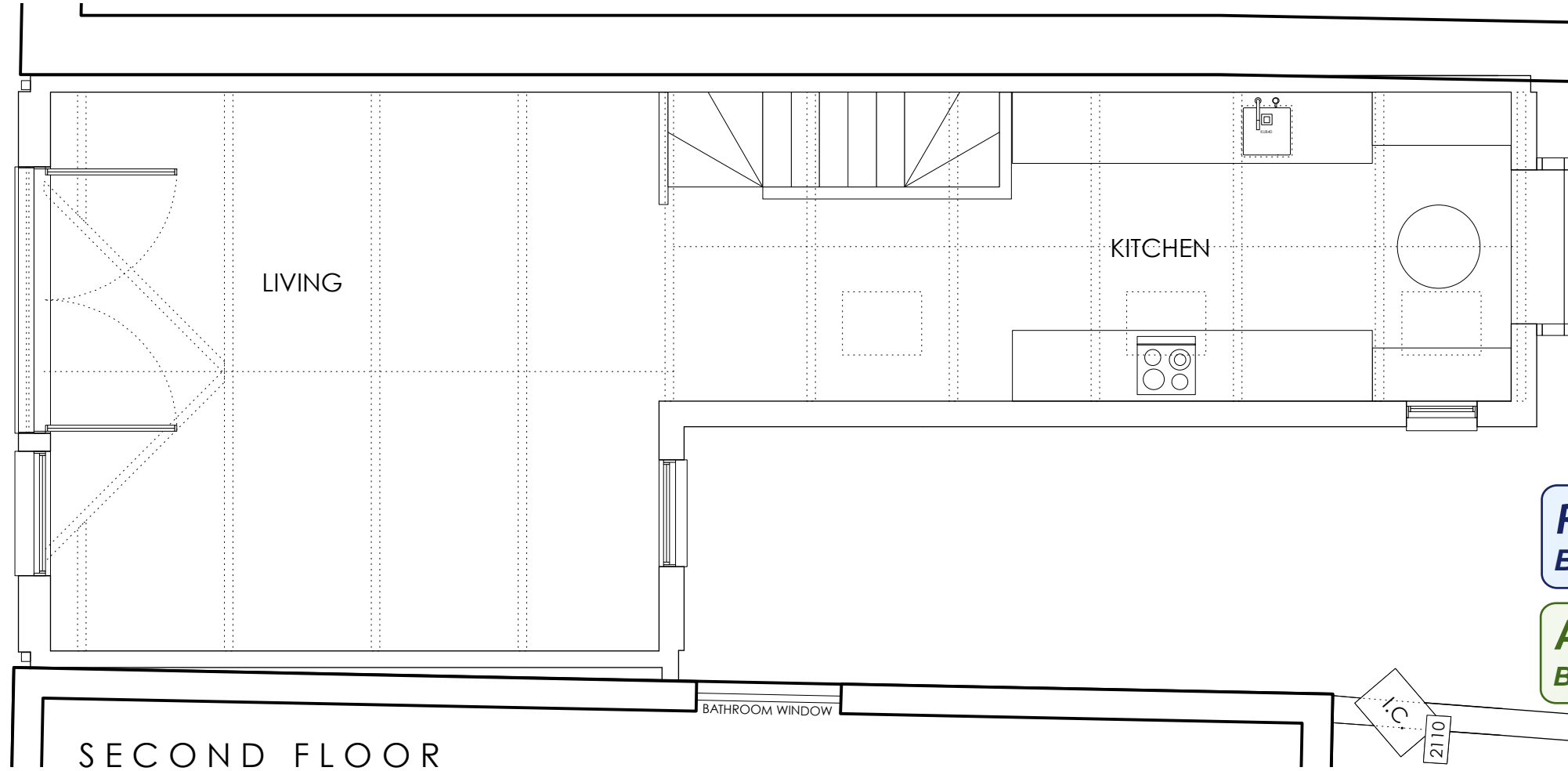
REAR ELEVATIONS

DRW NO. PV08
DATE - FEB 2021
SCALE - 1:50 @ A3



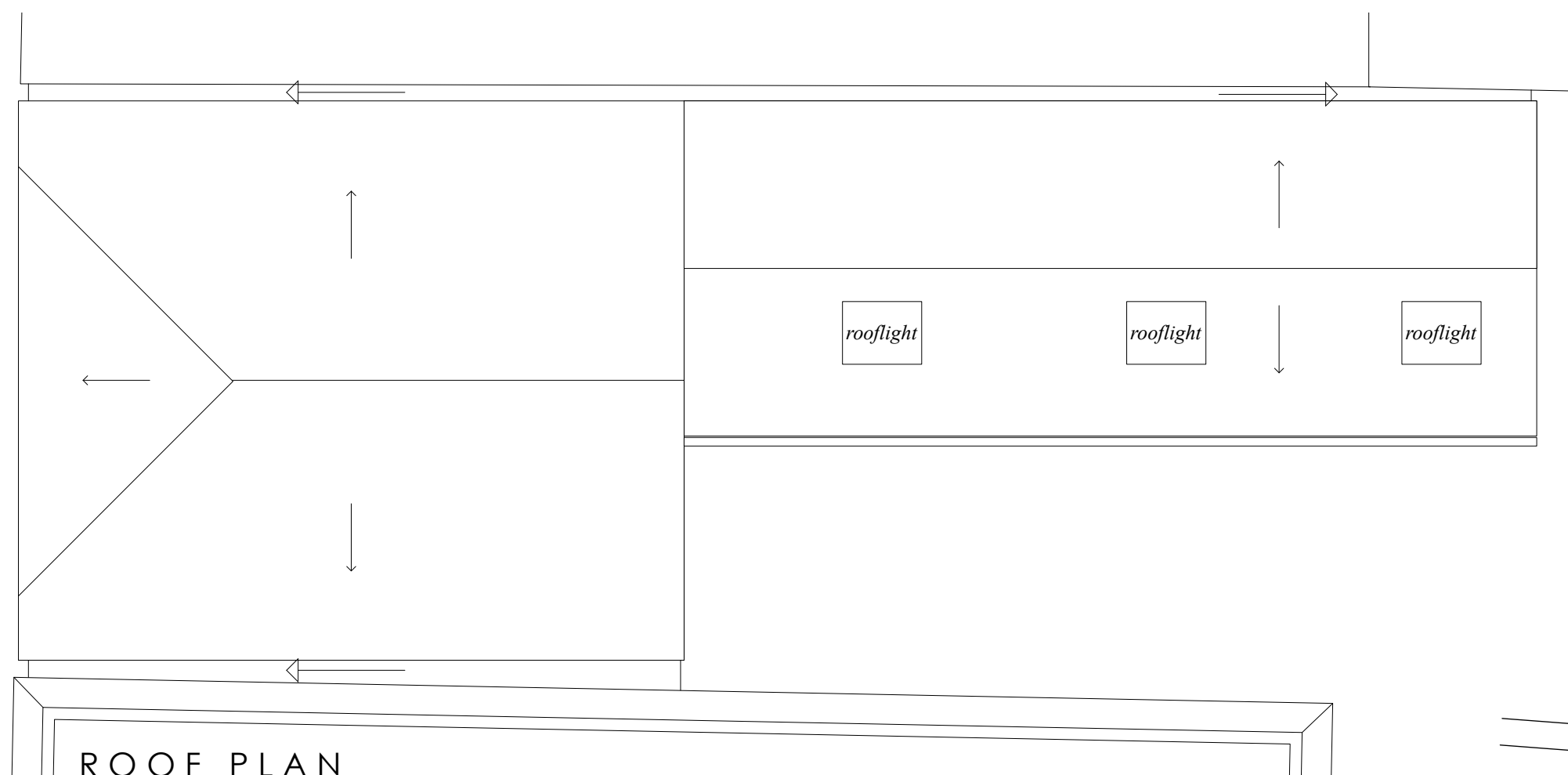
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SCALE IN METRES



RECEIVED
 By A King at 1:35 pm, Mar 04, 2021

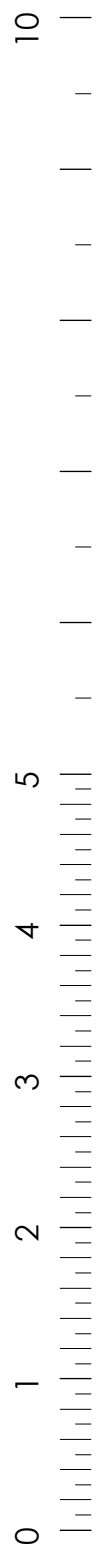
APPROVED
 By Lisa Walton at 5:42 pm, May 27, 2021



PARK VIEW 2
 LOWER STRAND, ST MARY'S

**PROPOSED
 SECOND / ROOF**

DRW NO. PV06
 DATE - FEB 2021
 SCALE - 1:50 @ A3



opaque glazing to existing bathroom window

non opening clear glazing

LIVING

opaque glazing to existing bathroom window

BATHROOM
opaque glazing to new bathroom window

opaque glazing to existing bathroom window

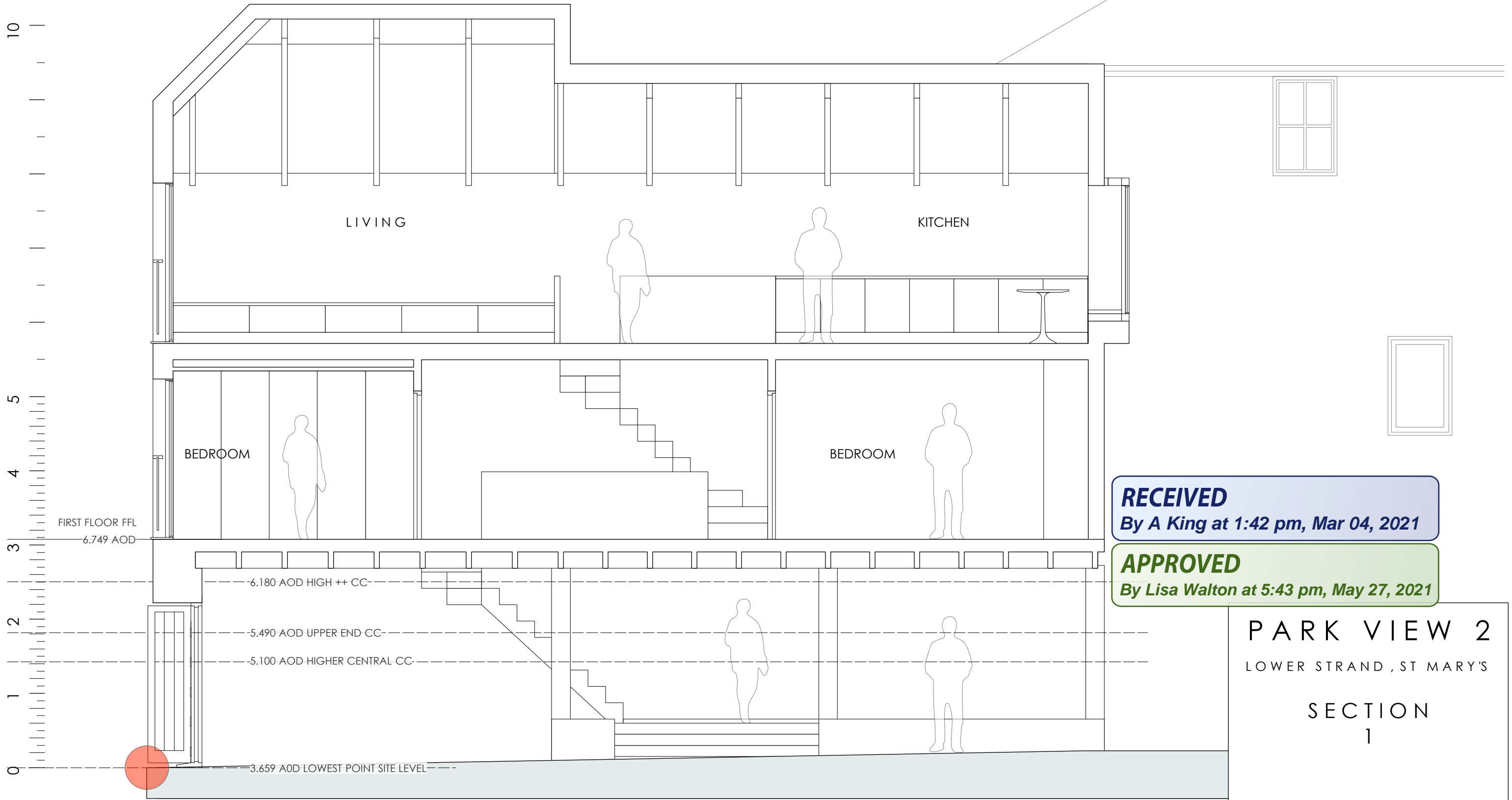
APPROVED
By Lisa Walton at 5:42 pm, May 27, 2021

RECEIVED
By A King at 1:44 pm, Mar 04, 2021

PARK VIEW 2
LOWER STRAND, ST MARY'S
SECTION 2
DRW NO. PV11
DATE - FEB 2021
SCALE - 1:50 @ A3



SCALE IN METRES



RECEIVED
By A King at 1:42 pm, Mar 04, 2021

APPROVED
By Lisa Walton at 5:43 pm, May 27, 2021

PARK VIEW 2
LOWER STRAND, ST MARY'S
SECTION 1

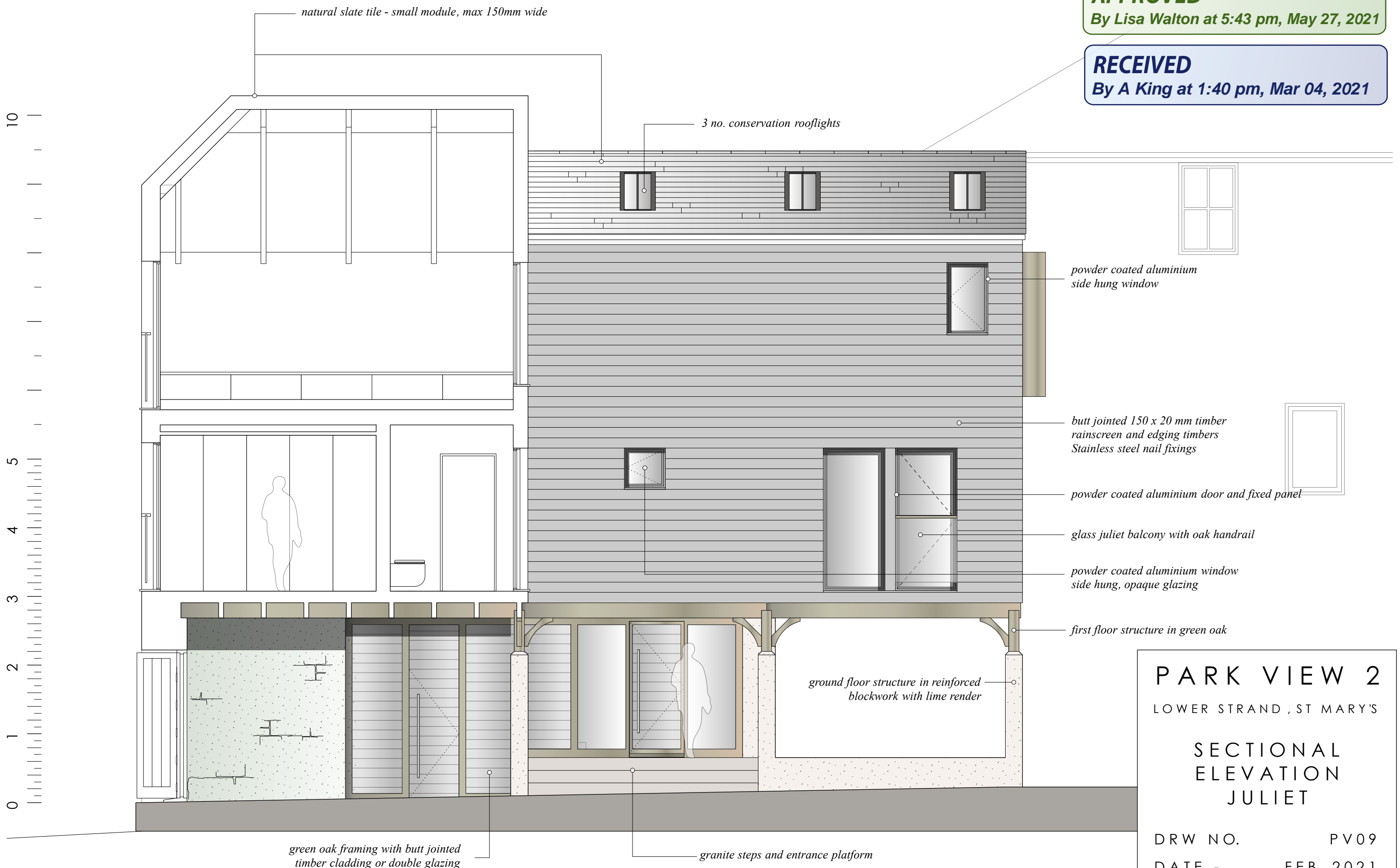
DRW NO. PV10
DATE - FEB 2021
SCALE - 1:50 @ A3

0 1 2 3 4 5 10

SCALE IN METRES

APPROVED
By Lisa Walton at 5:43 pm, May 27, 2021

RECEIVED
By A King at 1:40 pm, Mar 04, 2021



SECTIONAL ELEVATION

PARK VIEW 2
 LOWER STRAND, ST MARY'S

SECTIONAL ELEVATION JULIET

DRW NO. PV09
 DATE - FEB 2021
 SCALE - 1:50 @ A3

RECEIVED

By A King at 1:30 pm, Mar 04, 2021

APPROVED

By Lisa Walton at 5:39 pm, May 27, 2021

PARKVIEW 2, LOWER STRAND, ST. MARY'S, ISLES OF SCILLY

DESIGN AND ACCESS STATEMENT

FEB 2021

INTRODUCTION

Parkview is a Grade II listed property which, with its neighbouring property Madura, forms part of the protected streetscape facing onto the park between Lower Strand and Church Street. It has a rear yard which extends through to Town Beach in a narrow 5 meter slot between The Scillonian Club and Harbour View Mansions. Both these neighbouring buildings are 3 storeys tall, to a height of approximately 9.4 meters

Park View is a Grade II listed building. The listing is primarily for its importance to the group value of the streetscape overlooking the central park area.

The proposed project will be situated in this rear yard and will infill the space between The Scillonian Club and Harbour View Mansions.

EXISTING USE

The rear yard is currently undeveloped with a concrete base sloping towards Town Beach. There is a granite wall at the boundary approximately 2m tall with an opening onto the beach. This yard is rather shaded for a majority of the day with the exception of approximately 11am - 1:30 pm through the thoroughfare with daylight from SE to WSW and from 6pm onward from the West. The bathroom windows facing into the yard from the Harbour View Mansions do not receive any direct sunlight with the possible exception of the upper most floor.

High level windows in the flank wall of The Scillonian Club overlook the rear yard.

PROPOSALS AND OBJECTIVES

The current owners wish to build a new home for themselves in the yard between Harbour View Mansions and The Scillonian Club infilling the vertical opening between the 2 buildings. This will be a 2 bedroom property with a ground floor undercroft for boat storage and beach access, The main habitable rooms will face onto Town Beach with ancillary accommodation an additional bedroom to the rear.

In light of the buildings proximity to the beach all the living accommodation is set above 6.749m AOD which is 0.569m above the Upper End flood limit.

It is anticipated that the main building, Park View, will be used as a holiday rental during the summer months.

Access to the new building will be via the rear gate entrance, which will be shared with Park View. Timber screening may separate these zones and some stage but there is no intention to legally separate the site into 2 plots.

MATERIALS AND APPEARANCE

The nature of the site being long and slim and tall, together with the need to accommodate the bathroom windows of Harbour View Mansions has led to the development of a plan with an L shaped floor plate.

With the current preference in construction for timber framed buildings, the open boarding cladding style is quite prevalent and is used extensively in coastal areas and will sit well in the Town Beach setting.

The properties along Town Beach sea front vary considerably in style and age, and with a few exceptions are quite poor in terms of aesthetic. Heights vary from 1 to 4 storey's, with a range of flat, mansarded and pitched roofs. No particularly cohesive style can be garnered from this collection of buildings.

ELEVATIONS

Beachside

The elevation is clad in 150 x 20mm vertical butt jointed timber cladding with recessed windows and simply detailed Juliet balconies with Oak handrails. The exact species of timber is yet to be decided though it will most likely be Cypress Macrocarpa, long planks with stainless steel fixings. Untreated, this will fade to a grey colour over time. Recessed rainwater pipes discharge onto the beach. The main living room and bedroom have large glazed openings with hinged doors.

Slim profile powder coated aluminium frames will be used and all metal work will be black or very dark grey.

The ground floor will be constructed of local granite. The storm doors will be multi-folding timber doors. The inner doors will be glazed timber doors.

The pitched roof will be in Cornish slate and will be hipped in order to bring down the perceived height of the roof to be in line with the neighbouring properties.

