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/21/018/FUL**	**Date Application Registered:**	**17th March 2021**

Applicant:	**Mr R Dorrien-Smith** **Tresco Estate Partnership** **Tresco Estate** **Tresco** **Isles of Scilly** **TR24 0QQ**	**Agent:**	**Mr N Lowe** **Llewellyn Harker Lowe Architects** **Home Barn** **Gattrell** **Steway Lane** **Northend** **Bath** **BA1 8EH**

Site address: Block House Cottages Old Grimsby Tresco Isles of Scilly TR24 0PZ
Proposal: Demolition of existing row of cottages, construction of new replacement two storey 5/6 bedroom dwelling, single storey annexe, single storey studio outbuilding extension, and associated landscaping works.

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:**

- **Site Location Plan, drawing number: 3931_001 B, dated Feb 2021**
- **Site Location Plan Proposed, drawing number: 3931_001 A, dated Feb 2021**
- **Proposed Site Plan, drawing number: 3931_009E, dated Oct 2020**
- **Proposed Dwelling Elevations, drawing number: 3931_014C, dated Dec 2021**
- **Proposed Annex Elevations, drawing number: 3931_012 D, dated Oct 2020**
- **Proposed Studio Elevations, drawing number: 3931_ 015 A, dated Feb 2021**
- **Proposed Site Sections, drawing number: 3931_008, dated March 2021**
- **Proposed Ground Floor Plan, drawing number: 3931_010 G, dated Oct 2020**
- **Proposed First Floor Plan, drawing number: 3931_011 F, dated Oct 2020**
- **Site Waste Management Plan, Reference: 3931/NL/SWMP dated Feb 2021**
- **Written Scheme of Investigation, C Johns Heritage Specialist, 12 April 2021**
- **Bird and Bat Assessment, Plan for Ecology, Dated 8th June 2021 (avoidance, mitigation and enhancement)**
- **Design and Access Statement (Materials and Sustainable Design), Llewellyn Harker Lowe Architects & Tim Holden Consulting, Date Stamped 05/03/2021**

- **Blockhouse Construction Method Statement, Llewellyn Harker Lowe, date stamped 02/07/2021**

These are stamped as APPROVED

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

C3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions (Class A), alterations to the roof (Class B and C), porches (Class D), ancillary outbuildings (Class E), hard surfaces (Class F) or chimneys or flues (Class G) shall be erected or constructed on the dwelling or any ancillary building including the studio and annexe, here by permitted, without the prior permission, in writing, of the Local Planning Authority through the submission of a further application.

Reason: In the interests of the wider character of the Conservation Area in accordance with Policy OE7 of the Isles of Scilly Local Plan (2015 - 2030).

C4 Any electricity, water, sewage, telephone and cabling services to the development the subject of this application shall be placed underground.

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

C5 The Finished Floor Level (FFL) of the dwelling, hereby approved, shall be set no lower than 6.48m AOD (300mm above the design flood level (1 in 200)).

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

C6 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 Playing Fields Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

C7 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.

PRE-OCCUPATION CONDITION: Post Investigation Assessment of Archaeological Monitoring

C8 A) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation as submitted.

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

Reason: To ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are preserved or enhanced. In accordance with the requirements of Policy SS2 and OE3 of the Isles of Scilly Local Plan (2015-2030).

PRE-DEMOLITION CONDITION: Bat Mitigation Measures

C9 Prior to the demolition of Blockhouse Cottages, hereby approved, a European Protected Species Licence must be obtained from Natural England. The licence application should be informed by a 3rd emergence or re-entry survey of the building. The emergence and re-entry survey must be undertaken only between May and September when bats are active. Demolition works must be scheduled for a time of year when bats are least likely to be impacted and must not take place within the maternity period (May – September inclusive). Any works that have the potential to impact bats will be carried out under supervision of an ecologist. The roof and fascias must be soft-stripped under an ecological watching brief; any common pipistrelle bats uncovered will be relocated to a bat box installed within a nearby tree or structure NB: the bat box (1 x Schwegler 2F) will be installed in advance of works commencing. See https://www.nhbs.com/ for product specification. Loss of the common pipistrelle bat maternity roost must be compensated for by providing alternative provision. The common pipistrelle maternity roost located behind fascia boards and on the wall tops on the southern elevation of the building must be recreated within the replacement building post development. The new roof must be lined with bitumen type 1F felt. Fascia boards should be fitted on a south facing elevation with a c. 20mm gap beneath, to allow bats access to the space between the wall and the fascia boards, with access provided at the wall tops to the space beneath the roof slates and the bitumen lining. Synthetic breathable roof membranes are not appropriate for use in bat roosts as they cause harm to bats. The replacement roost must be in place and ready for bats to return the following spring in order to provide continue roosting opportunity for the common pipistrelle bats post development and shall be retained as such thereafter.

Reason: To maintain the favourable conservation status of the bat species using this building, to provide continued roosting opportunity for the common pipistrelle bats on the Isles of Scilly and to promote measures to improve an awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policies SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).

C10 The development hereby permitted shall not be used otherwise than for the provision of short let holiday accommodation. The property shall not be occupied as a permanent dwelling and shall not be occupied by any person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a GDPR compliant register of occupants for each calendar year. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.

Reason**:** To ensure that the development is occupied as holiday accommodation in accordance with Policy WC5 of the Isles of Scilly Local Plan 2015-2030.

Further Information

1. **Statement of Positive Engagement**: 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 of the National Planning Policy Framework 2019.
2. **Non-Material Amendments**: 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 (currently the fee is for this is £234 but any fee increase would need to be applied should the national fees increase) 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.
3. **Discharge of Conditions:** In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. Currently, for a householder application, the fee is £234 but any fee increase would need to be applied should the national fees increase). The fee is payable for each individual request to discharge condition(s).
4. **Discovery of Bats:** 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.

5. **Water Supply:** The applicant should liaise directly with South West Water regarding the detail of new connections to the drinking water supply. As part of South West Water's strategy to improve the drinking water and waste water infrastructure on the islands an investment programme has been developed which will be focused on achieving a reliable wastewater service including being able to cope with extreme conditions, protecting the environment and providing long term benefits to the community with the Company committed to support the necessary improvements in water and wastewater services on the islands so that services are in line with standards on mainland UK by 2025 or 2030 in the case of Tresco. This includes the ability to provide new water and sewer connections to the network and therefore it is recommended that the applicant liaises directly with the Company to discuss the potential of connections to public assets.
6. **Fire Safety:** Access and Facilities for the Fire Service as detailed in B5 ADB Volume 1 will be required. For dwellinghouses access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouses. **Holiday Rental Advice:** The Responsible Person should ensure the proposal complies with current Fire Safety Legislation and Guidance as this differs from Building Regulations before being used as holiday rentals. Please also consider escape windows are not recognised as a suitable means of escape within fire safety legislation or guidance. The publication, Fire Safety Risk Assessment- Publication Sleeping Accommodation ISBN 978 1 85112 817 4 or Do you have paying guests? ISBN 978 1 85112 815 0 available from www.cornwall.gov.uk/firesafetyguides should be referred to, to help you meet your legal obligations and to ensure compliance.
7. **Building Control:** Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project: buildingcontrol@cornwall.gov.uk

Signed: 

Chief Planning Officer

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

DATE OF ISSUE: 28th July 2021

COUNCIL OF THE ISLES OF SCILLY

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

Dear Mr R Dorrien-Smith,

Please sign and complete this certificate.

This is to certify that decision notice: P/21/018/FUL and the accompanying conditions have been read and understood by the applicant: Mr R Dorrien-Smith.

1. **I/we intend to commence the development as approved:** Demolition of existing row of cottages, construction of new replacement two storey 5/6 bedroom dwelling, single storey annexe, single storey studio outbuilding extension, and associated landscaping works at: Block House Cottages Old Grimsby Tresco Isles of Scilly TR24 0PZ
on:.....

2. ~~I am/we are aware of any conditions that need to be discharged before works commence.~~

3. ~~I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.~~

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

Name: **Contact Telephone Number:**
And/Or Email:

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 before you demolish Blockhouse Cottages.

PRE-DEMOLITION CONDITION

C9 *Prior to the demolition of Blockhouse Cottages, hereby approved, a European Protected Species Licence must be obtained from Natural England. The licence application should be informed by a 3rd emergence or re-*

entry survey of the building. The emergence and re-entry survey must be undertaken only between May and September when bats are active. Demolition works must be scheduled for a time of year when bats are least likely to be impacted and must not take place within the maternity period (May – September inclusive). Any works that have the potential to impact bats will be carried out under supervision of an ecologist. The roof and fascias must be soft-stripped under an ecological watching brief; any common pipistrelle bats uncovered will be relocated to a bat box installed within a nearby tree or structure NB: the bat box (1 x Schwegler 2F) will be installed in advance of works commencing. See https://www.nhbs.com/ for product specification. Loss of the common pipistrelle bat maternity roost must be compensated for by providing alternative provision. The common pipistrelle maternity roost located behind fascia boards and on the wall tops on the southern elevation of the building must be recreated within the replacement building post development. The new roof must be lined with bitumen type 1F felt. Fascia boards should be fitted on a south facing elevation with a c. 20mm gap beneath, to allow bats access to the space between the wall and the fascia boards, with access provided at the wall topes to the space beneath the roof slates and the bitumen lining. Synthetic breathable roof membranes are not appropriate for use in bat roosts as they cause harm to bats. The replacement roost must be in place and ready for bats to return the following spring in order to provide continue roosting opportunity for the common pipistrelle bats post development and shall be retained as such thereafter.

