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/20/047/HH	**Date Application Registered:**	24th July 2020

Applicant:
Adam Dorrien-Smith
Stonar
Bell Lane
Poulton
GL7 5ST

Agent:
Mr Nicholas Lowe
Llewellyn Harker Lowe
Architects
Home Farm
East Pennard
Shepton Mallet
BA4 6TT

Site address: Dolphin House Dolphin Row Dolphin Town Tresco Isles of Scilly
Proposal: Internal alterations to the original house, a two storey rear extension to replace a C20th service tower, and the enlargement of the existing south eastern wing. (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:

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 Plan, drawing number: 4059_P00- Dated July 2020**
- **Proposed Elevations, drawing number: 4059_P013 A, Dated Oct 2020**
- **Proposed Floor Plans, drawing number: 4059_P011 A, Dated Oct 2020**
- **Proposed Attic and Roof Plans, drawing number: 4059_P012 A, Dated Oct 2020**
- **Proposed Sections, drawing number: 4059_P014 A, Dated Oct 2020**
- **Proposed Site Plan, drawing number: 4059_P010, Dated Oct 2020**
- **Design, Access and Heritage Statement**
- **Bat Survey (mitigation and biodiversity enhancement measures)**

These are stamped as APPROVED
Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy OE1 of the submission draft Isles of Scilly Local Plan (2015 – 2030).

C3 Prior to their installation on the building, a sample or details of the natural slate for the roof 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 and outbuilding. All nails and fittings shall be corrosion resistant.

Reason: To ensure that the character and appearance of the approved extensions is sympathetic and in keeping with the architectural details of this as listed building and in keeping with the wider character and appearance the conservation area, in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy OE7 (5) and (6) of the submission draft Isles of Scilly Local Plan (2015 – 2030).

C4 Prior to their installation on the building, a sample or details of the guttering and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the guttering and rainwater goods shall be constructed in accordance with the agreed details.

Reason: To ensure that the character and appearance of the approved extensions is sympathetic and in keeping with the architectural details of this as listed building and in keeping with the wider character and appearance the conservation area, in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy OE7 (5) and (6) of the submission draft Isles of Scilly Local Plan (2015 – 2030).

PRE-COMMENCEMENT CONDITION: Historic Building Recording

C5 (A) No works to which this consent relates shall commence until an appropriate programme of historic buildings recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority. 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; and**
6. **Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation**

(B) No demolition/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 Building 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 to be submitted in relation to historic building recording, that were not submitted as part of the application but are required to ensure the site has provision for full recording of its original details in

accordance with Policy 1 of the Isles Scilly Local Plan (2005) and Policy OE7 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

C6 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.
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 landscape and management of waste, to be submitted and agreed 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 not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy SS2 (2) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

C7 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 Tresco Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

C8 All works involving machinery required in connection with the implementation of this permission 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.

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. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
3. 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 £34 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.

4. 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 £34 for each request to discharge conditions(s) and the fee is payable for each individual request made to the Local Planning Authority.

Signed: 

Senior Officer, Planning and Development Management
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: 9th December 2020

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 Adam Dorrien-Smith

Please sign and complete this certificate.

This is to certify that decision notice: P/20/047/HH and the accompanying conditions have been read and understood by the applicant: Adam Dorrien-Smith.

1. **I/we intent to commence the development as approved:** Internal alterations to the original house, a two storey rear extension to replace a C20th service tower, and the enlargement of the existing south eastern wing. (Listed Building) (Amended Plans) at: Dolphin House Dolphin Row Dolphin Town Tresco 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.

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-COMMENCEMENT CONDITION(S)

C5 (A) No works to which this consent relates shall commence until an appropriate programme of historic buildings recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority. 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; and
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

(B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
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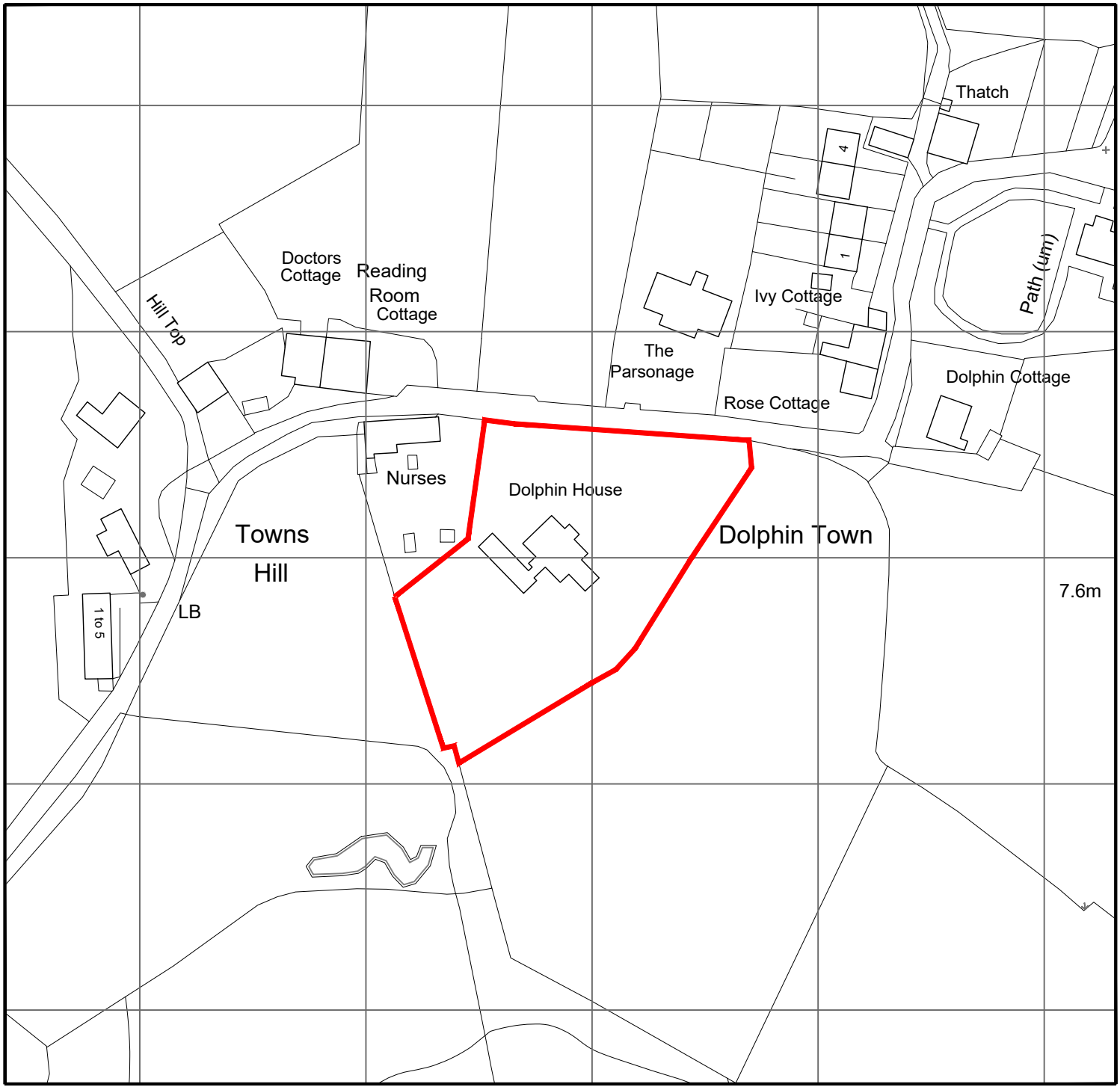
Note: The Building recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

C6 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only**.**



RECEIVED
By Tom Anderton at 3:58 pm, Oct 28, 2020

Rev.	DR.	CH.	Date	Notes
-	JW	NL	23.07.20	First Issue

PROJECT DOLPHIN HOUSE

DRAWING SITE LOCATION PLAN

DRAWING No. 4059_P001

SCALE: 1:1250 @ A4 DATE: JUL 2020

APPROVED
By Lisa Walton at 3:10 pm, Dec 08, 2020

0m 10m 50m 100m

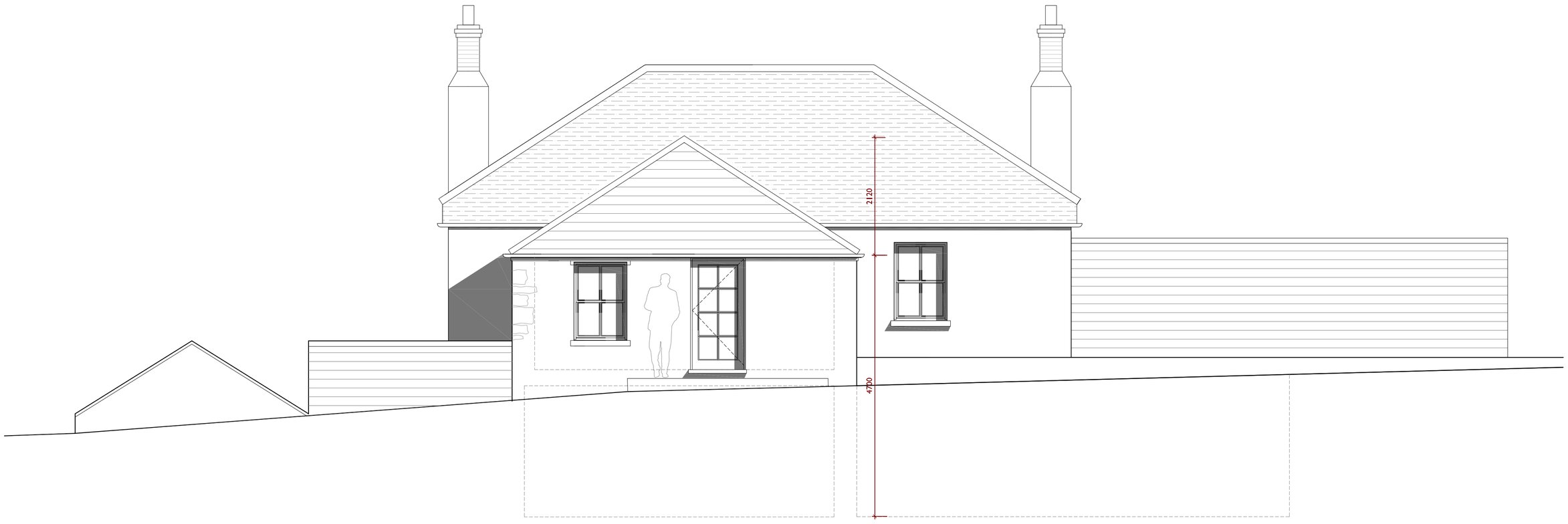
1:1250 @ A4

llewellyn harker lowe

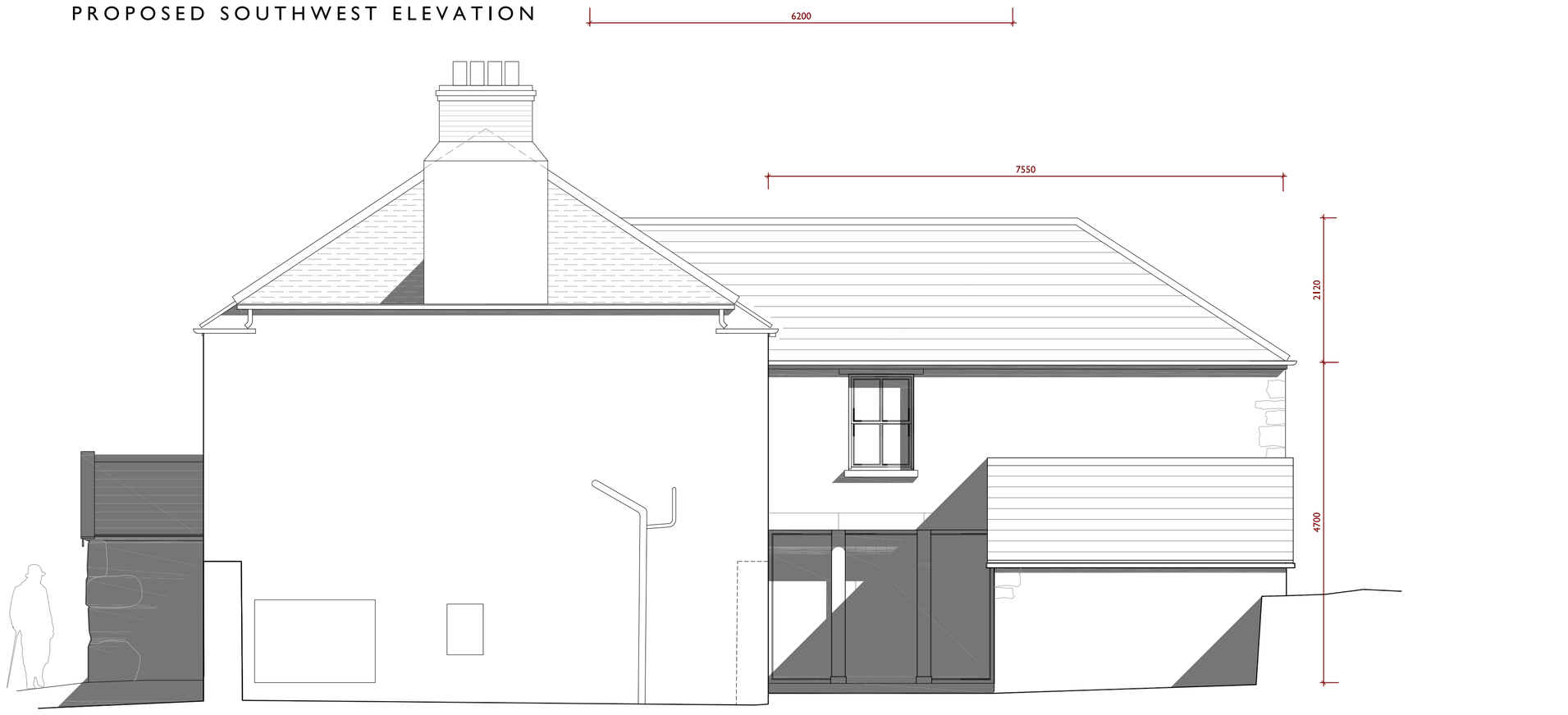
home farm, gattrell steway lane, bath, BA1 8EH
email: architects@llewellynharker.com

PROPOSED NORTHEAST ELEVATION

PROPOSED SOUTHEAST ELEVATION



PROPOSED SOUTHWEST ELEVATION



PROPOSED NORTHWEST ELEVATION

1m 5m 10m

APPROVED
By Lisa Walton at 3:16 pm, Dec 08, 2020

RECEIVED
By Lisa Walton at 12:04 pm, Nov 16, 2020

Rev.	DR.	CH.	Date	Notes
A	NL		13.11.20	Dims Updated
-	GH	NL	26.10.20	First Issue

PROJECT DOLPHIN HOUSE

DRAWING PROPOSED ELEVATIONS

DRAWING No. 4059_P013 A.

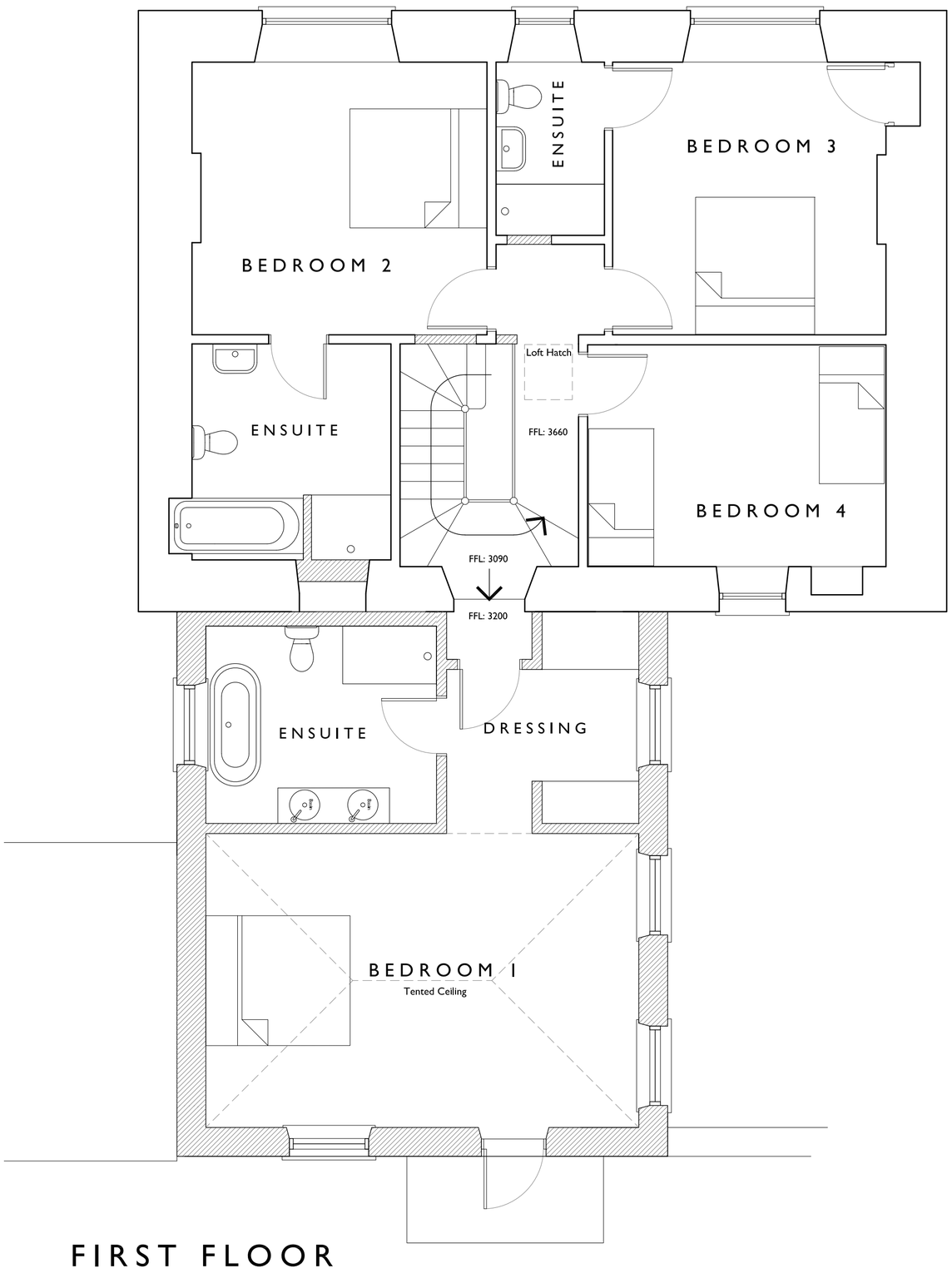
SCALE: 1:50 @ A1
1:100 @ A3

DATE: OCT 2020

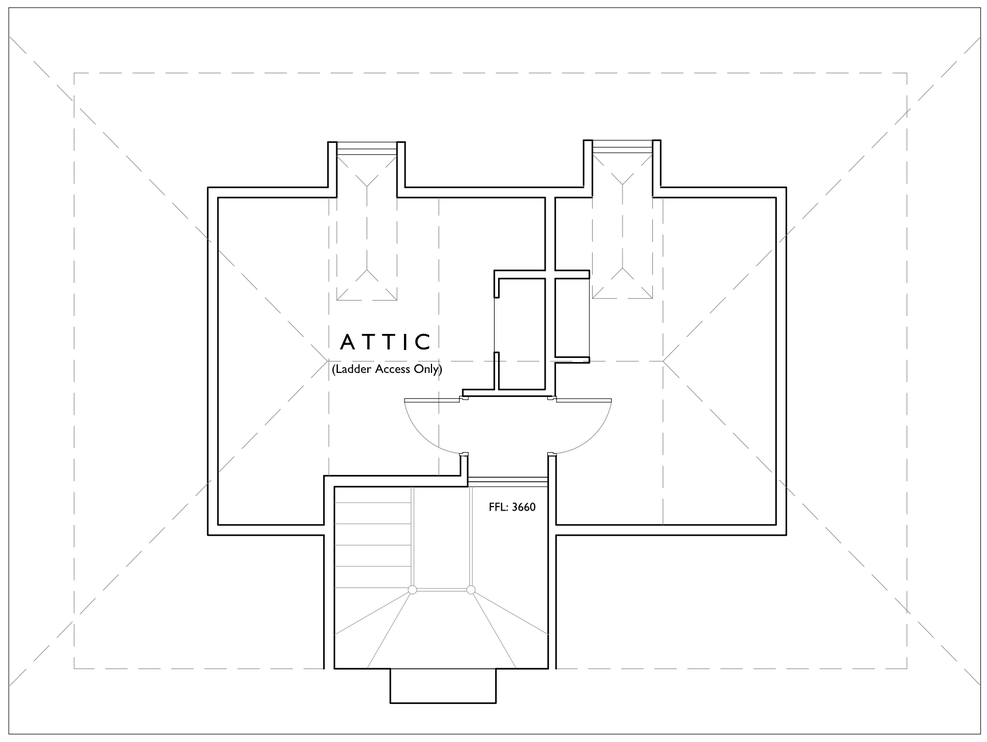
llewellyn harker lowe

home farm, gattrell steway lane, bath, BA1 8EH
email: architects@llewellynharker.com

Do not scale from this drawing use figured dimensions only.