Yardside

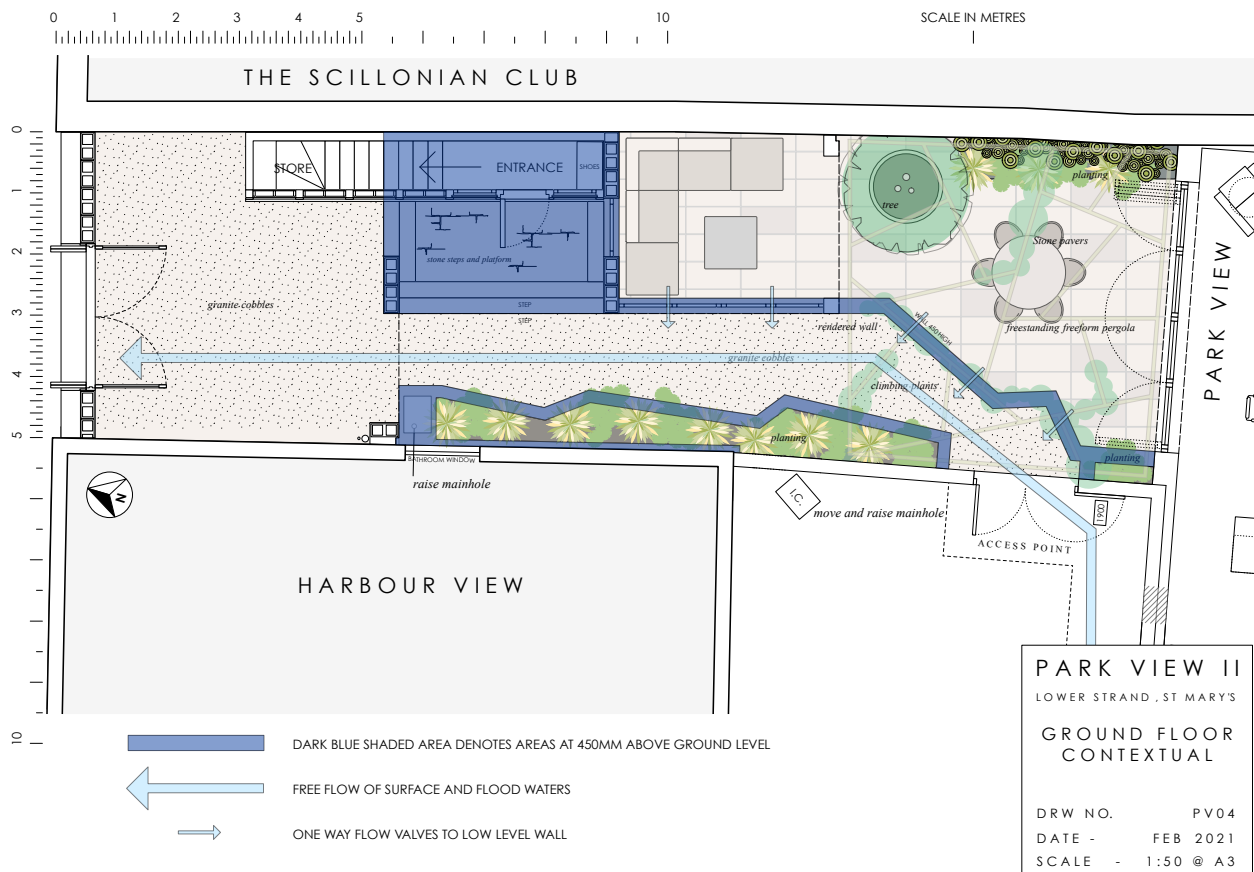
The elevations are clad in 150 x 20mm horizontal shiplap timber cladding with recessed windows and simply detailed Juliet balconies with Oak handrails. The exact species of timber is yet to be decided though it will most likely be Cypress Macrocarpa, long planks with stainless steel fixings. Untreated, this will fade to a grey colour over time.

Undercroft / Main first floor structure

The intention is to use a green oak frame for the first floor structure with exposed beams and utilizing traditional oak framing techniques. This detailing will be carried through into the external wall structure for the entrance lobby and store.

GARDEN DESIGN AND FLOODING

This plan shows a proposal for the garden design. This is included to provide an impression of the intentions for the design of this area but does not constitute part of the planning application. The intention is to maintain the current ground level throughout the yard area. The entrance lobby is raised to AOD 4.315 along with the dividing wall between the new building and the existing house. Manholes will be raised to reduce risk of overflowing during flood events.



SUSTAINABILITY

Investigations have taken place into the use of sustainable / low energy power sources for the building with the following conclusions.

Photovoltaics.

To run a 3KW hot water storage tank, ie - megaflo eco 170 litre, would ideally require a 3KW PV array that would require 12 solar panels, assuming use of 250W panels. Each panel is about 1.6 x 1m and would require approx 20m² of roof space.

We could fit a maximum of 8 - 9 panels if we used both roof spaces.

Ideally you would also need to be facing South or South West yet the most appropriate roof space faces West South West.

Conclusion - insufficient space and orientation is not ideal.

Air sourced heat pump.

The Isles of Scilly are ideal for this type of heat generation due to the temperate climate and provide on average 4 x heat output per KW than any other heating source.

Ideally it would be used for both hot water heating and either radiators or underfloor heating. It doesn't seem practical to utilise ASHP for hot water heating only.

The underfloor heating would need to be a wet system.

Alternatively radiators would be wall mounted, though this becomes a space issue.

A wet underfloor heating system with hot water tank doesn't give us any particular design problems as the system is relatively slim so will not affect room heights greatly. It is trickier to install and I would recommend an approved installer. There is additional kit, ie the ASHP and a control manifold and piping to the various floors and ducting routes could be troublesome. An electrical back-up for hot water will still be required.

There are cost benefits over time.

An electric underfloor heating system is simpler and quicker to install though it will ultimately be more costly to run.

Costs for materials are approximately twice as much for a wet system, Installation and maintenance is also more expensive.

Client conclusion - Too costly and noise levels for the ASHP are troublesome in the confined space of the yard

It has been decided that while both options have their merits they are not suitable for either the orientation or the broken up nature of the roof plan. The client will endeavour to utilise increased insulation, triple glazing, especially to the beach facade, and low energy light sources to compensate.

I M P A C T O N N E I G H B O U R S

There will be a slight impact on the light levels to the bathrooms overlooking the clients yard. These rooms are not habitable rooms and therefore the impact is minimal. Drawing No PV11 shows the relationship the building has to the neighbouring bathroom windows which are all opaque glazed.

A C C E S S

Though there will be no alterations to vehicular or pedestrian access to the property the boundary wall forming access to the rear garden area will remain as existing. Due to the nature of the site and the requirement to raise the habitable rooms above ground level the building has not been designed with disability access in mind.

RECEIVED

By A King at 1:31 pm, Mar 04, 2021

APPROVED

By Lisa Walton at 5:39 pm, May 27, 2021

AMBIENTAL

ENVIRONMENTAL ASSESSMENT

Flood Risk Assessment

#5403

Park View 2,
Lower Stand,
St Marys,
Isles of Scilly,
TR21 0LP

Document Issue Record

Project: Phase 1 Flood Risk Assessment

Prepared for: Mr Robert Green

Reference: 5403

Site Location: Park View 2, Lower Stand, St Marys, Isles of Scilly, TR21 OLP.

Proposed Development: It is understood that the development is for the construction of as three-storey residential unit.

Consultant		Date	Signature
Author	Tom Vine	03/06/2020	
Document Check	Lydia Sayers	03/06/2020	
Authorisation	Daniel Cook	11/06/2020	
Amendments v1.1	Nick Drewett	24/02/2021	

Amendments v1.1:

Following submission of v1.0, the EA were consulted on the planning application and objected as they deemed there to be an unacceptable risk to life and property from flooding. The EA raised concerns that while all living quarters were proposed above the design flood level, there were potentially habitable areas at the ground floor.

As such, in accordance with the EA's request, the developer has altered the scheme so that the ground floor is open to allow flood water to flow through the site, and only contains an external courtyard area and the entrance stairwell. Furthermore, all habitable rooms are now at the first floor and above, which is to be set no lower than 6.48mAOD (300mm above the 1:200 year +CC (High++) flood level of 6.18mAOD) as per the EA's request.

Please Note:

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1. Summary

- 1.1 Ambiental Environmental Assessments Limited has been appointed by the client to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed development at Park View 2, Lower Stand, St Marys, Isles of Scilly, TR21 0LP.
- 1.2 The existing site is a concrete yard and classified as 'Less Vulnerable'.
- 1.3 The proposed development is a 3-storey residential dwelling and classified as 'More Vulnerable'.
- 1.4 According to the EA Flood Map for Planning, the site is located in Flood Zone 1. However, previous correspondence with the Environment Agency has confirmed that the site is located in an area considered to be at risk of flooding over the lifetime of the development. The Isles of Scilly Coastal Flood Modelling Report (2019) shows that the site is within an area at risk of flooding during a 1 in 200 year, or greater, event. The site can therefore be considered to be in Flood Zone 3.
- 1.5 Analysis has shown that the flood water level during a 1 in 200 year event is 4.00mAOD. Including the CP18 climate change adjustment gave the following sea water levels:
 - Higher Central: 5.10mAOD
 - Upper End: 5.49mAOD
 - High++: 6.18mAOD
- 1.6 A topographic survey of the site showed the minimum level to be 3.66mAOD. Using the High++ climate change model the site could be inundated by 2.52m of water head.
- 1.7 In accordance with the EA's request (EA Ref DC/2020/121505/01-L0), the developer has altered the scheme so that the ground floor is open to allow flood water to flow through the site, and only contains an external courtyard area and the entrance stairwell. Furthermore, all habitable rooms are now at the first floor and above, which is to be set no lower than 6.48mAOD (300mm above the 1:200 year +CC (High++) flood level of 6.18mAOD) as per the EA's request.
- 1.8 Due to the nature of the development, the effect on runoff rate post-development is deemed to be negligible. Although in line with NPPF, the development should restrict run off rates where possible.
- 1.9 The risk of surface water and groundwater flooding to the development has been deemed to be relatively Low.
- 1.10 The risk of sewer flooding to the development has been deemed Medium.
- 1.11 As such, and given that:
 - The proposed development can incorporate flood resilient design;
 - All habitable rooms will be set no lower than 6.48mAOD (300mm above the 1:200 year +CC (H++) flood level);
 - Given the nature of tidal flooding, prior evacuation could be sought before flood waters reach the site, and,
 - In terms of flood vulnerability, significant 'betterment' can be achieved through the implementation of warning procedures and formalisation of a flood evacuation plan.

- 1.12 Following the guidelines contained within the NPPF, the proposed development could be considered suitable assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.

Development Description	Existing	Proposed
Development Type:	Concrete yard	3-Storey residential development
(Number of Bedrooms):	None	3
EA Vulnerability Classification:	Less Vulnerable	More Vulnerable
Ground Level	Topographic levels vary between 3.66mAOD 3.90mAOD (Source: Client topographic survey).	All habitable rooms/ residential space will be set no lower than 6.48mAOD (300mm above the 1:200 year +CC (H++) flood level)
Level of Sleeping Accommodation:	None	1 st floor and above (no lower than 6.48mAOD (300mm above the 1:200 year +CC (H++) flood level)
Impermeable Surface Area:	N/A ¹	No change
Surface Water Drainage:	N/A ¹	In line with NPPF, the development should restrict run off rates where possible
Site Size:	N/A ²	N/A ²
Risk to Development	Summary	Comment
Flood Zone:	The site is at risk from a 1 in 200 year event and can therefore be considered Flood Zone 3	-
Flood Source:	Tidal	Atlantic Ocean
Extreme water level	4.00mAOD (No Climate Change) 5.10mAOD (Higher Central CC) 5.49mAOD (Upper End CC) 6.18mAOD (High++ CC)	The sea water levels are during a 1 in 200 year event.
Recorded Flood Events in Area:	Yes	
Recorded Flood Events at Site:	No record	No record
Management Measures	Summary	Comment
Ground floor level above extreme flood levels for 1 in 200 year event	No	Ground floor to be used as storage and entrance lobby only. All habitable rooms/ residential space will be set no lower than 6.48mAOD (300mm above the 1:200 year +CC (H++) flood level)
Safe Access/Egress Route:	N/A ²	Warning system available
Flood Resilient Design:	N/A ²	Section 7 of this report
Site Drainage Plan:	N/A ¹	In line with NPPF, the development should restrict run off rates where possible
Flood Warning & Evacuation Plan:	Yes	Section 7 of this report
Offsite Impacts	Summary	Comment
Displacement of floodwater:	N/A ¹	The site lies in an area tidal flood risk
Increase in surface run-off generation:	None	No change to impermeable areas, although in line with NPPF the development should restrict run off rates where possible

Table 1: Summary of flood risks, impacts and proposed flood mitigation measures.

N/A¹ not required for this assessment; N/A² data not available.

2. Development Description and Site Area

Proposed Development and Location

- 2.1 The proposed development site is on St Mary's and located at Park View 2, Lower Stand, Isles of Scilly, TR21 0LP (Figures 1 and 2). It is understood that the development is for the construction of a three-storey residential unit.

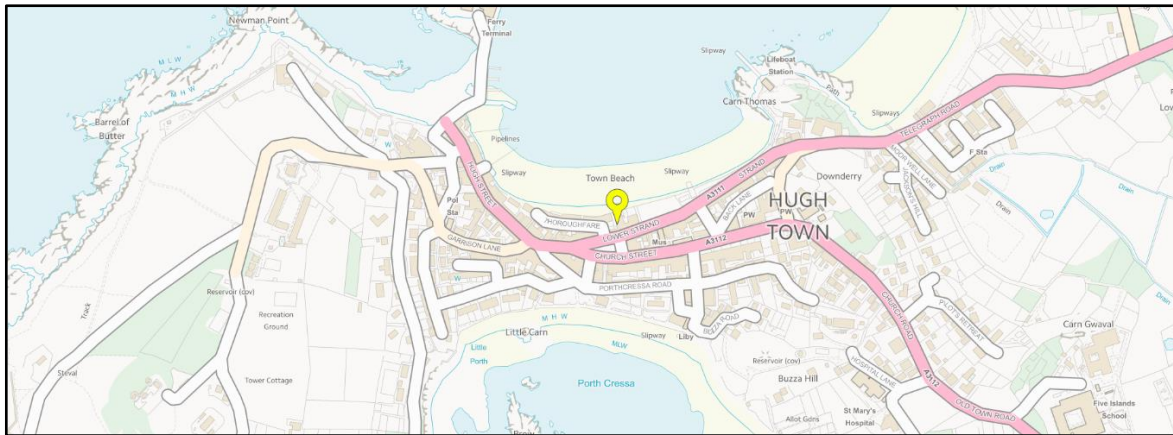


Figure 1: Wider Location Map, identifying the location of the Proposed Development. (Source: OS)



Figure 2: Aerial View of the site (Source: Google Earth)

- 2.2 From a review of 2m LiDAR for the site, topographic levels vary between 3.24mAOD and 4.36mAOD. The client undertook a more accurate topographic survey of the site which displayed the levels to vary between 3.66mAOD 3.90mAOD.

Vulnerability classification

- 2.3 The existing site is a concrete yard sloping towards Town beach, a 2m high granite wall with an opening provides access the to the beach. The existing site is classified as 'Less Vulnerable'.
- 2.4 Proposed is a 3-storey residential dwelling and is classified as 'More Vulnerable'.

- 2.5 According to the EA Flood Map for Planning (Figure 3), shows the site is located in Flood Zone 1. This is due to the fact the data from the Isles of Scilly Coastal Flood Modelling Report (2019) has not been uploaded to the EA Flood Map for planning.
- 2.6 The Isles of Scilly Coastal Flood Modelling Report (2019) shows the site to be at risk of flooding during a 1 in 200 year event (Figure 4).

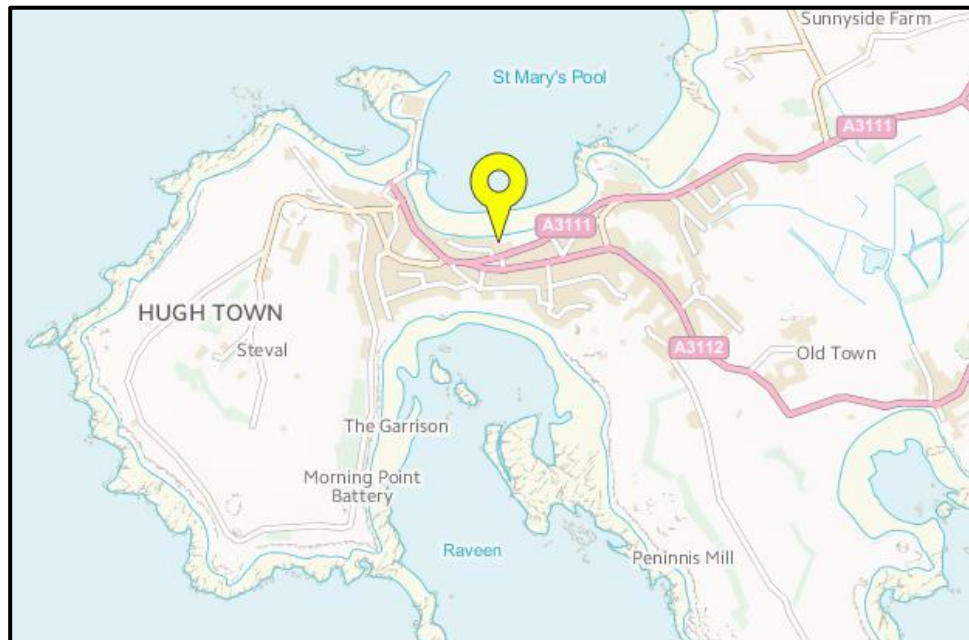


Figure 3: EA Flood Zone Map (Source: EA)

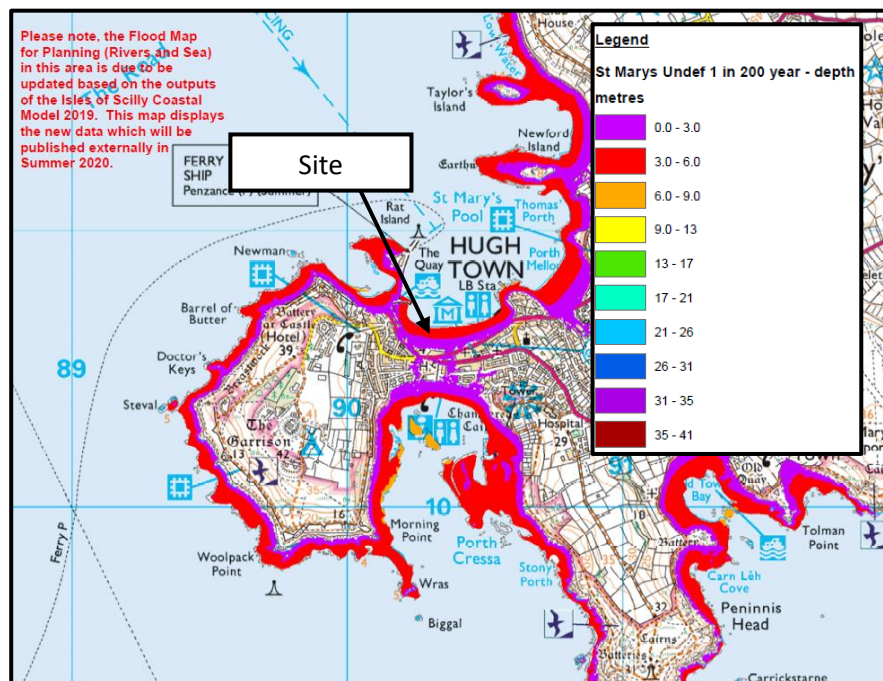


Figure 4: Depth undefended 1 in 200 year (Source: EA)

Geology

- 2.7 According to the British Geological Survey's (BGS) Geology of Britain online resource the bedrock of the site is Granite. Igneous Bedrock formed approximately 252 to 359 million years ago in the Permian and carboniferous periods. The local environment was previously dominated by intrusions of silica-rich magma. Superficial deposits have been identified as Blown Sand - Sand. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. The local environment was also previously dominated by windblown deposits.
- 2.8 Furthermore, according to the Shoreline Management Plan 2 (SMP 2) 2010, the Isles of Scilly have a primarily hard, rocky coastline with a highly indented form due to the large number of granite headlands and nearshore islands creating local areas of shelter, resistance and entrapment of sediment. The granite exposures will remain resistant to erosion dictating a general stability in the form of the coastline of the islands.

3. Sequential Test/Exception Test

- 3.1 Under the NPPF, all new planning applications must undergo a *Sequential Test*. This test must be implemented by local planning authorities with a view to locating particularly vulnerable new developments (e.g. residential, hospitals, mobile homes etc.) outside of the floodplain.
- 3.2 The test refers to the EA Flood Zones described in Table 6 (Section 5 of this report). For reference, the NPPF *Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table 3* is reproduced below in Table 2 below.
- 3.3 Under the NPPF guidance, the existing concrete yard is classified as “Less Vulnerable”. Given that the proposed development is constructing a 3-storey residential unit, the site is now classified as “More Vulnerable”.

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Zone 3b <i>Functional Floodplain</i>	Exception Test Required	✓	✗	✗	✗

Table 2: The Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table as specified by NPPF. Shaded cells denote the proposed re-development. Please note: ✓ means development is appropriate; ✗ means the development should not be permitted.