For the avoidance of doubt you are reminded to address the following condition before first occupation of the replacement holiday let property:

PRE-OCCUPATION CONDITION

C8 *A) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation as submitted.*

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

SITE LOCATION PLAN

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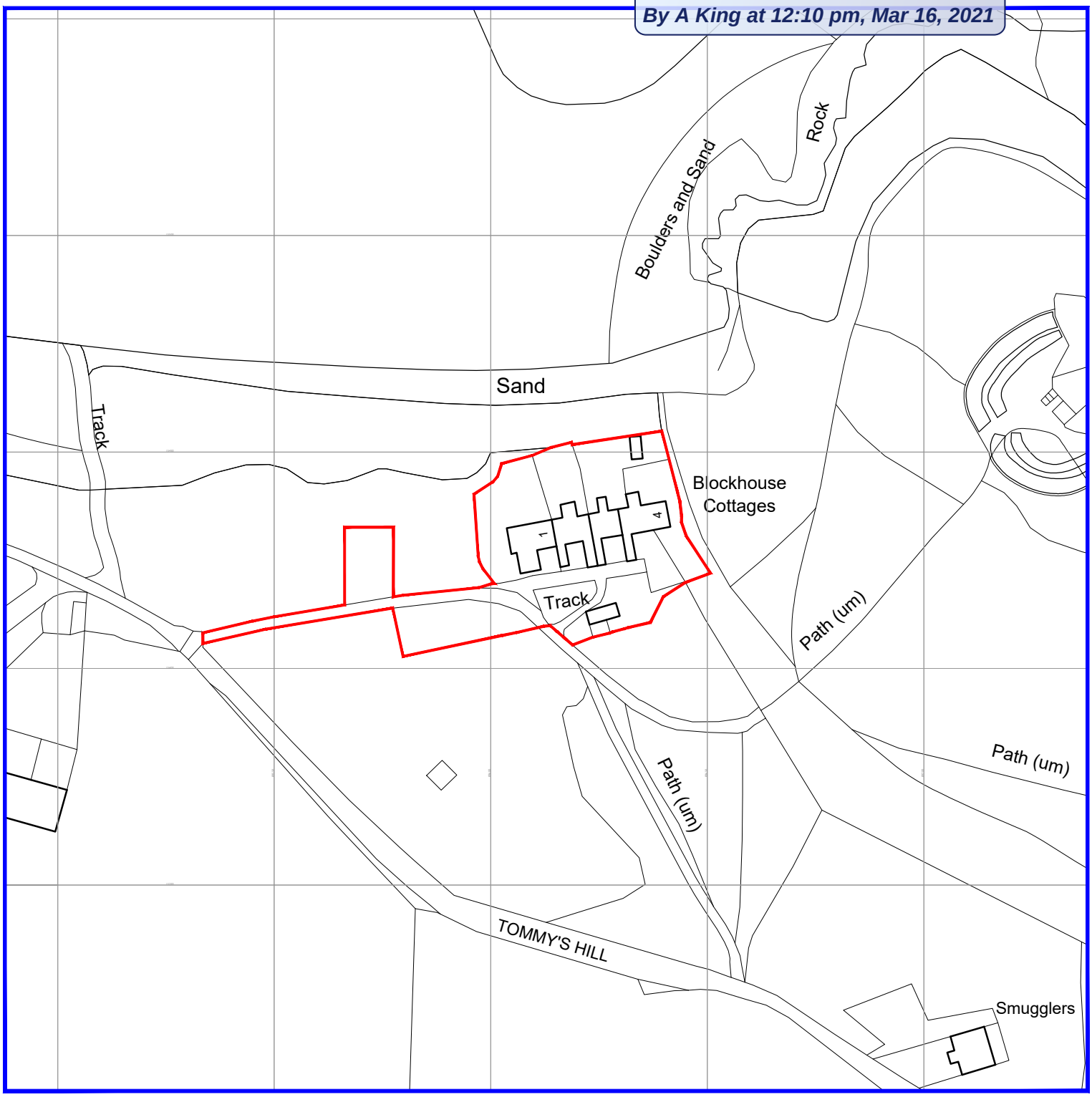
By A King at 12:10 pm, Mar 16, 2021



APPROVED
By Lisa Walton at 3:20 pm, Jul 28, 2021

Rev.	DR.	CH.	Date	Notes
B	JW	-	10.03.21	Planning
A	JW	NL	04.02.21	Draft Planning
-	JW	NL	02.02.21	First Issue

PROJECT: BLOCKHOUSE COTTAGES

DRAWING: SITE LOCATION PLAN

DRAWING No.: 3931_001 B.

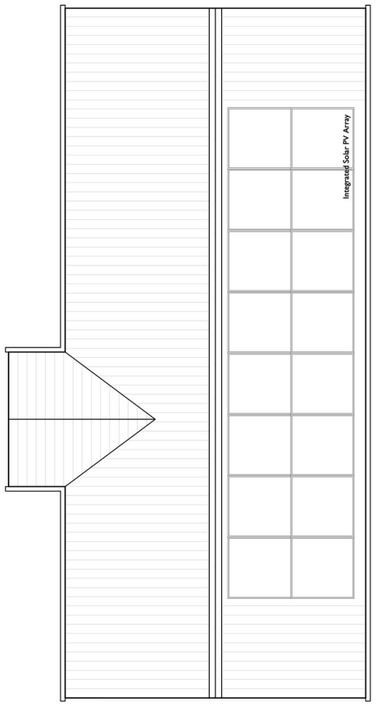
SCALE: 1:1250 @ A4 DATE: February 2021

0m 10m 50m 100m

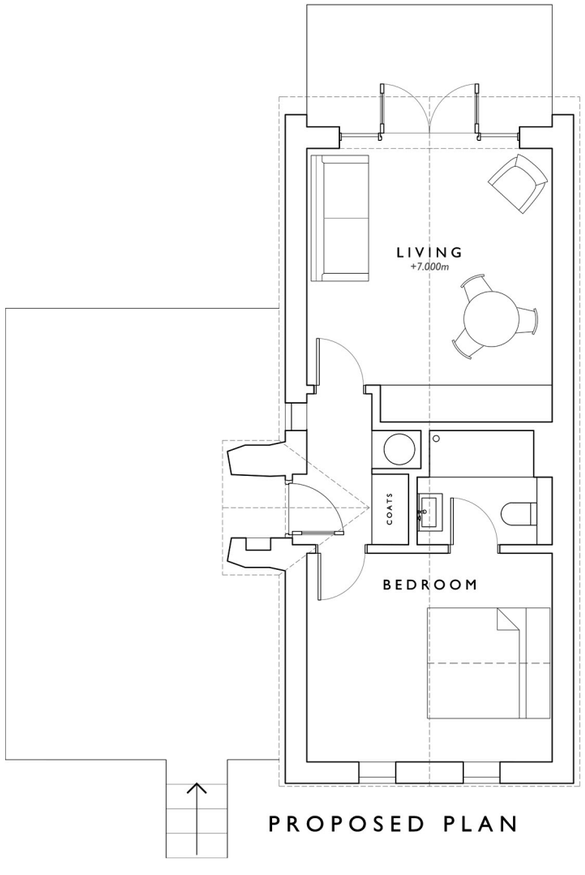
1:1250 @ A4

llewellyn harker lowe

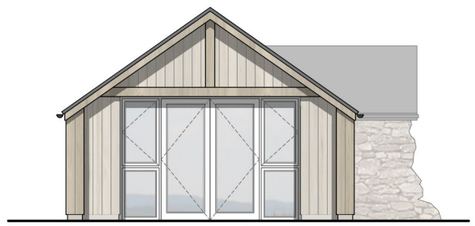
home farm, gatcrell steway lane, bath, BA1 8EH Tel 01749 860022
email: architects@llewellynharker.com



PROPOSED ROOF PLAN

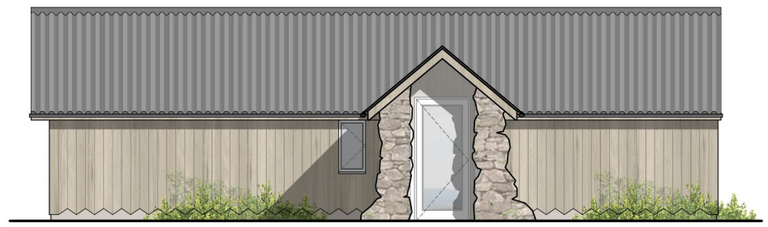


PROPOSED PLAN

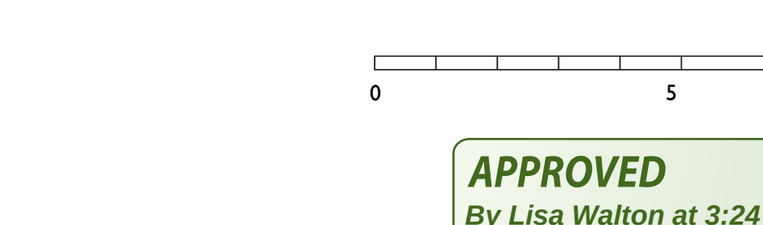


NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

0 5 10m

APPROVED
By Lisa Walton at 3:24 pm, Jul 28, 2021

RECEIVED
By Emma Kingwell at 7:41 am, Mar 05, 2021

Rev.	DR.	CH.	Date	Notes
D	JW	NL	04/02/21	Minor Amendments
C	JW	NL	02/02/21	Updated to client comments
B	JW	NL	22/12/20	Updated Layout and Elevs
A	NL	-	08/12/20	First Issue
-	JW	NL	27/10/20	First Issue

PROJECT: BLOCKHOUSE COTTAGES

DRAWING: PROPOSED ANNEXE

DRAWING No.: 3931_012 D.

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

DATE: Oct 2020

N

llewellyn harker lowe

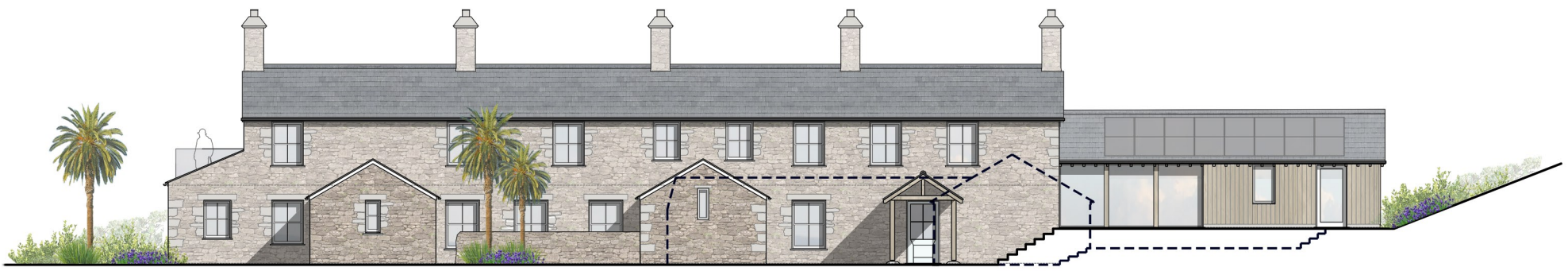
home barn, gattrell, steway lane, northend, bath, BA1 8EH
email: architects@llewellynharker.com
Tel 01749 860022

RECEIVED
By Emma Kingwell at 7:41 am, Mar 05, 2021

NORTH ELEVATION

APPROVED
By Lisa Walton at 3:24 pm, Jul 28, 2021

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

0 5 10 15 20 25m

Rev.	DR.	CH.	Date	Notes
C	JW	NL	04/02/21	Minor Amendments
B	JW	NL	02/02/21	Draft Planning
A	JW	NL	08/01/21	Studio Added
-	JW	NL	22/12/20	First Issue

PROJECT: BLOCKHOUSE COTTAGES

DRAWING: PROPOSED ELEVATIONS

DRAWING No.: 3931_014 C.