FIRST FLOOR



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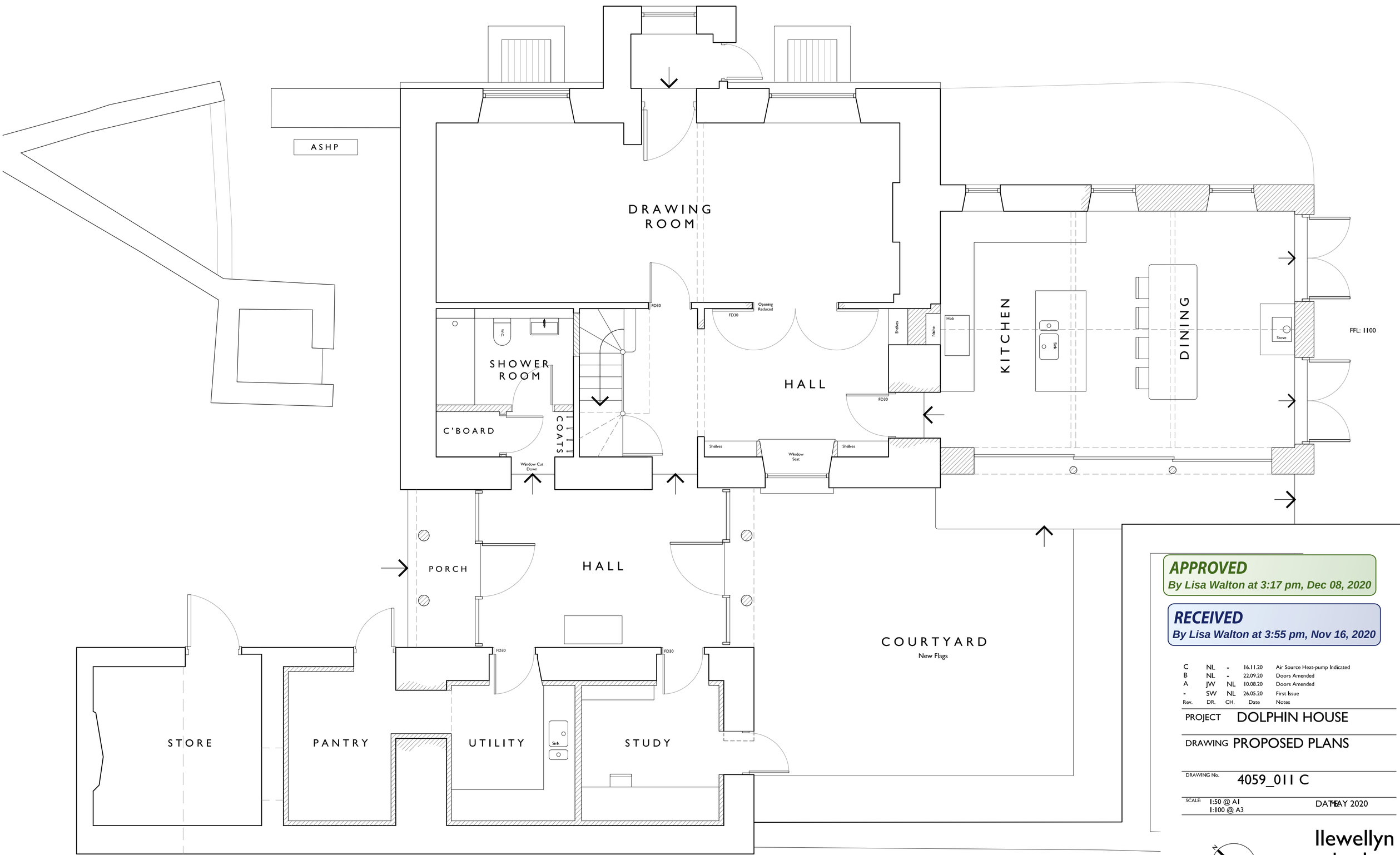


GROUND FLOOR

1m 5m 10m

APPROVED
By Lisa Walton at 3:17 pm, Dec 08, 2020

RECEIVED
By Lisa Walton at 3:55 pm, Nov 16, 2020

Rev.	DR.	CH.	Date	Notes
C	NL	-	16.11.20	Air Source Heat-pump Indicated
B	NL	-	22.09.20	Doors Amended
A	JW	NL	10.08.20	Doors Amended
-	SW	NL	26.05.20	First Issue

PROJECT DOLPHIN HOUSE

DRAWING PROPOSED PLANS

DRAWING No. 4059_011 C

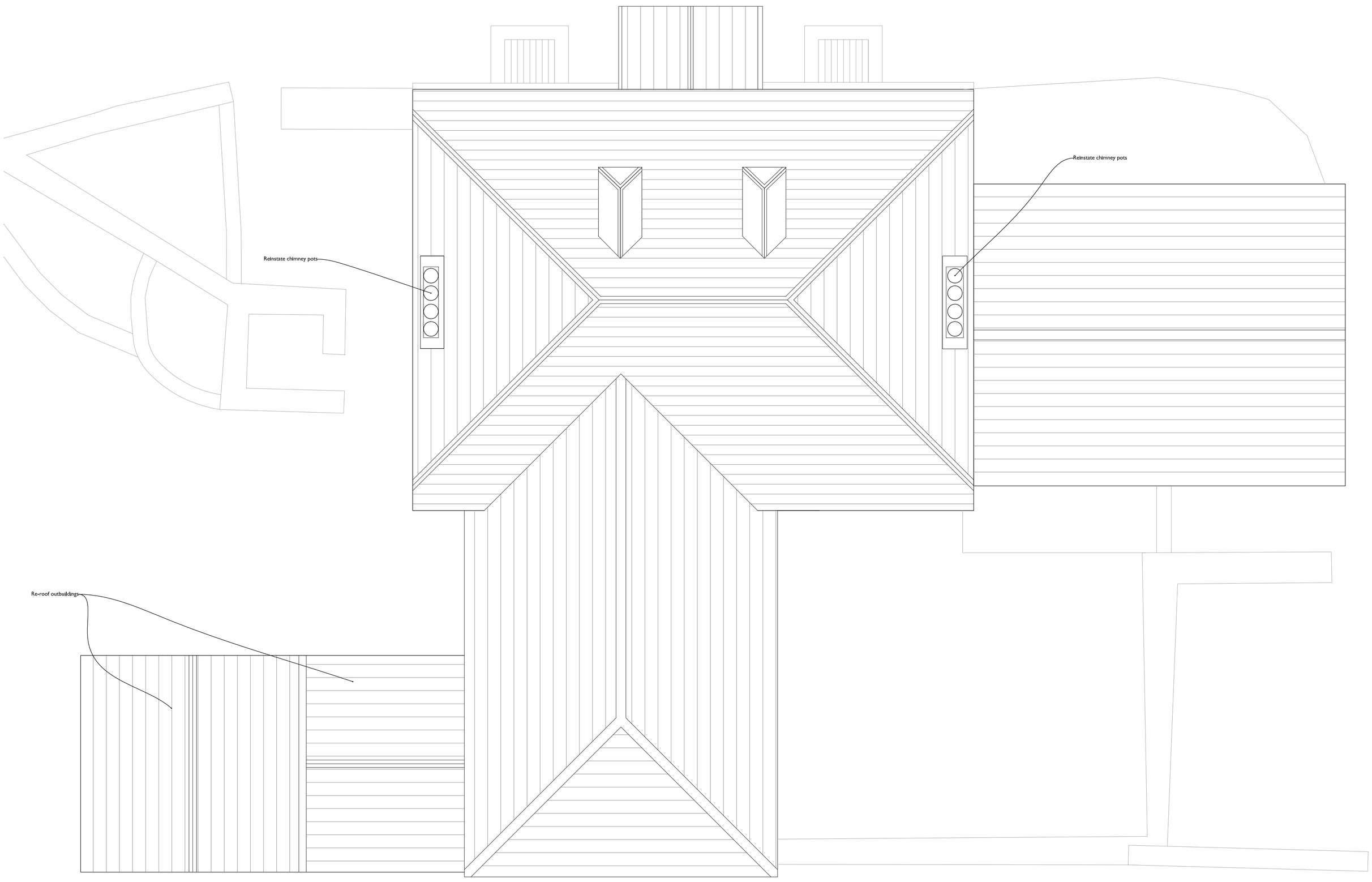
SCALE: 1:50 @ A1
1:100 @ A3

DATE MAY 2020

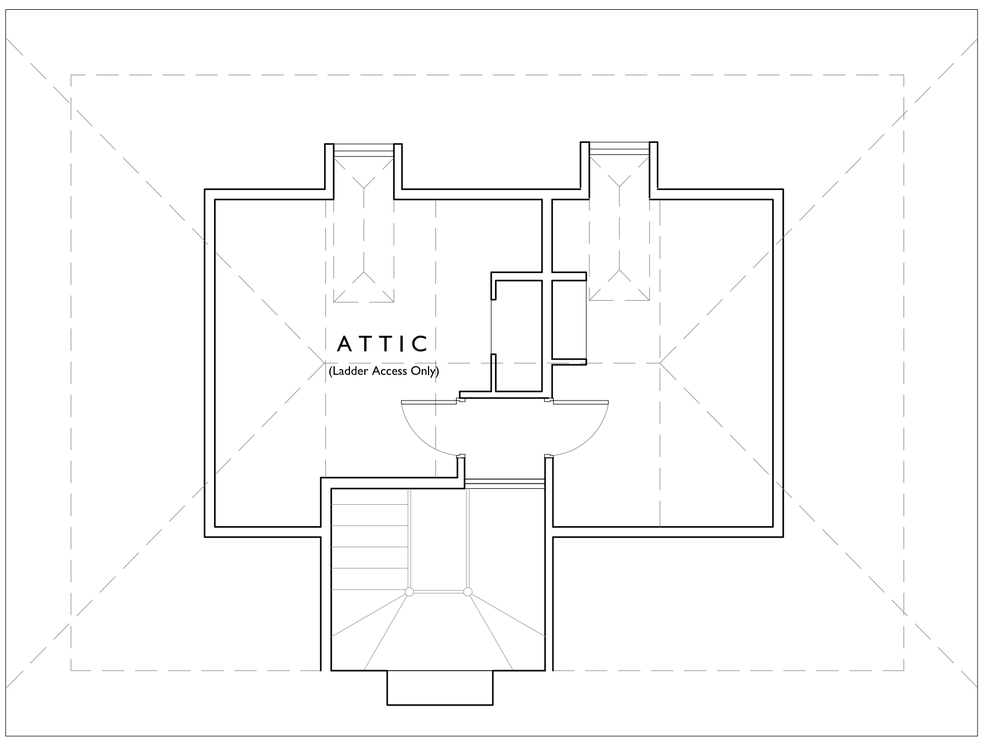
N

llewellyn harker lowe

home farm, east pennard, shepton mallet, BA4 6TT
email: architects@llewellynharker.com



PROPOSED ROOF PLAN



PROPOSED ATTIC PLAN

1m 5m 10m

APPROVED
By Lisa Walton at 3:16 pm, Dec 08, 2020

RECEIVED
By Lisa Walton at 12:14 pm, Nov 16, 2020

Rev.	DR.	CH.	Date	Notes
A	NL		13.11.20	Dims Updated
-	GH	NL	26.10.20	First Issue

PROJECT DOLPHIN HOUSE

DRAWING PROPOSED PLANS

DRAWING No. 4059_P012 A.

SCALE: 1:50 @ A1
1:100 @ A3

DATE: OCT 2020

N

llewellyn harker lowe

home farm, gattrell steway lane, bath, BA1 8EH
email: architects@llewellynharker.com

PROPOSED SECTION A-A

PROPOSED SECTION B - B

1m 5m 10m

Rev.	DR.	CH.	Date	Notes
A	NL		13.11.20	Dims Updated
-	GH	NL	26.10.20	First Issue

PROJECT DOLPHIN HOUSE

DRAWING PROPOSED SECTIONS

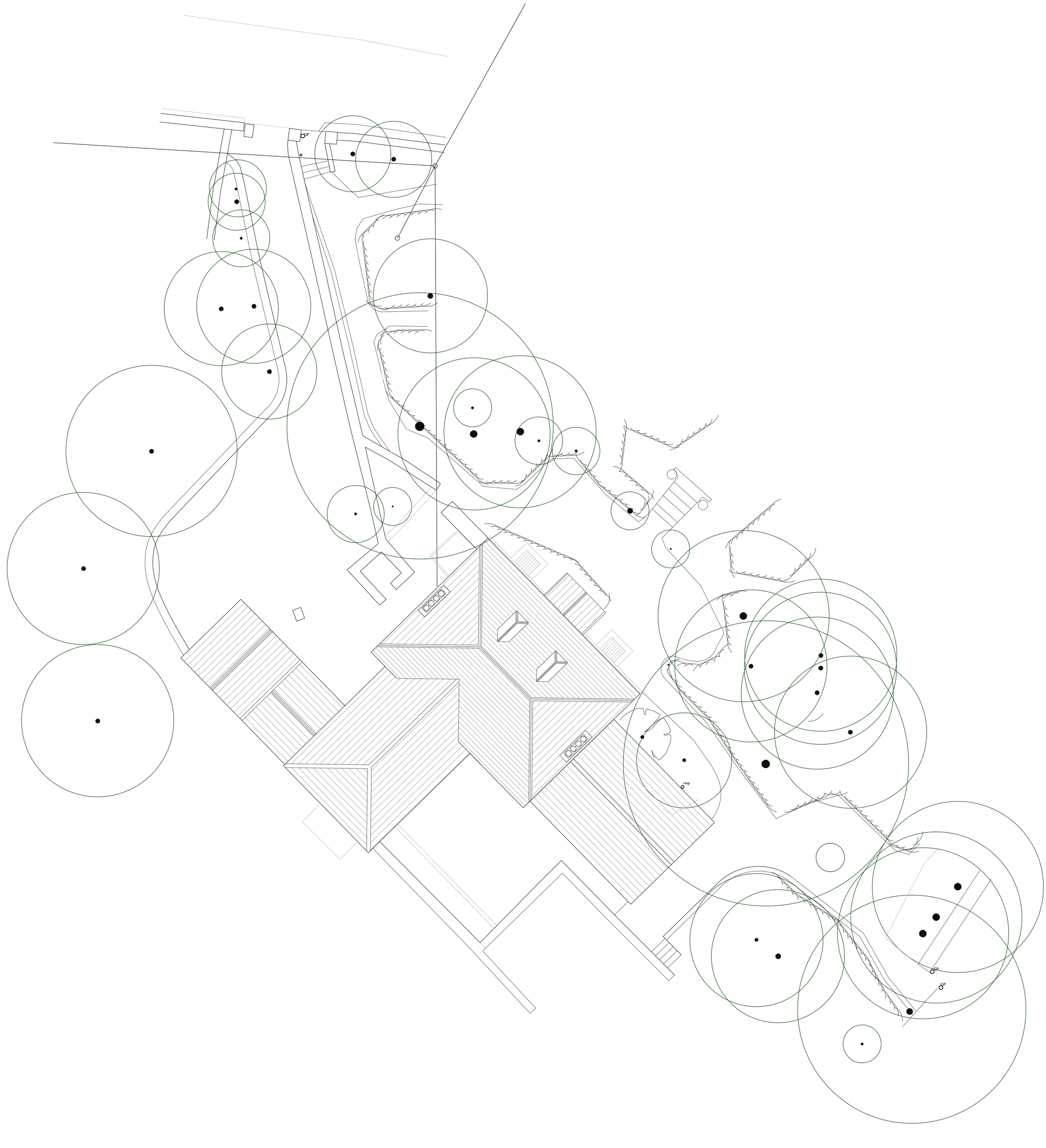
DRAWING No. 4059_P014 A.

SCALE: 1:50 @ A1
1:100 @ A3

DATE: OCT 2020

llewellyn harker lowe

home farm, gattrell steway lane, bath, BA1 8EH
email: architects@llewellynharker.com



1m 5m 10m

Rev.	DR.	CH.	Date	Notes
A	NL		09.12.20	First Issue
-	GH	NL	26.10.20	First Issue

PROJECT DOLPHIN HOUSE

DRAWING PROPOSED SITE PLAN

DRAWING No. 4059_P010 A.

SCALE: 1:100 @ A1
1:200 @ A3

DATE: OCT 2020

N

llewellyn harker lowe

home farm, gattrell steway lane, bath, BA1 8EH
email: architects@llewellynharker.com

APPROVED
By Lisa Walton at 10:16 am, Dec 09, 2020

RECEIVED
By Lisa Walton at 10:15 am, Dec 09, 2020

Bat Survey Report

Site: Dolphin House, Tresco, Isles of Scilly TR24 0QQ

Grid Reference: SV 89087 15351

17th September 2020

Plan for Ecology Ltd
Tremough Innovation Centre
Tremough Campus, Penryn, Cornwall, TR10 9TA
Tel: 01326 218839
www.planforecology.co.uk

APPROVED
By Lisa Walton at 3:18 pm, Dec 08, 2020

Document Control:

Site Name:	Dolphin House, Tresco, Isles of Scilly TR24 0QQ
OS Grid Reference:	SV 89087 15351
Report Author:	Katherine Biggs BSc (Hons) MSc ACIEEM
Document Approved by:	Dr Lucy Wright BSc (Hons) MSc PhD MCIEEM
Client:	Tresco Estate
Report Reference Number:	P4E2100
Version:	01
Date:	17th September 2020

Declaration:

"The information, evidence and advice, which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology & Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions."