- 3.4 The property is at risk of tidal flooding during a 1 in 200 year or greater event, this is deemed high probability and therefore the site is located in flood zone 3. A 'More Vulnerable' development in Flood Zone 3 requires and Exception Test.
- 3.5 The two parts to the Exception Test require the proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall. As a result, a Flood Risk Assessment is required to reduce the risk of flooding.

4. Site Flood Hazards

Sources of Flooding

- 4.1 Correspondence with the EA and the Isles of Scilly flood report show the site is at risk of flooding from tidal flooding during a 1 in 200 year event and therefore is considered to be in Flood Zone 3.
- 4.2 As outlined the proposed development is considered to be “More Vulnerable” post-development, under the NPPF. Communication with the Environment Agency (EA) and a review of sources to be mentioned has identified the following potential sources of flooding to the site:

Source	Description
Tidal	High
Surface	Low
Groundwater	Low
Sewer	Medium

Table 3: Summary of flood sources.

Mechanisms and History of Flooding

Tidal

- 4.3 The EA have provided a product 4 data set. This section comprises of analysis of this data.
- 4.4 The client undertook a topographic survey of the site which displayed the levels to vary between 3.66mAOD and 3.90mAOD.
- 4.5 The results from the Isles of Scilly Coastal Model (2019) show the site to flood during a: 1 in 200 year event (Figure 5), 1 in 200 year event with climate change (Figure 6) and 1 in 1000 year event (Figure 7).
Note: the climate change results use the outdated CP09 guidance, Section 5 shows the updated CP18 results.
- 4.6 Table 4 shows the flood level in each case in relation to the minimum site level. To allow for modelling uncertainties the upper limit of each flood water level band is used.

Return Period (Years)	Flood Water Level (mAOD)	Minimum Site Level (mAOD)	Difference (m)
200	4.00	3.66	0.34
200 + Climate Change	5.00	3.66	1.34
1000	4.50	3.66	0.84

Table 4: Summary of the water levels during events

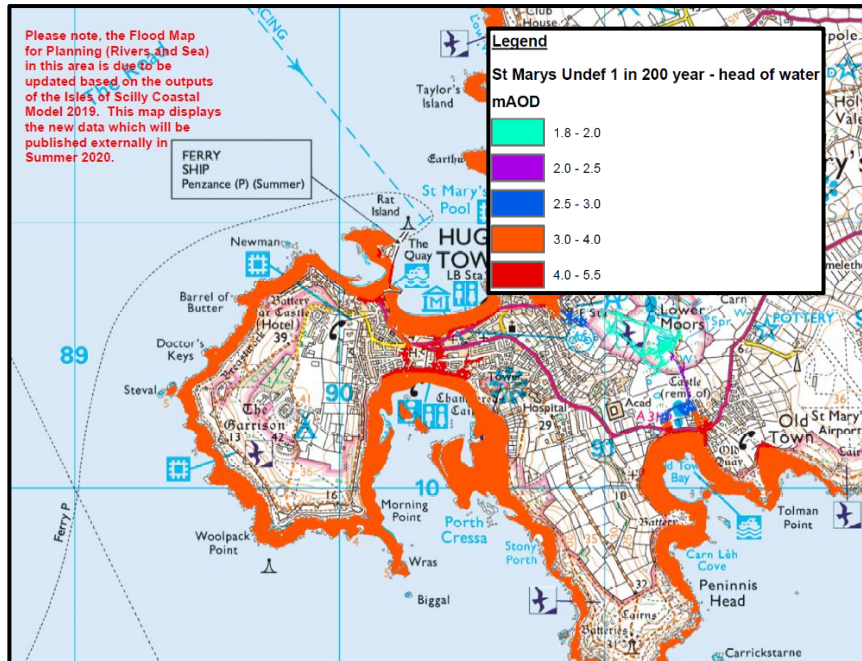


Figure 5: 1 in 200 year event (Isles of Scilly Coastal Model, 2019)

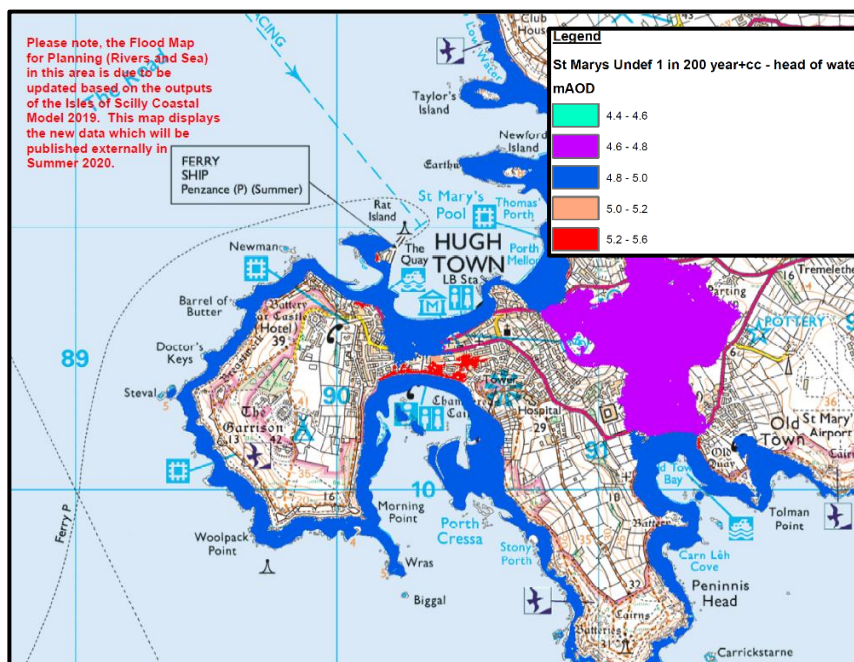


Figure 6: 1 in 200 year event + Climate Change (Isles of Scilly Coastal Model, 2019)

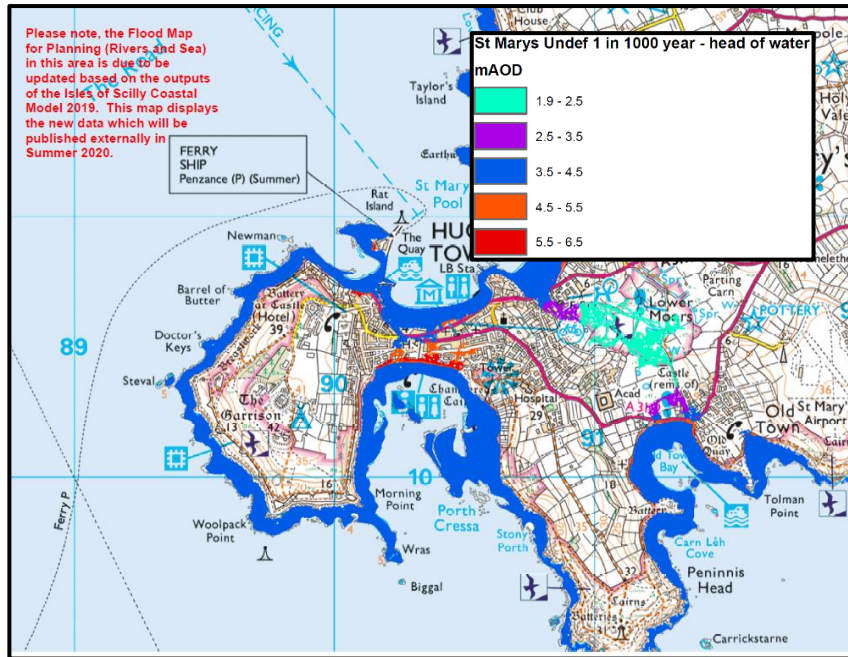


Figure 7: 1 in 1000 year event (Isles of Scilly Coastal Model, 2019)

4.7 A review of the EA spatial data set indicates there is a sea/coastal wall along the frontage of Town Beach, Hugh Town protecting the property (Figure 8).

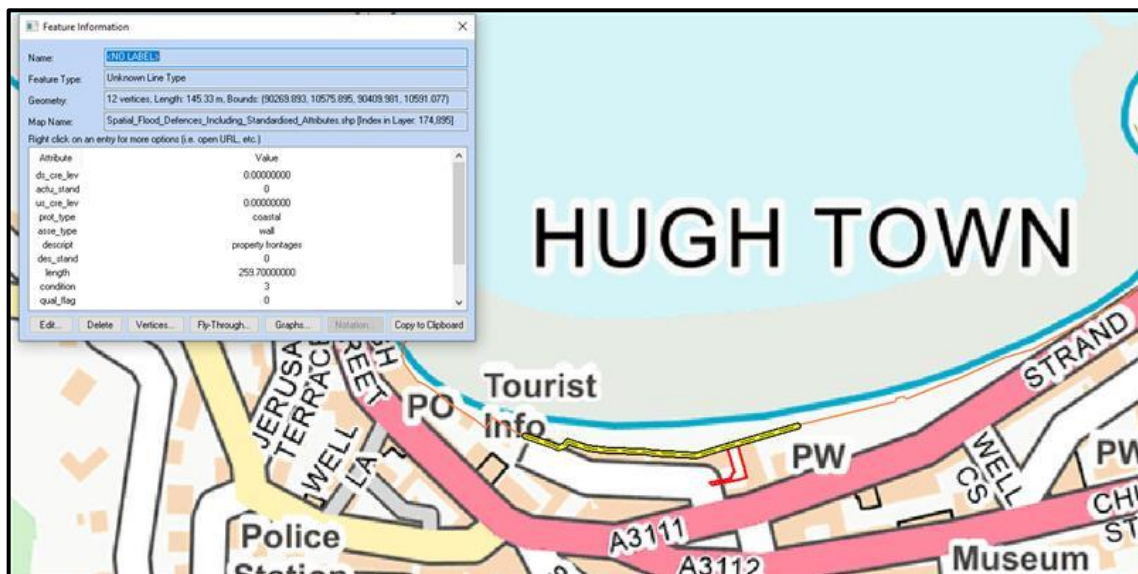


Figure 8: EA spatial data set flood defences

Surface Water (Pluvial)

- 4.8 The EA's Online Flood Risk from Surface Water Map does not show information in the Isles of Scilly, although the EA deems the site is at medium risk from surface water flooding. This means each year this area has a chance of flooding of between 1% and 3.3%.
- 4.9 The main mechanism of flooding is tidal flooding.
- 4.10 The Isles of Scilly Local Flood Risk Management Strategy (2017) states that the risk from pluvial flooding is considered to be extremely low. There have been no significant past local events from surface water.
- 4.11 Based on the fact the Isles of Scilly Local Flood Risk Management Strategy (2017) is a more detailed analysis of the surface water flood risk, the risk of flooding to the site from pluvial sources is deemed to be **Low**.

Groundwater

- 4.12 Based on the EA Isles of Scilly Source Protection data set St Mary's delineation of ground water source protection zones (SPZ). The site is not located within a Groundwater Source Protection Zone (Figure 9).

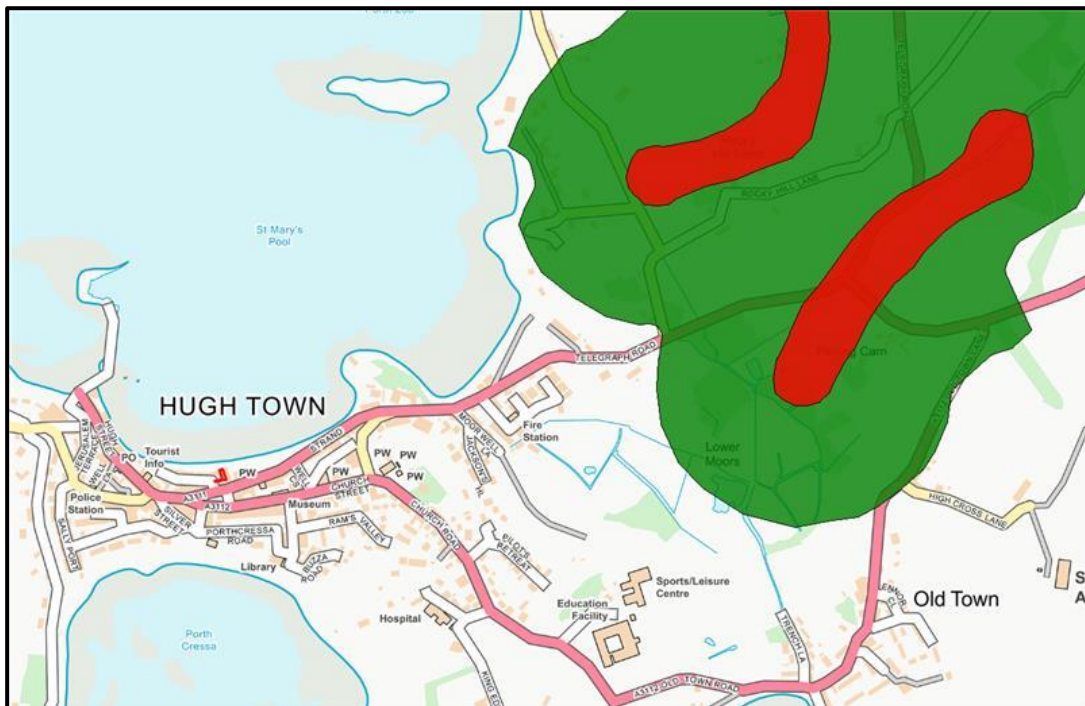


Figure 9: Ground water protection zone (Source: EA Isles of Scilly Source Protection data set)

- 4.13 As such, the risk of flooding to the site from groundwater sources is considered **relatively low**.

Sewer

- 4.14 Any new sewer connection should be agreed with the local sewer provider and have a non-return valve.
- 4.15 The Isles of Scilly Local Flood Risk Management Strategy (2017) provides the key critical infrastructure locations that are vulnerable to flooding and coastal erosion (Table 5). For Hugh Town and south east Garrison shore to Morning Point, the mains sewerage and pump station is vulnerable.
- 4.16 As such, adopting a conservative approach, the risk of flooding from sewer sources to the proposed development site is considered **Medium**.

Service	Location	Description
Water and Sewerage	St Mary's; Lower and Higher Moors.	Groundwater abstraction wells.
	St Mary's; Pelistry ledges and coastline below Mount Todden Down.	Desalination plant sea water abstraction boreholes and floating inlet with land connections.
	St Mary's; Hugh Town, Old Town, Porth Mellon, Porthloo.	Mains water supply.
	St Mary's; Hugh Town and south east Garrison shore to Morning Point.	Mains sewerage and pump station (located behind Bishop and Wolf).
	St Mary's; Old Town.	Mains sewerage and bio bubble treatment plant.
	Tresco; New Grimsby Palace Row to Timothy's Corner.	Mains water supply and sewerage.

Table 5: Key critical infrastructure locations that are vulnerable to flooding and coastal erosion (The Isles of Scilly Local Flood Risk Management Strategy, 2017)

Surface Water Drainage Strategy

- 4.17 The proposed development is for the construction of a three-storey residential dwelling on an existing concrete yard. As such, there will be no change to the existing runoff rates from the site. However, in line with NPPF the development should restrict run off rates where possible.

Records of Historical Flooding

- 4.18 The Isles of Scilly Coastal Flood Modelling Report (2019) analysed the historic tidal flooding events. The islands are known to have flooded on the 17/10/2012, (01-04)/01/2014 and 14/02/2014. However, there are no records to show detailed extents and the exact location of the flooding.
- 4.19 No recorded historic incidents of pluvial, groundwater or sewer flooding events were found.

5. Probability of Flooding

5.1 Tidal flooding is generally caused by low pressure weather systems creating storm-surges (or storm tides), chiefly via high speed winds. These winds (and to a certain extent, the low pressure) create a 'bulge' of water which, if it coincides with high tide, can generate very high, stormy, water levels. However, because this mechanism is well understood, it is likely an early warning will be issued before such an event strikes. As such, it is unlikely that the site would be subject to tidal flooding without several hours of early warning.

Zone	Description
1	Low Probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
2	Medium Probability. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year.
3a	High Probability. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
3b	The Functional Floodplain. This zone comprises land where water has to flow or be stored in times of flood. SFRA's should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the EA, including water conveyance routes).

Table 6: Definition of the NPPF Flood Zones. Shaded cells denote the proposed development (Source: EA).

Climate Change on Site

5.2 Climate change is likely to increase the flow in rivers and raise sea levels and storm intensity. The site is mainly affected by tidal flooding.

Climate Change- Tidal

5.3 Using the CP18 guidance, the climate change impact on the tidal flood water level was analysed.

5.4 The development is to be resistant to a 1 in 200 year event + climate change. The 1 in 200 year event sea water level is 4mAOD. Table 7 shows the water level change due to climate change relative to the sea water level.

	Cumulative sea-level rise 2019 to 2125 (m)	1 in 200 year Sea Water Level (mAOD)	1 in 200 year Sea Water Level + Climate Change (mAOD)	Minimum Site Level (mAOD)	Sea Water Level relative to Minimum Site Level (m)
Higher Central	1.10	4.00	5.10	3.66	1.44
Upper End	1.49	4.00	5.49	3.66	1.83
High++	2.18	4.00	6.18	3.66	2.52

Table 7: Climate change impact on Sea Water Level

5.5 It is important to note that tidal flooding is generally caused by low pressure weather systems creating storm-surges (or storm tides), chiefly via high speed winds. These winds (and to a certain extent, the low

pressure) create a 'bulge' of water, which, if it coincides with high tide, can generate very high, stormy, water levels. However, because this mechanism is well understood, it is very likely that an early warning will be issued before such an event strikes. As such, it is very unlikely that the site would be subject to tidal flooding without several hours of early warning.

- 5.6 Following submission of v1.0, the EA were consulted on the planning application and objected as they deemed there to be an unacceptable risk to life and property from flooding. The EA raised concerns that while all living quarters were proposed above the design flood level, there were potentially habitable areas at the ground floor.
- 5.7 As such, in accordance with the EA's request, the developer has altered the scheme so that all habitable rooms are now at the first floor and above, which is to be set no lower than 6.48mAOD (300mm above the 1:200 year +CC (High++) flood level of 6.18mAOD) as per the EA's request

6. Residual Risks

- 6.1 Residual risks are those remaining after applying the sequential approach to the location of development and taking mitigating actions. Examples of residual flood risk include:
- The failure of flood management infrastructure such as a breach of a raised flood defence, blockage of a surface water conveyance system, overtopping of an upstream storage area, or failure of a pumped drainage system;
 - A severe flood event that exceeds a flood management design standard, such as a flood that overtops a raised flood defence, or an intense rainfall event which the drainage system cannot cope with.
- 6.2 There is a residual risk of erosion to the frontage, particularly to the seaward face of the property.
- 6.3 Furthermore, the (100 year) Shoreline Management Plan (SMP) for this policy unit is Managed Realignment (MR) (Figure 10). The SMP states that: “Increasing pressure upon this part of the frontage may dictate that a longer-term accommodation of rising sea levels is made – this may be done through realignment of the existing defence line.”.
- 6.4 As such, the site may be at a greater risk of coastal flooding over the next 100 years due to proposed removal of maintenance of existing flood defences. As such, the developer should be aware of the potential increased risk from sea level rise due to the lack of intervention.

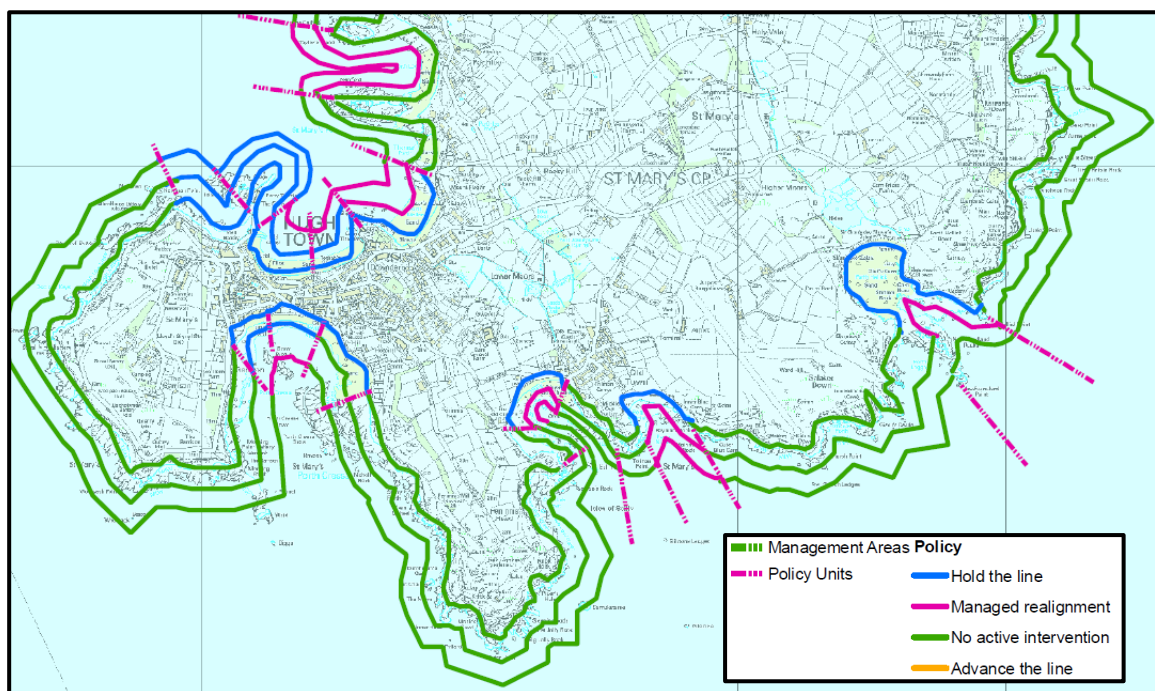


Figure 10: Shoreline management plan (SMP2)

7. Flood Risk Management Measures

- 7.1 The analysis of this assessment has indicated a 1 in 200 year tidal flood level of 4.00mAOD. The high++ climate change tidal flood water level is 6.18mAOD. As such, in line with policy, it is recommended that all habitable/ residential spaces have FFLs set no lower than 6.48mAOD (300mm above the 1:200 year +CC (H++) flood level as per the EA's request).
- 7.2 In addition, the proposed dwelling should be constructed in a flood resilient manner in accordance with the Communities and Local Government *Improving the Flood Performance of New Buildings – Flood Resilient Construction* document. The following mitigation measures are recommended:
- all habitable/ residential spaces have FFLs set no lower than 6.48mAOD (300mm above the 1:200 year +CC (H++) flood level);
 - Bringing down electrical services from ceilings, towards sockets, where possible;
 - All plumbing insulation to be of closed-cell design;
 - Solid, impermeable (concrete) walls and floors at ground level of the proposed building, where possible;
 - Non-return valves to be fitted on sewers to prevent back-flow;
 - The residents sign up to the EA flood warning service.