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

DATE: Dec 2020

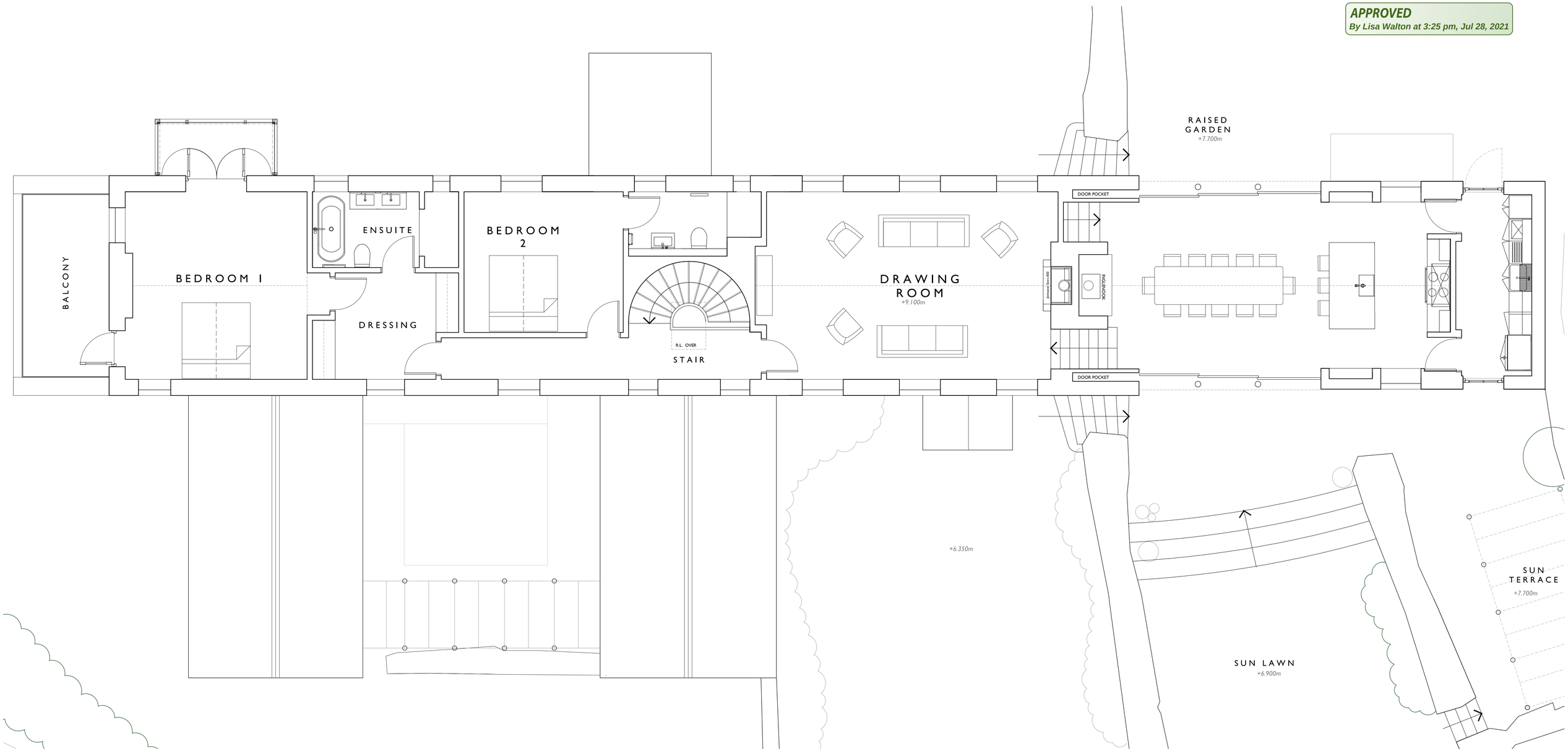
llewellyn
harker
lowe

home barn, gattrell, steway lane, northend, bath, BA1 8EH
email: architects@llewellynharker.com
Tel 01749 860022

0 5 10

RECEIVED
By Emma Kingwell at 7:41 am, Mar 05, 2021

APPROVED
By Lisa Walton at 3:25 pm, Jul 28, 2021



PROPOSED FIRST FLOOR PLAN

Rev.	DR.	CH.	Date	Notes
F	JW	NL	02/02/21	Draft Planning
E	NL	-	22/12/20	Updates to MH Comments
C	NL	-	16/12/20	Updates to MH Comments
B	NL	-	09/12/20	Minor Layout Updates to MH Comments
A	NL	-	08/12/20	First Issue
-	JW	NL	27/10/20	First Issue

PROJECT: BLOCKHOUSE COTTAGES

DRAWING: PROPOSED FIRST FLOOR PLANS

DRAWING No.: 3931_011 F.

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

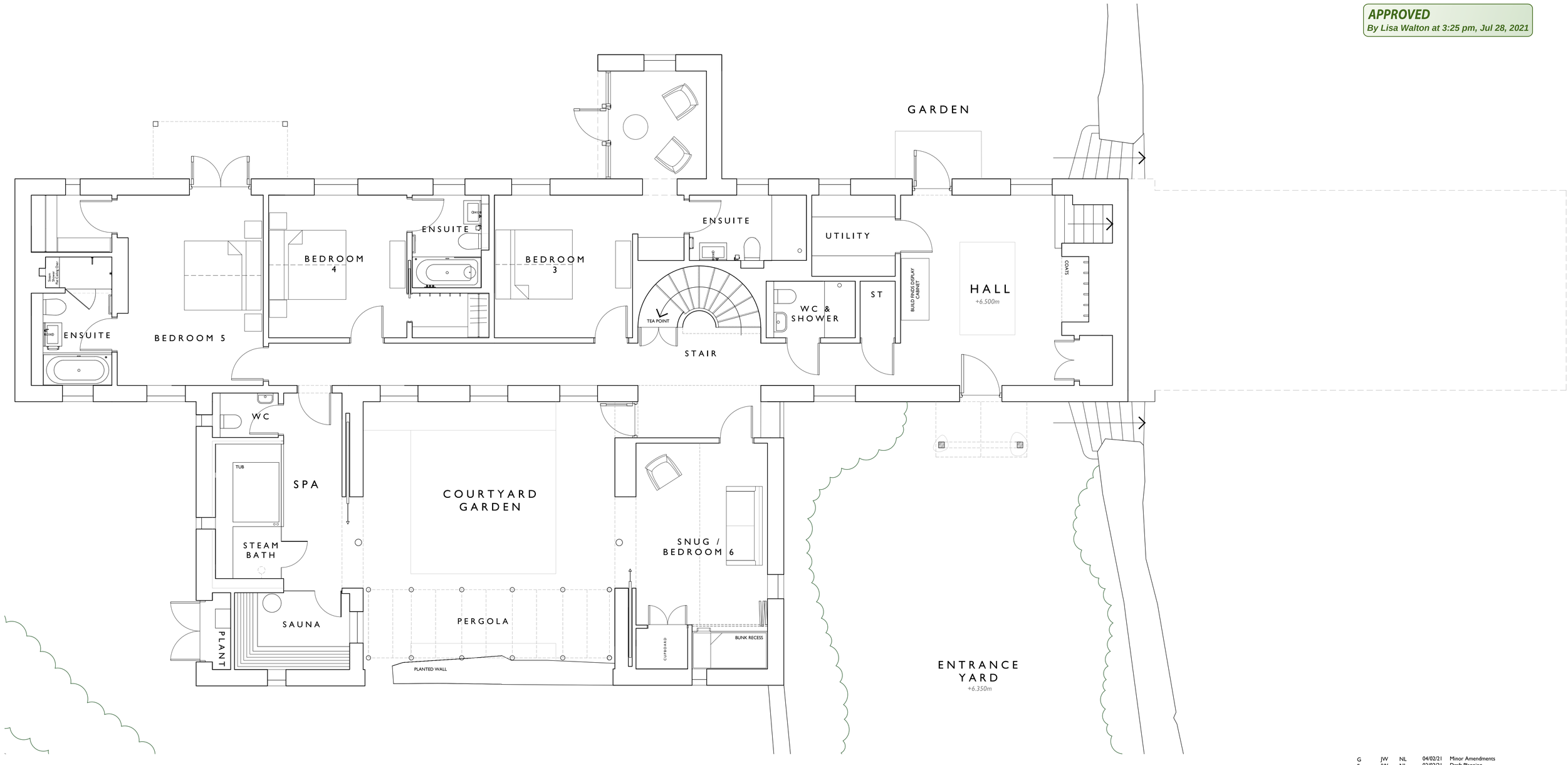
DATE: Oct 2020

N

llewellyn harker lowe

home barn, gattrell, steway lane, northend, bath, BA1 8EH
email: architects@llewellynharker.com
Tel 01749 860022

0 5 10



PROPOSED GROUND FLOOR PLAN

Rev.	DR.	CH.	Date	Notes
G	JW	NL	04/02/21	Minor Amendments
F	JW	NL	02/02/21	Draft Planning
E	NL	-	22/12/20	Updates to MH Comments
D	NL	-	16/12/20	Updates to MH Comments
C	NL	-	09/12/20	Minor Layout Updates to MH Comments
B	NL	-	08/12/20	Updated to Client Comments
A	NL	-	08/12/20	First Issue
-	JW	NL	27/10/20	First Issue

PROJECT: BLOCKHOUSE COTTAGES

DRAWING: PROPOSED GROUND FLOOR PLANS

DRAWING No.: 3931_010 G.

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

DATE: Oct 2020

N

llewellyn harker lowe

home barn, gattrell, steway lane, northend, bath, BA1 8EH
email: architects@llewellynharker.com
Tel 01749 860022

0 5 10 15 20 25m

APPROVED
By Lisa Walton at 3:23 pm, Jul 28, 2021

RECEIVED
By A King at 12:11 pm, Mar 16, 2021

B

DUNES

EXISTING PATIO

RAISED GARDEN

LOWER LAWN

SUN TERRACE

BBQ

PERGOLA

SUN LAWN

CAMPFIRE

ENTRANCE YARD

COURTYARD

BLOCKHOUSE COTTAGES

LAWN & PLANTING

CYCLES, PLANT & HOUSEKEEPING

TRANSFORMER

STUDIO

TRACK

SITE COMPOUND

TERRACE

TERRACE

ANNEXE

A

A

B

PROPOSED SITE PLAN

Rev.	DR.	CH.	Date	Notes
E	JW	-	12/03/21	Planning
D	JW	NL	04/02/21	Minor Amendments
C	JW	NL	02/02/21	Draft Planning
B	JW	NL	22/12/20	Updates to MH Comments
A	NL	-	16/12/20	Updates to MH Comments
-	JW	NL	09/12/20	First Issue

PROJECT BLOCKHOUSE COTTAGES

DRAWING PROPOSED SITE PLAN

DRAWING No. 3931_009 E.