Katherine Biggs	[redacted]
Lucy Wright	[redacted]

Report Lifespan:

Ecological features can change over time, particularly if site management/ use changes. Typically, bat surveys are valid for 12 – 24 months (until September 2021/ 2022).

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk; Company Number: 12071013

CONTENTS

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk; Company Number: 12071013

1.0 Summary

Bat evidence?	No bats were seen to emerge from the buildings during the emergence survey on 4th August 2020. However, during the re-entry survey on 28th August 2020, a single common pipistrelle was seen to re-enter a gap underneath lead flashing on the south western elevation of the south eastern chimney on the main cottage. This is adjacent to the area of the building subject to the proposed works. **The survey results show that Dolphin House supports an occasional day roost for at least one individual common pipistrelle.**
Proposed works?	Demolition of existing rear extension, construction of new single-storey rear extension and incorporation of existing outbuilding and adjoining roofless building
Bat specific mitigation recommendations?	As far as we are aware, no works are proposed to the roof, chimneys or fascias over the main cottage and the roosting feature will not be lost or damaged as part of the works. Disturbance as a result of noise and vibration is considered unlikely except for during demolition of the existing two-storey extension, which has potential to cause some low-level disturbance to bats within the neighbouring roost. Works to be carried out in accordance with the Bat Mitigation Method Statement at Section 5.2 of this report. Works to demolish the two-storey extension will be carried out under an ecological watching brief and scheduled for a time of year when bats are least likely to be impacted (March to October inclusive). Building contractors will be notified about the presence of bats in the adjacent chimney on the cottage and informed that if a bat/s is uncovered during works, then work must stop immediately (as soon as it is safe to do so) and advice sought from licensed bat ecologist/s (Plan for Ecology Ltd, 01326 218839). No exterior lighting will be installed close to the identified roost feature within the south eastern chimney.

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk; Company Number: 12071013

2.0 Introduction

2.1 Background

Diana Mompoloki, on behalf of the Tresco Estate, commissioned Plan for Ecology Ltd to undertake a Preliminary Bat and Bird Assessment (sometimes referred to as a Bat and Barn Owl Assessment) of Dolphin House and associated outbuildings, Tresco, Isles Of Scilly TR24 0QQ (OS Grid Ref: SV 89087 15351) in July 2020. No evidence of the use of the buildings by bats was found; however, a number of external features with potential to support roosting bats were noted. Dolphin House was assessed as being of 'moderate suitability' for roosting bats (Plan for Ecology Ltd 2020).

In accordance with the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (Collins, 2016), further surveys were recommended, comprising a minimum of two bat emergence or re-entry surveys during the bat active season (May to September inclusive). Tresco Estate commissioned Plan for Ecology Ltd to undertake the further survey work in July 2020.

This report describes and evaluates the use of the buildings by bats, and details mitigation recommendations to minimize impacts upon bats in accordance the 'Bat Surveys for Professional Ecologists - Good Practice Guidelines' produced by the Bat Conservation Trust (Collins, 2016).

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk;
Company Number: 12071013

2.2 Project Administration

Property Address:	Dolphin House, Tresco, Isles of Scilly, TR24 0QQ
OS Grid Reference:	SV 89087 15351
Client:	Tresco Estate
Planning Authority:	Council of the Isles of Scilly
Planning Reference Number:	-
Report Reference Number:	P4E2100
Proposed work:	Demolition of existing rear extension, construction of new single-storey rear extension and incorporation of existing outbuilding and adjoining roofless building
Visual Assessment Date:	4th August 2020
Emergence/re-entry Survey Dates:	4th August 2020 (emergence survey) and 28th August 2020 (re-entry survey)
Ecologist & Licence Number:	Katherine Biggs BSc (Hons) MSc ACIEEM: Bat licence No. 2016-22188-CLS-CLS; Barn owl licence no. CL29/00552 Chloe Balmer MSci (Hons) Qualifying CIEEM member: Bat licence No. 2020-47040-CLS-CLS Dr Lucy Wright BSc (Hons) MSc PhD MCIEEM

2.3 Legislation & Planning Policy

Planning: The local planning authority has a statutory obligation to consider impacts upon protected species resulting from development. Planning permission will not be granted with outstanding ecological surveys, and if applicable an appropriate mitigation plan.

Bats: In the UK all bat species are listed on Annex IV(a) of the European Communities Habitats Directive and as such are European Protected Species (EPS). In Britain protection of bats is achieved through their inclusion on Schedule 2 of the Conservation and Habitats Regulations 2010, Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 12 of the Countryside and Rights of Way Act 2000 (HM Government, 1981, 2000 & 2010).

As a result of this statutory legislation it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat/s in its roost;
- Intentionally or recklessly damage, destroy or obstruct access to a bat roost (even if bats are not occupying the roost at the time);
- Possess or sell or exchange a bat (dead or alive) or part of a bat.

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk;
Company Number: 12071013

Works with potential to cause significant disturbance to roosting bats may require a European Protected Species (EPSL) licence or Bat Mitigation Class Licence (CL21) from Natural England before works can legally commence. Works likely to result in less significant disturbance may be carried out under a Bat Mitigation Method Statement. The magnitude of disturbance and therefore the requirement for an EPSL, Bat Mitigation Class Licence or method statement is assessed on a case by case basis by the bat ecologist. The Bat Mitigation Method Statement or EPSL must be prepared and/or applied for by a suitably experienced and licenced bat ecologist. Where planning permission is required, the appropriate licence cannot be obtained until planning permission has been granted.

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk; Company Number: 12071013

3.0 Methodology

3.1 Summary Visual Assessment

A visual assessment of Dolphin House, Tresco was undertaken on 4th August 2020. The ecologists (Katherine Biggs and Chloe Balmer) assessed the suitability of the buildings and the surrounding habitat to support bats and birds. A high-power torch was used to illuminate all accessible areas of the buildings with potential to support roosting bats and roosting/ nesting birds. The ecologist searched for signs of bats and birds including droppings, staining, feeding remains, bird nests, barn owl pellets and liming. Accessible crevices with potential to conceal a roosting bat were inspected using an endoscope.

The assessment was carried out in accordance with the 'Bat Surveys for Professional Ecologists - Good Practice Guidelines' produced by the Bat Conservation Trust (Collins, 2016). Potential bat roosts identified during the visual inspections of the building were categorised as to their suitability in accordance with these guidelines as described below:

Negligible: negligible features with potential to support roosting bats.

Low: one or more features with potential to support individual bats on an occasional basis. Unlikely to support large numbers of bats.

Moderate: one or more features with potential to support roosting bats but unlikely to be of high conservation status.

High: one or more features with potential to support large numbers of bats on a regular basis.

3.2 Emergence/re-entry Surveys

An emergence survey of the buildings was undertaken on 4th August 2020 and a re-entry survey of the buildings was undertaken on 28th August 2020. An emergence survey involves an ecologist(s) counting the number of bats emerging from the buildings at dusk for a period of 1.5 hrs (or until low light levels prevent observation of emerging bats). A re-entry survey involves an ecologist(s) counting the number of bats re-entering the buildings for a period of 1.5 hrs before dawn. The surveyor(s) record the calls of any bats that emerge using a bat detector and recording equipment; this enables identification of the species present and the location of bat access points.

Two ecologists were used during the first survey and it was deemed necessary to include a third surveyor for the second survey in order to fully observe all elevations of the building. Surveyor locations are shown in Figure 1 (below). On both survey occasions surveyor 1 (Chloe Balmer) used an Echo Meter Touch (EMT) 2 and surveyor 2 (Katherine Biggs) used an EMT 2 and an Elekon Batscanner Stereo. On the second survey occasion surveyor 3 (Lucy Wright) used an EMT 2. Each detector type uses a different method of detecting. The EMT 2 detector and Elekon Batscanner Stereo detectors use heterodyne and real-time expansion, both of which are described below:

- Heterodyne: this method identifies bat calls echolocating at the frequency set by the operator but will fail to/ or only partially record bat calls outside this frequency.

- A real-time expansion bat detector digitally records ultrasonic bat calls and then plays them back at a slower rate and frequency to give an audible output.

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- Frequency division: this method automatically and continuously records bat calls at all frequencies, and makes them audible to the human ear by dividing the call frequency by 10. Calls are played in real time and can be readily identified with sound analysis.

Figure 1: Emergence/re-entry surveys – surveyor locations. Dolphin House and its outbuildings are outlined in red. Yellow triangles show surveyor locations on both surveys, blue triangle shows location of surveyor 3 on the second survey

3.3 Ecological Evaluation

The value of buildings/ other structures for roosting bats is determined following the framework provided by Wray *et al.* (2010). This framework determines the appropriate value of a roost on a geographic scale, based on the relative rarity of the bat species using the site (based on the known distribution and population size in the U.K.), as well as the type of roost (based on the results of the emergence/ re-entry and static detector surveys). Where more than one bat species is present within the site, each species is valued individually, and the highest value obtained is assigned to the site.

Table 1 (below) categorizes bat species by their distribution and rarity in England. Table 2 (below) assigns a value for each roost type for the different rarity categories (Tables 1 and 2 are adapted from Wray *et al*. 2010).

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Table 1: Relative rarity of bat species in England (adapted from Wray *et al.* 2010)

Rarity (within range)	**Region** **England**
Common	Common pipistrelle (*Pipistrellus pipistrellus*) Soprano pipistrelle (*Pipistrellus pygmaeus)* Brown long-eared (*Plecotus auritus*)
Rarer	Lesser horseshoe (*Rhinolophus hipposideros)* Whiskered (*Myotis mystacinus)* Brandt's (*Myotis brandtii)* Daubenton's (*Myotis daubentonii)* Natterer's (*Myotis nattereri)* Leisler's (*Nyctalus leisleri)* Noctule (*Nyctalus noctula)* Nathusius' pipistrelle (*Pipistrellus nathusii)* Serotine (*Eptesicus serotinus)*
Rarest	Greater horseshoe (*Rhinolophus ferrumequinum)* Bechstein's (*Myotis bechsteinii)* Alcathoe (*Myotis alcathoe)* Greater mouse-eared (*Myotis myotis)* Barbastelle (*Barbastella barbastellus)* Grey long-eared (*Plecotus austriacus)*

Table 2: Value of bat roosts (adapted from Wray *et al.* 2010)

Value	**Roost types**
District, local or parish	Feeding perches (common species) Individual bats (common species) Small numbers of non-breeding bats (common species) Mating sites (common species)
County	Maternity sites (common species) Small numbers of hibernating bats (common and rarer species) Feeding perches (rarer/rarest species) Individual bats (rarer/rarest species) Small numbers of non-breeding bats (rarer/rarest species)
Regional	Mating sites (rarer/rarest species) including well-used swarming sites Maternity sites (rarer species) Hibernation sites (rarest species) Significant hibernation sites for rarer/rarest species or all species assemblages
National	Maternity sites (rarest species) Sites meeting SSSI guidelines
International	SAC sites

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3.4 Weather Conditions

The weather during the initial visual assessment was in line with seasonal norms. The emergence/re-entry surveys were undertaken during suitable weather conditions, as described below:

- 4th August 2020: Dry with full cloud cover and a temperature of 17°C at the beginning of the survey; and 17°C, dry with full cloud cover at the end of the survey; in accordance with the Beaufort Scale, wind was no greater than 'moderate breeze'.
- 28th August 2020: Dry with part cloud cover and a temperature of 14°C at the beginning of the survey; and 14°C, dry with part cloud at the end of the survey; in accordance with the Beaufort Scale, wind was no greater than 'moderate breeze'.

3.5 Limitations

The buildings support external features with potential to support roosting bats. It was not possible to access all exterior features to search for roosting bats/ evidence of roosting bats. This limitation was addressed by undertaking two bat emergence/ re-entry surveys. Two surveyors were used for the first survey, although it was deemed necessary to include a third surveyor for the second survey in order to fully observe all elevations of the buildings. There are no limitations associated with weather conditions.

The bat surveys were undertaken in accordance with best practice guidance; however, the results of these surveys represent only a snapshot of use at the time of survey.

The calls of four bat species are notoriously difficult to record: the long-eared bats (*Plecotus spp.)* and the barbastelle bat (*Barbastella barbastellus*) have a quiet echolocation call, and the horseshoe bats (*Rhinolophus hipposideros* & *R. ferrumequinum*) have highly directional calls. The long-eared, barbastelle and horseshoe species can be easily missed during bat detector surveys. We presume all *Plecotus spp.* recordings are those of brown long-eared bat because Cornwall is outside the known range of the grey long-eared bat (*Plecotus austriacus*).

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4.0 Bat Survey Results

4.1 Site Description and Habitat Assessment

The property 'Dolphin House' is located centrally on the island of Tresco, Isles of Scilly *c.* 0.25 km north east of New Grimsby beach, *c.* 4.8 km north-west of Hugh Town on St Marys and *c.* 3.8 km west of Higher Town on St Martin's, Isles of Scilly.

The location is rural in character, immediately surrounded by broadleaved trees to the south and west with a mature, well managed garden to the north east. Beyond the house and garden on all sides is mixed farmland (pasture and arable with hedgerows), with an area of bracken, scrub and woodland to the south and south east. An area of Reedbed is present *c.* 0.5 km to the south of the site, a Section 41 NERC Act (2006) / UK BAP Priority Habitat. Castle Down (Tresco) SSSI is present *c.* 0.4 km to the north west of the site, Great Pool (Tresco) Site of Special Scientific Interest (SSSI) is present *c.* 0.5 km to the south of the site and Pentle Bay, Merrick and Round Islands SSSI is present *c.* 0.6 km to the east of the site. Buildings in the wider area comprise a mixture of period and modern properties, outbuildings and barns. In combination, these features provide potential high-quality foraging and roosting habitat for bats.

4.2 Visual Assessment Summary

The assessment was undertaken on 4th August 2020.

The property 'Dolphin House' consists of a three-storey Grade II listed stone cottage with a pitched, hip-ended roof covered with traditional slate and clay ridge tiles. On the south-eastern elevation is a single storey extension with a pitched slate roof, and on the south-western elevation is a two-storey extension with a mono-pitched roof covered with slate. The latter is proposed to be demolished. The north-eastern elevation features a small porch with a pitched slate roof.

At ground floor level on the south-western elevation, the main cottage is attached to a single-storey outbuilding via a covered, open-sided walkway with a pitched slate roof. Attached to the north-western elevation of this outbuilding is a redundant roofless stone structure. The outbuilding and roofless structure are built into an earth bank along their south western elevations. A stone retaining wall to the south of the cottage, together with the extensions and outbuildings, creates a sheltered courtyard at the rear of the property (Figs 2 to 5).

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Figure 2: North-eastern elevation of Dolphin House

Figure 3: South-western elevation of Dolphin House

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Figure 4: North-eastern elevation of outbuilding and part of roofless structure

Figure 5: South western elevation of Dolphin House and roofless structure (viewed from top of earth bank)

The external walls are either bare stone or they have been rendered and whitewashed. The property features two stone chimneys, timber sash windows and timber doors and both plastic and metal guttering. There are timber fascias on the main cottage with notable gaps behind, which provide potential roosting opportunities for bats, and which could enable access for bats onto the wall tops. There are two dormer windows on the north eastern elevation of the roof with pitched slate roofs and clay ridge tiles. These exhibit hanging tiles on the sides, which are well-sealed with no notable gaps. However, there are notable gaps under the lead flashing around the dormers which provide potential roosting opportunities for crevice-dwelling bats.

The porch features a timber barge board on its north-eastern elevation, although this appears to be well-sealed. Overall, the roofing material over the property appears well-sealed with no notable gaps present.

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The outbuilding and single-storey extension feature hanging slates on their gable ends with notable gaps behind which provide potential roosting opportunities for crevice-dwelling bats. These gaps could also enable access for bats into the interior of the roof void over the outbuilding.

Internally the cottage is built into the underside of the roof creating a second floor with vaulted ceilings, the interior of the single-storey extension contains a vaulted ceiling and the underside of the roof within the two-storey extension has been boarded. Therefore, there are no accessible roof voids within these parts of the building (Figs 6 and 7).

Figure 6: Interior of second floor stairwell within Dolphin House (viewed towards the south-west)

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Figure 7: Interior of single-storey extension (viewed towards the south-east)

The interior of the outbuilding consists of a single room open from the concrete floor to the underside of the roof, which is partly bare slate and partly boarded creating a narrow roof void above. The interior of this roof void could not be accessed. This room is light internally and is in regular use as a utility room. The interior of the roofless structure consists of two rooms with bare stone walls and earth floors with ephemeral vegetation. The rooms are accessed via timber doors on the north eastern elevation. There are crevices present within the internal walls with some potential for crevice-dwelling bats, although this building is open and exposed to the elements which would have reduced the overall likelihood of bats roosting within this building (Fig 8).

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Figure 8: Interior of roofless structure (viewed towards the north-west)

No evidence of the use of the buildings by roosting bats was found. However, a number of external features were noted on the buildings with potential to be used by roosting bats including gaps behind the fascias and lead flashing on the main cottage and gaps behind hanging slates on the outbuilding and single-storey extension. The gaps behind the hanging slates on the outbuilding also provide potential access for bats into the interior of the roof void. As it was not possible to inspect the interior of the small roof void space over the outbuilding, the likely presence or absence of bats roosting within this area could not be determined.

Dolphin House and associated outbuildings were, therefore, assessed as being of **'moderate suitability'** for roosting bats.

4.3 Emergence/re-entry Surveys

No bats were seen to emerge from the buildings subject to the proposals during the first (emergence) survey. During the second (re-entry) survey a single common pipistrelle was seen to re-enter a gap underneath lead flashing on the south western elevation of the south eastern chimney on the main cottage (Fig 9).

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Figure 9: Re-entry location of a single common pipistrelle bat into a gap under lead flashing on the south western elevation of the south eastern chimney on 28th August 2020 (yellow arrow). Red outline shows approximate extent of proposed works at Dolphin House (including outbuildings further to the west).

4.4 Bat Species Evaluation

The survey results show that the main cottage supports an occasional day roost for at least one individual common pipistrelle. No bats were seen to emerge from the area of the building to be directly impacted by the proposed works i.e. the two-storey extension and adjacent outbuildings.

The common pipistrelle: is common and widespread throughout the UK. The population is considered to have increased since 1999 (BCT, 2020).

The cottage likely supports an occasional day roost for a single non-breeding common pipistrelle. The location of the roost is likely within a gap underneath lead flashing on the south western elevation of the south eastern chimney on the main cottage. This roost is considered to be of **low conservation significance** for common pipistrelle.