Flood Evacuation Plan

- 7.3 The site resides within Flood (tidal) and the EA has been advised to take into account the 1 in 200 year event annual probability of tidal flooding Table 6.
- 7.4 Due to the nature of tidal flooding, it is likely that there will be sufficient warning and prior evacuation will be sought before flood waters reach the site.
- 7.5 The flood plan for the Isles of Scilly is part of the Devon, Cornwall and Isles of Scilly Local Resilience Forum Multi-Agency Flood Plan and can be found in Appendix 2 of the Isles of Scilly Local Flood Risk Management Strategy (2017). The flood plan details that Hugh Town is a high-risk community.
- 7.6 The Isles of Scilly Council also receives Severer Weather Warnings from the Meteorological Office via the National Severe Weather Warning Service (NSWWS).
- 7.7 The Isles of Scilly Council also monitor the weather forecasts themselves, particularly when there are significant Spring tides.
- 7.8 Weather/flood warnings are disseminated as follows:
- Council website
 - Community Message Board
 - Tourist Information Office
 - Town Hall
 - Radio Scilly and Cornwall
 - Posters

- Door knocking in specific vulnerable locations or by telephone for the off-islands
- Direct to the Isles of Scilly Fire and Rescue Service

7.9 It is recommended the site owner(s) signs up to the EA Flood Warning Service if they have not done so already, in order to provide betterment to the site. It is recommended that all new site owners or residents are made aware of the potential flood risk to the site and that they sign up to the EA Flood Warning Service.

- On receipt of a **FLOOD ALERT**, the owners/occupiers of the property should;
 - Monitor Weather/flood warnings are outlined above;
 - Make themselves aware of forecast local weather conditions;
 - Alert others resident in the property of the situation;
 - Prepare to evacuate if necessary.
- On receipt of a **FLOOD WARNING**, the owners/occupiers of the property should:
 - Follow advice to “go in, stay in, and tune in”;
 - Be prepared to follow instruction from the Emergency Services.
- On receipt of a **SEVERE FLOOD WARNING**, the owners/occupiers of the properties should:
 - Follow advice to “go in, stay in, and tune in”;
 - Remain attentive to local media forecasts and news bulletins;
 - Do not evacuate unless instructed to do so by the Emergency Services;
 - Only when instructed to evacuate by the Emergency Services, leave the property and follow the agreed evacuation route.

8. Off Site Impacts

Impact of Flood Risk Elsewhere

8.1 The development's primary flood risk is from the sea. The increased sea water level due to the development displacing water is negligible and therefore the impact of flood risk elsewhere is low.

Generation of Runoff

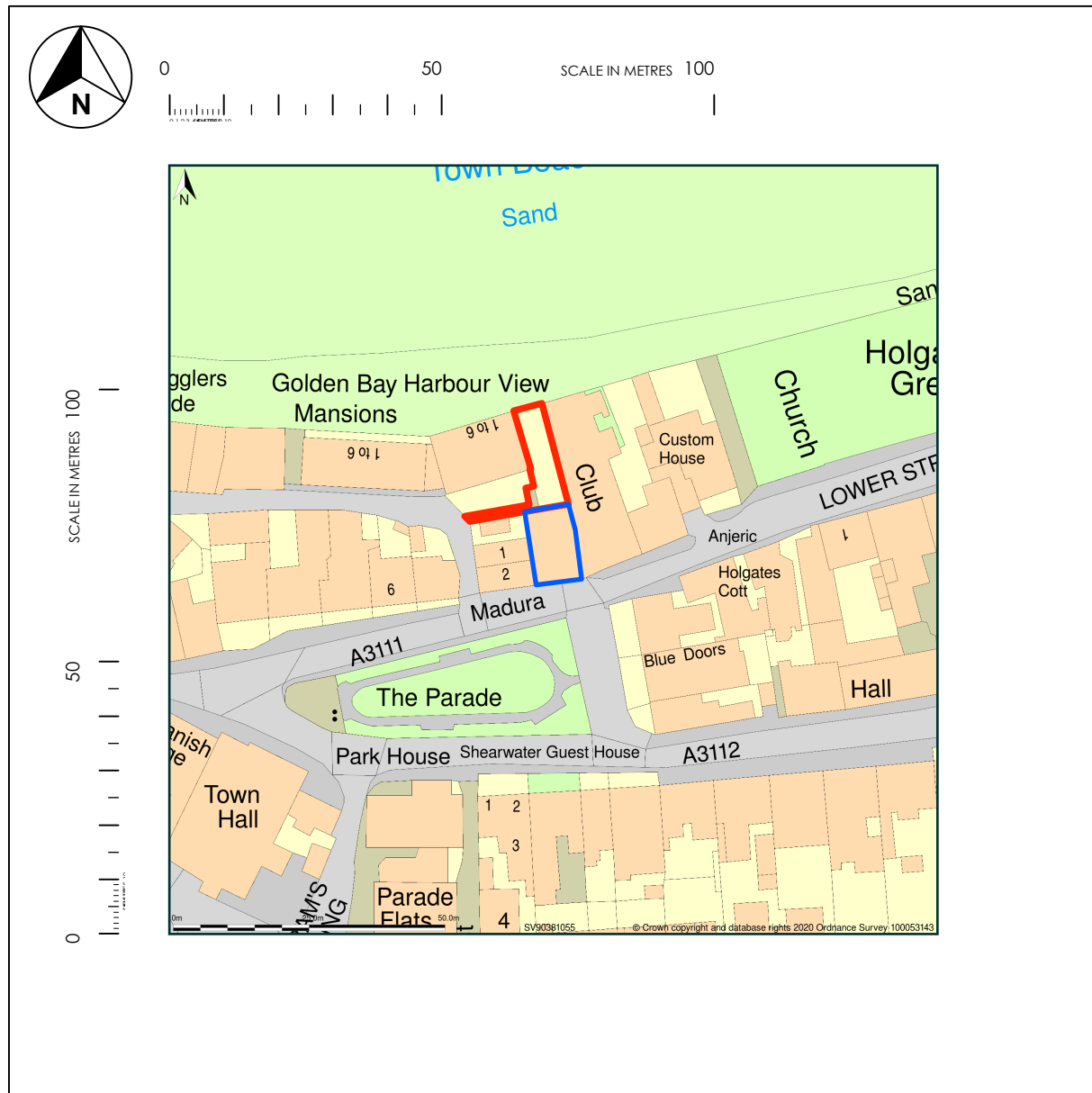
8.2 The proposed development is for the construction of a three-storey residential dwelling on an existing concrete yard. As such, there will be no change to the existing runoff rates from the site. However, in line with NPPF the development should restrict run off rates where possible.

9. Conclusion

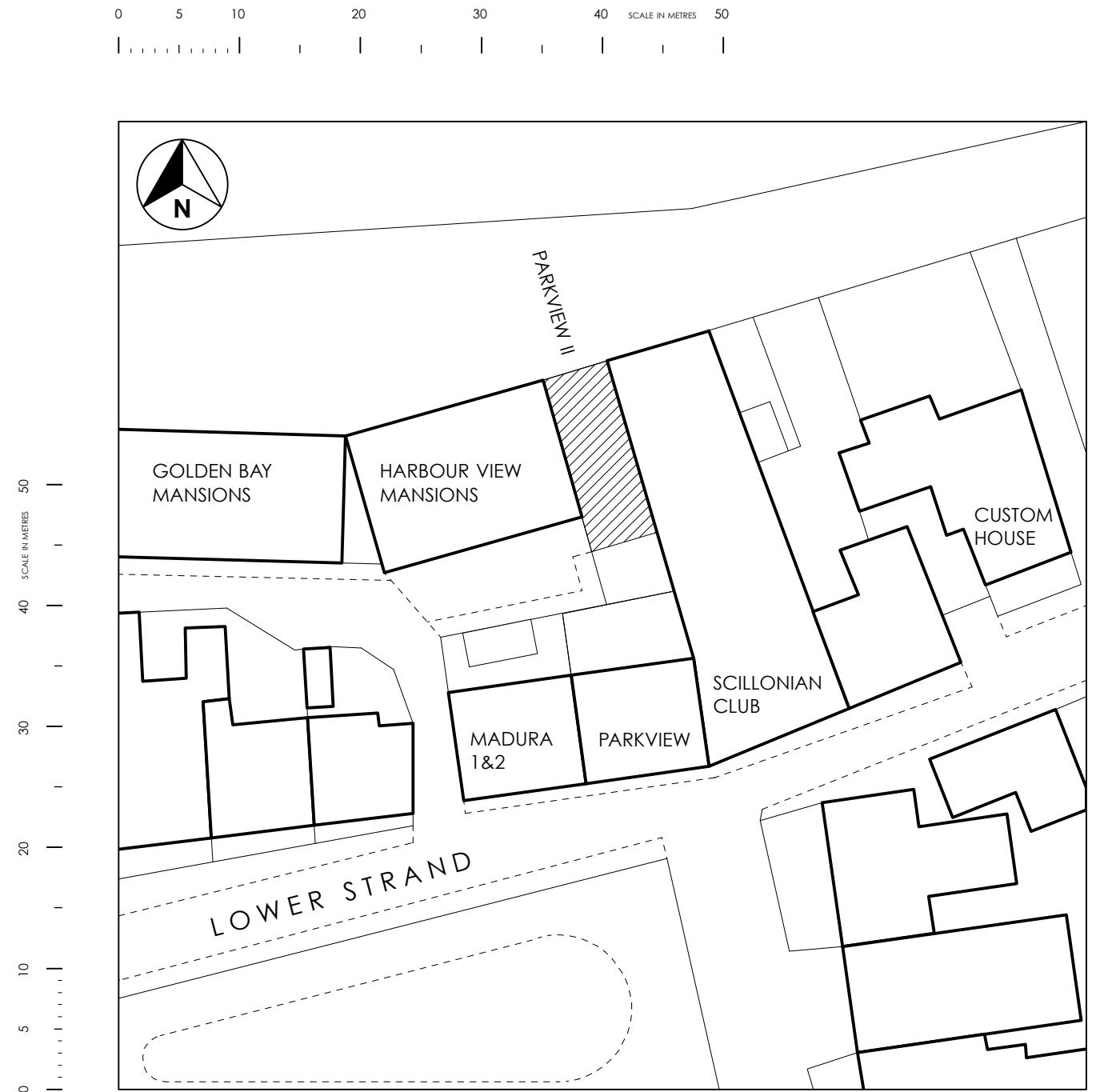
- 9.1 Ambiental Environmental Assessments Limited has been appointed by the client to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed development at Park View 2, Lower Stand, St Marys, Isles of Scilly, TR21 0LP.
- 9.2 The existing site is a concrete yard and classified as 'Less Vulnerable'.
- 9.3 The proposed development is a 3-storey residential dwelling and classified as 'More Vulnerable'.
- 9.4 According to the EA Flood Map for Planning, the site is located in Flood Zone 1. However, previous correspondence with the Environment Agency has confirmed that the site is located in an area considered to be at risk of flooding over the lifetime of the development. The Isles of Scilly Coastal Flood Modelling Report (2019) shows that the site is within an area at risk of flooding during a 1 in 200 year, or greater, event. The site can therefore be considered to be in Flood Zone 3.
- 9.5 Analysis has shown that the flood water level during a 1 in 200 year event is 4.00mAOD. Including the CP18 climate change adjustment gave the following sea water levels:
- Higher Central: 5.10mAOD
 - Upper End: 5.49mAOD
 - High++: 6.18mAOD
- 9.6 A topographic survey of the site showed the minimum level to be 3.66mAOD. Using the High++ climate change model the site could be inundated by 2.52m of water head.
- 9.7 In accordance with the EA's request (EA Ref DC/2020/121505/01-L0), the developer has altered the scheme so that the ground floor is open to allow flood water to flow through the site, and only contains an external courtyard area and the entrance stairwell. Furthermore, all habitable rooms are now at the first floor and above, which is to be set no lower than 6.48mAOD (300mm above the 1:200 year +CC (High++) flood level of 6.18mAOD) as per the EA's request.
- 9.8 Due to the nature of the development, the effect on runoff rate post-development is deemed to be negligible. Although in line with NPPF, the development should restrict run off rates where possible.
- 9.9 The risk of surface water and groundwater flooding to the development has been deemed to be relatively Low.
- 9.10 The risk of sewer flooding to the development has been deemed Medium.
- 9.11 As such, and given that:
- The proposed development can incorporate flood resilient design;
 - All habitable rooms will be set no lower than 6.48mAOD (300mm above the 1:200 year +CC (H++) flood level);
 - Given the nature of tidal flooding, prior evacuation could be sought before flood waters reach the site, and,
 - In terms of flood vulnerability, significant 'betterment' can be achieved through the implementation of warning procedures and formalisation of a flood evacuation plan.

9.12 Following the guidelines contained within the NPPF, the proposed development could be considered suitable assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.