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

DATE: Oct 2020

N

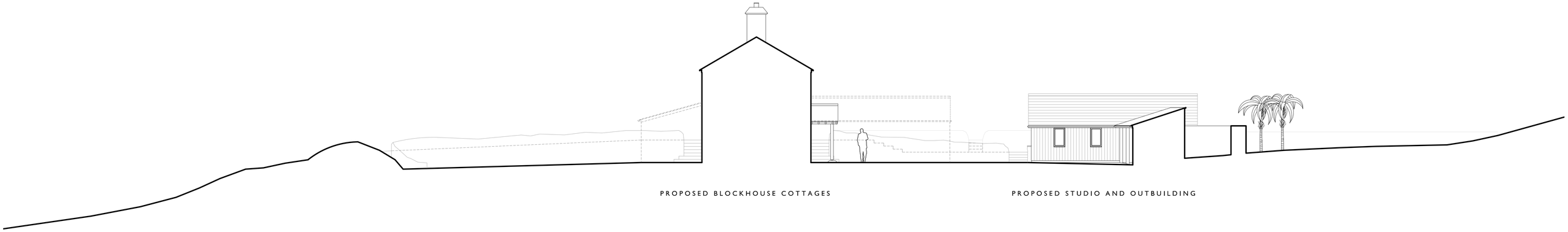
llewellyn harker lowe

home barn, gattrell, steway lane, northend, bath, BA1 8EH Tel 01749 860022
email: architects@llewellynharker.com

0 5 10 15 20 25m

SECTION AA

DATUM +00.00



SECTION BB

DATUM +00.00

PROPOSED SITE SECTIONS

Rev.	DR.	CH.	Date	Notes
-	JW	-	12.03.21	First Issue

PROJECT: BLOCKHOUSE COTTAGES

DRAWING: PROPOSED SITE SECTIONS

DRAWING No.: 3931_008

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

DATE: March 2021

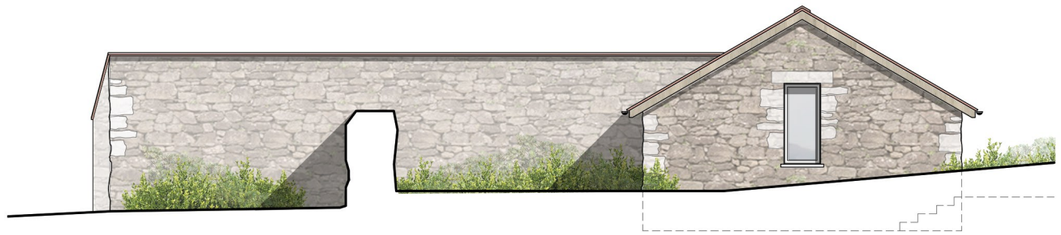
llewellyn harker lowe

home barn, gattrell, steway lane, northend, bath, BA1 8EH
email: architects@llewellynharker.com
Tel 01749 860022

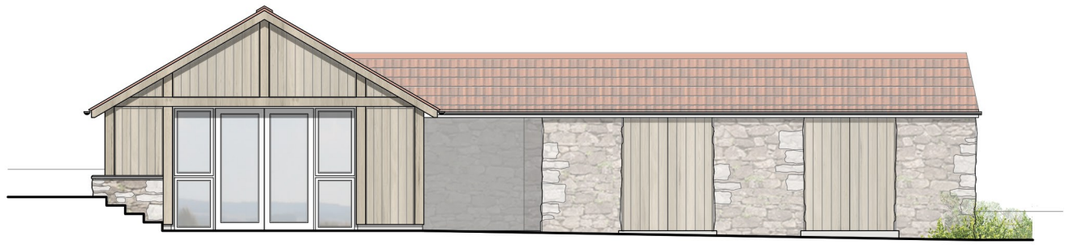
RECEIVED
By Emma Kingwell at 7:41 am, Mar 05, 2021

APPROVED
By Lisa Walton at 3:24 pm, Jul 28, 2021

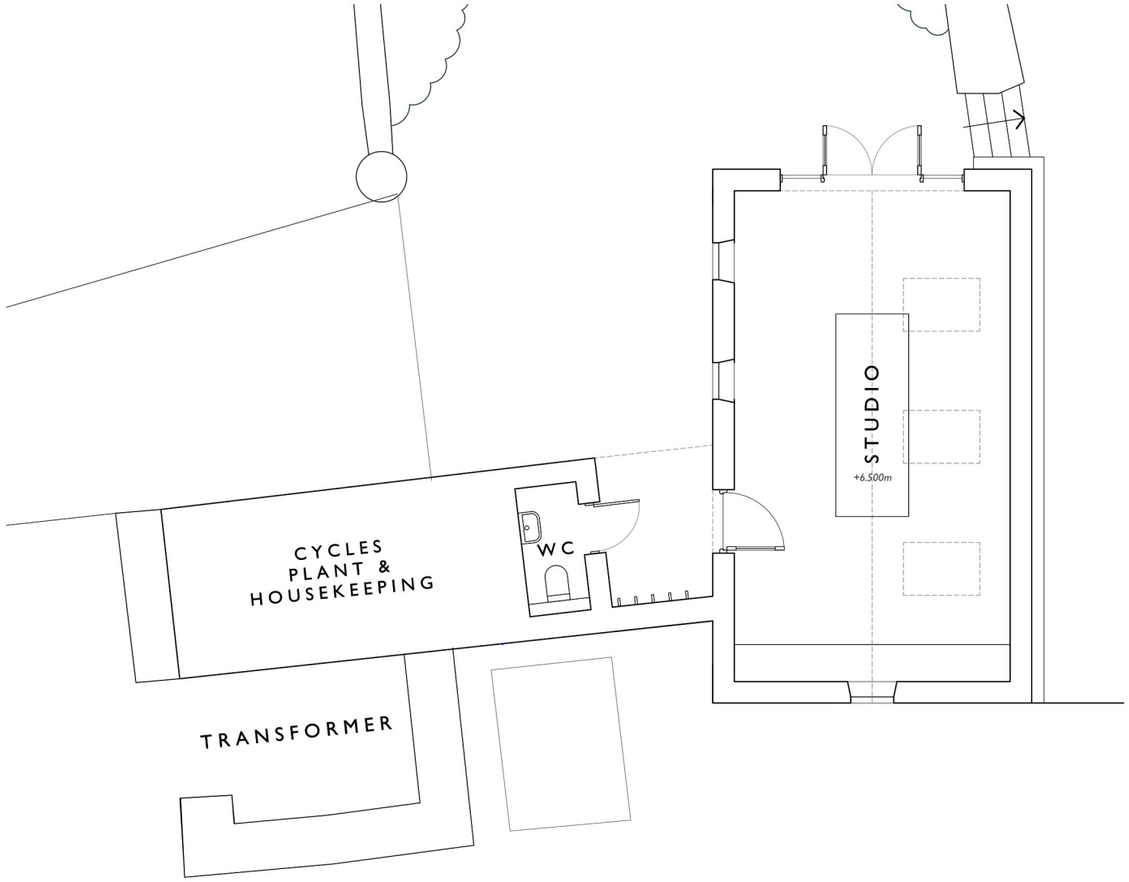
0 5 10m



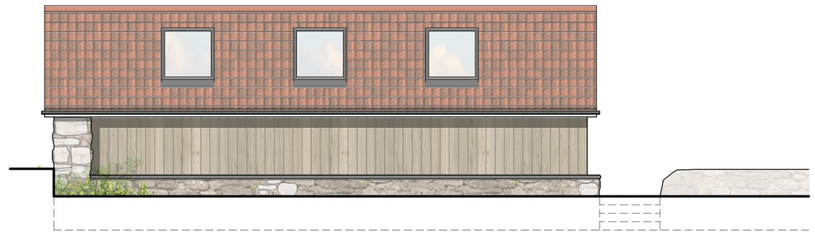
PROPOSED SOUTH ELEVATION



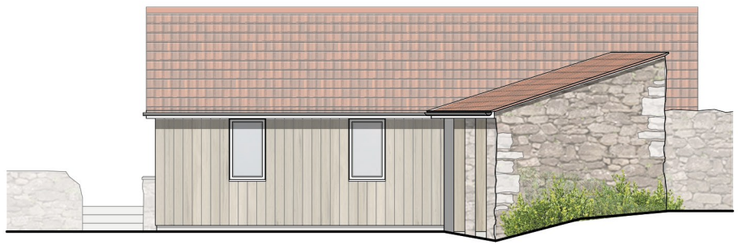
PROPOSED NORTH ELEVATION



PROPOSED PLAN



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

Rev.	DR.	CH.	Date	Notes
A	JW	NL	04/02/21	Minor Amendments
-	JW	NL	02/02/21	First Issue

PROJECT: BLOCKHOUSE COTTAGES

DRAWING: PROPOSED STUDIO

DRAWING No.: 3931_015 A.

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

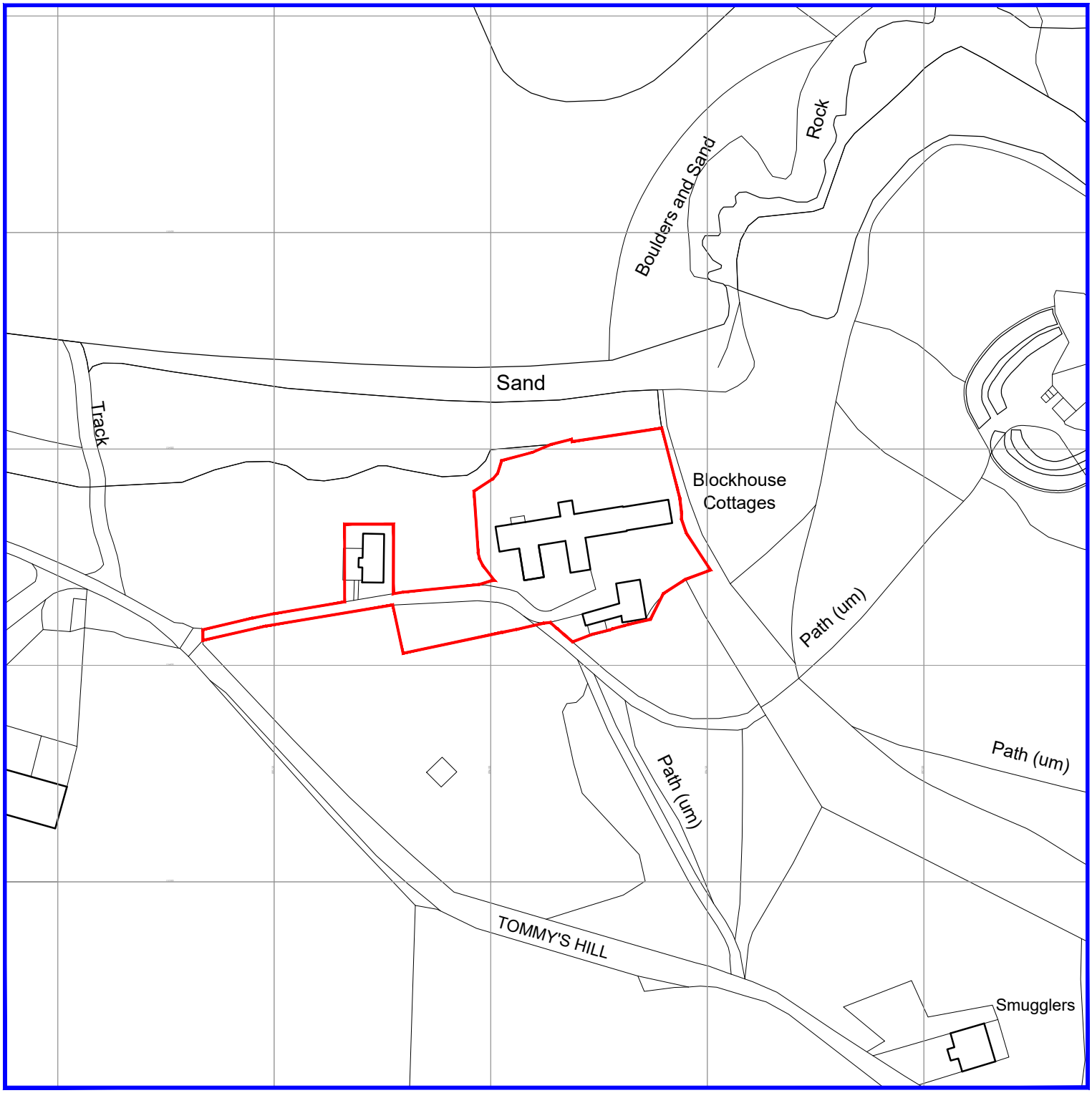
DATE: February 2021

N

llewellyn harker lowe

home barn, gattrell, steway lane, northend, bath, BA1 8EH
email: architects@llewellynharker.com
Tel 01749 860022