Following the framework described by Wray *et al* (2010), as outlined in Section 3.4 above (Tables 1-2), the rarity of the bat species recorded on-site is 'common', and the corresponding value for a day roost of a small number of common species bats is 'District, local or parish' level. Dolphin House is, therefore, considered to be of **Local** importance for roosting bats.

NB: As far as we are aware, the roof over the main cottage, including its chimneys, are not being directly impacted by the proposals and are being retained. Disturbance of the common pipistrelle day roost within the south eastern chimney is considered unlikely except for during demolition of the existing two-storey extension, which has potential to cause some low-level disturbance to bats within the neighbouring roost.

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5.0 Impacts and Mitigation Recommendations

5.1 Evaluation of Development Proposals and Impacts

The survey results showed that the main cottage supports an occasional day roost for at least one individual common pipistrelle (low impact). No bats were seen to emerge from the area of the building to be directly impacted by the proposed works i.e. the two-storey extension and adjacent outbuildings. The client proposes to demolish the two-storey extension at the rear of the property, below eaves height, and construct a replacement extension below eaves height, incorporating the adjacent outbuildings. Disturbance of the common pipistrelle day roost within the south eastern chimney is considered unlikely because works within the vicinity are restricted to works to the two-storey extension and outbuildings, below the level of the roof. It is recommended that a precautionary approach be adopted. Building works will be carried out under a Bat Mitigation Method Statement as detailed below:

5.2 Bat Mitigation Method Statement

Although bats are not currently, at the time of the survey, using the two-storey extension or adjacent outbuildings, at least one bat has been shown to roost within the south western elevation of the south eastern chimney on the main cottage, which is close to the area of the building subject to the proposed works. As far as we are aware, no works are proposed to the roof, chimneys or fascias over the main cottage and so the roosting feature will not be lost or damaged as part of the works. The proposed works are to be undertaken below the level of the roof over the main cottage, therefore disturbance as a result of noise and vibration is considered unlikely except for during demolition of the existing two-storey extension, which has potential to cause some low-level disturbance to bats within the neighbouring roost.

In order to avoid disturbance to bats roosting within the chimney, it is recommended that a precautionary approach should be adopted:

- Prior to demolition of the existing two-storey extension, the roof over this part of the building will be 'soft striped' under an ecological watching brief between March and October (a time of year when any bats present are least likely to be negatively impacted), or when the temperature is consistently above 8°C. A licensed bat ecologist will oversee removal of the roof. In the unlikely event that a bat(s) is uncovered, works will be stopped, and Natural England consulted. Under this scenario, it will be necessary to obtain an appropriate licence from Natural England to permit continuation of works.

- Building contractors will be notified about the presence of bats in the adjacent chimney on the cottage and informed that if a bat/s is uncovered during works, then work must stop immediately (as soon as it is safe to do so) and advice sought from licensed bat ecologist/s (Plan for Ecology Ltd, 01326 218839)

- No exterior lighting will be installed close to the identified roost feature within the south eastern chimney

5.3 Opportunities for Biodiversity

The value of the site for roosting bats post-development could be enhanced by incorporating the following measures:

- A single bat box could be installed on the exterior of the building post-development, ideally onto the south eastern or south western elevation. Any enhancements installed should not

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be lit by artificial lighting, either directly or indirectly through light spill. This is in line with the Cornwall Planning for Biodiversity Guide (2018). Suitable products for bats at this site include the 1FF Schwegler bat box, or a comparable product. Suitable products are available at https://www.nhbs.com, and https://www.wildcare.co.uk/.

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DOLPHIN HOUSE

DESIGN, ACCESS, & HERITAGE STATEMENT

Dolphin House,
Tresco,
Isles of Scilly,
TR24 OQD

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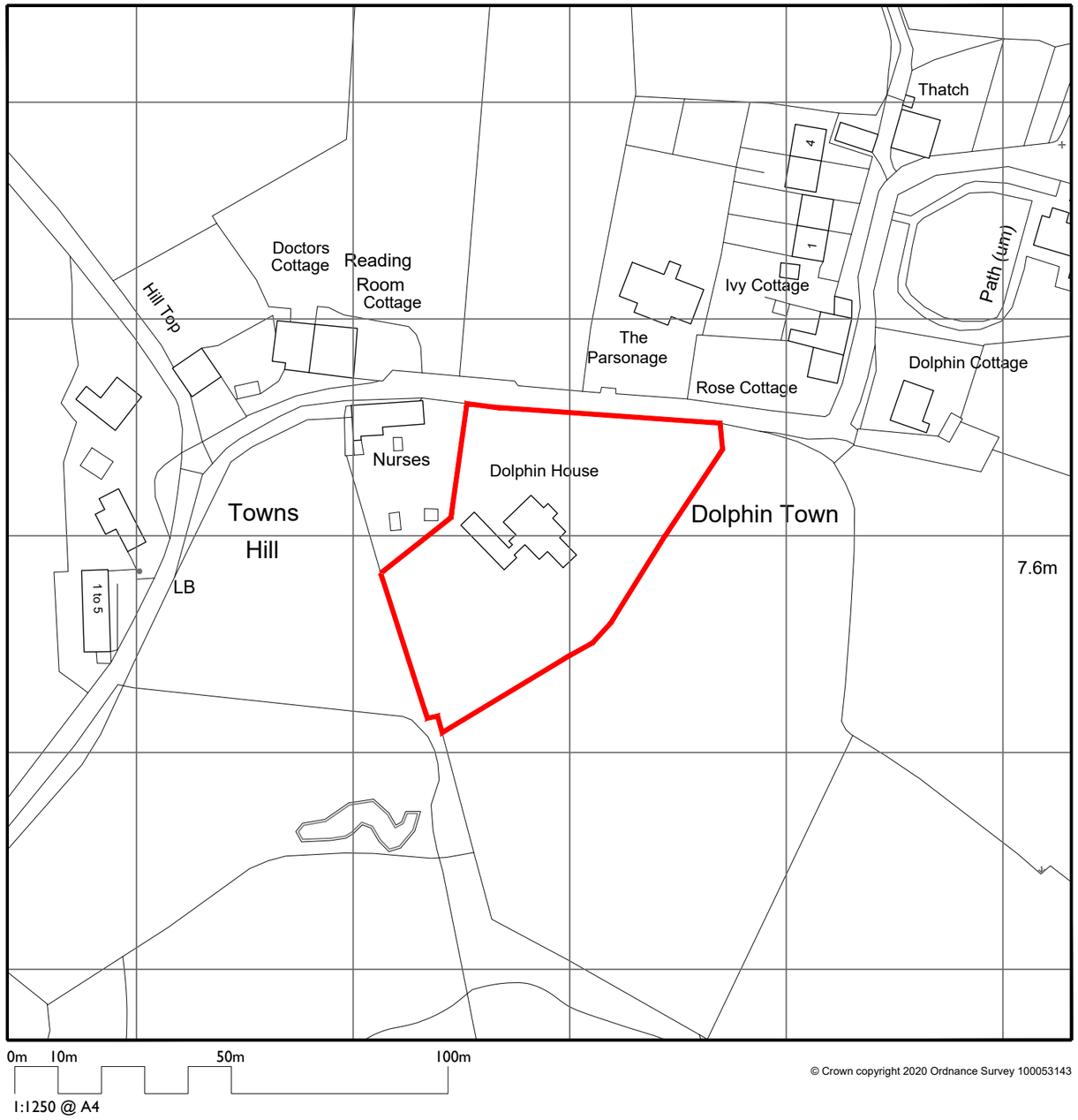

DOLPHIN HOUSE

DESIGN, ACCESS, & HERITAGE STATEMENT

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OCTOBER 2020

1.0 Summary of Design, Access and Heritage Statement

1.1 Introduction

This document has been prepared to support a Planning and Listed Building application for the proposed alterations to Dolphin House.

The investigation has comprised a site inspection carried out in January 2020 and desktop based historical research, due to Covid 19 restrictions. A brief illustrated history of the building is included in Section 2 and the findings of the site survey are included in section 3. The significance of the building has been set out in section 4 and it is based on the findings of section 2 and 3.

The proposed modifications would involve limited internal alterations to the original house, a two storey rear extension to replace an existing rear closet wing, and an enlargement of the existing south-eastern wing. A more detailed description of the proposals and design development is included in section 5.
Historic buildings are protected by law and planning policy. The specific constraints for Dolphin House are described in section 1.2. This document has been drafted to inform the design proposals, so that they comply with these requirements. Section 5 provides a commentary on the proposals and a justification of the scheme in accordance to the relevant legislation, planning policy and guidance.

1.2 Dolphin House and its legal status

Dolphin House is grade-II listed and it is located in the Isles of Scilly Conservation Area, in the Tresco Character Area, in the local authority area of the Council of the Isles of Scilly. The statutory list description is included in Appendix I.

The Planning Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. The Act requires local authorities to give *'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses' and, in respect of conservation areas, that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

Local authorities are also required to consider the policies for the historic environment set out in the National Planning Policy Framework (updated 2019). At the core of the Framework is a *'a presumption in favour of sustainable development',* with specific policies relating to the historic environment, which require that a heritage asset should be '*conserved in a manner appropriate to their significance.'* A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. The Framework defines a heritage asset as an *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.*

The NPPF recognises that in some instances, the significance of a heritage asset may be lost or harmed through alteration or development within its setting. Where any harm of loss to a designated heritage asset is proposed, *'clear and convincing justification'* must be provided and that any *'less than substantial harm'* should be weighed against the benefits of the proposal, which includes, where appropriate, securing the its optimum viable use.

1.3 Summary Assessment of Significance

Dolphin House is a Grade II listed late Georgian House, constructed on Tresco in 1799. Dolphin House is a formal dwelling of some status, second only to the Abbey in terms of hierarchy of residences on the island. It was originally built as a missionary house for the Society for Promoting Christian Knowledge. It was later used as a parsonage associated with St Nicholas' Church, and as the Godolphin land agent's house, before Tresco was acquired by Augustus John Smith in 1834. It is now a private residence and holiday let. The primary significance of the building is found in the front elevation, including the roofline, chimneys and dormers, and in the remaining interior features in the original house. A full assessment of significance is included in Section 4.

1.4 Summary of the Proposals and Justification

The proposals have been developed to respect and re-establish the historic core of the dwelling through the replacement of the modern staircase and rationalisation of the plan, reverse insensitive C20th alterations, and reveal lost period features. In addition, where original features have been removed, period appropriate features will be reinstated. The alterations and extensions are proposed in areas where later, less sensitive, additions to the original dwelling have already been undertaken, which will provide a high standard of accommodation. They have been designed to maintain the established relationship of being secondary elements to the original house and minimise the visual impact on the setting by primarily being to the side and rear of the house, where the upper garden encloses the rear courtyard. The project seeks to improve the accommodation of the house to be more reflective of the property's historically hierarchical status on the island, as the second largest dwelling to Tresco Abbey.

In accordance with the terminology of the National Planning Policy Framework and for the reasons outlined in Section 6, any perceived harm caused by the proposals to the significance of the listed building is considered to be 'less than substantial' and should be weighed against the following public benefits, which would modestly enhance the significance of the listed building:

- Replacement of the modern staircase with a period appropriate staircase from ground to first floor and reinstating the proportions of the space above the staircase by removing the staircase to the attic
- Removal of modern partitions and reinstatement of elements of the original plan form at ground and first floor
- Removal of all uPVC window and replacing them with traditional timber sashes, with glazing bars to match the existing C19th windows in the front elevation
- Removal of modern surface mounted pipes and wires from the exterior elevations
- Reinstatement of period details, including cornices in the principal rooms, and replacing modern doors and architraves with traditionally detailed ones to match the originals. Reinstating chimney pots
- Removing modern white paint from the rear elevation of the main house
- Bringing the outbuildings back into active use
- Removal of modern concrete paving slabs in the rear courtyard, to be replaced with traditional stone slabs
- The improved level of accommodation and access provided by the proposals would arguably contribute to the continued viable use of the building

The proposed changes to the property are described in detail in Section 5 and they are illustrated in the accompanying drawings. A full commentary and justification is included in Section 6.

1.5 Conclusion

The purpose of this project is to provide enhanced accommodation for visitors to Tresco, while conserving and enhancing the historical significance of Dolphin House, and to undertake much needed repair works to the Grade II listed building. In accordance with the Planning (Listed Buildings and Conservation Areas) Act, the special architectural and historic interest of the Grade-II listed building and the character and appearance of the conservation area would be preserved and modestly enhanced by the proposed scheme. In accordance with the terminology of the National Planning Policy Framework (NPPF), it is considered that any perceived harm cause by the scheme would be considered 'less than substantial,' and would be mitigated by the heritage benefits provided by the scheme, which arguably contribute to the continued and optimum viable use of the listed building. The proposals are therefore considered to be the type of sustainable development for which the NPPF establishes a strong presumption and it would align with relevant national and local policy. As such, the proposals are considered to be acceptable in heritage terms.

2.0 Historical Background

2.1 The Scilly Islands[1]

There is evidence of prehistoric inhabitation across the Isles of Scilly, with evidence of human activity on the island dating back to c.8000BC. Iron Age and Roman sites have been excavated but the islands are first recorded in the tenth century, when they were subdued by King Athelstan (925-939). It appears that before or during the reign of Edward the Confessor (1042-1066), some of the islands had been given to monks or hermits, who lived on the Island of St Nicholas (now Tresco). King Henry I (1100-1135) granted to the Abbot of Tavistock all of the churches of 'Suliye' and the land which had belonged to the monks, or hermits. In 1193, Pope Celestin confirmed to the abbey a number of the islands, including St Nicholas (Tresco), with all their churches and oratories, and certain lands on other islands, known as the Domini de Scilly. The islands had been part of the Crown since the Norman Conquest and have been part of the Duchy of Cornwall since it was established in 1337 by Edward III (1327-1377), for his son and heir, Prince Edward.

The islands were of considerable importance during the civil war, when in 1645 they afforded a temporary protection to Prince Charles and his associates. In 1649 Sir John Grenville, who was governor of the Scilly Islands and instrumental in bringing about the Restoration, built fortifications, with the intention of holding them for Prince Charles, but the islands eventually succumbed to Parliament. Grenville's standard was one of the last rallying points for the Royalists.

2.1.1 The Scilly Islands and The Society for Promoting Christian Knowledge

In 1698, a group of four Anglican laymen and one clergyman, Sir Humphrey Mackworth, Colonel Maynard Colchester, Lord Guildford, John Hooke and the Revered Dr Thomas Bray, founded the Society for Promoting Christian Knowledge (SPCK). Their aim was to promote Christian knowledge through evangelical philanthropy and particularly by printing and distributing Christian literature. The work was in reaction to what they perceived as a *'growth of vice and immorality'* in the country.[2] Their early work included the translation of bibles and prayer books into other languages, erecting charity schools and libraries in market towns and poor parishes. Their mission on the Scilly Isles began in the mid-C18th.

In the book *Two hundred years: The history of the Society for Promoting Christian Knowledge, 1698-1898,* the SPCK's mission on the Scilly Isles is well documented. In 1752, the Reverend Richard Corbett Hartshorne, Rector of Brosely near Bridgenorth, Salop, who was *'touched therefore with a sense of the spiritual wants of these poor islanders,'*[3] raised initial funds for the SPCK to start work. The SPCK acknowledged that life on the island was hard and conditions were harsh for the inhabitants. One missionary described that *their 'houses are mean and little better than stables,'*[4] and that on *'several of the islands, there were far more widows than women with husbands,'*[5] because of the many men that drown during piloting.

A special committee was established in 1796 to improve and better establish the mission on the Scilly Isles. At this stage the society acknowledges that there is not house or boat provided for the missionary but both of which would be provided in the future. At the end of the C18th, two separate ministers were appointed; Rev. David Evens was appointed to Tresco and the Rev. Frederick Crocker was appointed to St Agnes. They both received allowances for lodging on the island until their own houses were built, one of which appears to have

1 https://www.british-history.ac.uk/magna-britannia/vol3/pp330-337 (accessed 20.10.2020)
2 https://www.lib.cam.ac.uk/collections/departments/manuscripts-university-archives/significant-archival-collections/society-0 (accessed 20.10.2020)
3 Allen W.O.B, M.A, & McClure Edmund, M.A, *Two hundred years: the history of The Society for Promoting Christian knowledge 1698-1898* (London, 1898). P.375
4 Ibid., P.377
5 Ibid., P.377

been Dolphin House, built in 1799, and the focus of this report.

The SPCK continued working on the islands into the C19th, until an Act of Parliament in 1836 declared that the islands would fall under the jurisdiction of the Bishop of Exeter. The Bishop felt that the clergy employed on the islands could no longer be recognised as missionaries. Therefore, the relationship of the society with the islands changed and their work on the islands was brought to a close.

2.1.2 Augustus Smith and Tresco Island

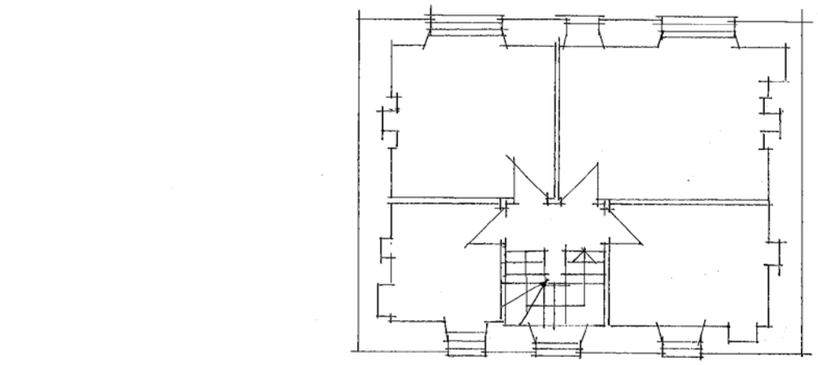
Augustus Smith acquiring a lease of ninety-nine years from the Duchy of Cornwall for the Isles of Scilly in 1834, marginally preceded the end of the work undertaken by the Society for the Promoting Christian Knowledge. Smith was required by the Crown to spend £5000 within six years on various improvements across the islands and was prepared to take in hand the management of the schools. Unlike previous absentee landlords, Smith was to make Tresco his home and carried out improvements across the Island. He began building a new house to the east of the ruins of the medieval priory of St Nicholas on Tresco in 1835, which was extended in 1843 and again in 1852-3. Augusts Smith died in 1872 and was succeeded in his lease by his nephew, Thomas Algernon Dorrien-Smith, who was instrumental in establishing flower-growing on the island to revive the islands' economy in the late-C19th. Dorrien-Smith was succeeded by his son, Major Arthur Dorrien-Smith, who continued augmenting the plant collection with specimens from Australia, New Zealand and South Africa during his military service. Following World War Two, he was succeeded by his only surviving son Lt. Commander TM Dorrien-Smith, who in turn was succeeded by his son in the 1970s, Robert A Dorrien-Smith.

Today, Tresco is a family run island providing high quality self-catering accommodation and facilities for visitors. All of the properties, including Dolphin House, are owned and managed by the Tresco Estate. The island has a community of around 150 permanent residents, with a number of the families having lived on the island for generations.