Appendix I - Site Plans



LOCATION PLAN 1:1250



BLOCK PLAN 1:500

PARK VIEW 2
 LOWER STRAND, ST MARY'S

SITE PLAN
BLOCK PLAN

DRW NO. PV01
 DATE - FEB 2021
 SCALE AS SHOWN @ A3

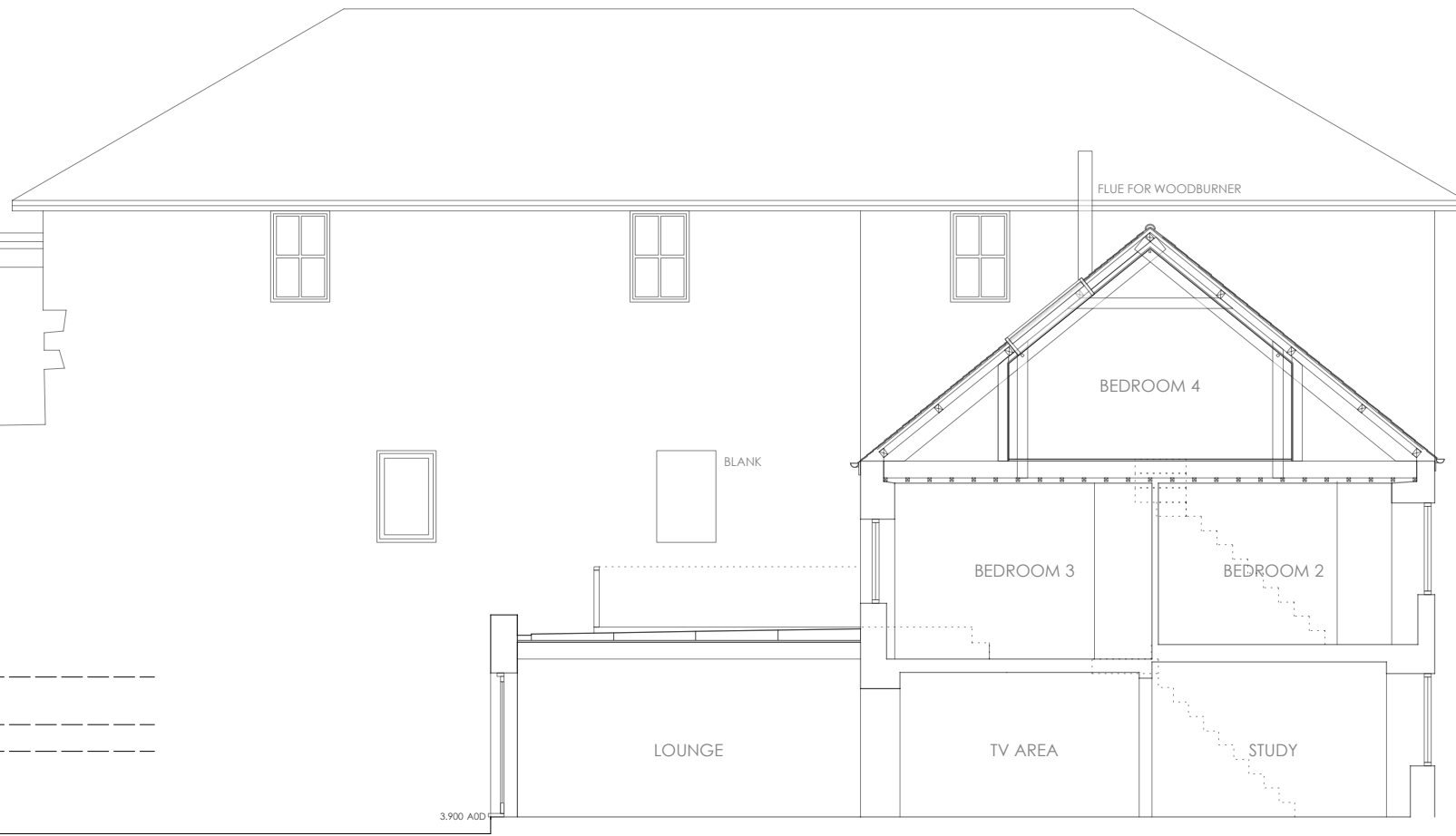
0 5 10 SCALE IN METRES 20 30

SCALE IN METRES 10

5

0

6.180 AOD HIGH ++ CC
5.490 AOD UPPER END CC
5.100 AOD HIGHER-CENTRAL CC
3.659 AOD LOWEST POINT SITE LEVEL

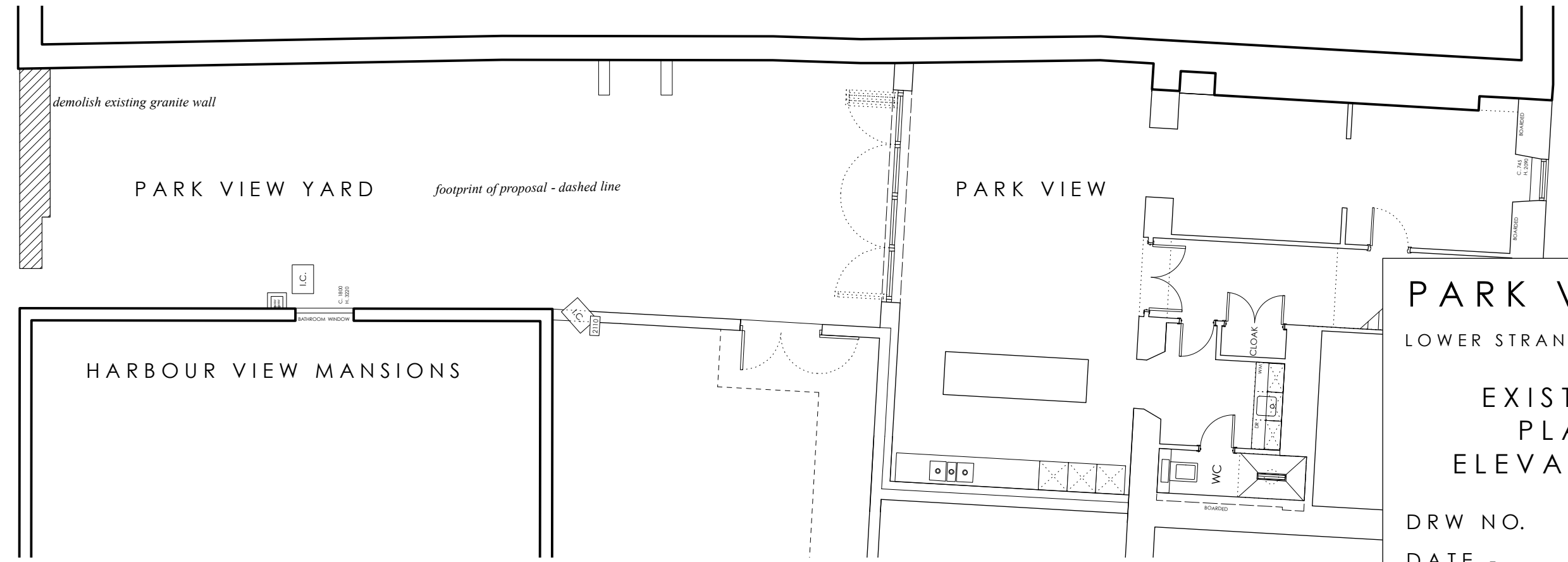


SCILLONIAN CLUB ELEVATION

0

5

SCALE IN METRES 10



EXISTING GROUND FLOOR PLAN

PARK VIEW 2
 LOWER STRAND, ST MARY'S

**EXISTING
 PLAN
 ELEVATIONS**

DRW NO. PV02
 DATE - FEB 2021
 SCALE - 1:100 @ A3

30

20

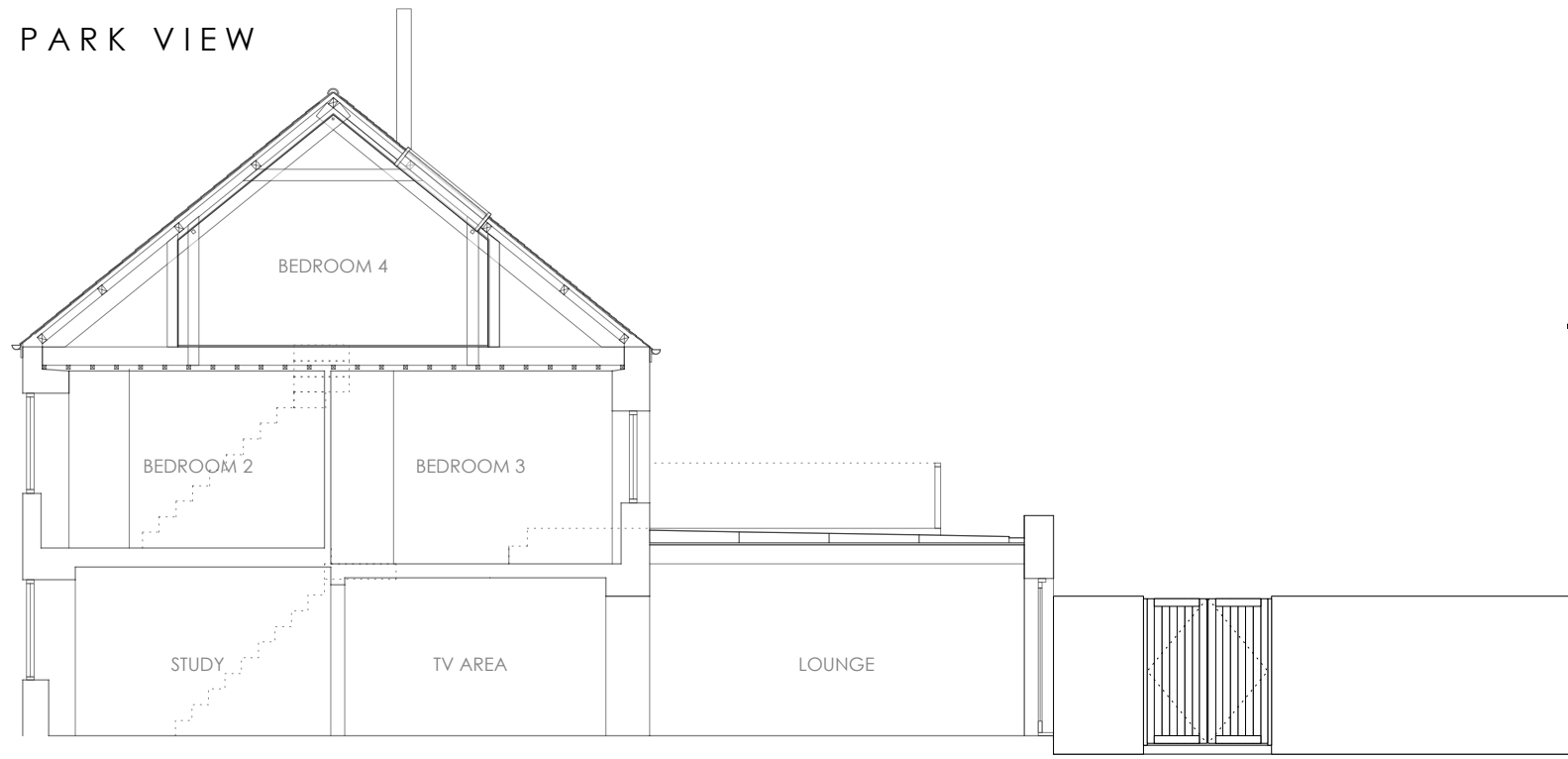
10 SCALE IN METRES

5

0

SCALE IN METRES
10
5
0

PARK VIEW



HARBOUR VIEW



HARBOUR VIEW ELEVATION

SCALE IN METRES
10
5
0

SCILLONIAN CLUB



HARBOUR VIEW

TOWN BEACH ELEVATION

PARK VIEW 2

LOWER STRAND, ST MARY'S

**EXISTING
ELEVATIONS**

DRW NO. PV03

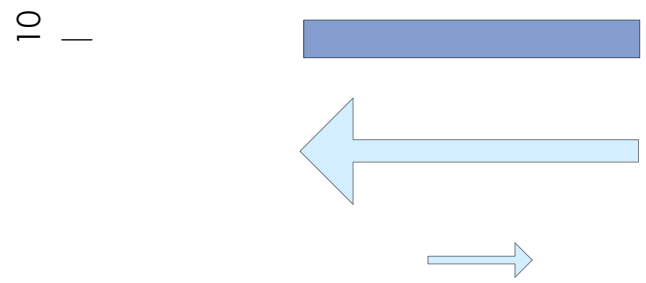
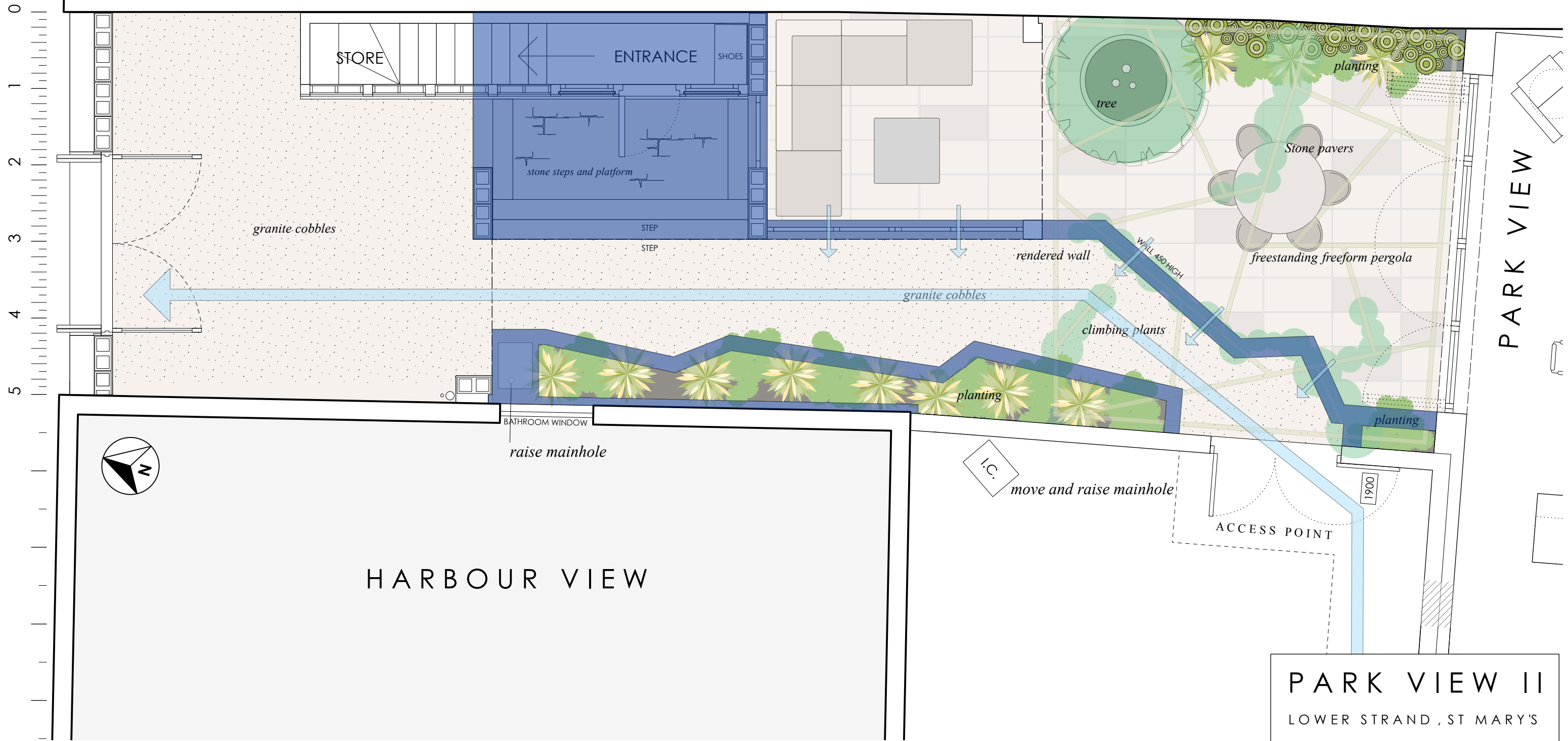
DATE - FEB 2021

SCALE - 1:100 @ A3

0 1 2 3 4 5 10

SCALE IN METRES

THE SCILLONIAN CLUB



PARK VIEW II

LOWER STRAND, ST MARY'S

GROUND FLOOR CONTEXTUAL

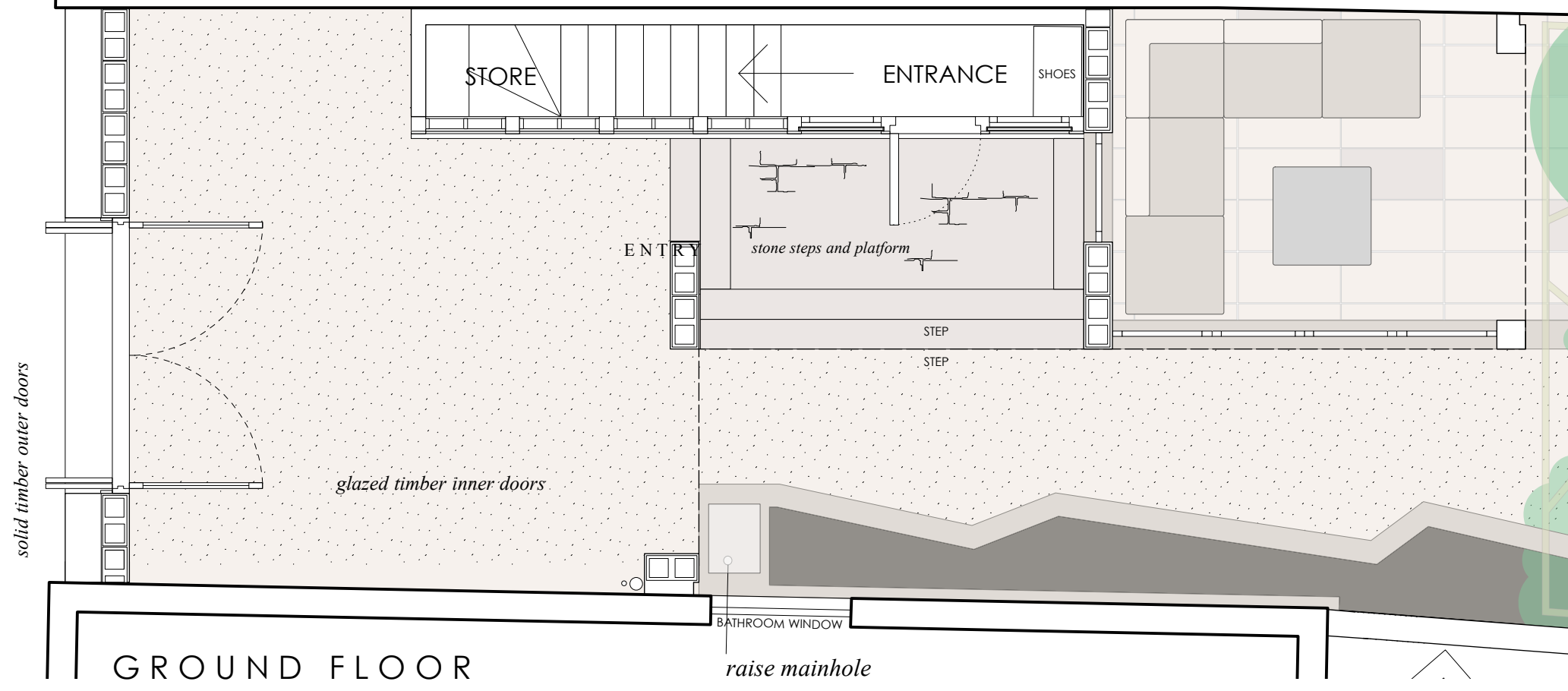
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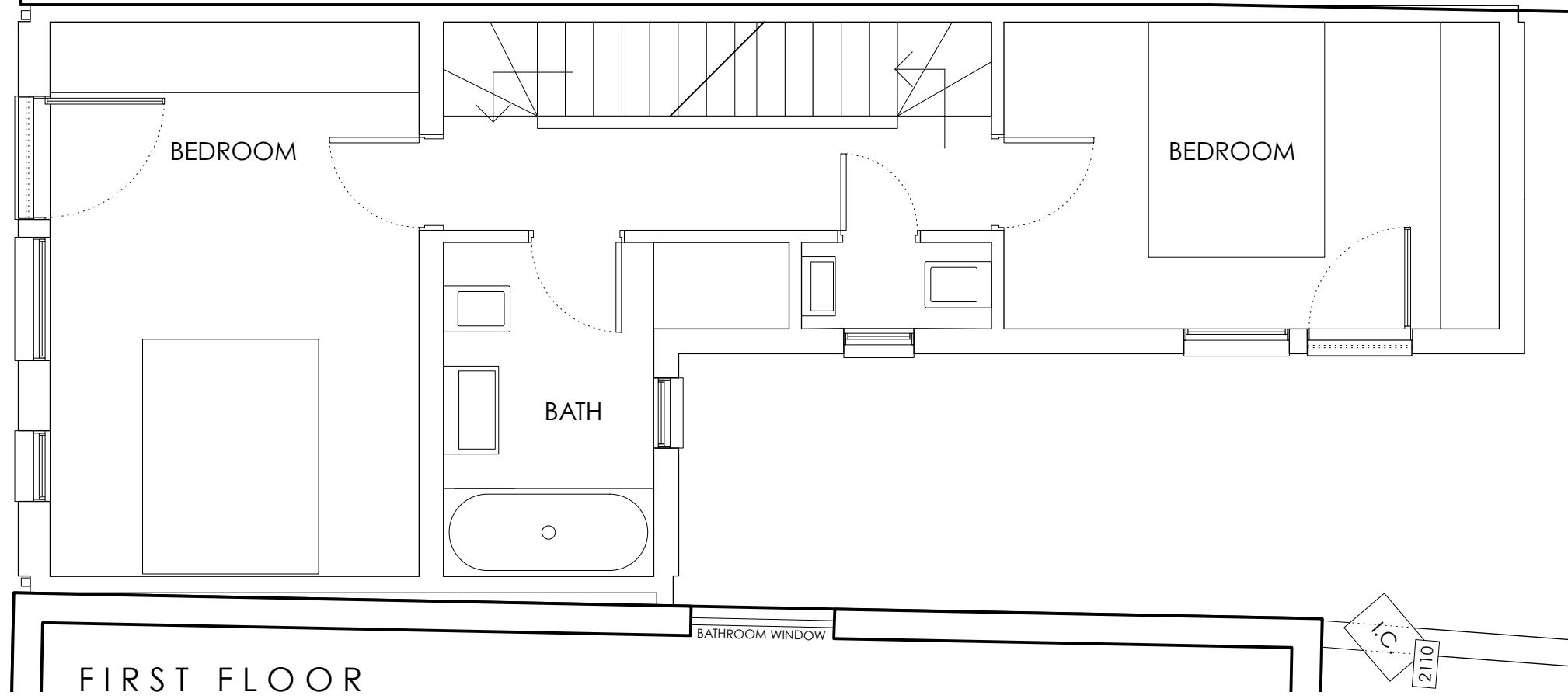
0 1 2 3 4 5 10

SCALE IN METRES

0
1
2
3
4
5

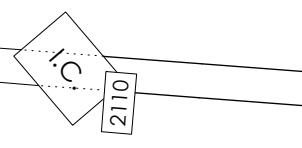


0
1
2
3
4
5



PARK VIEW 2
 LOWER STRAND, ST MARY'S
 PROPOSED
 GROUND / FIRST

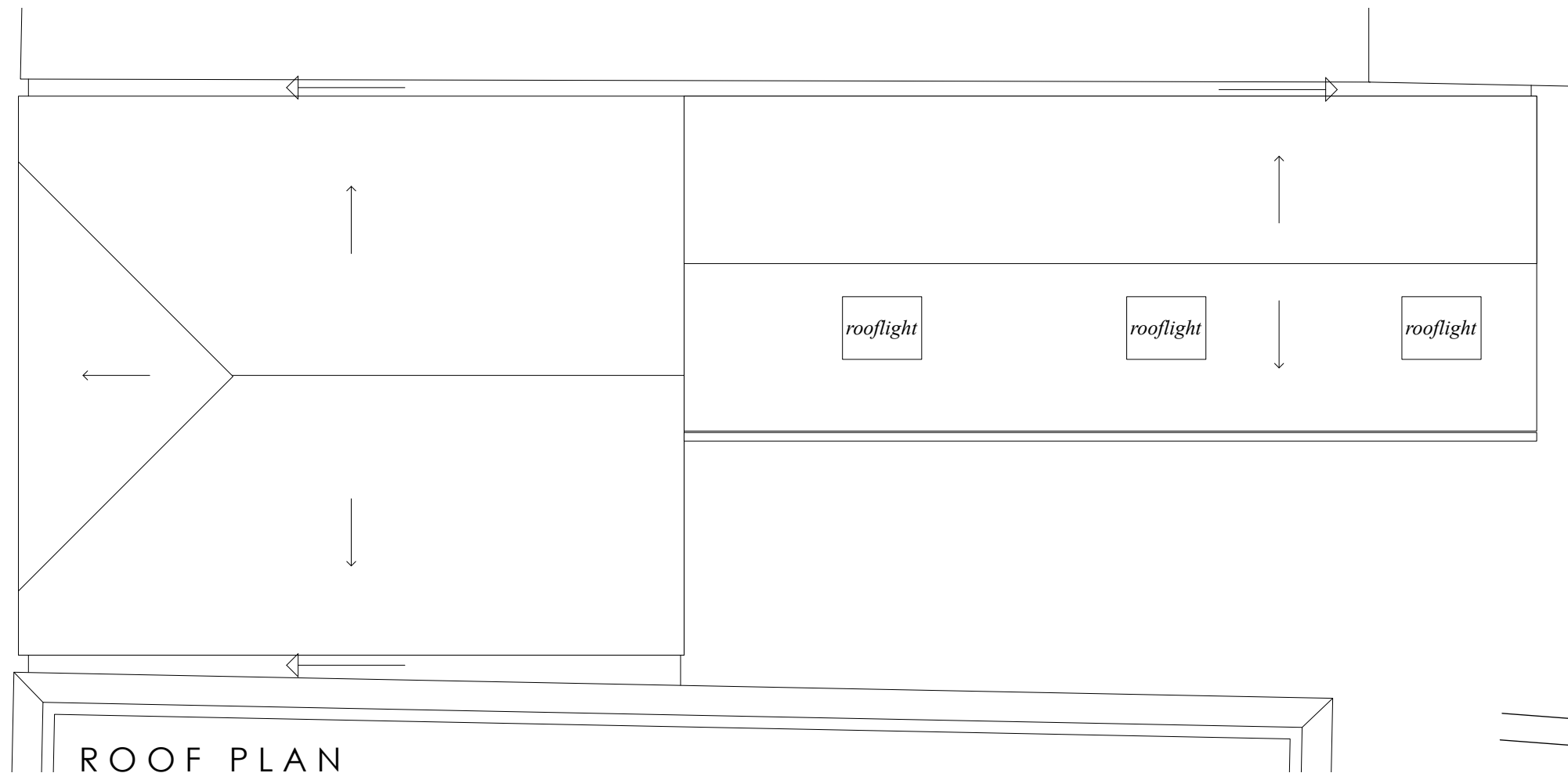
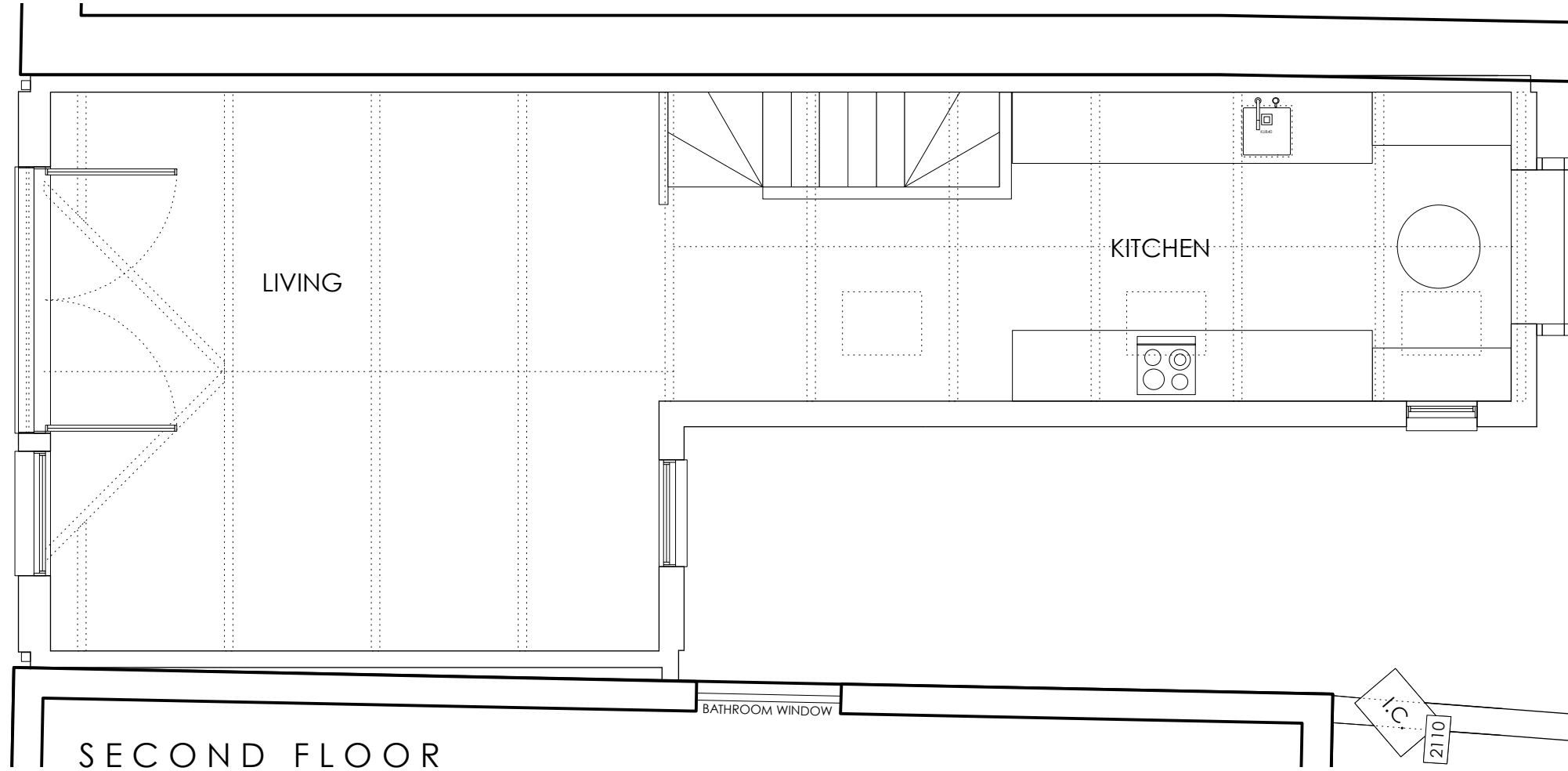
DRW NO. PV05
 DATE - FEB 2021
 SCALE - 1:50 @ A3