SITE LOCATION PLAN



APPROVED
By Lisa Walton at 3:22 pm, Jul 28, 2021

RECEIVED
By Emma Kingwell at 7:35 am, Mar 05, 2021

Rev.	DR.	CH.	Date	Notes
A	JW	NL	04.02.21	Draft Planning
-	JW	NL	02.02.21	First Issue

PROJECT	BLOCKHOUSE COTTAGES
DRAWING	SITE LOCATION PLAN
DRAWING No.	3931_001 A.
SCALE:	1:1250 @ A4
DATE:	February 2021

0m 10m 50m 100m
1:1250 @ A4

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PLAN FOR ECOLOGY

Bat Survey Report

Site: Blockhouse, Tresco, Isles of Scilly, TR24 0QQ

Grid Reference: SV 89619 15432

8th June 2021

CIEEM REGISTERED PRACTICE 2021-2022

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

Document Control:

Site Name:	Blockhouse, Tresco, Isles of Scilly, TR24 0QQ
OS Grid Reference:	SV 89619 15432
Report Author:	Katherine Biggs BSc (Hons) MSc ACIEEM
Document Approved by:	Dr Kim Jelbert BSc (Hons) MSc PhD MCIEEM
Client:	Tresco Estate
Report Reference Number:	P4E2291
Version:	01
Date:	8th June 2021

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]
Kim Jelbert	[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 May 2022/ 2023).

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Contents

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1.0 Summary

Bat evidence?	Blockhouse, Tresco was visually inspected for evidence of roosting bats on 15th February 2021. Evidence of roosting bats was noted in the form of a large number of mixed-age bat droppings observed within the roof voids of cottages 2 and 3. In addition, there are a number of external features within the cottages and outbuildings with potential to be used by roosting bats, and which could enable potential access for bats into the building interiors. Blockhouse and associated outbuildings were, therefore, assessed as being of 'moderate suitability' for roosting bats. Two bat emergence and re-entry surveys of Blockhouse, DNA analysis of bat droppings and a static monitoring survey of the roof voids over cottages 2 and 3 were undertaken, in accordance with the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (2016). The further surveys confirmed that Blockhouse supports a day roost for at least eight common pipistrelle bats (likely maternity roost).
Proposed works?	Demolish and replace with a single self-contained unit with 5 bedrooms, plus a single bed gatehouse annexe, independent studio building and associated landscape alterations.
Bat specific mitigation recommendations?	Works will be carried out under an appropriate licence from Natural England. This report should be updated with the agreed mitigation plan. Works with potential to impact bats will be carried out under an ecological watching brief and scheduled for a time of year when bats are least likely to be negatively impacted. No works to the southern elevation of the cottage will be permitted between May-September inclusive, to avoid the maternity period. A bat box will be installed nearby to accommodate any bats uncovered during works. Loss of the common pipistrelle bat maternity roost to be compensated by providing alternative provision. The new roof must be lined with bitumen type 1F felt. Fascia boards should be fitted on a south-facing elevation with a *c.* 20mm gap beneath, to allow bats access to the space between the wall and the fascia boards, with access provided at the wall tops to the space beneath the roof slates and the bitumen lining. The replacement roost must be in place and ready for bats to return to the following spring. This is in order to maintain the favourable conservation status (FCS) of the bat species using Blockhouse and provide continued roosting opportunity for the common pipistrelle bats post-development. No exterior lighting will be installed close to the temporary and permanent bat roost features. Mitigation is not required for the outbuilding. Precautionary recommendations are provided.

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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 Blockhouse, Tresco, Isles of Scilly (OS Grid Ref: SV 89619 15432) in February 2021. The client proposes to replace the existing Blockhouse Cottages with a single, self-contained unit with 5 bedrooms. The proposals also include a single bed gatehouse annexe, an independent studio building and associated landscape alterations. Evidence of roosting bats was noted in the form of a large number of mixed-age bat droppings observed within the roof voids of cottages 2 and 3. In addition, there are a number of external features within the cottages and outbuildings with potential to be used by roosting bats, and which could enable potential access for bats into the building interiors (Plan for Ecology Ltd, 2021). Blockhouse and associated outbuildings were, therefore, assessed as being of 'moderate suitability' for roosting bats.

In accordance with the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (Collins, 2016), the recommended further survey work comprised a minimum of two bat emergence or re-entry surveys of the cottages and outbuildings during the bat active season (May to September inclusive), DNA analysis of collected bat droppings and a static detector survey of the roof voids over cottages 2 and 3. The client commissioned Plan for Ecology Ltd to undertake the further survey work in February 2021.

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).

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2.2 Project Administration

Property Address:	Blockhouse, Tresco, Isles of Scilly, TR24 0QQ
OS Grid Reference:	SV 89619 15432
Client:	Tresco Estate
Planning Authority:	Council of the Isles of Scilly
Planning Reference Number:	-
Report Reference Number:	P4E2291
Proposed work:	Demolish and replace with a single self-contained unit with 5 bedrooms, plus a single bed gatehouse annexe, independent studio building and associated landscape alterations.
Visual Assessment Date:	15th February 2021
Emergence/ re-entry Survey Dates:	30th April & 1st May (emergence and re-entry) and 19th & 20th May 2021 (emergence and re-entry)
Static Detector Survey Dates:	Nights of 30th April to 4th May (Cottage 2) and 5th to 9th May (Cottage 3)
Ecologists & Licence Number:	Kim Jelbert BSc (Hons) MSc PhD MCIEEM: Bat licence No. 2015-10444-CLS-CLS 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;

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- 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.

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.

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3.0 Methodology

3.1 Summary Visual Assessment

A detailed visual assessment of Blockhouse and the outbuildings was undertaken on 15th February 2021. The ecologists (Katherine Biggs and Chloe Balmer) assessed the suitability of the buildings and surrounding habitat to support bats. 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 ecologists searched for signs of bats and birds including droppings, staining, feeding remains, bird nests, barn owl pellets and liming.

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 buildings were categorised as to their suitability in accordance with the Bat Conservation Trust's (BCT) Good Practice Guidelines (Collins, 2016) 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

In order to view all elevations of the cottage and outbuildings, each of the two survey occasions consisted of a dusk emergence survey to cover one half of the cottage and outbuildings, paired with a dawn re-entry survey the following day to cover the other half of the property. An emergence survey was undertaken on 30th April, followed by a dawn re-entry survey on 1st May 2021, with a further emergence survey undertaken on 19th May followed by a dawn re-entry survey on 20th May 2021.

An emergence survey involves an ecologist(s) counting the number of bats emerging from the building at dusk for a period of 1.5 hrs (or until reduced light levels prevent observation of emerging bats). A re-entry survey involves an ecologist(s) counting the number of bats re-entering the property for a period of 1.5 hrs. before sunrise. The surveyor(s) record the calls of any bats that emerge/ re-enter using a bat detector and recording equipment; this enables identification of the species present and the location of bat access points.

Six ecologists were required to cover all elevations of the buildings (three surveyors per dusk and dawn survey). Surveyor locations are shown in Fig 1 (below). During the first survey occasion (dusk and dawn) surveyor 1 (Kim Jelbert) used an Echo Meter Touch (EMT) 2 Pro, surveyor 2 (Chloe Balmer) used an EMT 2 and surveyor 3 (Katherine Biggs) used an EMT 2 and an Elekon Batscanner Stereo. During the second survey occasion (dusk and dawn) surveyors 1 & 2 (Lucy Wright and Chloe Balmer) used an EMT 2 and surveyor 3 (Katherine Biggs) used an EMT 2 and an Elekon Batscanner Stereo. Each detector type uses a different method of detecting. The EMT and Elekon Batscanner Stereo detectors use heterodyne and real-time expansion. Each method of detection is described below:

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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.

- 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.

Figure 1: Emergence/ re-entry surveys – surveyor locations. Blockhouse and the outbuildings are outlined in red. Yellow triangles show surveyor locations on both emergence/ re-entry surveys and the red triangles show the location of the static detectors.

3.3 Static Detector Survey

To provide more detailed information about bat activity, a static detector survey was carried out of the roof void over cottage 2 between the nights of 30th April to 4th May and the roof void of cottage 3 between the nights of 5th and 9th May 2021. A single static bat detector (Anabat Express) was installed in the interior of the void over cottage 2 and was then moved to the void over cottage 3 after 5 nights (Fig. 1; red triangles). The detectors were set to record continuously overnight (30 minutes prior to sunset until 30 minutes after sunrise) for a total of 10 nights. The Anabat Express uses the frequency division method of detecting as described in Section 3.2 above.

3.4 DNA analysis

Two samples of bat droppings were collected from Blockhouse; one from an accumulation of droppings found within the roof void over cottage 2 and one from a scattering of droppings found within the roof void above cottage 3. The samples were sent for DNA analysis to provide further information on the bat species present. DNA analysis was carried out by SureScreen Scientifics Ltd, Derby, U.K.

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3.5 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).

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)

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Value	Roost types
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

3.6 Weather Conditions

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

- 30th April 2021 (dusk emergence): Dry and clear with a temperature of 9°C at the beginning and end of the survey; in accordance with the Beaufort Scale, wind was no greater than 'light air'. Sunset was at 20:43.

- 1st May 2021 (dawn re-entry): Clear and dry with a temperature of 5°C at the beginning of the survey; and 6°C, clear and dry at the end of the survey; in accordance with the Beaufort Scale, wind was no greater than 'light air'. Sunrise was at 06:02.

- 19th May 2021 (dusk emergence): Dry with part cloud and a temperature of 11°C at the beginning and end of the survey; in accordance with the Beaufort Scale, wind was no greater than 'light breeze'. Sunset was at 21:10.

- 20th May 2021 (dawn re-entry): Dry with full cloud and a temperature of 11°C at the beginning and end of the survey; in accordance with the Beaufort Scale, wind was described as 'strong breeze'. Sunrise was at 05:33.