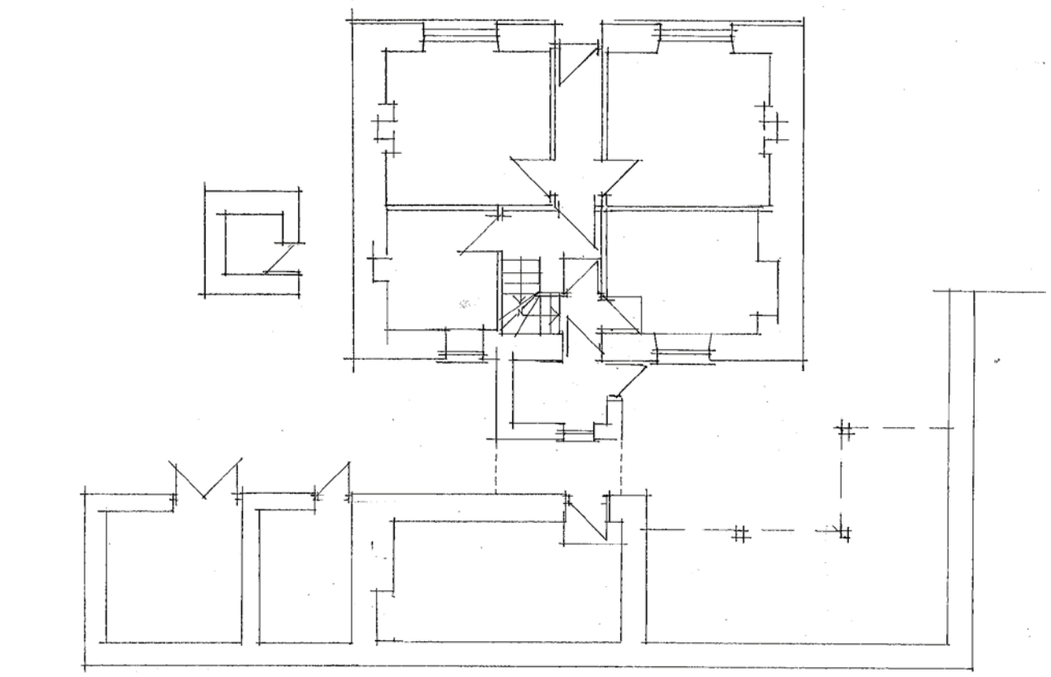
2.2 Dolphin House

Dolphin House was built in 1799, as a missionary house for the Society for Promoting Christian Knowledge. The build cost of the house was £400 plus £200 for fixtures a fittings.[6] Original plans of the house have not been found but based on on-site survey work, it has been possible to reconstruct the likely layout of the original house **[Figure 1]**, which is a typical plan of a late Georgian house. The ground floor appears to have had four rooms, with a central corridor from the front door to the staircase at the rear and a small single storey porch in the centre of the rear elevation below the tall height and a half stair light. The first floor would have likely followed the layout below, also with four rooms. The rear of the house was serviced by a series of outbuildings around a courtyard, the south west range as enclosed buildings and the south range as external, covered spaces.

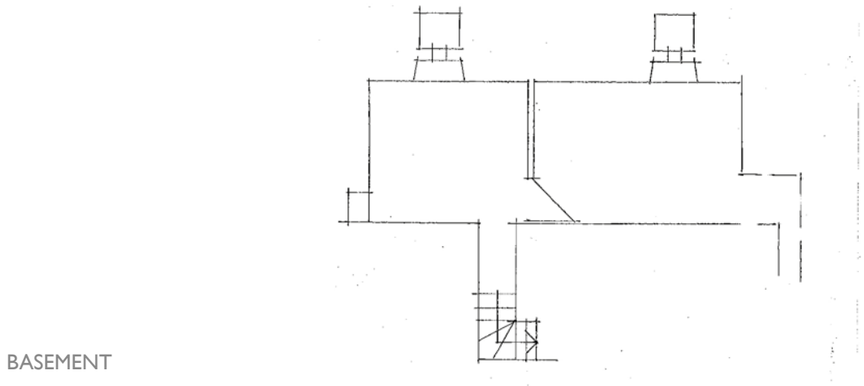
The earliest record of the building is shown on the ordnance survey map from 1889 **[Figure 2]**. The main house is labelled as a parsonage, which was associated with St Nicholas' Church, and accessed via a drive from the north, with a secondary route dotted in to the south east and a small outbuilding. The slight step in the primary north east elevation shows the addition of the romantic style porch in the mid-C19th. The map also shows that the service extension on the south east elevation of the main house had been added by 1889. There is a range of 'L-shaped' out buildings to the south west of the house, which, are shown to be linked to the main house, presumably with a lean-to or covered link, as extant today. As drawn on the reconstructed plan, it is likely that this would have originally been a single storey, sitting below the height and a half window onto the original staircase and providing covered access to the outbuildings. An outbuilding is shown sitting separately to the north



FIRST FLOOR



GROUND FLOOR



BASEMENT

Figure 1 - Probable reconstructed original layout (LHL)

6 https://historicengland.org.uk/listing/the-list/list-entry/1376770 (accessed 20.10.20)

west elevation and the south corner of the rear elevation appears to step forward, suggesting an extension or lean-to in this location.

The ordnance survey map from 1900 shows a more defined outline of the main house and the outbuildings **[Figure 3]**. The map shows the same access arrangement to the main house. The form of the additions to the original main house are clearly shown; the mid-C19th porch, the single storey lean-to or link centred on the rear elevation, and the extension on the south east elevation and the small extension or lean-to on the south corner of the rear elevation, all added prior to 1889. On site survey work has shown that this lean-to was accessed from the adjacent room; the extant window opening has an infilled lower section, demonstrating that this was previously a doorway. The lean-to was removed during the C20th but the detail on the ordnance survey maps from this period is not sufficient to establish when. The north west range of outbuildings is shown to be deeper in plan than the south east range and return.

Dolphin House is shown on the 1909 ordnance survey map but the main house and outbuildings are not accurately shown and are depicted as one solid hatch. The house is shown in an aerial photograph from 1938, which shows the two tall chimney stacks and two dormers in the pitch above the primary south east elevation, which also shows the mid-19th romantic style porch [Figure 4]. The extant attic is very small and awkwardly planned. Given this, and the encumbered stair arrangement required for access, it is hard to imagine that this space was originally designed and constructed to be occupied, but was perhaps instead converted at a later date. If this was the case, the alterations took place prior to 1938.

A comparison of the reconstructed plans **[Figure 1]** and the survey drawings from 1991 **[Figure 5]**, make it possible to understand the changes in the plan form that have taken place. The walls that had previously enclosed the front entrance corridor have been removed to create one large living room across the front of the house, completely removing the original plan form in this area. A further opening into the rear kitchen has also been made. The opening into the dining room extension is narrow and hampered by the chimney breast, suggesting this space was not originally intended to connect directly into the dwelling. On-site survey work shows that the south west elevation of the extension was infilled, demonstrating that this extension was originally open to the rear yard and most likely a separate outbuilding to the main house, as shown on the reconstructed original ground floor plan.

The original plan form at first floor is still largely extant, although compromised by the partitions that were added to enable the installation of the bathroom between the front two bedrooms. As a result, a lobby has been cut into the rear eastern bedroom to provide a replacement access to the front bedroom.

The staircase is a late C20th installation, of inappropriate style, and poorly planned configuration, which does not reflect the layout of the original staircase. Head clearance under the half landing to the rear entrance door is insufficient. The half landing leading to the attic bifurcates a tall one-and-a-half-height stair well window. This confident architectural gesture would formerly have flooded the stairwell with light, but is now enclosed by the rear closet wing. The awkward relationship of the modern staircase to access both the WC and the attic, suggests that the replacement of the staircase, creating access to the attic and the addition of a first floor closet wing WC, may have formed one phase of work in 1963 under planning application P.0410, *Permision granted for an extension to the rear of existing house.*

The limited map evidence and the reconstructed plan indicate that the successive alterations, adaptions and additions carried out to the original house have largely been limited to the rear elevation and south east elevation.

Figure 2 - Ordnance Survey Map 1889 (National Library of Scotland)

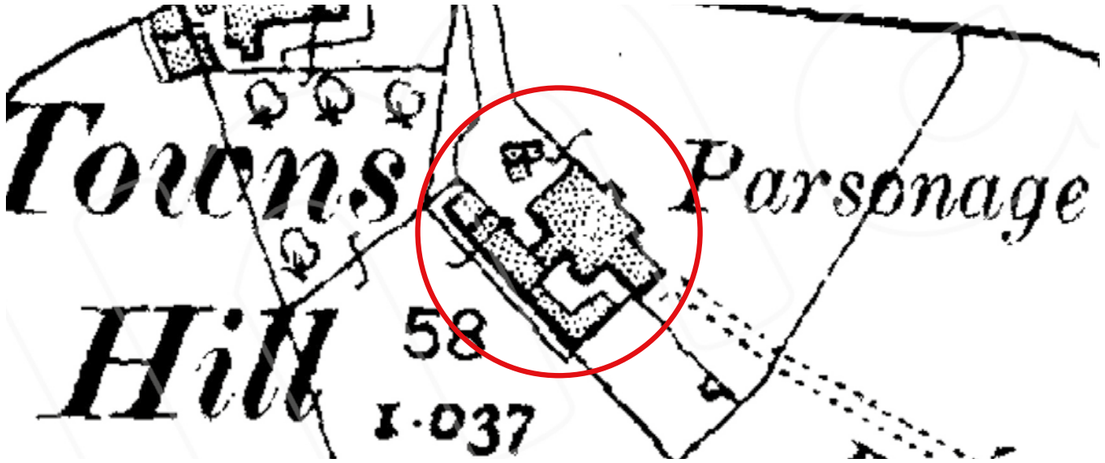


Figure 3 - Ordnance Survey Map 1900 (National Library of Scotland)

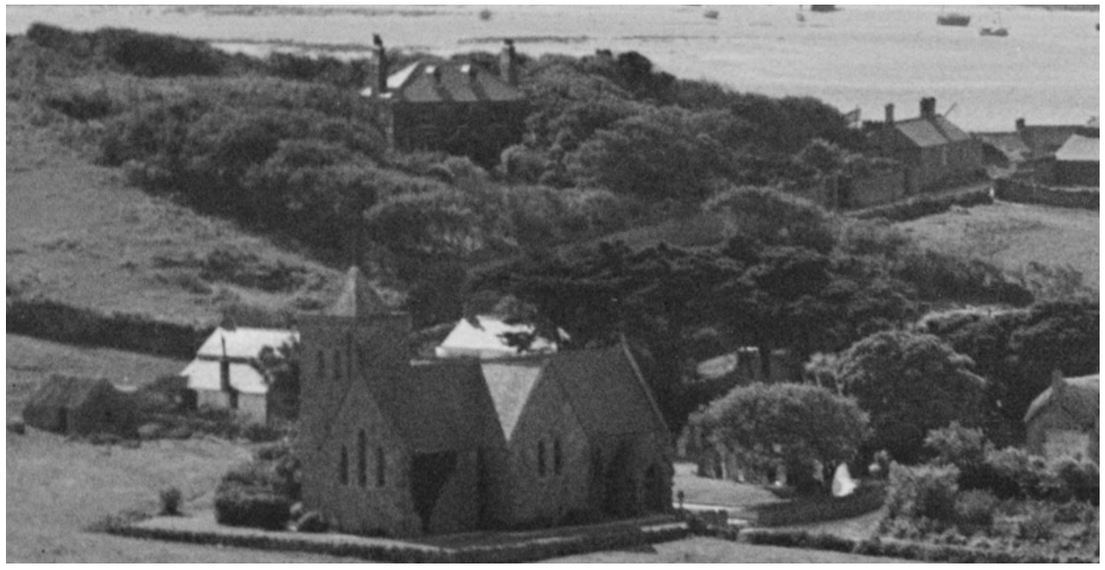
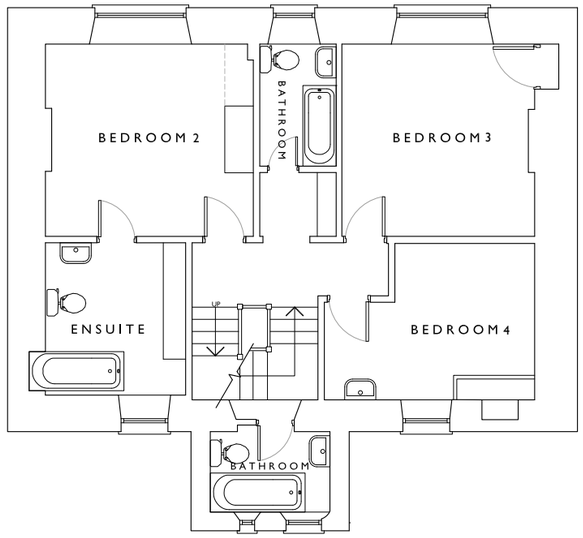


Figure 4 - Aerial photograph from 1938 (Britain from Above)



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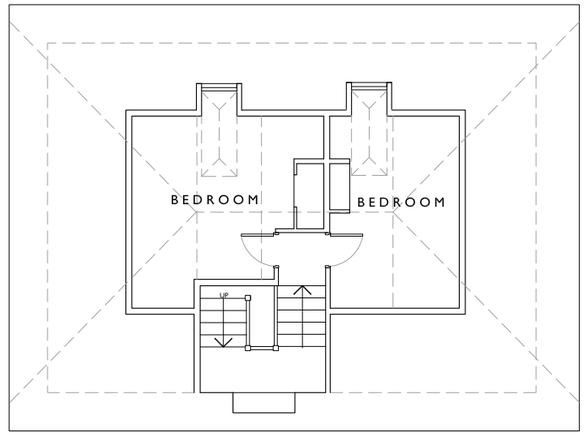
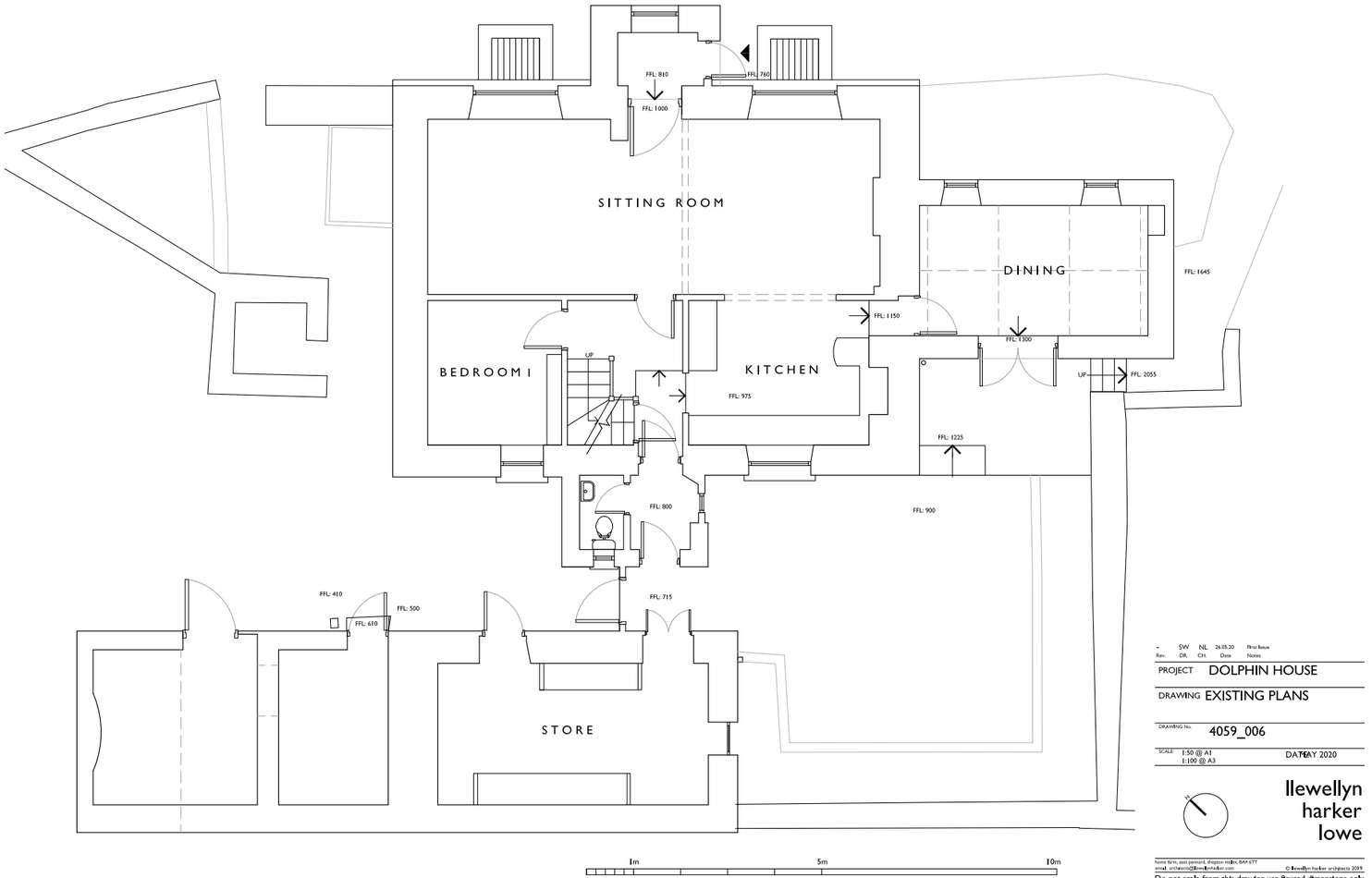


SECOND FLOOR



GROUND FLOOR

Rev.	By	Ch.	Date	Notes
-	SW	NL	26.05.20	First Issue

PROJECT DOLPHIN HOUSE

DRAWING EXISTING PLANS

DRAWING No. 4059_006

SCALE: 1:50 @ A1
1:100 @ A3

DATE: MAY 2020

llewellyn
harker
lowe

Name here, east pennard, shepton mallet, BA4 6TT
email: architects@llewellynharker.com

Do not scale from this drawing use figured dimensions only.

Figure 5 - Survey Drawings 2020 (LHL)

3.0 Site Survey Descriptions

3.1 The Setting of the Building and Conservation Area Context[7]

The architecture and landscape of the Scilly Islands is varied. The buildings are generally of local granite, which was quarried from the Islands until the mid-C19th, when it was then imported from the Cornwall. Later terraces are rendered. The islands' domestic vernacular is predominantly two storey, double fronted houses, with a central door and traditional sash windows, grouped in small hamlets. Traditionally, the roofs were thatch but in the 19th and 20th centuries, the primary roof material is slate, including wet laid scantle.

Dolphin House is one of the most elevated dwellings on the island and it is cut into the hillside just below the topographical ridge. Its primary northeast facing elevation overlooks St Nicholas' Church below and Old Grimsby quay and harbour beyond. The property is part of a small hamlet known as Towns Hill. The house is set within an extensive gardens plot, and is placed above, and well back from the lane. The house sits in proximity to other Listed Buildings, including, Dolphin Cottage, Ivy Cottage, Rose Cottage, Thatch and the Church of St Nicholas.