0 1 2 3 4 5 10

SCALE IN METRES



PARK VIEW 2

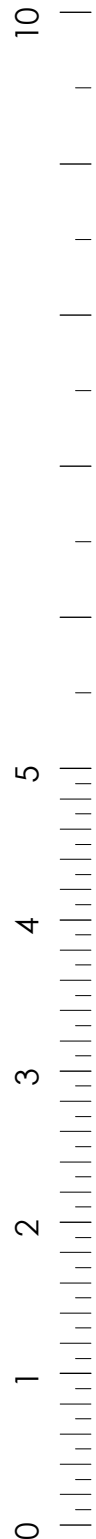
LOWER STRAND, ST MARY'S

PROPOSED SECOND / ROOF

DRW NO. PV06

DATE - FEB 2021

SCALE - 1:50 @ A3



furniture hoist in green oak

*butt jointed 150 x 20 mm timber rainscreen and edging timbers
Stainless steel nail fixings*

Powder coated aluminium doors and fixed panel

glass juliet balcony with oak handrail

Powder coated aluminium door and fixed panel

glass juliet balcony with oak handrail

recesses / boundary junctions in powder coated aluminium flashing

Powder coated aluminium side hung window

square aluminium rainwater pipes with powder coating finish

Timber storm doors

local granite

SCILLONIAN CLUB

HARBOUR VIEW

BEACH ELEVATION

PARK VIEW 2

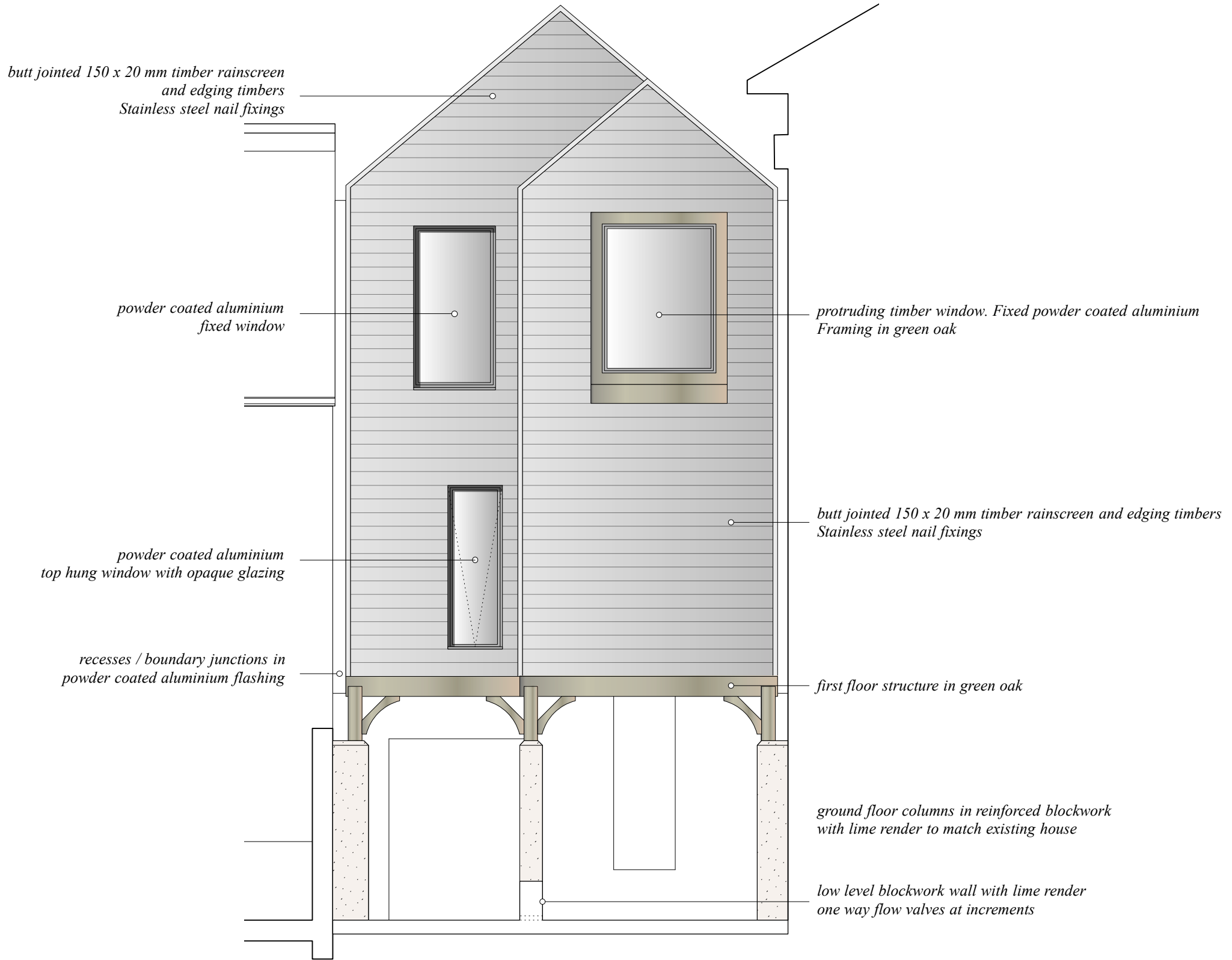
LOWER STRAND, ST MARY'S

ELEVATION
BEACH FACING

DRW NO. PV07

DATE - FEB 2021

SCALE - 1:50 @ A3



*butt jointed 150 x 20 mm timber rainscreen and edging timbers
Stainless steel nail fixings*

powder coated aluminium fixed window

powder coated aluminium top hung window with opaque glazing

recesses / boundary junctions in powder coated aluminium flashing

protruding timber window. Fixed powder coated aluminium Framing in green oak

*butt jointed 150 x 20 mm timber rainscreen and edging timbers
Stainless steel nail fixings*

first floor structure in green oak

ground floor columns in reinforced blockwork with lime render to match existing house

low level blockwork wall with lime render one way flow valves at increments

REAR ELEVATION

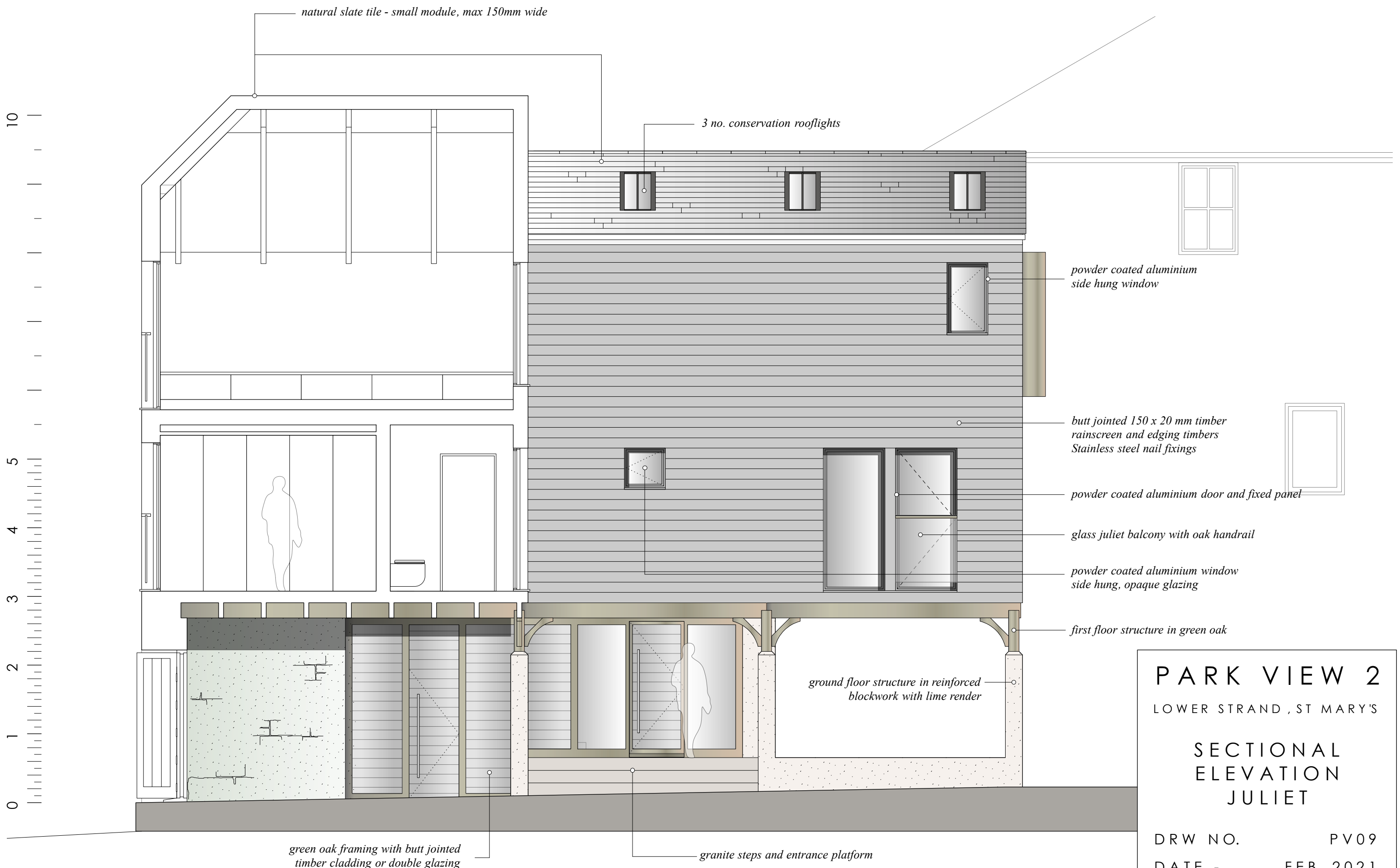
PARK VIEW 2
 LOWER STRAND, ST MARY'S

REAR ELEVATIONS

DRW NO. PV08
 DATE - FEB 2021
 SCALE - 1:50 @ A3

0 1 2 3 4 5 10

SCALE IN METRES



green oak framing with butt jointed timber cladding or double glazing

granite steps and entrance platform

SECTIONAL ELEVATION

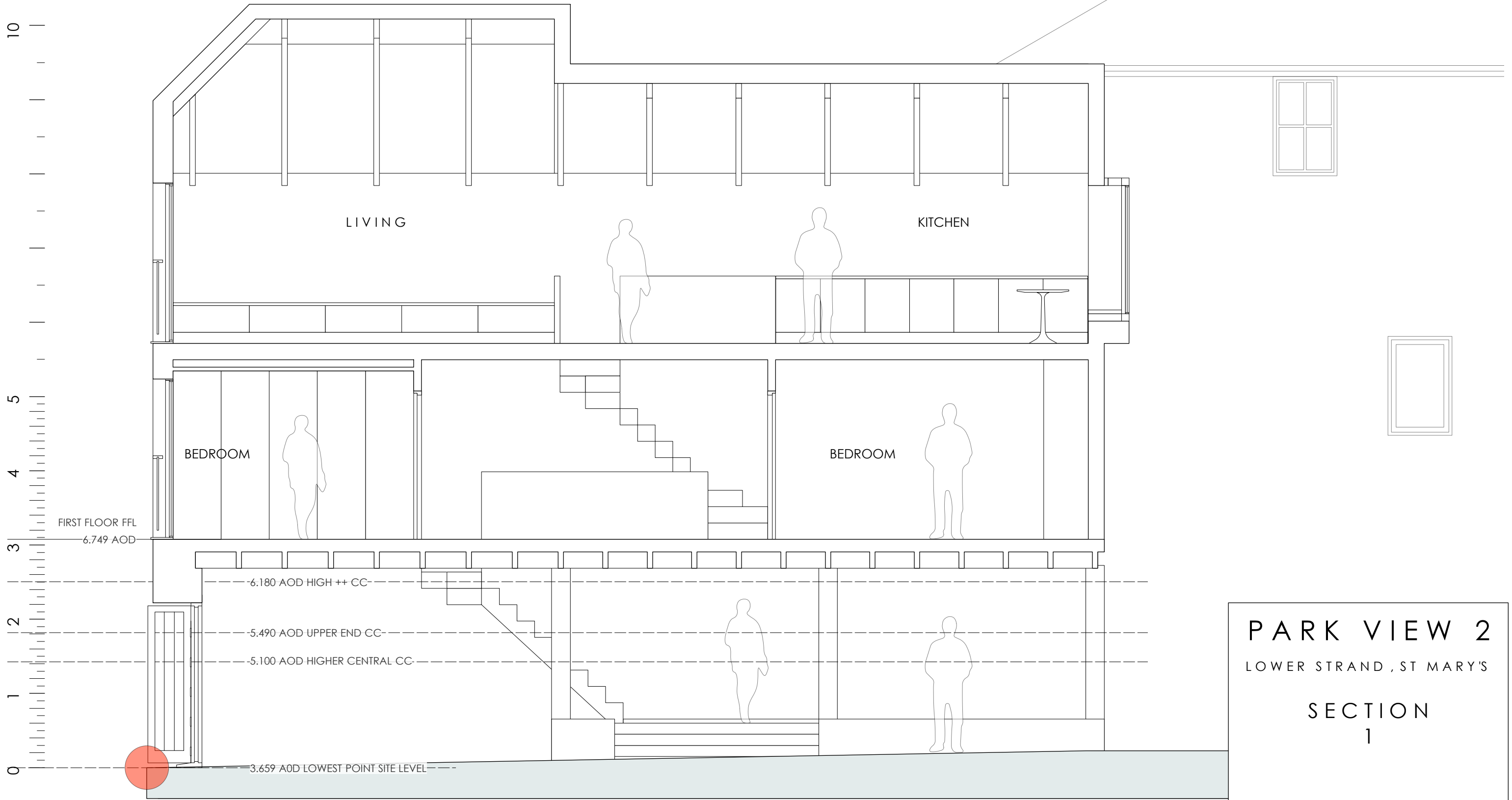
PARK VIEW 2
 LOWER STRAND, ST MARY'S

SECTIONAL ELEVATION JULIET

DRW NO. PV09
 DATE - FEB 2021
 SCALE - 1:50 @ A3



SCALE IN METRES



PARK VIEW 2
 LOWER STRAND, ST MARY'S
SECTION 1

DRW NO. PV10
 DATE - FEB 2021
 SCALE - 1:50 @ A3

10 5 4 3 2 1 0

10 5 4 3 2 1 0



PARK VIEW 2
 LOWER STRAND, ST MARY'S

SECTION 2

DRW NO. PV11
 DATE - FEB 2021
 SCALE - 1:50 @ A3

Appendix II - EA Data and Climate Change Calculations

Model Year
Catchment

2019
South west

Modify only the ORANGE CELLS. All others will update automatically

		Year				
Start Year		2019	2036	2066	2096	
End Year		2035	2065	2095	2125	
Length of time (years)		16	30	30	30	
Sea level rise per year (mm)	Higher Central	5.8	8.8	11.7	13.1	Cumulative sea-level rise 2019 to 2125 (metres)
	Upper End	7	11.4	16	18.4	
	High++	6	12.5	24	33	
Cumulative rise (mm)	Higher Central	93	264	351	393	1.10
	Upper End	112	342	480	552	1.49
	High++	96	375	720	990	2.18

Note tha High++ allowance has not been updated by EA in 2019. It remains a blanket allowance across the country, based on old CP09 data

Table 5 Mean sea level allowance (compared to 1990 baseline, includes land movements)

Change to relative mean sea level	Sea level rise mm/yr up to 2025	Sea level rise mm/yr 2026 to 2050	Sea level rise mm/yr 2051 to 2080	Sea level rise mm/yr 2081 to 2115
H++ scenario	6	12.5	24	33
Upper end estimate	4	7	11	15
Change factor	Use UKCP09 relative sea level rise medium emission 95% projection for the project location available from the user interface.			
Lower end estimate	Use UKCP09 relative sea level rise low emission 50% projection for the project location available from the user interface.			