3.7 Limitations

There are a number of visible features on the exterior of Blockhouse and the outbuildings with potential to support roosting bats, which could not be fully inspected for evidence of bats. These limitations were addressed by undertaking two bat emergence/ re-entry surveys. Due to the size of the building, in order to view all elevations of the property, and its location on the island of Tresco, Isles of Scilly, each of the two survey occasions consisted of a dusk emergence survey to cover one half of the cottage and outbuildings, paired with a dawn re-entry survey the following day to cover the other half of the property.

Weather during the surveys was in line with seasonal norms; wind during the second dawn re-entry survey on 20th May 2021 was described as strong breeze, which may have increased the likelihood of bats re-entering the roost earlier in the night. Nonetheless, bats were seen to re-enter the property on this survey occasion, and further bats were recorded foraging during the survey. Weather conditions are not considered to be a significant limitation.

The first emergence survey included a dusk survey on the 30th April and a dawn survey on the 1st May. The bat survey guidelines indicate that bat emergence/ re-entry surveys in the UK should be confined to the period between May and September; there is, however, little difference in an ecological sense between the 30th April and 1st May. Furthermore, the Isles of Scilly is located in the far Southwest of the UK, typically experiencing a milder climate where bats may become active earlier in the year. Timing of the surveys is, therefore, not considered to be a significant limitation.

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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 (*Plecotus auritus*) 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 site consists of a large building containing four cottages with associated outbuildings known as 'Blockhouse'. The property is located on the eastern coast of the island of Tresco, Isles of Scilly, *c.* 0.5 km south-east of Old Grimsby, *c.* 0.85 km north-east of New Grimsby and *c.* 5 km north-west of Hugh Town on St Marys, Isles of Scilly.

The location is rural and coastal in character, with pasture, woodland and open heathland and dunes surrounding the property. An area of Coastal Sand Dunes and Maritime Cliffs and Slopes are present directly north of the site (*c.* 0.1 km), both habitats are Section 41 NERC Act (2006) / UK BAP Priority Habitats. Great Pool (Tresco) Site of Special Scientific Interest (SSSI) is present *c.* 0.7 km to the south of the site, and Pentle Bay, Merrick and Round Islands SSSI is present *c.* 0.08 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, and suitable nest sites, roosts and foraging habitat for birds.

4.2 Visual Assessment Summary

The assessment was undertaken on 15th February 2021.

The buildings surveyed comprise a terrace of four two-storey cottages of stone and concrete block construction (Figs. 2-5), with four attached single-storey outbuildings of similar construction on the southern elevation (Figs. 6 & 7). On the northern elevation of the cottages are four single-storey concrete block lean-to's, one per cottage (Figs. 4 & 5). There is an adjacent detached single-storey outbuilding (outbuilding 1) to the south of the property (Figs. 12 & 13), also of stone and concrete block construction, and a detached timber shed to the north of Cottage 3 (Fig. 14). The cottages are currently in use as staff accommodation and the outbuildings are used for storage.

Figure 2: Southern elevation of 1 and 2 Blockhouse cottages

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Figure 3: Southern elevation of 3 and 4 Blockhouse cottages

Figure 4: Northern and eastern elevations of Blockhouse cottages

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Figure 5: Northern elevation of 1 and 2 Blockhouse cottages

Figure 6: View of one of the outbuildings on the northern elevation of the terraced cottages.

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Figure 7: Southern and western elevation of outbuilding 1, also showing hole in roof from missing hanging slate on cottage 1 lean-to (yellow arrow)

Cottages and attached outbuildings:

The cottages feature a pitched scantle slate roof with gable ends and the external walls are rendered with cement. There are five chimneys on the roof, each of which is rendered with cement that appears tight, although there are occasional gaps underneath the lead flashing with potential to support crevice-dwelling bats. At the eastern and western ends of the cottages are lean-to projections with mono-pitched traditional slate roofs. A dilapidated glass greenhouse is also present adjacent to the eastern lean-to (cottage 4).

The cottages exhibit timber fascias on the northern and southern elevations, hanging slates, plastic guttering and downpipes, timber doors and timber and uPVC-framed glazed windows. The northern lean-to projections feature mono-pitched roofs covered with either composite slate or corrugated cement fibre. On the cottages there are notable gaps behind the fascias and hanging slates, under lifted roof slates, and underneath ridge tiles, all of which provide potential roosting opportunities for crevice dwelling bats and potential bat access into the roof voids.

On the southern elevation there are four single-storey, stone/concrete block attached outbuildings with either mono-pitched or pitched roofs covered with either composite/traditional slate or corrugated cement fibre with composite ridge tiles (Figs. 6 & 7). The outbuildings feature lead flashing, occasional small, glazed windows and wooden doors. The external walls are part cement rendered and part exposed/painted stonework. Gaps were observed within all of the outbuildings, notably beneath lifted roof slates, above doors, under lead flashing, under the eaves, within the stonework and behind hanging slates. All of these features could provide potential roost sites for crevice-dwelling bats or bat access to the underside of the roofs and/or interior rooms (Fig 7).

Internally, the outbuildings are connected to each of the cottages and consist of between one and three small rooms, with some external doors present. The interior rooms have concrete floors and are either used as utility rooms or for storage. The underside of the roofs is either boarded out, or they are open to the rafters and unlined.

Internally the cottages feature four roof voids; a narrow roof void within the western lean-to, accessed from a loft hatch on the ground floor (Cottage 1; void 1; Fig. 8); and separate narrow

voids at the apex over cottages 1, 2 and 3, each accessed from separate loft hatches on the first floors (voids 2-4; Figs. 9-11). Cottage 4 was vaulted with no loft hatch/ access to any void spaces.

Void 1 is dark and features thick mineral loft insulation on the floor, with a synthetic roof membrane lining the roof. The walls are either plastered or wallpapered and the wall tops are open to the interior of the void. No evidence of roosting bats was found within this void, although it was not possible to fully inspect this area due to the thick layers of insulation covering the ceiling joists.

Void 2 is at the western end of the property, over cottage 1, east of void 1. It is dark internally with thick mineral loft insulation on the floor and the underside of the roof is lined with a bitumen roof membrane. The gable end and partition wall between this and the neighbouring cottage are bare stone. No evidence of roosting bats was found within this void, although it was not possible to fully inspect this void due to the thick layers of insulation covering the ceiling joists.

Void 3 is in the centre of the property, over cottage 2, and is of the same composition as void 1. Within this void on top of the insulation a light scattering of bat droppings was noted throughout, with a large accumulation of several hundred mixed-age bat droppings noted underneath the ridge in the centre of the void (Fig. 9). The droppings were characteristic of a long-eared bat spp., likely to be brown long-eared bat (*Plecotus auritus*) as the site is outside the known range of grey long-eared bat (*Plecotus austriacus*). NB: species present must be confirmed with DNA analysis of bat droppings.

Void 4 spans the length of cottage 3, the composition is largely the same as the other cottages, but the roof tiles are unlined. There was rolled insulation and a metallic insulation sheet covering the joists. Scattered bat droppings were observed throughout the void with concentrations observed under the apex (*c.* 500, Fig 10), likely from the same bat species as those found within void 3. Gaps were seen at the wall tops (Fig 11) and gaps were seen within the chimney stonework, which provide potential bat access into the void.

Figure 8: Interior of void 1, cottage 1 (viewed towards the south)

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Figure 9: Accumulation of bat droppings within void 3, cottage 2 (viewed towards the east).

Figure 10: View of one of the piles of bat droppings found within void 4, cottage 3.

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Figure 11: View of gaps at the wall tops of void 4 within cottage 3

Detached outbuilding and shed:

The detached outbuilding lies to the south of the cottages. It has a mono-pitched scantle slate roof and the external walls are either bare stone or cement washed (Figs. 12-13). There is a low stone wall attached to the southern elevation of this building, which surrounds an electrical substation. There are notable crevices within this wall with some potential for roosting bats. There are notable gaps underneath lifted roof slates, which provide potential roost sites for crevice-dwelling bats and also potential bat access into the building interior. There are hanging slates on the eastern and western elevations, although these appear well-bedded with mortar, with few gaps. The building features plastic guttering and downpipes, timber doors and timber framed windows covered with plastic/timber boarding and slate sills. There is a hole in the eastern door and in the roof at the eastern end of the building, and gaps at the eaves on the western elevation, all of which enable potential bat access into the interior.

Internally, the outbuilding consists of two rooms, separated by an internal stone wall. The underside of the roof is mostly unlined, with some polystyrene insulation in places, and it is covered with thick cobwebs. The internal walls are whitewashed stone/concrete block and the floor is concrete. The rooms are both light and open and there are no significant crevices or enclosed spaces present with potential to be used by roosting bats.

A timber shed was also present to the rear of Cottage 3, this was of timber construction with a corrugated sheet flat roof (Fig 14). This was open and draughty internally, consisting of a single room with no significant crevices or enclosed spaces with potential for roosting bats noted.

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Figure 12: Southern and eastern elevations of detached outbuilding, showing attached stone wall

Figure 13: Northern elevation of detached outbuilding, showing holes in door and roof (yellow arrows)

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Figure 14: Western elevation of timber shed

The visual assessment results indicate that Blockhouse likely supports roosting bats within the roof voids. Visual inspection of the droppings concluded these were most likely to be from brown long-eared bat but DNA analysis of the bat droppings confirmed that these had been deposited by common pipistrelle bat (see Section 4.5). In addition, there are a number of external features present on the cottages and outbuildings which provide potential roosting opportunities for crevice-dwelling bats, and which also provide potential access for bats into the interior of the roof voids and outbuildings.

Blockhouse and the outbuilding were, therefore, assessed as being of **'moderate suitability'** for roosting bats.

The timber shed was assessed as being of **'negligible suitability'** for roosting bats.

4.3 Emergence/ re-entry Surveys

During the first dusk emergence survey on 30th April 2021, surveyors focused on the southern elevations of the cottage and detached outbuilding. Six common pipistrelles were seen to emerge between 20:44 and 21:06 from gaps behind the fascia board on the southern elevation of the cottage (Fig. 15). No bats were seen to emerge from the detached outbuilding during this survey.

During the first dawn re-entry survey on 1st May 2021, surveyors focused on the northern elevations of the cottage and detached outbuilding. One common pipistrelle was seen to fly towards the southern elevation of the cottage and is thought to have re-entered a gap behind the fascia board on this elevation at 05:37, although the exact re-entry location was not seen. No bats were seen to re-enter the northern elevations of the cottage or detached outbuilding during this survey.

During the second dusk emergence survey on 19th May 2021, surveyors focused on the northern elevations of the cottage and detached outbuilding. Approximately 8 common pipistrelles likely emerged from gaps behind the fascia board on the southern elevation of the cottage between 21:16 and 21:25, although the exact emergence locations were not seen. No bats were seen to emerge from the northern elevations of the cottage or detached outbuilding during this survey.