3.2 The Building Exterior

3.2.1 North east elevation (front elevation)

The original primary northeast elevation is granite ashlar, the peripheral bays have large double width windows with voussoir granite flat arch heads **[Figure 6]**. At ground floor there are two over two sashes and at first floor level, two over two central sashes with fixed half-width side lights. The pane sizes and horns indicate that these are C19th replacements and not the original joinery. The three pane sash window above the porch appears to be original.

A porch in the romantic style has been added to this elevation. It incorporates large rounded granite boulders and raked back pointing to achieve a rusticated appearance. This addition is consistent in style with other mid-C19th architectural additions made around the island, under the auspices of Augustus Smith (Lord Proprietor of the Scillies 1834 – 1872).

3.2.2 South west elevation (rear elevation)

The original rear elevation is formed of randomly coursed, roughly squared granite, which has been painted in some areas **[Figure 7]**. The original rear elevation has asymmetrically placed sash window openings. Joinery in these openings has been replaced with uPVC imitation sashes. The window at the south end of the elevation was previously a door, now with an infilled section added during the C20th, would have lead onto a small lean-to, also removed in the C20th.

In the centre of the rear elevation, the house has been extended on the rear southwest elevation with a closet wing containing WC and first floor bathroom, which is shown in the 1889 ordnance survey map. The closet wing have undergone successive alterations an it is not possbiele to establish its original form. This is finished in render and painted. At roof level, the parapet has been built up and has detracting modern services attached, including a large satellite, plastic soil vent pipe and security light. An asymmetric projecting parapet on one side houses

7 *Isles of Scilly Conservation Area Character Statement Supplementary Planning Document. Draft for Consultation*, 8th June 2015 to 17th July 2015, Council of the isles of Scilly.

Figure 6 - Front elevation of Dolphin House (LHL)

Figure 7 - Rear elevation of Dolphin House (LHL)

satellite + TV equipment. Openings are meagre and placed at random. Jointing lines in the masonry indicate alterations to this section of building. However there is not sufficient evidence available to ascertain what form this previous incarnation took.

3.2.3 North west and south east elevations (side elevations)

The original side elevations are formed in randomly coursed **[Figures 8 & 9]**, roughly squared granite, and have been painted in some areas. There are no windows in the side elevations. Each features a substantial chimney breast that occupies much of the elevation. These terminate in granite stacks that have subsequently been extended with red brick, presumably to improve the draw.

The building has been extended on the south east side elevation, with a small single storey masonry wing with double pitched slated roof (not scantle) **[Figure 10]**. This wing is identifiably present on the 1888 map. However, the masonry here is not jointed into the side elevation of the main body of the house, demonstrating that it not original. It is also cruder, with more irregularly sized and shaped stones, particularly on the rear elevation, which perhaps indicates that the extension has been altered or that the less visible rear elevation was built of lower quality.

3.2.4 The roof

The roof is covered with scantle; a technique that involves the use of particularly small slates of varying size, laid with a triple lap. Larger slates are used at the eaves and on the verges to offer more resistance to wind; the rest of the roof is filled with the smaller slates with a general reduction in size towards the ridge. Two small hipped dormers break the northeast roof slope. The joinery and scale of these windows suggests that they were installed in the mid-late C19th (horns on the sashes).

3.2.5 Outbuildings and garden

To the rear of the house is a small sunken courtyard, bounded by high walls and outbuildings that retain the land to the south. The 1908 map shows these buildings formerly wrapped around all sides of the rear yard. Now only the NW portion of these buildings remains **[Figure 11]**. This is split into three cells, two of which are currently unroofed. A notably large flat granite slab is embedded into the internal masonry of the northwest elevation. A slate lined water tank, used to store rainwater when there was no mains water supply on the island, is still present adjacent to the northeast elevation.

The grounds are arranged with private gardens to the North, and the service area / courtyard on the rear southern side, cut into the hillside. The primary access to the plot is from a lane to the north. A particularly fine granite wall leads from the plot entrance to the house. This separates the visitor and services routes; on the north visitors' side a path leads through the gardens to the rusticated entrance porch, on the south is an access drive leading the courtyard and service buildings at the rear of the house

3.3 The Building Interior

3.1.1 Ground Floor

The front porch

The front porch was added in the mid C19th. There is a fixed two over two pane window and a four panelled timber door, both of which appear to be contemporary to the porch.

Figure 8 - North west elevation of Dolphin House (LHL)

Figure 9 - South east elevation of Dolphin House (LHL)

The sitting room

The sitting room is one large room that spans the front elevation of the house, which would have most likely originally been two rooms with a central corridor from the front door to the staircase. Nibs and a downstand show the line of the north west corridor wall, which has a modern architrave.

There is an original radial fanlight centred in the north east elevation, above an original six-panelled door, which has had the two central panels taken out and glass added. This would have been the original front door. Opposite, there is an original six panelled door onto the stair hall. Throughout the room there is modern coving and carpet. There is a large opening in the south west wall that opens onto the kitchen, with a modern architrave.
There is a modern stone, bolection style fireplace with a raised hearth on the south east elevation. There are pairs of two over two sash windows, with a central mullion, which are C19th replacements. The architrave, panelled reveals, apron and soffit are original **[Figures 12a and b]**.

The kitchen

The kitchen has modern fitted units and a modern laminate timber floor. There is no cornice. The sill of the window has been raised to accommodate the kitchen units and a modern uPVC window inserted. There is a non-original opening in the south east wall, formed to link the house to the eastern-service wing when this was converted from an outbuilding to an internal room. In the south east elevation the fireplace has been enlarged to accommodate a range cooker, with a modern timber lintel and extractor above **[Figure 13]**.

Bedroom 1

There is an original six panelled door and original shutters and window architrave, which have been altered and reset when the uPVC windows were added. There is modern carpet and no cornice. There are modern cupboards at high level.

Dining room (south eastern service wing)

The service wing has painted stone walls and a modern tile floor [Figure 14]. The roof timbers are painted and appear to be modern.

WC and hall

In the ground floor of the rear extension, there is a lobby and a WC with modern fixtures and fittings. The ad hoc doors, architraves and windows are modern.

2.1.2 First Floor

Bedroom 2

There is a two over two central sash with two fixed half-width side lights, which are C19th replacements. The architrave, panelled reveals, apron and soffit are original **[Figure 15]**. There is an original six panelled door and architrave onto the stair landing. There is a modern cornice and carpet. The door and architrave leading onto the ensuite are modern.

Bedroom 3

There is a two over two central sash with two fixed half-width side lights, which are C19th replacements. The architrave, panelled reveals, apron and soffit are original. There is a historic four panelled door, which was likely reused in this location when the modern lobby and bathroom were added.

Bathroom

Between these rooms is a modern bathroom, formed with modern partitions. The door and architrave to the bathroom is modern, as is the adjacent joinery. The three over three sash window appears to be original and has

Figure 10 - South east service extension & Figure 11 - Outbuildings in the courtyard behind Dolphin House (LHL)

Figure 12a - Ground floor sitting room looking north west (Tresco Estate)

original panelled reveals and architrave, with modern sill and joinery below.

Ensuite

The rear ensuite is accessed from bedroom 2 via a modern door and architrave. There are original shutters and a window architrave, which have been altered and reset when the uPVC windows were added. There is modern carpet and no cornice. There are modern cupboards at high level.

Bedroom 4

A modern lobby has been formed in the rear bedroom to provide access to the front bedroom when the bathroom was added. There is a historic six panelled door, which is likely the original bedroom door that was reused when the lobby was added. There is modern built in joinery on the south west elevation and modern carpet.

2.1.3 Staircase and attic

Staircase

The timber staircase is modern from the ground floor to the attic and appears to date from the mid-to-late C20th **[Figures 16a, b, c, d and e]**. The staircase has an awkward junction to access the half landing bathroom in the rear extension and a landing above, to access the attic, which cuts across the original opening of the stair light. Under the first floor landing and below the pitch of the roof there is inadequate headroom. The current staircase form does not likely reflect the form of the original staircase.

Attic

The attic is small and awkwardly spilt into two small spaces, which are boarded and painted. With the insertion of the modern staircase, it is not possible to establish whether the attic spaces were originally intended to be inhabited. However, the awkward space and access, suggests that this was a later conversion.

Figure 13 - Kitchen viewed from the sitting room (Tresco Estate)

Figure 14 - South easter service wing interior (Tresco Estate)

Figure 12b - Ground floor sitting room looking south east (Tresco Estate)

Figure 15 - Original window joinery in bedroom 2 (Tresco Estate)

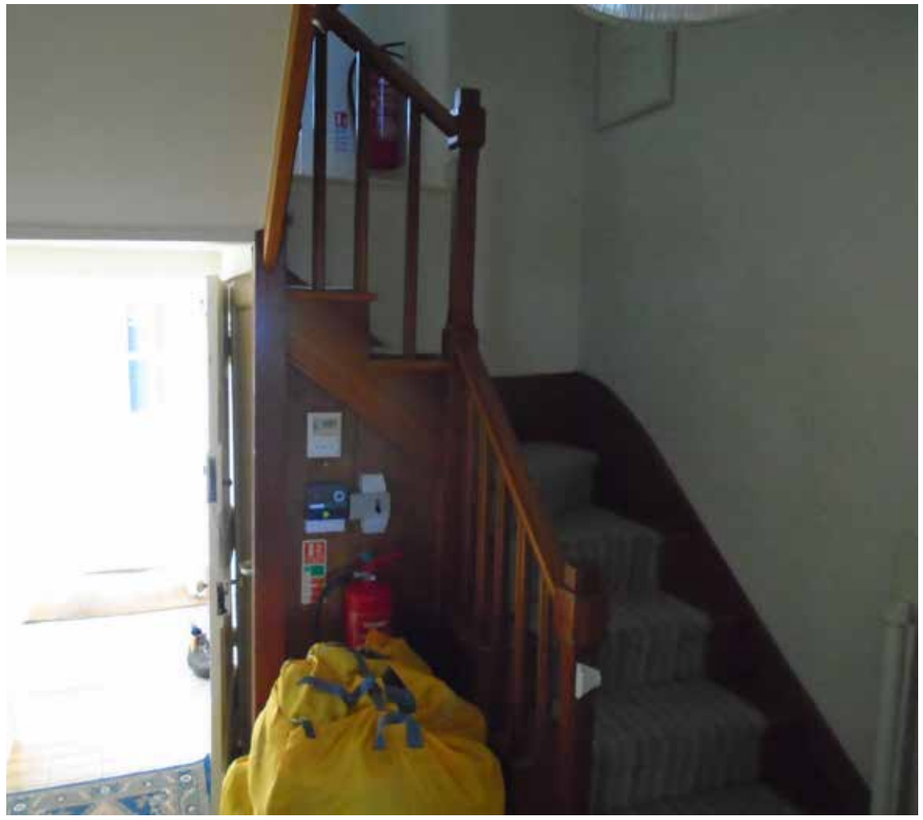


Figure 16a - Ground floor stair hall

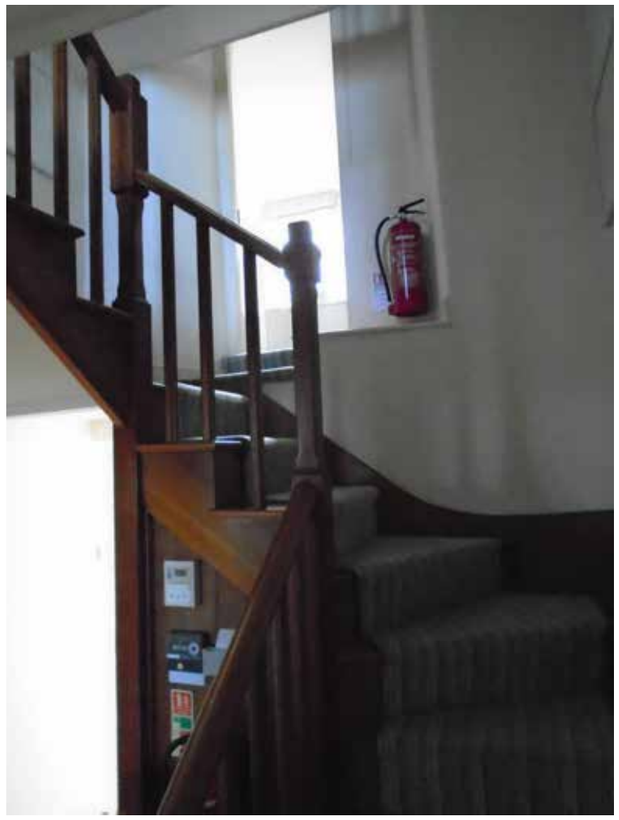


Figure 16b - Staicase ground to half landing and access to rear extension

Figure 16c - View to first floor landing with half landing to the attic above

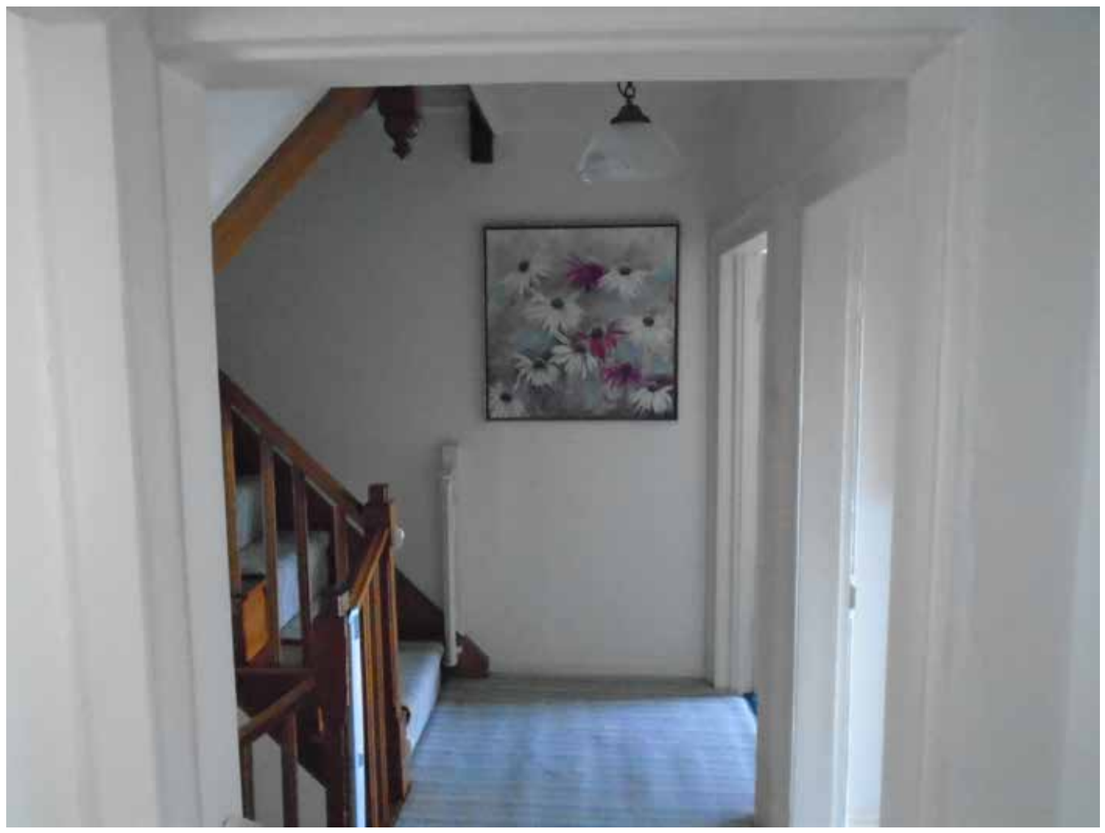


Figure 16d - First Floor Landing

Figure 16d - Staircase to attic

4.0 Assessment of Significance

4.1 Dolphin House Assessment of Significance

Dolphin House is a Grade II listed late Georgian House, constructed on Tresco in 1799. It is sited on a northeast facing inland plot on the northern side of the ridge between New Grimsby and Old Grimsby. Dolphin House is a formal dwelling of some status, second only to the Abbey in terms of hierarchy of residences on the island. It was originally built as a missionary house for the Society for Promoting Christian Knowledge. It was later used as a parsonage associated with St Nicholas' Church, and as the Godolphin land agent's house, before Tresco was acquired by Augustus John Smith in 1834. It is now a private residence and holiday let.

This special interest of the building culminates in the building fabric, which has the following hierarchy of significance –

Of the **highest significance** and most sensitive to change –

- The primary, granite ashlar north east elevation, including the fenestration pattern, albeit with later C19th replacement windows
- The scantle roof, dormers and chimney stacks

Of **high significance** and also sensitive to change-

- The porch, with large rounded granite boulders and raked back pointing, as an example of a romantic style mid-C19th addition, likely under the auspices of Augustus Smith (Lord Proprietor of the Scillies 1834 – 1872)
- The roughly coursed square granite side elevations
- Areas where the original plan form remains at ground and first floor, although fragmented and compromised by the previous removal of partitions and the original staircase

Of **moderate significance** and therefore broadly adaptable-

- The roughly coursed square granite rear elevation, compromised by modern UPVC glazing and areas of painted granite
- The south east side elevation extension, which is not jointed into the elevation of the original house and altered, and is built of cruder, irregularly sized stones
- The rendered rear closet wing, which has been previously altered, indicated by the irregular parapet, ad hoc openings and blockwork. The projecting parapet on one side houses satellite + TV equipment
- The range of outbuildings that retain the land to the south, which are split into three cells, two of which are currently unroofed
- The extant courtyard perimeter wall that would have formed the rear wall of the south east range of outbuildings

Of **neutral significance**, therefore neither contributing or detracting from the significance as a whole-

- Modern bathroom and kitchen fixtures and fittings throughout the house

Elements that **detract** from the buildings significance, which should be removed where possible and provide clear opportunity for change –

- The modern staircase
- UPVC imitation sash windows in the rear elevation
- Modern fitted joinery, doors and architraves
- Generally, modern surface mounted services, plastic pipes and vents
- Missing chimney pots
- Areas of the rear elevation, where the granite has been painted

4.2 The Conservation Area Context

The Isles of Scilly are unusual, as there is one single conservation area, under the jurisdiction of the Council of the Isles of Scilly. The conservation area is divided into five character areas, one of which is for the island of Tresco. Tresco is the second largest island to St Mary's and roughly has a linear north / south orientation. The island is characterised generally by sandy beaches and coastal dune systems, with dramatic cliffs at its northern end. The island has the remains of two important castles; the remains of King Charles's Castle and the prominent round tower of Cromwell's Castle. The heathy headland gives way to the centre of the Island, where there are the two small hamlets of New Grimsby and Old Grimsby, stretching from the west to east coasts. The great pool, a long linear lake surrounded by marshes, almost divides the Island in two. Beyond, at the southern end of the island, is Tresco Abbey and houses built into the ruins of the abbey by Augusts Smith, begun in 1835. The house and landscape are sheltered by woodlands and the gardens were developed by successive generations of the family.