Area of England	Allowance	2000 to 2035 (mm)	2036 to 2065 (mm)	2066 to 2095 (mm)	2096 to 2125 (mm)	Cumulative rise 2000 to 2125 (metres)
Anglian	Higher central	5.8 (203)	8.7 (261)	11.6 (348)	13 (390)	1.2
Anglian	Upper end	7 (245)	11.3 (339)	15.8 (474)	18.1 (543)	1.6
South east	Higher central	5.7 (200)	8.7 (261)	11.6 (348)	13.1 (393)	1.2
South east	Upper end	6.9 (242)	11.3 (339)	15.8 (474)	18.2 (546)	1.6
South west	Higher central	5.8 (203)	8.8 (264)	11.7 (351)	13.1 (393)	1.21
South west	Upper end	7 (245)	11.4 (342)	16 (480)	18.4 (552)	1.62
Northumbria	Higher central	4.6 (161)	7.5 (225)	10.1 (303)	11.2 (336)	1.03
Northumbria	Upper end	5.8 (203)	10 (300)	14.3 (429)	16.5 (495)	1.43
Humber	Higher central	5.5 (193)	8.4 (252)	11.1 (333)	12.4 (372)	1.15
Humber	Upper end	6.7 (235)	11 (330)	15.3 (459)	17.6 (528)	1.55
North west	Higher central	4.5 (158)	7.3 (219)	10 (300)	11.2 (336)	1.01
North west	Upper end	5.7 (200)	9.9 (297)	14.2 (426)	16.3 (489)	1.41

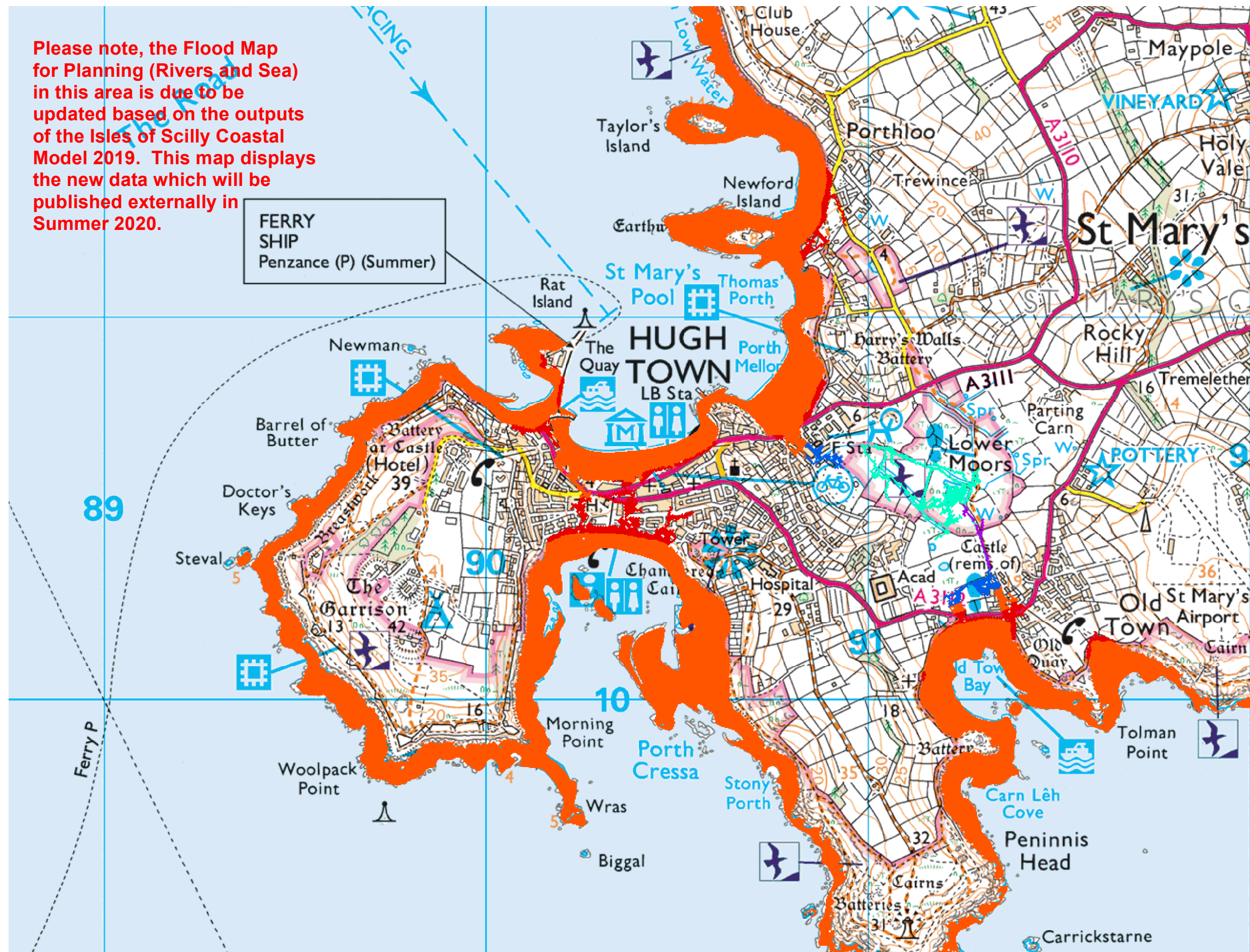
ENQ20/DCIS/169339 - Head of Water Map undefended 1 in 200 year taken from the Isles of Scilly Coastal Model 2019 centred on Lower Strand, St Mary's



Please note this map is intended only as a guide - it is not accurate at individual property level

Please note, the Flood Map for Planning (Rivers and Sea) in this area is due to be updated based on the outputs of the Isles of Scilly Coastal Model 2019. This map displays the new data which will be published externally in Summer 2020.

FERRY SHIP
Penzance (P) (Summer)



Legend

St Marys Undef 1 in 200 year - head of water

mAOd

- 1.8 - 2.0
- 2.0 - 2.5
- 2.5 - 3.0
- 3.0 - 4.0
- 4.0 - 5.5

Head of Water
This map displays the head of water (mAOd) across the site for a 1 in 200 year (0.5% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

1:10,000 Correct as of the 27th April 2020

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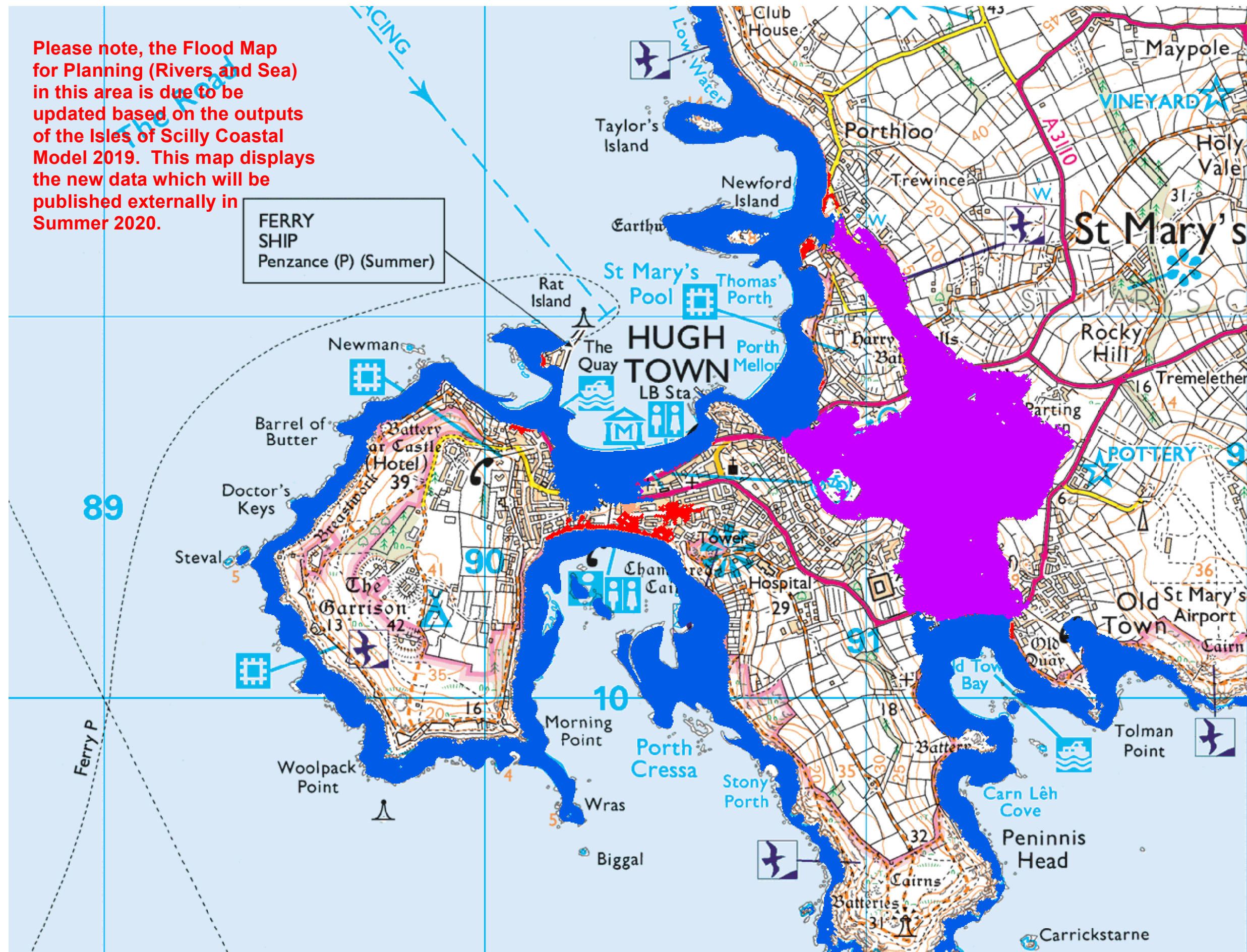
ENQ20/DCIS/169339 - Head of Water Map undefended 1 in 200 year+cc taken from the Isles of Scilly Coastal Model 2019 centred on Lower Strand, St Mary's



Please note this map is intended only as a guide - it is not accurate at individual property level

Please note, the Flood Map for Planning (Rivers and Sea) in this area is due to be updated based on the outputs of the Isles of Scilly Coastal Model 2019. This map displays the new data which will be published externally in Summer 2020.

FERRY SHIP
Penzance (P) (Summer)



Legend

St Marys Undef 1 in 200 year+cc - head of water mAO

- 4.4 - 4.6
- 4.6 - 4.8
- 4.8 - 5.0
- 5.0 - 5.2
- 5.2 - 5.6

Head of Water
This map displays the head of water (mAO) across the site for a 1 in 200 year (0.5% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

Climate change scenarios
To calculate the impact of climate change on wave overtopping discharge rates, changes were applied to the water level, wind speeds and wave heights. For more information, please see the attached caveat.

1:10,000 Correct as of the 27th April 2020

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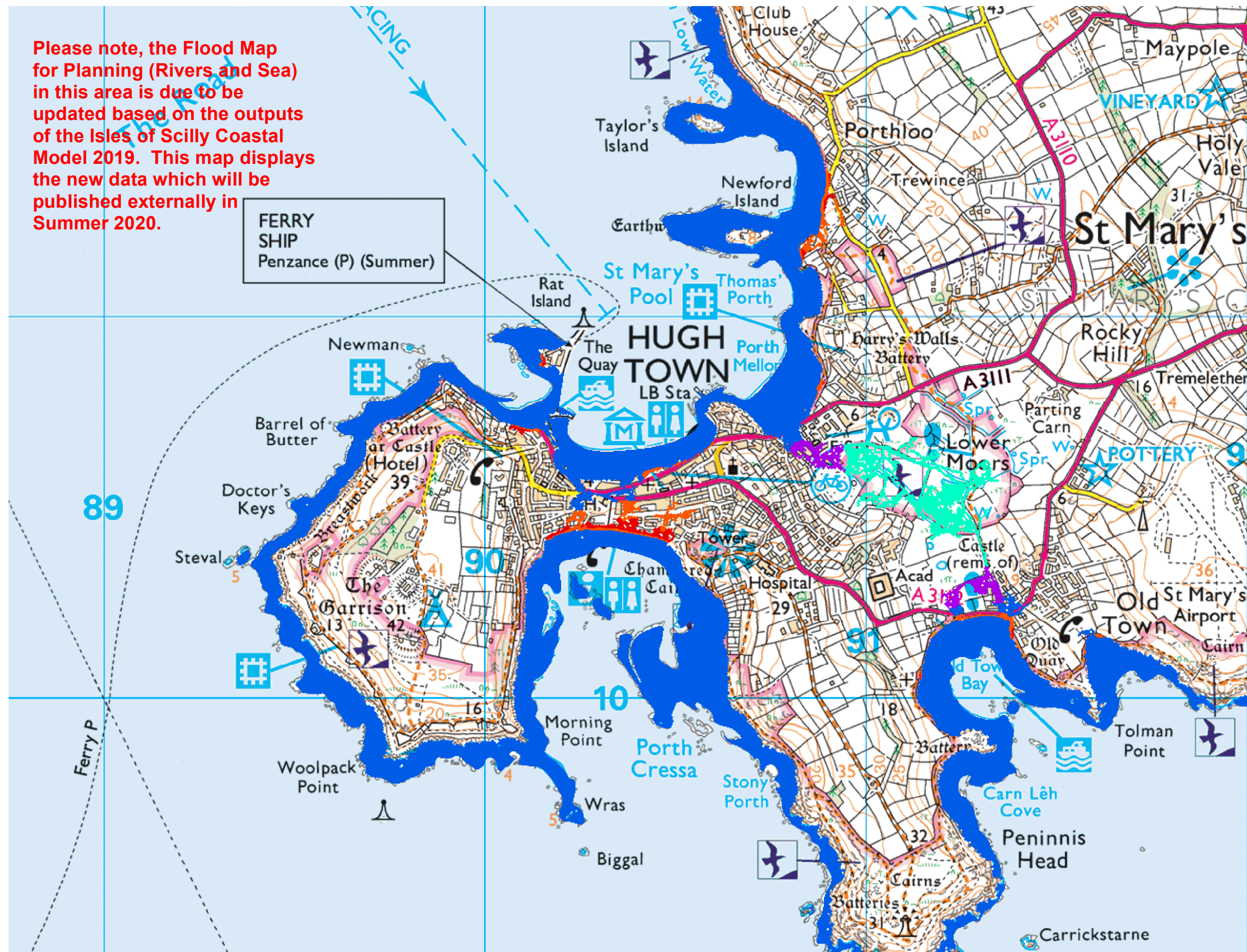
ENQ20/DCIS/169339 - Head of Water Map undefended 1 in 1000 year taken from the Isles of Scilly Coastal Model 2019 centred on Lower Strand, St Mary's



Please note this map is intended only as a guide - it is not accurate at individual property level

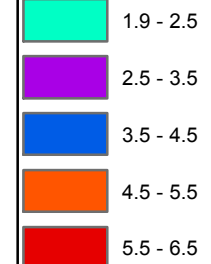
Please note, the Flood Map for Planning (Rivers and Sea) in this area is due to be updated based on the outputs of the Isles of Scilly Coastal Model 2019. This map displays the new data which will be published externally in Summer 2020.

FERRY SHIP
Penzance (P) (Summer)



Legend

St Marys Undef 1 in 1000 year - head of water
mAOd



Head of Water
This map displays the head of water (mAOd) across the site for a 1 in 1000 year (0.1% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

1:10,000 Correct as of the 27th April 2020

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Isles of Scilly Coastal Model (2019)

We have provided data from the Isles of Scilly Coastal Model, 2019. Please consider the following information when using this model data:

- This is coastal model, and does not consider the risk of flooding from other source, including fluvial or surface water flooding.
- Model scenarios were completed with increases to the still water levels, wind speeds and wave heights to represent the impacts of climate change.
- The maps and digital data supplied should be considered only a summary of the conclusions of the study. It will be necessary to collect more detailed topographic information for particular sites where development is proposed and undertake a more detailed site-specific hydrological and hydraulic analysis for the location using guidance from the National Planning Policy Framework (NPPF)
- In this commission the focus has been on flooding from the sea rather than from fluvial sources. It is important that consideration is given to fluvial flooding for any development sites if appropriate. The impact of combined fluvial and tidal events should be examined to understand the impact that this has upon flood depth extent and the duration of inundation
- Any assessment of Flood Risk undertaken must be appropriate for the decisions that need to be based upon it, consider the risks and also take into account any limitations of the data used.
- Please be aware that the Environment Agency does not guarantee that this data is suitable for your purposes.

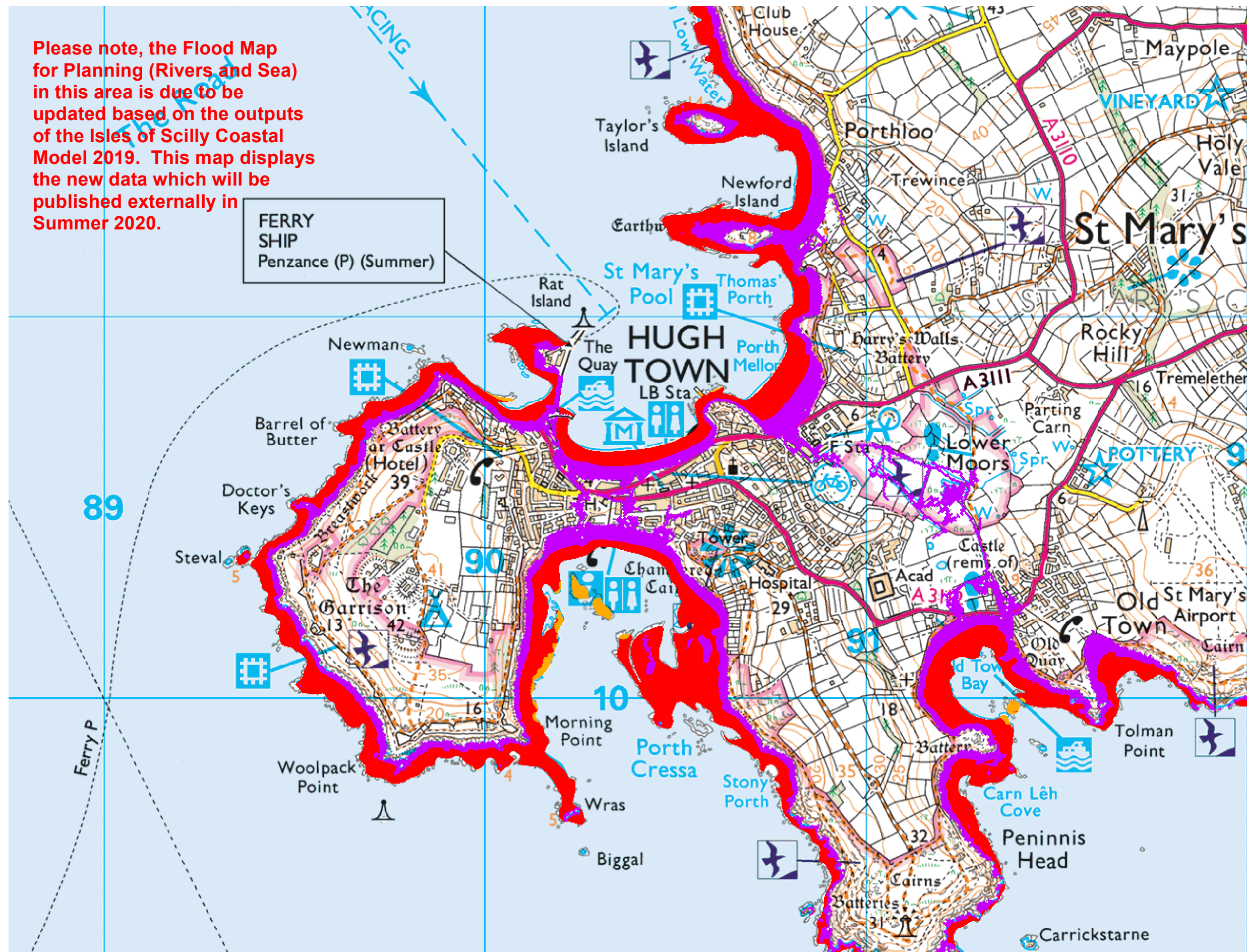
ENQ20/DCIS/169339 - Depth Map undefended 1 in 200 year taken from the Isles of Scilly Coastal Model 2019 centred on Lower Strand, St Mary's



Please note this map is intended only as a guide - it is not accurate at individual property level

Please note, the Flood Map for Planning (Rivers and Sea) in this area is due to be updated based on the outputs of the Isles of Scilly Coastal Model 2019. This map displays the new data which will be published externally in Summer 2020.

FERRY SHIP
Penzance (P) (Summer)



Legend

St Marys Undef 1 in 200 year - depth metres

- 0.0 - 3.0
- 3.0 - 6.0
- 6.0 - 9.0
- 9.0 - 13
- 13 - 17
- 17 - 21
- 21 - 26
- 26 - 31
- 31 - 35
- 35 - 41

This map displays the depths (m) across the site for a 1 in 200 year (0.5% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

1:10,000 Correct as of the 27th April 2020

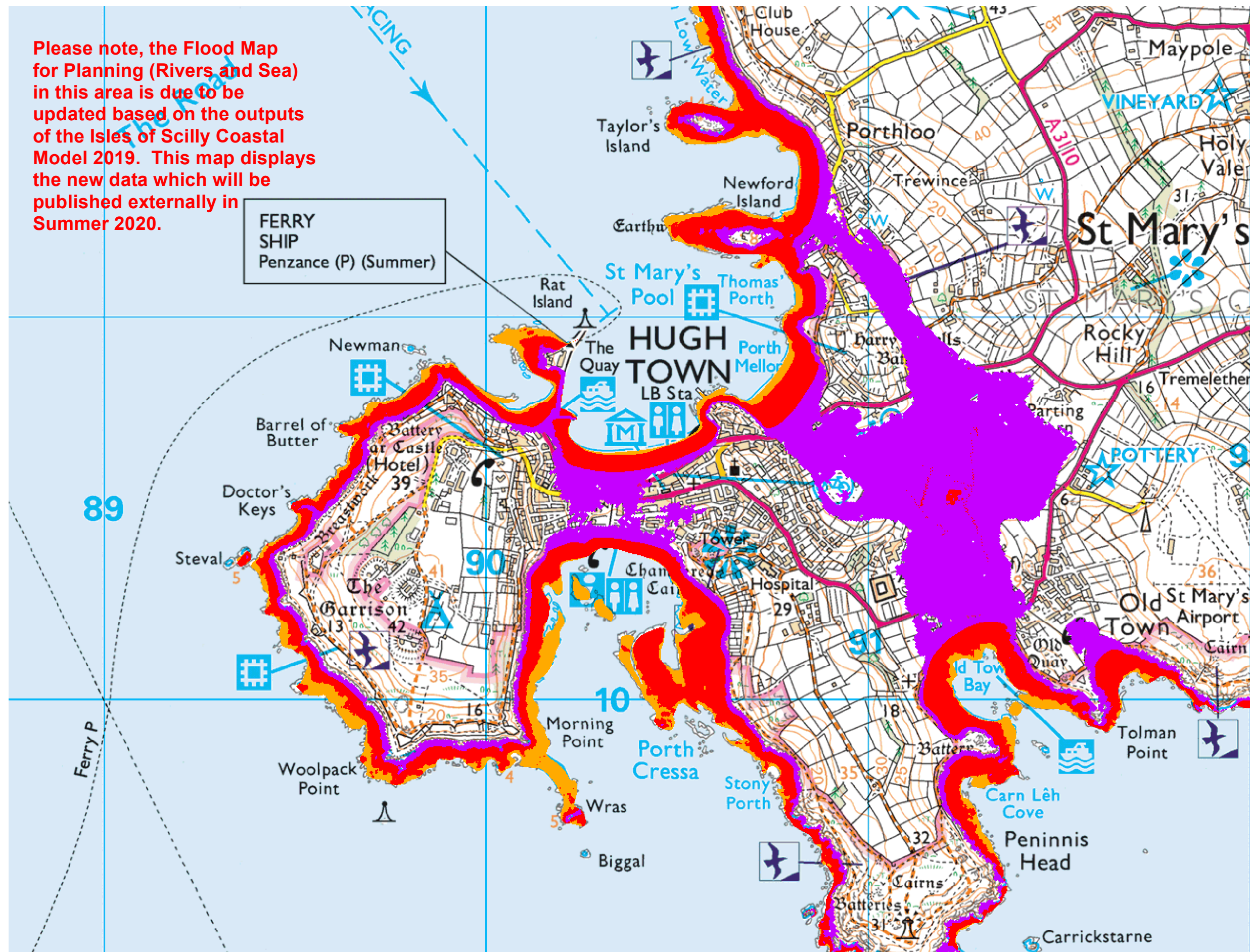
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ENQ20/DCIS/169339 - Depth Map undefended 1 in 200 year + cc taken from the Isles of Scilly Coastal Model 2019 centred on Lower Strand, St Mary's

Please note this map is intended only as a guide - it is not accurate at individual property level

Please note, the Flood Map for Planning (Rivers and Sea) in this area is due to be updated based on the outputs of the Isles of Scilly Coastal Model 2019. This map displays the new data which will be published externally in Summer 2020.