During the second dawn re-entry survey on 20th May 2021, surveyors focused on the southern elevations of the cottage and detached outbuilding. Three common pipistrelles were seen to re-

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enter a gap behind the fascia board on the southern elevation of the cottage between 04:57 and 05:20 (Fig. 16).

Figure 15: Locations six common pipistrelles were seen to emerge during the first emergence survey (red arrows), from under the fascia board on the southern elevation of Blockhouse.

Figure 16: Location three common pipistrelles were seen to re-enter the building during the second re-entry survey (yellow arrow) under the fascia board on the southern elevation of Blockhouse.

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4.4 Bat Static Detector Survey

A static detector survey of each of the roof voids over cottages 2 and 3 where bat droppings were found was undertaken between 30th April and 9th May 2021. There were no bat calls recorded during this survey.

4.5 DNA Analysis

DNA analysis of two samples of bat droppings, one collected from an accumulation of droppings found within the roof void over cottage 2 and one from a scattering of droppings found within the roof void above cottage 3, confirmed the presence of common pipistrelle bat (*Pipistrellus pipistrellus*) within both voids.

4.6 Bat Species Evaluation

The combined survey results have shown that Blockhouse supports one likely maternity roost for common pipistrelle bats. Individuals of this species were also seen commuting and foraging over the buildings during both emergence and re-entry surveys.

No evidence of the use of the detached outbuilding by roosting bats was found.

The common pipistrelle bat: is a crevice dwelling bat species that typically roosts between slates/ tiles and the roofing felt, or beneath fascia boards/ soffits. This species is common and widespread throughout the UK. The population is considered to have increased since 1999 (BCT, 2020). Common pipistrelle is also considered common and widespread in Cornwall.

Blockhouse supports a likely maternity colony for this species (comprising at least eight individuals), located beneath the fascia board on the southern elevation and accessed via four different access points beneath this fascia board. The lack of bat calls recorded during the static detector survey, together with the volume of bat droppings present, indicates that small numbers of common pipistrelle bat(s) have historically used these voids for roosting (more than one individual) but that they are not currently (at the time of the survey) roosting within this part of the building. It is likely that the maternity roost is largely confined to the gap behind the fascia board and cavities on the wall tops. However, bats may occasionally use the interior of the roof voids for roosting.

The likely maternity roost is considered to be of **medium** - **high conservation significance** for this bat species.

Following the framework described by Wray *et al* (2010), as outlined in Section 4.5 above (Tables 1-2), the rarity of the bat species recorded on-site is 'common' for common pipistrelle. The corresponding value for a maternity roost of common species of bats is 'County' level. Blockhouse is, therefore, considered to be of **County** importance for roosting bats.

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5.0 Impacts and Mitigation Recommendations

5.1 Evaluation of Development Proposals and Impacts

The further survey work has shown that Blockhouse supports a likely maternity roost for common pipistrelle bat (supporting at least 8 individuals) (moderate impact). The client proposes to replace the existing Blockhouse Cottages with a single, self-contained unit with 5 bedrooms. The proposals also include a single bed gatehouse annexe, an independent studio building and associated landscape alterations.

5.2 Mitigation

Blockhouse

In the absence of mitigation, the proposals have the potential to disturb, injure or kill bats and result in the loss or obstruction of the identified roost. To avoid, mitigate and compensate for these potential impacts, an outline of the recommended mitigation is provided below. The proposals have potential to have a significant impact on roosting bats; a European Protected Species (EPS) licence must be obtained from Natural England before works can lawfully commence. The appropriate licence will set out the mitigation required to maintain the favourable conservation status (FCS) of the bat species using Blockhouse.

Outline of recommended mitigation (to be agreed with the client):

- Works will not commence until a European Protected Species licence has been obtained from Natural England. **The licence application should be informed with a 3rd emergence or re-entry survey of the building.** Emergence and re-entry surveys can only be undertaken between May and September. It is not possible to submit/obtain a bat mitigation licence from Natural England until planning consent is granted.

- Works will be scheduled for a time of year when bats are least likely to be impacted; the presence of a maternity roost on the southern elevation of the building means that works must not take place within the maternity period (May-September inclusive).

- Works with potential to impact bats will be carried out under supervision of an ecologist. The roof and fascias will be soft-stripped under an ecological watching brief; any common pipistrelle bats uncovered will be relocated to a bat box installed within a nearby tree or structure. NB: the bat box (1 x Schwegler 2F) will be installed in advance of works commencing. See https://www.nhbs.com/ for product specification.

- Loss of the common pipistrelle bat maternity roost to be compensated by providing alternative provision. The common pipistrelle maternity roost located behind fascia boards and on the wall tops on the southern elevation of the building must be recreated within the replacement building post-development. The new roof must be lined with bitumen type 1F felt. Fascia boards should be fitted on a south-facing elevation with a *c.* 20mm gap beneath, to allow bats access to the space between the wall and the fascia boards, with access provided at the wall tops to the space beneath the roof slates and the bitumen lining. Synthetic breathable roof membranes are not appropriate for use in bat roosts as they have been proven to cause harm to bats. The replacement roost must be in place and ready for bats to return to the following spring in order to provide continued roosting opportunity for the common pipistrelle bats post-development.

- No exterior lighting will be installed close to the temporary and permanent bat roost features.

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- Building contractors will be briefed prior to commencement of site works. Contractors will be notified about the potential presence of bats 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 the licensed bat ecologist/s (Plan for Ecology Ltd, 01326 218839).

Detached outbuilding

As far as we are aware the detached outbuilding is not being directly impacted by the proposed development and is being retained. However, if any works are proposed to this building, a precautionary approach should be adopted.

Although bats are not currently, at the time of the survey, using the outbuilding, external features with potential to support bats were identified within this building during the visual assessment. The building contractors should be made aware that bats can roost unseen within the building structure. If, during works, a bat(s) is uncovered, the bat must not be handled and works must stop immediately (as soon as it is safe to do so). Advice must be sought from an experienced bat ecologist (Plan for Ecology Ltd: 01326 218839) or Bat Conservation Trust (Tel: 0345 1300 228). See Section 3.3 for relevant legislation.

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llewellyn harker lowe

3931 BLOCKHOUSE CONSTUCTION METHOD STATEMENT

The following statement has been compiled to discharge condition C4, associated with planning consent reference P/21/018/FUL. Our clients undertake to adhere to these requirements for the duration of the build.

1.0 Context

It is worth noting that there are no public rights of way or roads on Tresco, as the estate holds the lease on the entire island. Consequently all activities will effectively be undertaken on private land.

The island is primarily a tourist destination, to minimise disruption and the majority of the works will be undertaken during the off season (November to March) when visitor numbers are low, with some internal works carried on throughout the summer months (March – October)

2.0 Scope

The scheme involves the construction of a new holiday let dwelling with demolition of the current dwellings on the site. The works also include the formation of an access road and landscaping to the plot. Existing & Proposed Plans are included in the Appendix to this document for reference.

3.0 Site Compound:

At commencement of the works the perimeter of the site will be established and the boundary supplemented as necessary with wire security fencing to provide a secure perimeter to the plot.

A compound to store materials and plant associated with the works will be formed to the West of the site within the field on the directly adjacent / opposite side of the access road. Please refer to drawing 3931_09_E.

Signage will be installed in accordance with HSE requirements.

4.0 The parking of vehicles of site operatives:

Site operatives will not have access to their own vehicles, as they cannot be brought onto the island. Instead they will walk / cycle to the site from the island accommodation provided.

5.0 Loading and Unloading of plant and materials:

Given the island location the frequency of vehicles and machinery accessing the site will be limited.

The site will primarily be accessed via the existing short length of track that spurs from the road to the west.

The access route to the site will be dug out and stoned to provide a hard standing for contractor's machinery. A turning head will be provided and kept clear on site for delivery vehicles.

Larger vehicles accessing the site will be accompanied onto and from the site by a banksman who will be in advance of the vehicles at all times.

Construction traffic routes will be kept a safe distance from trench works at all times.

6.0 Wheel Wash Facilities

Prior to leaving the site, vehicles will be inspected and the wheels be washed on the hard standing using a Karcher type jet wash unit.

The contractor will manage the risk of any road contamination by regular monitoring. Should the road become contaminated any debris will be removed by spade and jet wash.

7.0 Measures to control the emission of dust and dirt during construction and demolition

If dust emissions are generated in dry period the contractor will use water spray to wet the material and suppress the dust.

The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.

All site staff will be trained and be aware of the Dust Management Strategy.

The access road is to be stoned to provide a good, clean working platform and prevent road contamination.

In the event of any complaint in respect of dust there concerns will be considered and action taken to prevent future occurrence.

All site staff will have appropriate PPE to protect them from the effects of dust.

8.0 Scheme for recycling/disposing of waste resulting from construction works.

The land is currently occupied by 4 granite and render dwellings with associated outbuildings.

During the demolition phase all the stone will be collected for reuse as facing granite as will all the lintels.

In respect of the construction work, the following measures have been identified to minimise the quantity of waste produced during this project:

Materials excavated when forming the footings will be used to backfill the proposed landscape scheme.

The experienced site manager will be responsible for identifying and segregating waste on site.

All waste resultant from the works will be segregated on site.

Resultant hard core will be re - used where possible in the substructure.

Re-usable materials will be identified on site and removed for storage and re-sale.

Recyclable materials will be removed from site for processing in licenced facilities.

Prior to demolition there will be a demolition asbestos survey undertaken and any identified asbestos will be dealt with by licensed contractors

Completion

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

RECEIVED
By Emma Kingwell at 7:35 am, Mar 05, 2021

APPROVED
By Lisa Walton at 3:26 pm, Jul 28, 2021

BLOCKHOUSE COTTAGES, TRESCO

DESIGN, ACCESS & PLANNING STATEMENT

Contents & Introduction

Prepared by Llewellyn Harker Lowe Architects & Tim Holden Consulting

Blockhouse Cottages (Google Maps 2021)

1. Introduction

This statement supports a planning application to replace the existing Blockhouse Cottages located on Tresco, with a single self-contained unit with 5 bedrooms. The proposals also include a single bed annexe, an independent studio building and associated landscape alterations.

In line with Local Plan policy, the Tresco Estate Partnership is seeking to, 'maximise the quality of its tourism offering and provide an offer that appeals to a range of visitors, including creating new tourism markets and niches'

The existing cottages are not tied in their use, but their current condition and marginal standard of habitability has meant that they have typically been used as last choice accommodation for seasonal island workers (summer only). This application is made concurrently with an application for 8no. additional staff units at New Grimsby to replace and supplement worker accommodation.

On Tresco, there is a shortage of large, high quality rental properties that cater for families and bigger groups. Changing tourism patterns have created a demand for this type of accommodation.

The proposals would provide a single self-catered unit with 5 double bedrooms, each with a dedicated ensuite bathroom, and shared spaces, including a large drawing room, a kitchen and dining space, and compact spa facilities. There is also capacity / flexibility to house an additional 2 guests in the snug.