5.0 Proposed Alterations

5.1 Introduction

The purpose of this project is to provide enhanced accommodation for visitors to Tresco, while conserving and enhancing the historical significance of Dolphin House, and to undertake much needed repair works to the Grade II listed building. Alterations would be restricted to the side and rear elevations, where the visual impact of the proposals would be mitigated by the way the original dwelling is cut into the hillside. The primary northeast facing elevation on the historic core of the house remains entirely unchanged, as would the principal rooms at the front of the house. In addition, the dwelling would be more energy efficient and sustainable as a result of the changes and the proposals would improve the accessibility of this house.

5.1.1 The Main House

Within the historic core of the dwelling, the existing C20th staircase would be entirely removed, and replaced with a new stair that extends to the first floor only. The half landing would engage with the bottom of the original tall stairwell light that is currently obscured by the attic stair half landing. Removal of the flight up to the attic would re-establish this significant opening as the dominant feature within the stairwell. The attic landing would be left open into the stair well so as to minimise changes and allow access via a ladder.

The existing door opening in the stud wall between the stairwell and current kitchen would be enlarged to create an open library that connects onto the stairwell at ground floor level. Nibs and a downstand would be maintained so that the former separation between these two spaces remains expressed. The opening between the sitting room and the kitchen would be filled in, creating two rooms and part reinstating the orignial plan form. The window, (which was formerly a door), would be cut down to form window seat and better proportioned sash window.

The rear western room would be subdivided to create a cupboard and shower room, making the dwelling more accessible for wheelchair users and the ambulant disabled.

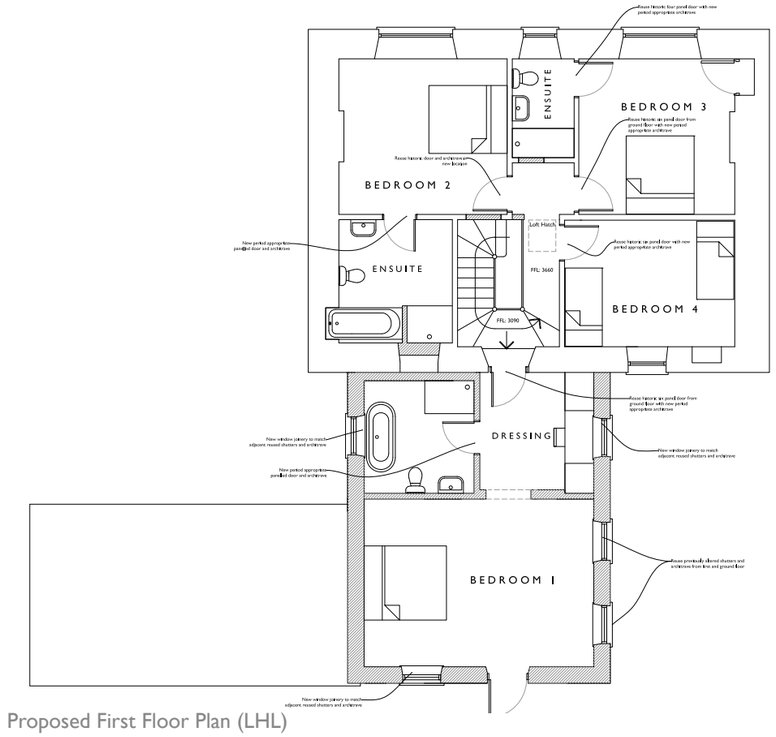
The first floor layout would be rationalised. The two bedrooms at the front of the house would be connected ensuite to the existing bathrooms. This allows the removal of the modern lobby that cuts into the rear eastern bedroom.

Excepting the removal of the stairs, the attic would remain unchanged. The scantle roof, which is in need of repair, would be lifted and relaid over new felt. Insulation between rafters would be upgraded with a breathable mineral wool from above. UPVC windows thoughout would be replaced with timber slim double-glazed sash windows that replicate the profiles of those on the primary elevation.

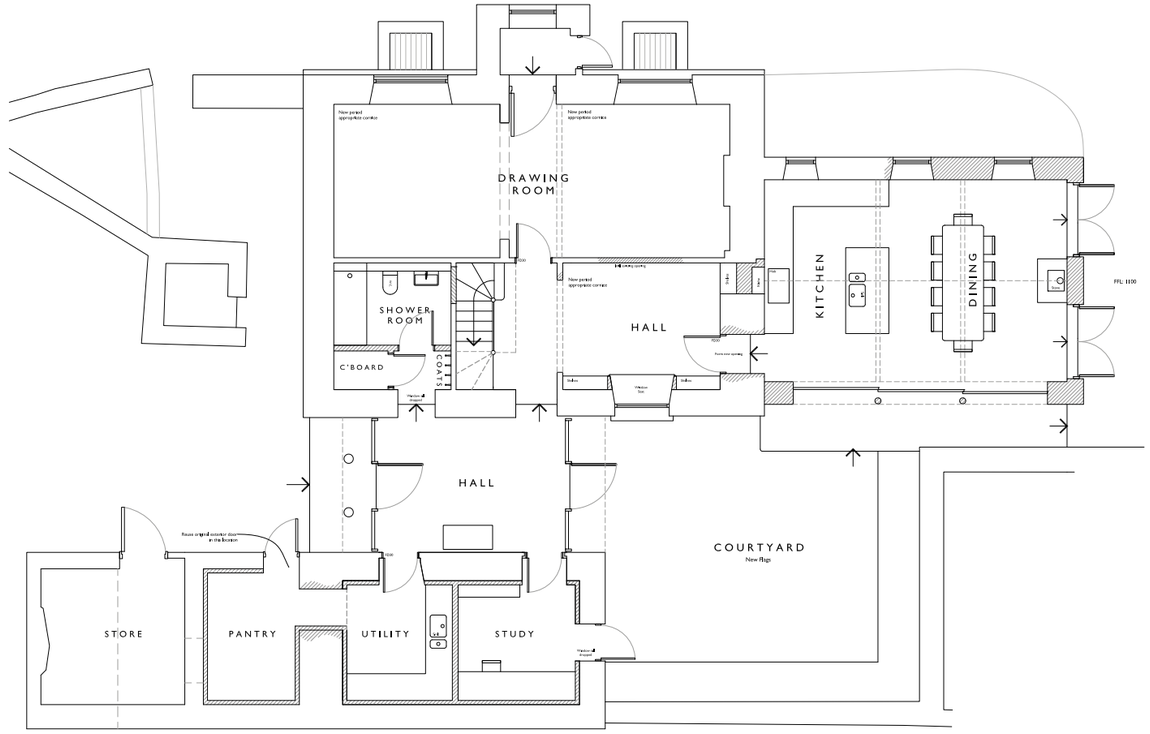
5.1.2 The South-eastern Wing

This section of the building would be part demolished and enlarged. The majority of the principal north-facing granite masonry elevation, would be retained.

The gable and rear elevation (which has later poor-quality granite work and a 1980s timber French door) would be demolished and rebuilt to enlarge the size of the enclosed space. Material salvaged from the demolition would be used in reconstruction of the new masonry walls. The modern slate roof would also have to be replaced and rebuilt to suit the new footprint.



Proposed First Floor Plan (LHL)



Proposed Ground Floor Plan (LHL)

Figure 17a - Proposed Floor Plans (LHL)

The space created by these changes would be used to house a comfortable kitchen and dining room. It would have a glazed connection to rear courtyard, which reproduces the original open-sided character of this section when it was a service building rather than part of the habitable accommodation. There would be twin double door openings in the gable, to bring morning light into the space.

These alterations improve the internal living spaces, and their connection to the garden and courtyard.

5.1.3 Rear Extension and Outbuildings

The rear elevation of the house, and the various extensions and outbuildings, have been incrementally altered and added to over time with little regard for the cohesiveness and quality of the original house. The consequence of these accumulated changes is a compromised rear facade that no longer exhibits the dignified qualities of the original.

The unattractive existing two-storey rear extension and covered porch would be demolished and replaced with a larger two-storey extension that takes its architectural cues from the original house. This would span over the existing outbuildings to connect to the upper garden at first floor level.

At ground floor level a new entrance porch and hall is created in space between the rear elevation of the original house and the face of the outbuildings. Granite columns and lintels frame the entrance and support the first floor level. Full width glazing on both sides maintains the visual connection between the east and west courtyards. The existing outbuildings are retained and incorporated into the ground floor plan to form a study and utility room. These would be lined with a cavity drainage system and insulated stud work to prevent damp ingress from the solid masonry retaining walls. This is a fully reversible solution, not harmful to the original building fabric in the way liquid applied membranes can be.

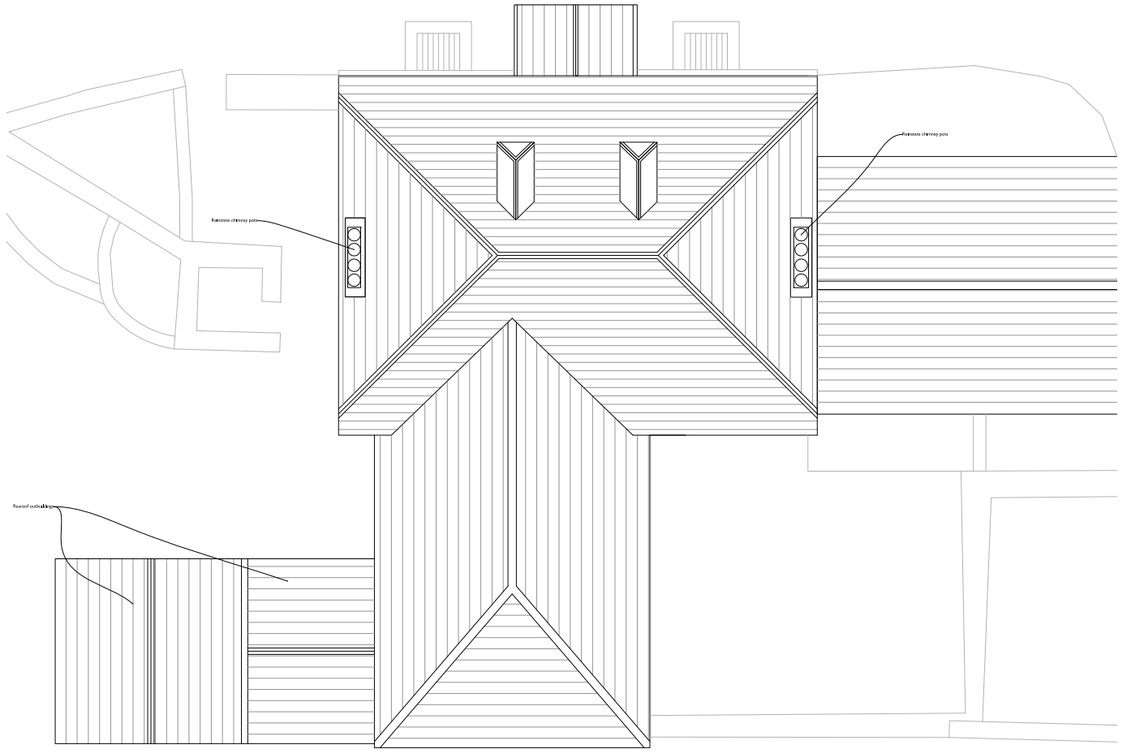
The first floor would contain a new bedroom suite, which would connect with a single door to the upper level garden.

The roof extension would be pitched and hipped to complement the existing roof. It would be slated in blue-grey slate, to aid legibility between old and new. The first floor would be skinned with coursed granite rubble masonry. Eaves and ridgeline would be lower than the existing roof to ensure subservience to the main body of the dwelling. Windows take their proportion from the front facing sashes, but are of a reduced scale, again to maintain the hierarchy of the various elements of the building. New windows would be painted timber sashes with slim double glazed units.

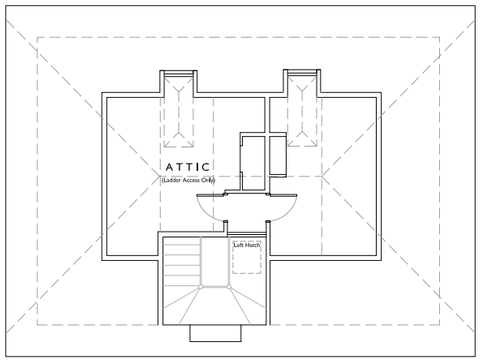
The existing rear store buildings that are not incorporated into the new rear wing would be re-roofed to prevent the masonry from falling into further disrepair. The former roofline evident from the existing gables would be reinstated.

5.1.4 Garden

The principle south facing garden would remain unchanged. As would the historically significant drive, pathway and granite separating wall, and the service yard adjacent to the rear entrance.



Proposed Roof Floor Plan (LHL)



Proposed Attic Plan (LHL)

Figure 17b - Proposed Floor Plans (LHL)

5.2 Sustainability Assessment

The proposals have been developed to include a range of strategies to achieve sustainability in construction and in the building's ongoing use.

5.2.1 Embodied Energy In Construction

A considerable proportion of a building's carbon footprint is attributable to the manufacturing and transportation of building materials. To minimise this, the works would be primarily constructed from reclaimed material available on site and around the island.
New external elements would be constructed in long lasting materials, and installed with robust detailing, capable of withstanding the marine environment would be employed in the construction works. Improved lifespan ensures a better return on the energy expended in construction.
The specification would be developed with reference to the BRE Green Guide to Specification to evaluate the environmental credentials of the materials procured from further afield.

5.2.2 Heat Loss and Energy use

The proposals take a 'fabric first' approach to energy reduction, seeking to minimise consumption from the outset through the use of passive design principles. These include optimising orientation and massing, as well as ensuring the use of high-performance building fabric.

The new building elements will have insulation that is far superior to the existing elements that are being replaced. This will reduce the energy required to heat the property. Double glazing for new windows and would: improve air tightness and improve thermal performance.

5.2.3 Renewable Energy Sources

The existing oil fired boiler would be removed. The dwelling would be heated using an airsource heat pump, which is typically 3 times more efficient than traditional direct electric heating methods, and does not involve the use of fossil fuels. This approach is particularly effective on Tresco, where the temperate climate ensures operating efficiency is maintained through the year.

An additional stove would allow the property to be heated using fuel from local and sustainable sources. This is particularly effective to top up the heating in the winter when efficiency of the air source heat pump is reduced. The scheme as whole would be also sustainable in the broader sense; supporting the economy of the Islands and providing work for the people who live there. The Current Local Plan, encourages development of this sort to support tourism and the local economy.

5.3 Access

The proposals have been developed to include a range of strategies to achieve sustainability in construction and in the building's ongoing use.

5.3.1 Outside:

The existing lanes and driveway will be used to access the plot. The absence of cars on Tresco creates a safe, peaceful and refreshing environment and reduces emissions. For less mobile guests, golf buggies or mobility scooters can be hired, but most visitors hire bicycles or walk.

Figure 18 - Proposed Elevations (LHL)

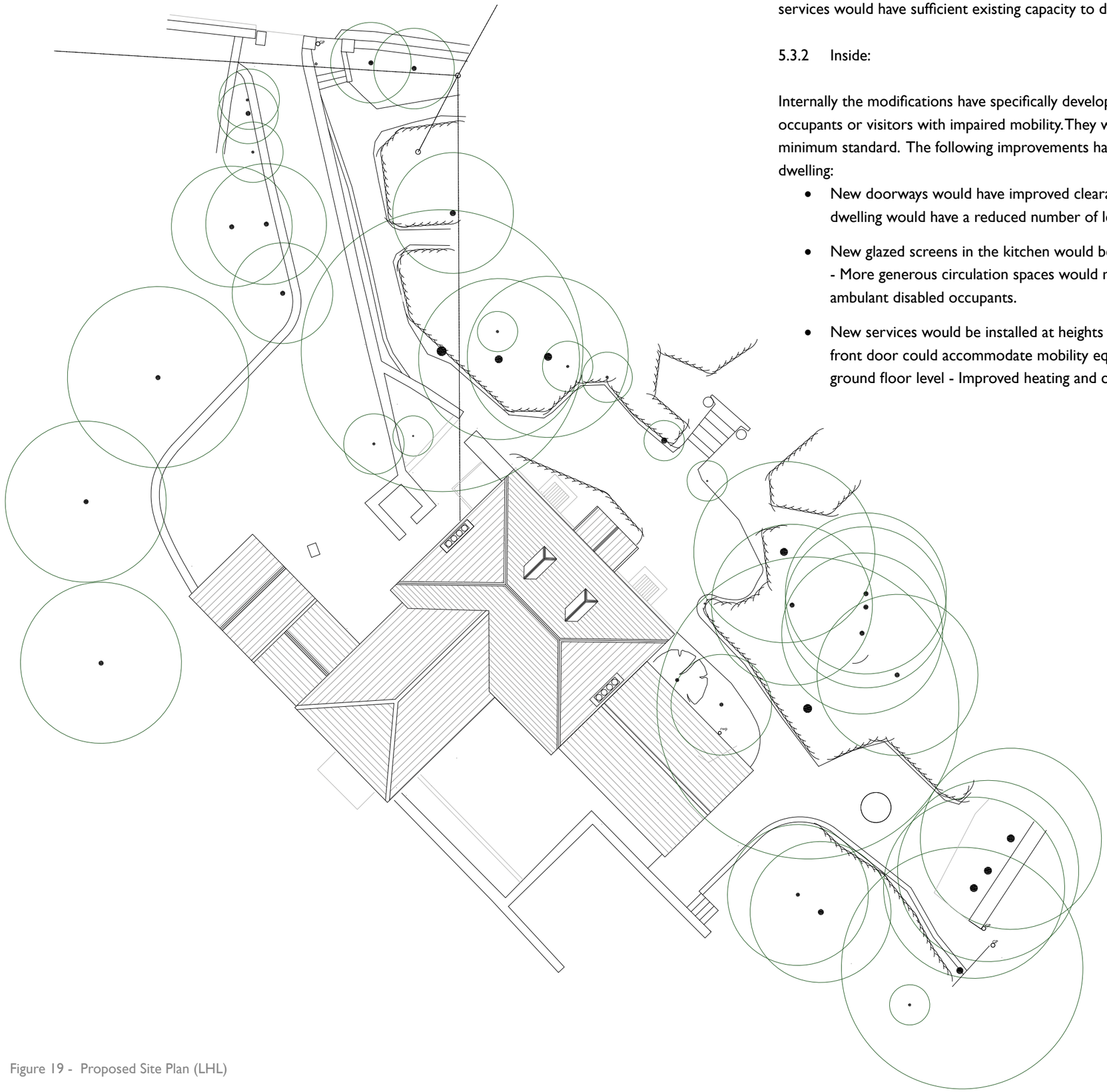


Figure 19 - Proposed Site Plan (LHL)

The existing yard provides space for a golf cart to turn and park, and to unload adjacent to entrance door. The replacement roof on the outbuilding would provide covered space to park store bicycles. Tresco's emergency services would have sufficient existing capacity to deal with the modest increase in scale of this property.