FERRY SHIP
Penzance (P) (Summer)



Legend

St Marys Undef 1 in 200 year+cc - Depth metres

- 0.0 - 3.0
- 3.0 - 6.0
- 6.0 - 9.0
- 9.0 - 13
- 13 - 17
- 17 - 21
- 21 - 26
- 26 - 31
- 31 - 35
- 35 - 41

This map displays the depths (m) across the site for a 1 in 200 year (0.5% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

Climate change scenarios
To calculate the impact of climate change on wave overtopping discharge rates, changes were applied to the water level, wind speeds and wave heights. For more information, please see the attached caveat.

1:10,000 Correct as of the 27th April 2020

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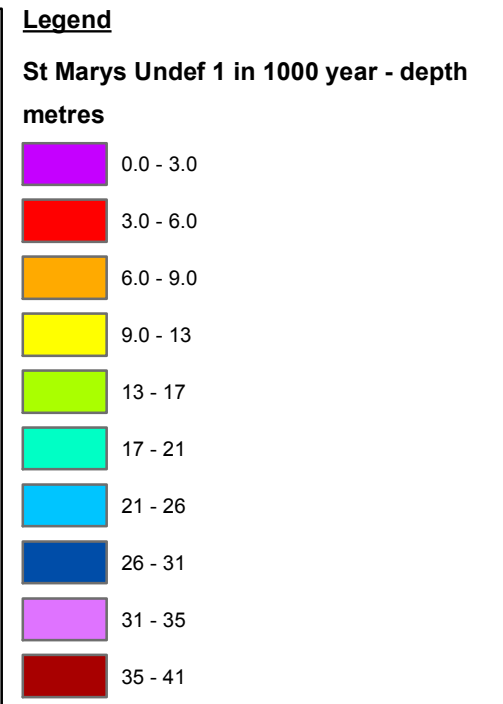
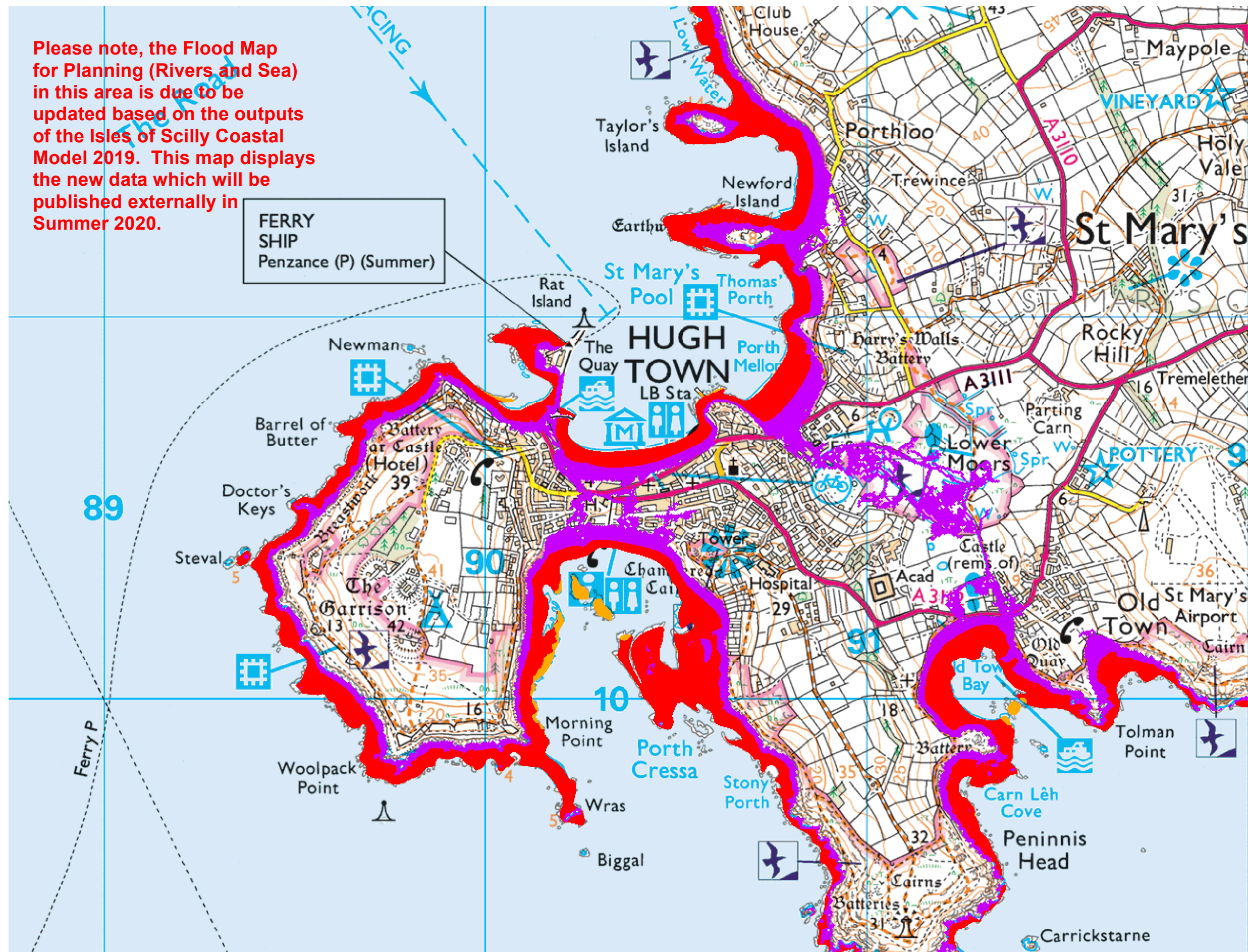
ENQ20/DCIS/169339 - Depth Map undefended 1 in 1000 year taken from the Isles of Scilly Coastal Model 2019 centred on Lower Strand, St Mary's



Please note this map is intended only as a guide - it is not accurate at individual property level

Please note, the Flood Map for Planning (Rivers and Sea) in this area is due to be updated based on the outputs of the Isles of Scilly Coastal Model 2019. This map displays the new data which will be published externally in Summer 2020.

FERRY SHIP
Penzance (P) (Summer)



This map displays the depths (m) across the site for a 1 in 1000 year (0.1% AEP) event, taken from the Isles of Scilly Coastal Model 2019 and includes an allowance for wave overtopping.

1:10,000 Correct as of the 27th April 2020

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RECEIVED

By A King at 1:29 pm, Mar 04, 2021

APPROVED

By Lisa Walton at 5:40 pm, May 27, 2021



Parkview, 11 The Parade, Hugh Town, St Mary's, Isles of Scilly

Heritage Statement

**Charlie Johns BA, MCIfA
Heritage Specialist
30/04/2020**



INTRODUCTION

This Heritage Statement (HS) has been commissioned by Robert Green to support a planning application for the erection of a three storey, three bedroom, timber-framed dwelling within the curtilage of a listed building at Parkview, 11 The Parade, Hugh Town, St Mary's TR21 0LP (P/19/044), located at NGR SV 90379 10572. The application site is the rear yard of Parkview which extends through to Town Beach in a narrow 5m slot between The Scillonian Club and Harbour View Mansions (Fig 1).



Fig 1 Location and Block Plans.

This HS considers the heritage assets directly affected by the proposal and also examines the setting of relevant heritage assets within view of the site, taking into account comments from the Development Management Archaeological Advisory Officer on the previously submitted Heritage Impact Statement. The following sources were consulted: Cornwall and Scilly Historic Environment Record (HER); the National Heritage List for England (NHLE); Cornwall Council's mapping service for Conservation Areas; early maps and records; and published histories.

STATEMENT OF SIGNIFICANCE

Site history

During the medieval period, the main settlement on St Mary's was at Old Town on the southern side of the island where secular rule in Scilly was based. Protected by a castle, and not visible from the open sea, the village was at the end of a bay that deep-water ships could not penetrate.

Hugh Town owes its origins to the construction of Star Castle and associated structures in the 1590s and of the quay in c.1601 on the sheltered northern side of the island directly below the gateway to the military complex (Bowden and Brodie 2011) – the proximity of a medieval chapel to the location of the new quay suggests that this may already have been an established landing place (Kirkham forthcoming).

Early development of the settlement was slow: the Parliamentary Survey of 1652 recorded fewer than 20 houses in the 'Hugh or New Town near the new castle', with another handful within the Garrison and a further eight or ten outside the town around

Carn Thomas and Buzza Hill (Pounds 1984, II, 139-40, 144-5). By comparison, the survey recorded around 40 houses in the area of the established settlement at Old Town (Pounds 1984, II, 139-41, 144-5, 148).

By the mid-18th century Hugh Town had developed beyond its early primary role as a service centre for the Garrison to become a central place for the whole of Scilly. It was the Customs port and profited from servicing vessels sheltering in the Pool from bad weather or adverse winds. However, the town remained small until the 19th century when, under the proprietorship of Augustus Smith, a new phase of building expanded the settlement considerably. The economy diversified to include shipbuilding and maritime trade and, towards the end of the century, tourism and the export of flowers and bulbs (Kirkham 2003, 1). The lease of Scilly taken up in 1834 by Augustus Smith required completion of a new church and a large extension to Hugh Town quay and marked the beginning of a significant period of change.

Expansion eastward from the quay along the shore was an important component in the settlement's growth and the Parade, Thoroughfare and the Strand represent early to mid-19th century expansion from the historic core of the town.



Fig 2 Shipbuilding on Town Beach, c 1870 (© Gibson Collection).

Hugh Town's shipbuilding industry had begun in a small way in the 18th century but developed considerably in the early decades of the 19th century. By the late 1830s four shipyards were active on the foreshores at Town Beach and Porthcressa, employing almost 100 men and apprentices. Shipbuilding continued into the 1870s and the associated slipways, timber yards, smithies, saw pits and stores were scattered over both Town Beach and the Strand areas (Davies 1988; Matthews 1960, 183).

The application site is shown as a yard on a map of Hugh Town dated 1862 (Fig 2) with a similar plan to that shown on the modern Landline mapping. The First and Second Edition Ordnance Survey 25-inch maps (c.1880 and 1907) are less clear but still show the site as a yard.

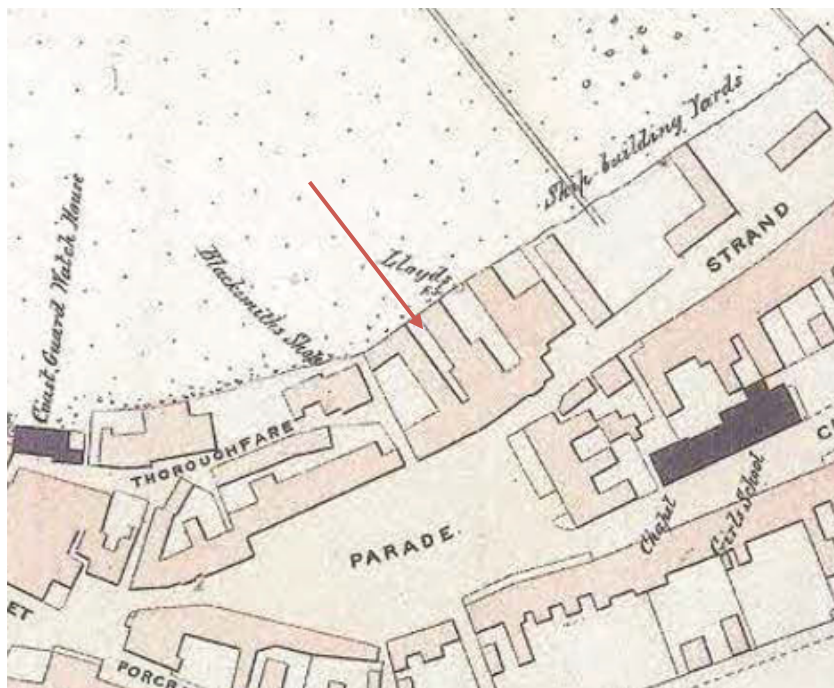


Fig 3 Detail from Captain George Williams' and Mr J S Wells' plan of Hugh Town, 1862. The red arrow points to the application site (Sourced from the UK Hydrographic Office, www.ukho.gov.uk).

Designated heritage assets

The site is located within the Isles of Scilly Conservation Area, the Isles of Scilly Area of Outstanding Natural Beauty and the Isles of Scilly Heritage Coast.

Parkview and neighbouring Madura are Grade II Listed Building (NHLE 1328842). The building description is as follows:

Pair of houses. Early C19, with earlier origins. Coursed and roughly dressed granite, rendered to Madura; half-hipped slate roof; rendered ridge and rear stacks. Single-depth plan extended to double-depth plan in early C19. 2 storeys. Each house of symmetrical 3-window range. Madura has 6-panelled door set in doorcase with half-columns to flat hood; late C19 horned plate-glass sashes. Parkview has mid C20 door set in similar doorcase and granite lintels over C20 ground-floor windows and late C19 first-floor plate-glass sashes. Left return wall of Madura has quoins to centre marking rear wall of earlier house which was deepened and heightened in early C19. Interiors not inspected.

The site lies within the curtilage of the Parkview and is adjacent to the Grade II Listed Custom House and Strand House (now two houses – guest house, custom house and Scillonian Club) (NHLE 1141180). There are a number of other listed buildings nearby along the Parade and Lower Strand.

Undesignated heritage assets

The HER records that there were two shipbuilding yards on Town Beach by 1850. Shipbuilding continued until 1878 and the associated slipways, timber yards, smithies, saw pits and stores were scattered over both the Porthcressa Bank and Strand areas (MCO31670).

Significance

A listed building is considered by the Secretary of State (for Digital, Media, Culture and Sport) to be of special architectural or historic interest. Grade II buildings are of special interest warranting every effort to preserve them.

The Cornwall and Isles of Scilly Urban Survey (CSUS) includes the site in 'Character area 3: Town beach, Thoroughfare and the Strand' and maps the site as an 'historic plot' (Kirkham 2003).

The site is within the curtilage of Parkview and adjacent to, and within the setting of, at least three other listed buildings and there is a high potential for buried archaeology, in a particular associated with the 18th/19th century shipbuilding industry.

HERITAGE IMPACT ASSESSMENT

Summary of proposals

The current owners wish to build a new home for themselves in the yard between Harbour View Mansions and the Scillonian Club infilling the vertical opening between the two buildings. This will be a three-bedroom property with a ground floor undercroft for boat storage and beach access. The main habitable rooms will face onto Town Beach with ancillary accommodation and additional bedrooms to the rear.

In light of the buildings proximity to the beach, the majority of the living accommodation will be raised at least 1.2m above ground level in order to futureproof the building against the impact of low pressure spring tides and potential future sea level rises.

The nature of the site being long and slim and tall, together with the need to accommodate the bathroom windows of Harbour View Mansions has led to the development of a plan that separates into a series of zones. Zone A+B – Main living accommodation, Zone C – Circulation and Zone D – Ancillary / Bedrooms. Being relatively small zones or blocks allows for a simple timber frame construction with small spans.

From the initial feasibility studies, a concept developed that takes design cues from the historic net stores in Hastings, East Sussex. These tall thin wooden sheds, up to 3 storeys high were used to stow fishing nets, ropes and canvas sails to protect them from rotting in the wet. These 17th century buildings received Grade II* status in 2010, and although they are of a considerable age, they are quite unique and unusually contemporary in style.

The ground floor will be constructed of local granite with multi-folding storm doors. It is proposed to use a traditional wood burning technique known as 'Shou Sugi Ban' for the shiplap cladding for the other storeys.

Settings impact assessment

Listed buildings

The majority of properties in and around the green space between Lower Strand and Church Street are listed for their group value indicating that it is the front facades of these properties that hold the most significance in terms of heritage and conservation. Many have also had extensive alterations to the rear.

None of the elements of the rear yard of the Parkview have any architectural merit in relation to the listing of the main building. The rear of the main building has been extensively remodelled as indicated on the 2015 planning application. The new proposal will not in any way attach to the main building and being situated in the rear yard cannot be seen from Lower Strand or the Parade. The new proposal will have no impact whatsoever on the setting of this group value and will not be visible from any point around the green space.

Town Beach

The main impact on setting will be how the new building is viewed from Town Beach and St Mary's Harbour. The CSUS report describes Town Beach as an important visual 'gateway' to Hugh Town for arrivals by sea – the town's historic working foreshore and related areas – buildings and sites associated with maritime activity set around a spectacular curving beach.

The area between the Mermaid Inn and Holgates Green was specifically identified as 'not particularly attractive' and targeted for action in the 1997 Conservation Area

Partnership proposals. The CSUS report considers that the area offers major potential for amelioration of 20th century erosion of the quality of the built environment, with specific benefits in terms of enhancing Hugh Town's visual gateway from the north.

The proposed development, therefore, has the potential to be of at least moderate benefit by improving the setting of designated historic assets along the northern foreshore and has considerable potential for improving the quality of the built environment by enhancing Town Beach, Hugh Town's visual gateway for arrivals by sea.

Assets impact assessment

The development will have a direct impact on the yard surface and any buried archaeology underneath it.

MITIGATION STRATEGY

This section offers options to reduce or mitigate adverse impacts on the heritage resource expected to result from the proposed development. These options are provided for guidance and the actual requirements for archaeological recording will be set by the Local Planning Authority.

Mitigation by design

Details for sustainable design in the islands are set out in paragraphs 101–109 and policy SS2 'Sustainable Quality Design and Place-Making' of the '*Pre-Submission Draft Local Plan 2015–2030*', supplemented by the Isles of Scilly Design Guide (Buchanan and Context 4D 2006). In particular, the design of new development will be required to contribute to the creation of high quality, distinctive, functional and sustainable places. Specifically, the aim of Policy SS2 is to ensure that new development achieves high quality sustainable design that reflects and complements the islands' landscapes, seascapes and settlement characters.

'Incorporating local sustainability and distinctiveness into the design will ensure a building that is cheaper to run, is healthier to live in, is well integrated into its environment and is environmentally friendly' The Isles of Scilly Design Guide (Buchanan and Context 4D 2006, 72).

It is important that the design is influenced by local distinctiveness and sustainability. Wherever possible, recycled or reclaimed materials sourced locally on the Isles of Scilly should be used.

The initial feasibility studies for the development takes its design concept from 17th century Hastings wooden net stores built of shiplap planks – 'although there is no specific local vernacular to which it relates the materials used and coastal influences should sit well in the Town Beach setting'. The Isles of Scilly Design Guide notes that 'The recent use of rough sawn softwood in vertical batten and board construction is quite successful, imparting associations with an island and boating community. The relative ease of importation and handling of this material and its limited home sourcing on Tresco makes this an emerging vernacular. The staining of rough sawn timber rather than the painting of planed timber horizontal weatherboarding is likely to be the more robust over time' ((Buchanan and Context 4D 2006, 96).

Gig sheds are one of the islands' characteristic traditional built forms. These buildings were constructed to house the pilot gigs that became an important part of the economy of the islands. Gig sheds are long, slim, single storied structures constructed with granite rubble and it is recommended that the ground floor of the new building, which will be constructed of local granite, should reference the design of local gig sheds.

Slates imported from the mainland, particularly from the Delabole quarries, became popular in Scilly the 19th and 20th centuries and it is recommended that Cornish slate should be used for the pitched roofs.

Mitigation by record

As there may be buried archaeology beneath the current surfacing of the yard. Any impacts might be mitigated by a watching brief undertaken when the surface is excavated.

It might also be beneficial to undertake historic building recording (an archive quality photographic record) prior to the works taking place. This would mitigate negative impacts by creating a record of the yard and rear of Parkview.

CONCLUSION

In conclusion, the proposed development has potential to be of at least moderate benefit by improving the setting of designated historic assets, particularly Parkview and the Scillonian Club/Custom House it also has considerable potential for improving the quality of the built environment by enhancing Town Beach, Hugh Town's visual gateway for arrivals by sea.

Potential impacts on buried archaeology can be mitigated by implementing an archaeological watching brief during the early stages of groundworks for the new development.

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