5.3.2 Inside:

Internally the modifications have specifically developed to enable the property to better cater for elderly occupants or visitors with impaired mobility. They would comply with Part M of the Building Regulations as a minimum standard. The following improvements have been made to improve the overall accessibility of the dwelling:

- New doorways would have improved clearance - The front door would have a level threshold - The dwelling would have a reduced number of level changes across the ground floor.
- New glazed screens in the kitchen would be floor to ceiling, ensuring views out for seated occupants. - More generous circulation spaces would make the dwelling more accessible for wheelchair users or ambulant disabled occupants.
- New services would be installed at heights to suit elderly / disabled occupants. - Storage adjacent to the front door could accommodate mobility equipment. - Provision of a large visitors W.C. shower room at ground floor level - Improved heating and comfort for elderly occupants.

6.0 Commentary on the Proposals

6.1 Impact on the Listed Building and Conservation Area

The proposed changes to the property are described in Section 5 and they are illustrated in the accompanying drawings. The proposals have been developed to respect and re-establish the historic core of the dwelling through the replacement of the modern staircase and rationalisation of the plan, reverse insensitive C20th alterations, and reveal lost period features. In addition, where original features have been removed, period appropriate features will be reinstated. The alterations and extensions are proposed in areas where later, less sensitive, additions to the original dwelling have already been undertaken, which will provide a high standard of accommodation. They have been designed to maintain the established relationship of being secondary elements to the original house and minimise the visual impact on the setting by primarily being to the side and rear of the house, where the upper garden encloses the rear courtyard. The project seeks to improve the access and accommodation of the house, to be more reflective of the property's historically hierarchical status on the island, as the second largest dwelling to Tresco Abbey.

The proposed work is listed under bullet points in the following section, with a *commentary in italics* to describe the impact on the listed building and conservation area setting.

6.1.1 Main House

Ground Floor

- Filling in the opening between the sitting room and proposed hall (existing kitchen).

The original plan form at ground floor has been considerably compromised by the previous removal of the partitions to create a large reception room at the front of the house. Therefore, infilling the opening between the sitting room and proposed hall would have the modest benefit of reinstating a section of the original floor plan and once again creating two separate rooms.

- Widening the opening between the proposed hall (the existing kitchen) and staircase.

Widening the opening between the proposed hall and the staircase would result in a small loss of historic fabric. However, by maintaining the nibs and down stands, any perceived harm would be mitigated by retaining the legibility of the plan form.

- Replacing the historic door from the sitting room to the staircase with a fire rated door in the same location. Reuse the historic door in proposed bedroom 1.

The existing historic door would be reused in proposed bedroom l and the proposed door would be a fire rated panelled door to match the existing historic doors. Therefore, it is not considered that this work would cause any harm to the listed building.

- Removing the historic door from existing bedroom 1 (ground floor), reusing it in bedroom 3 and in filling the door opening.

Removing and filling in the opening would likely cause some loss of original plan form, as this opening appears to be in the original location. However, any perceived harm caused would be mitigated by the reuse of the historic panelled door in bedroom 3 and the overall benefit of the removal of the modern staircase and rationalisation of the circulation and improvement of access.

- Subdividing the rear western room to create a cupboard and shower room. Removing the uPVC window and dropping the sill of the existing window to form a doorway. Reusing the previously altered panelled reveals and architrave to the window in Bedroom 1.

Dropping the sill of the existing window would result in a loss of historic fabric but this would arguably be mitigated by these facilities making the building more accessible for wheelchair users and the ambulant disabled. The new partitions and infill would be lightweight and ultimately reversible and the previously altered panelled reveals and architrave would be reused in bedroom 1.

- Generally replacing uPVC windows across the rear façade and dropping the sill of the existing window in the proposed hall and inserting a window seat, with new panelled reveals and architrave to match those in the sitting room.

Dropping the sill of the window in the proposed hall would not result in the loss of any historic fabric, as this window was previously a door, infilled in the C20th and would therefore cause no harm to the listed building. Replacing the modern uPVC windows in the rear elevation with new timber sashes with glazing bars and new panelled reveals and soffit to match the C19th windows in the front elevation, would modestly enhance the significance of the listed building.

First Floor

- Removing the lobby in proposed bedroom 4, reusing the historic door and adding a partition and new opening to the staircase.

Removing the lobby would cause no harm to the listed building as the partitions are modern. Adding a new partition and opening and reusing the historic door, with a new period appropriate architrave, would have the modest benefit of reinstating the original plan form in bedroom 4.

- Forming an opening in the north west wall of bedroom 3 to access the ensuit and reuse the historic four panelled door. Filling the existing bathroom opening to form an ensuite.

The proposed work would not result in any harm to the listed building as the two proposed openings are located in modern partitions.

- Forming two new openings off the existing lobby to access proposed bedrooms 2 and 3 and filling in the existing opening to bedroom 2. Reuse the six panelled door from the ground floor in bedroom 3.

Forming an opening into bedroom 2 would result in the loss of some historic fabric, as this partition appears to be original. Filling in the existing opening to bedroom 2 would result in the loss of some original plan form, as this opening appears to be original. However, any perceived harm would arguably be mitigated by the rationalisation of the first floor to create improved accommodation, including the removal of modern partitions and reinstatement of some original plan form and the insertion of a new traditionally detailed staircase. In addition, the existing historic door and architraves would be reused in bedroom 2 and the six panelled historic door from the ground floor would be reused in bedroom 3.

- Removing the uPVC widow and infilling to form a wall in the ensuite. Reuse the previously altered panelled reveals and architrave to the window in Bedroom 1.

The proposed work would not result in the loss of any historic fabric and would ultimately be reversible. The proposals would result in the window becoming internal. (See commentary on proposed rear extension below.)

Staircase

- Removing the existing modern staircase, and replacing it with a period appropriate staircase from ground to first floor. Access to the proposed rear extension first floor would be via the tall stairwell light from the new half landing. Access to the loft would be via a hatch in the ceiling.

Replacing the inappropriate modern staircase with a traditionally detailed staircase, from ground to first floor, and removing the awkward modern flight to the attic that currently cuts across the tall stairwell light and reinstating the width of this opening to access the proposed rear extension, would recreate the proportions of the original stairwell and improve access. Therefore, the proposals would cause no harm to and would modestly enhance the significance of the listed building.

Attic

- Removing the modern staircase and installing a new access hatch.

Removing the awkward modern staircase to the attic and inserting a new access hatch would cause no harm to the listed building. The proposed work would modestly enhance the significance of the listed building as the ceiling, the full height and width of the stairwell light opening, and proportions of the space above the staircase, would be recreated

6.1.2 The South-Eastern Service Wing

- The proposals seek to enlarge this service wing by demolishing and rebuilding the gable and rear elevations (including the modern French doors) and adding a new section to the northeast elevation with a new window to match the existing. New French doors are proposed in the rebuilt gable end. New bifold doors are proposed to south west elevation facing the courtyard. The increased footprint would require the roof to be rebuilt with a slightly higher ridgeline.

The proposed work would result in the loss of some non-original historic fabric of moderate significance, in the form of the gable end and rear elevation of the south-eastern service wing. Arguably, this loss would be mitigated by the fact that the extension is a cruder addition and not jointed to the original house, which has previously been altered with the infilling of the rear elevation (previously open to the courtyard). In addition, salvaged stones would be used to rebuild the proposed elevations to a higher standard than the existing poor-quality work. Removing the modern French doors would cause no harm to the listed building. Introducing the glass bifold doors to the courtyard facing elevation would arguably re-establish the original relationship of this outbuilding to the courtyard while creating high quality living space.

By part retaining the front elevation of the extension and one of the existing openings, and adding a section of wall along the same line with two new openings, the hierarchical relationship, and functional relationship of the original house and the service wing is maintained, which is primarily perceived from the principal elevation. The proposed extension will also increase the light levels into the proposed kitchen, improving accommodation. Therefore, it is not considered that the proposed work would cause any harm to the listed building.

Forming a new opening in the south east corner of the proposed hall to the proposed kitchen, would result in the loss of a small amount of historic fabric and plan form. However, this would be mitigated by the filling in of the adjacent, non-original opening, the introduction of a period appropriate door and architrave and the improved access that a wider opening would provide.

The introduction of new French doors into the rebuilt gable end of the service wing would not cause harm to the listed building, as they would not be visible from the front elevation. The doors would have the benefit of allowing more light into the proposed kitchen and creating more visual connections to the garden. Increasing the footprint of the building and moderately increasing the ridgeline of the extension would have a minimal visual impact on the principal elevation of the original house. This visual impact would be mitigated by the retention of the established relationship between the original house and service wing and that the alterations are largely proposed to the rear of the building. In addition to the proposed work above, the proposals to the service wing would have the benefit of creating much improved accommodation, contributing to the continued viable use of the building.

6.1.3 Rear Extension and Outbuildings

- The proposals seek to demolish the existing two storey rear extension and covered porch, which would be replaced with a larger two-storey extension that spans over the existing outbuildings and connects to the upper garden at first floor level. The first floor of the proposed rear extension would contain a bedroom, with an ensuite. The historic six panelled door and the previously altered window joinery for the ground and first floor, would be reused in proposed bedroom 1. Below, there would be a new entrance porch and hall at ground floor, between the rear elevation of the original house and the face of the outbuildings, with full glazing on both sides framed by granite columns and lintels. The historic door currently located between the staircase and rear extension would be reused in the study.
- The existing outbuildings would be retained and incorporated into the ground floor plan to create a study and utility area. A cavity drainage system would be installed to manage damp ingress from the solid masonry retaining walls. A partition would be added the the south most outbuilding, to create a utility area and a study / accesible bedroom. The proposed roof would be pitched and hipped in blue-grey slate, with a lower eaves and ridgeline to the main house roof. The first floor would be skinned with coursed granite rubble masonry and the windows would match the proportions of the rear elevation.

The existing rear extension has moderate significance and is therefore broadly adaptable. It appears to have originally been a single storey lean-to or link to the outbuildings, with a second storey added to accommodate a WC and further alterations at parapet level, resulting in an ad hoc overall appearance. Therefore, it is not considered that replacing the rear extension would cause any harm to the listed building.

The rear extension would enclose two windows in the rear elevation; the one at ground floor would become an opening to access the WC and shower room, and the one at first floor would be filled in with lightweight partitions. As noted above, dropping the sill of the existing window would result in a loss of historic fabric but this would arguably be mitigated by these facilities making the building more accessible for wheelchair users and the ambulant disabled. Removing the uPVC window at first floor and filling in the opening with lightweight studwork would not cause any loss of historic fabric, and any perceived harm would be mitigated by the reuse of the previously altered historic window joinery in proposed bedroom 1 and the creation of the much improved accommodation that the extension would provide, contributing to the continue viable use of the building.

The visual impact caused by the increased volume of the proposed rear extension is much reduced by the level differences between the rear courtyard and the upper terrace; from the surrounding setting only the first floor of the extension would be visible. The chosen roof material and form has been selected to be sympathetic to the setting and to provide a distinction between the existing and new elements, and to read as a secondary element to the original house.

The proposed rear extension windows would match the size of the existing rear elevation windows, matching the glazing bars of the front elevation windows. The glazed entrances at ground and the proposed hall, incorporating the outbuildings, would visually maintain the views across the courtyard. Although enlarged, the proposals maintain the relationship of a covered space linking the original house and outbuildings. Adding a partition to the south most outbuilding to create a utility area and a study / accessible bedroom would not cause any harm, as the partition would be lightweight and ultimately reversible but would have the added benefit of providing the option of an accessible bedroom. The outbuildings will lose some legibility as a result of the proposals, as a portion of them would form the ground floor of the extension.

However, any perceived harm would be mitigated by bringing the outbuildings back into active use, including the currently roofless buildings, and the detailing of the glazed screens and outbuilding doors would maintain a clear differentiation between the house, proposed glazing and the outbuildings. Overall, the proposed work to the out buildings would have the benefit of providing much improved accommodation, contributing to the continue viable use of the building.

The cavity drainage system is a lightweight and ultimately reversible system to manage the water ingress, whilst allowing the rooms to be usable and would cause no harm to the listed building.

- The roof of the rear store buildings would be reinstated to prevent the stone walls from deteriorating further and to create usable storage space. The modern cement slabs would be removed from the rear courtyard and replaced with tradition stone slabs

The proposed work to the outbuildings is minimal and would reinstate the original roofline of the buildings, prevent further decay and bring them back into their original use as external stores. This work, in addition to the removal and replacement of the modern cement slabs in the courtyard, would modestly enhance the setting of the listed building.

6.2 Justification of the Proposals

6.2.1 Local Policies

The building has an established use as a holiday cottage. It has not been significantly altered in approx. 30 years. The changes proposed herewith are in accordance with Tresco Island's policy of improving the quality of the existing building stock and accommodation. The draft local plan, which is out for consultation, encourages flexible tourist accommodation of this sort. The standard of accommodation within the dwelling would be substantially improved. The changes improve the internal accommodation in accordance with Nationally Described Space Standards. The accessibility of the property would also be improved as set out in the access statement.

The proposals form part of Tresco Island's continuing strategy of adaptation and diversification to ensure balance in the available housing stock and in the operation of the commercial enterprise as whole. The success of this strategy has been key to the ongoing viability of the island economy. Inevitably, investment on Tresco has an indirect economic benefit to other islands, with transport services, restaurant and retail services across the islands benefiting.

Responding to the changing expectations of the market, the project delivers the aspirations of the Destination Management Plan (Islands Partnership). Improving the quality and balance of properties on offer maintains and enhances the economic activity of the island, benefiting the Isles of Scilly as whole.

6.2.2 National Policies

The National Planning Policy Framework (NPPF) outlines that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance. The NPPF highlights that the conservation of a heritage asset should be set out in a positive strategy. The strategy should take into account the desirability of sustaining and enhancing the significance of the heritage asset, and the wider benefits that the conservation of the heritage asset could bring; in particular, 'public benefits.' The extent of the 'public benefits' required to balance any potential 'harm' to the significance of a heritage asset, as a result of the proposed work, is dependent on whether the 'harm' is 'substantial' or 'less than substantial'. Where the proposals would lead to 'less than substantial harm' to the significance of the heritage asset, the harm should be weighed against the public benefits of the proposals, which, where appropriate, include securing its optimum viable use. For the reasons outlined in Section 6, any perceived harm caused by the proposals to the significance of the listed building is considered to be 'less than substantial' and should be weighed against the following public benefits, which would modestly enhance the significance of the listed building:

- Replacement of the modern staircase with a period appropriate staircase from ground to first floor and reinstating the proportions of the space above the staircase by removing the staircase to the attic
- Removal of modern partitions and reinstatement of elements of the original plan form at ground and first floor
- Removal of all uPVC window and replacing them with traditional timber sashes, with glazing bars to match the existing C19th windows in the front elevation
- Removal of modern surface mounted pipes and wires from the exterior elevations
- Reinstatement of period details, including cornices in the principal rooms, and replacing modern doors and architraves with traditionally detailed ones to match the originals
- Removing modern white paint from the rear elevation of the main house
- Bringing the outbuildings back into active use
- Removal of modern concrete paving slabs in the rear courtyard, to be replaced with traditional stone slabs
- The improved level of accommodation and access provided by the proposals would arguably contribute to the continued viable use of the building

6.3 Conclusion

The purpose of this project is to provide enhanced accommodation for visitors to Tresco, while conserving and enhancing the historical significance of Dolphin House, and to undertake much needed repair works to the Grade II listed building. Alterations would be restricted to the side and rear elevations, where the visual impact of the proposals would be mitigated by the way the original dwelling is cut into the hillside. The primary northeast facing elevation on the historic core of the house remains entirely unchanged, as would the principal rooms at the front of the house. In addition, the dwelling would be more energy efficient and sustainable as a result of the changes and the proposals would improve the accessibility of the house.

In accordance with the Planning (Listed Buildings and Conservation Areas) Act, the special architectural and historic interest of the Grade-II listed building and the character and appearance of the conservation area would be preserved and modestly enhanced by the proposed scheme. In accordance with the terminology of the National Planning Policy Framework (NPPF), it is considered that any perceived harm cause by the scheme would be considered 'less than substantial,' and would be mitigated by the heritage benefits provided by the scheme, which arguably contribute to the continued and optimum viable use of the listed building. The proposals are therefore considered to be the type of sustainable development for which the NPPF establishes a strong presumption and it would align with relevant national and local policy. As such, the proposals are considered to be acceptable in heritage terms.

Appendix I - Listing Description

Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1376770
Date first listed: 09-Feb-1998
Statutory Address: Dolphin House, Dolphin, Tresco, Isles of Scilly, TR24 0QD

Location
Statutory Address:
Dolphin House, Dolphin, Tresco, Isles of Scilly, TR24 0QD

District:
Isles of Scilly (Unitary Authority)
Parish: Tresco
National Grid Reference: SV 89093 15352
Details
SV 81 NE 1358/1/10002

TRESCO DOLPHIN TOWN Dolphin House and attached outbuildings and wall II House. 1799. Coursed and squared granite, with ashlar front; hipped dry slate roof with symmetrical end stacks finished in brick. Double-depth plan with rear extension and outbuildings.

Two storeys with attic; symmetrical front, three windows across at first floor. Flat arches with voussoirs over late C19 replacement sashes, with paired 2/2-pane sashes to ground floor and tripartite sashes flanking 3/3-pane sash to ground floor. Hipped roof dormers with horned 2/2-pane sashes. Mid C19 front porch with 'picturesque' effect masonry. Original half-glazed six-panel door with decorative fanlight. Granite lintels over sashes to rear. Later small two-storey rendered addition to rear. Extension to east, of painted roughly coursed granite, incorporated into main house as dining room. Sundial, dated 1800, fixed to east-facing wall of house.

INTERIOR: has retained panelled shutters and doors, including six-panelled door to rear rooms with decorative fanlight.

SUBSIDIARY FEATURES: boundary wall with pyramidal gatepiers extends along the lane for approximately 50 metres.

Built as a Missionary House for the S.P.C.K., who had been involved in educational and religious activities on the islands since the mid C18. It was built on Town Hill Field in 1799, on land leased from the Duke of Leeds. The building cost £400 plus £200 on fixtures and fittings.

A complete Late Georgian house, which also has significance within the context of the historical development of the Isles of Scilly.

Listing NGR: SV8909315352

Appendix II - Sources and Bibliography

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https://www.british-history.ac.uk/magna-britannia/vol3/pp330-337 (accessed 20.10.2020)

https://www.lib.cam.ac.uk/collections/departments/manuscripts-university-archives/significant-archival-collections/society-0 (accessed 20.10.2020)

https://historicengland.org.uk/listing/the-list/list-entry/1376770 (accessed 20.10.20)

Appendix III - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The National Planning Policy Framework (updated 2019)

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

Historic England: Conservation Principles and Assessment (2008)

Isles of Scilly Conservation Area Character Statement Supplementary Planning Document (Draft for Consultation 8th June 2015 to 17th July 2015)

The Isles of Scilly Draft Local Plan (2015-203), currently under consultation

Destination Management Plan (Islands Partnership)

Appendix IV - Planning History

Received from the Council of the Isles of Scilly

Application No,	Description	Date
P.0410	Permision granted for an extension to the rear of existing house	30.04.1963
P.1672 & P.1688	Permision granted for the erection of a bungalow in the grounds	13.12.1977
P.3679	Use of existing building as seasonal accommodation	11.07.1994