A separate studio, formed by extending the outbuilding located in the garden, would provide space to accommodate specialist led residential courses, including conferences, lecture series and seminars, demonstrations, art classes, meditation, yoga and exercise classes for groups of up to 12.

A separate annexe building, in the form of a traditional, low slung, Scilly pilot gig shed, located to the west of the site is proposed to provide additional accommodation for course leaders, or visiting or permanent staff servicing the new accommodation.

The proposed building would enable the estate to provide a form of accommodation that does not currently exist on the island; a single building that can cater for large groups and / or specialist activities in one self-catered complex with dedicated staff. The proposed building would provide the opportunity for specialist expert led holidays, such activities help to extend tourism into the shoulder seasons. Alternatively the new dwelling would also enable several groups, families or generations of the same family to stay together in a single property.

The proposed works form part of the Tresco Estate's policy for ongoing investment in improved accommodation for visitors to the island. Flexibility and diversification within the tourist offering strengthens the estate's business model and extends the season. Investment on Tresco has a direct economic benefit to other islands; employment of local people, increased visitor numbers and a lengthened season help to sustain local business including transport services, restaurant and retail services across the archipelago.

View of Blockhouse Cottages from the Block House promontory

2 . Background and relevant Planning History

The only planning history that has been found for the cottages is permission was granted in 1992 for an extension (ref P3321).

3. Primary Legislation and Planning Policy

Planning Context

This proposal has been prepared within the context of a policy framework set out in both primary legislation and national and local planning policy. A summary of this framework is set out below.

Primary Legislation

The Planning (Listed Buildings and Conservation Area) Act 1990
The application site is situated within a Conservation Area and as such there is a requirement that the proposed development preserves or enhances the character or appearance of the area.

The Countryside and Rights of Way Act 2000
Tresco, along with the whole of the Isles of Scilly is designated as an Area of Outstanding Natural Beauty, (AONB). In considering proposals located within AONBs, there is a consequential requirement for Local Authorities to have regard to the purpose of conserving and enhancing the natural beauty of the area.

The Conservation of Habitats and Species Regulations
There is a duty for the Local Authority to assess the impact of proposed development on any European Protected Species.

Planning Policy

National Planning Policy Framework, (NPPF)
This important policy document outlines the Government's over-arching planning policies and details how they expect these to be applied by Local Planning Authorities. The NPPF makes clear that there is a presumption in favour of development and confirms that the starting point for decision making is the statutory Development Plan. Local Planning policy is expected to conform with the requirements of the NPPF.

Isles of Scilly Local Plan – A 2020 Vision
Although the new Isles of Scilly Local Plan has reached an advanced stage in its preparation and consequently carries significant weight in the determination of planning applications, (see commentary below) until such time as this is formally adopted, the statutory Development Plan remains the Isles of Scilly Local Plan – A 2020 Vision. This plan was adopted in November 2005.

The adopted Local Plan provides a spatial strategy for the islands, reflecting the population, size and character of the community. The focus of the polices set out in the Local Plan is to meet the development needs of the islands, whilst at the same time protecting the special environment that provides the context for its economy, of which tourism plays a key role. Policy 1 relates to environmental protection and seeks to permit development proposal only where they respect and protect the recognised quality of the island's natural, archaeological, historic and built environment. More specifically, proposals should:

(a) conserve or enhance the natural beauty, wildlife and cultural heritage of the Area of Outstanding Natural Beauty and protect the unspoilt character and good appearance of the heritage coast;

(b) Preserve nationally important archaeological remains and their settings;

(c) Preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings, including their features and settings;

(d) safeguard the integrity and nature conservation objectives of Special Protection Areas (SPAs), RAMSAR sites and Special Areas of Conservation (SAC); and

(e) protect a statutorily protected plant or animal species and the wildlife, geographical and geomorphological interest and features of designated Sites of Special Scientific Interest (SSSI) and locally important biodiversity habitats, species and landscape features.

Policy 2 relates to Sustainable Development and seeks to permit development in situations where the development contributes to the sustainability of the islands' environment, economy or local community. Policy 2 (a) specifically requires development to ensure that is conserves or enhances the landscape, coastline, seascape and existing buildings of the islands through appropriate design including siting, layout, density, scale, external appearance (i.e. details and materials) and landscaping.

Policy 4 relates to supporting economic development proposals including where these are based on the existing economic base of tourism, agriculture and fishing, as well as the distinctiveness of the islands, particularly:

(a) where such development contributes to the further diversification and essential modernisation of the islands' economy; or

(b) where it demonstrably improves the quality of existing tourist accommodation, including that of managed camping sites, or potentially extends the length of the tourist season.

The New Isles of Scilly Local Plan
The new Local Plan has reached a very advanced stage, with the expectation that it will be formally adopted in the near future. As such, the polices contained within it should be given significant weight in considering these proposals.

The new Local Plan sets out a spatial strategy for the next 15 years and provides a vision for the islands along with key objectives. The plan seeks to strike a balance between protecting and enhancing the high quality environment, whilst ensuring the islands communities and economy grow sustainably. Central to achieving this objective will be the creation of new employment opportunities and in particular, improving the quality of the tourism experience on the islands.

The new Local Plan makes clear that tourism will be a key driver for the islands' economy, recognising that whilst historically this grew rapidly, more recently the Islands' tourism economy has suffered a decline. Visitor numbers have dropped, (alongside a contraction in fishing and farming). The new Local Plan records that it must be responsive to the specific challenges it faces, (including the decline in tourism) and work proactively with applicants and investors to, 'secure developments that improve the economic and social conditions'. The Plan states that the focus will therefore be on finding solutions, 'to secure development that sustains the islands' future'.

The new Local Plan specifically acknowledges the part tourism will play in sustaining the economy of the islands. It states, 'there is a need to capitalise on and strengthen the quality and value of tourism, given it will continue to dominate the islands' economy over the plan period'. It goes on to say, 'creating a successful economy will require businesses to develop new opportunities, become more productive, and continually adapt to new challenges'.

The recognition within the new Local Plan that tourism is a key player in the islands' economy and that there is a requirement to strengthen and adapt this in the future, provides an important policy context for the consideration of these proposals. Whilst there are no specific employment developments identified in the new Local Plan, the policy framework generally encourages proposals that will help strengthen and diversify the islands' economy.

The Local Plan acknowledges the fact that tourism is likely to remain the largest part of the economy over the plan period. For this reason, the Plan states that it is important this sector is supported in, 'improving the quality of its offer, and that it responds to the expectations of its visitors'. The Plan goes on to state, 'A key challenge is to maximise the quality of its product and provide an offer that appeals to a range of visitors, including opening up to, or creating, new tourism markets and niches'. These proposals respond directly to this challenge.

Policy WC1 – General Employment Policy makes clear that development proposals that strengthen, enhance and diversify the islands' economy will be supported where they are appropriately designed, scaled and located, in accordance with other policies in the Local Plan.

Policy WC5 - Visitor Economy and Tourism Developments sets out proposals for new or upgraded tourism development. Such proposals will be permitted where they, inter alia:

(a) make a positive contribution to the provision of high quality sustainable tourism on the islands;

(b) are located in sustainable and accessible locations; and

(c) are appropriate to the site and its surroundings in terms of activity, scale and design; and

(d) do not result in an unacceptable impact on the environment or residential amenities in accordance with other relevant policies in the Local Plan.

Policy WC5 also records that tourism developments will be particularly encouraged where it is demonstrated that, inter alia, they extend the tourism season and increase productivity and wages in tourism.

The policies within the new Local Plan also provide a range of policies designed to protect the landscape character (Policy OE1) as well as the natural (Policy OE2) and historic environment (Policy OE3).

The new Local Plan records that as a small island-based community, there is a need for Scilly to retain a balanced workforce. The plan notes that staff accommodation needs cannot be met outside the islands, due to the expense and logistics of commuting to and from the mainland. Policy LC4 recognises that additional staff accommodation may be required for businesses or organisations.

These proposals will result in the need to relocate one unit of staff accommodation from the existing building. This unit will be replaced as part of the Tresco Estate Partnership's application for a new suite of staff accommodation.

4. Context and Existing Buildings

The application site covers an area of approximately 1/4ha and is located on the east coast of the island, at the southern end of Old Grimsby Bay. The Blockhouse Cottages are located approximately 80m to the south west of the Old Block House.

Blockhouse Cottages are a row of unlisted, mid-19th century cottages. The existing cottages are not tied in their use, but their current condition and marginal standard of habitability has meant that they have typically been used as last choice accommodation for seasonal island workers.

The cottages are characterised by their traditional linear form with two gable ends, projecting service extensions and a single storey lean-to at each end. The slate roof line is punctuated with five regular chimney stacks and the elevations have been covered in modern pebble dash render.

The cottages were built with thick granite walls, with small cellular rooms and minimal windows to create compact 'no frills' living spaces for islanders, while offering protection against the harsh coastal conditions.

A further appraisal of Blockhouse Cottages' significance, contribution to the conservation area and wider landscape setting is included in the Heritage, Setting and Visual impact assessment that accompanies this application.

Blockhouse Cottages are now in a poor state of repair.

The solid wall construction and lack of ground floor damp proofing results in issues with rising and penetrating damp. The absence of insulation in the building envelope results in cold external walls that gather condensation and retain moisture.

In response to ongoing damp issues, the granite elevations of the cottages have previously been rendered in a cementitious pebble dash, which has considerably detracted from their appearance. This in turn has deteriorated causing further issues with damp and moisture retention trapped behind the render within the external walls.

The existing under sized timber joists have a high deflection, offer no acoustic separation, and would have a poor performance in a fire. The buildings are not efficient to heat, with limited opportunities to retrofit insulation into the existing walls. The rooms rely heavily on artificial lighting because of the lack of natural light entering the building through the small windows, which also limit views from the buildings.

The myriad of further issues are detailed within a condition survey carried out by Currie and Brown dated 10th September. This report has been submitted as part of the accompanying application documentation.

Existing Blockhouse Cottages

Beyond the issues with the building fabric, the accommodation is under sized and poorly planned. The existing layout is inconvenient and impractical for all occupants, under sized rooms limit the number of occupants and visitors.

The stairs are steeper than current building regulations allow, and bathrooms are at ground floor level only (accessed through the living spaces). Such a layout precludes the use of these units by disabled or elderly residents.

The substandard level of accommodation is reflected in the fact that there is currently only one hardy long term tenant and one short term occupant. The remaining two units are currently unoccupied. The existing cottages are considered to only be fit for occupation in the summer and not the winter. Due to the poor condition and layout, they are not fit for children or older occupants at any time.

An assessment by Currie and Brown identifies that to renovate the existing spaces and make them habitable to current standards is estimated at a cost of approx £1mil. Such an outlay would never be financially viable in terms of the return that could be generated by refurbishing the existing cottages. Furthermore this programme of works would not solve the fundamental issues of cellular layout, headroom etc.

The consequence of the above is that the cottages are likely fall into further disrepair unless an alternative approach can be found.

The proposals herewith instead seek to replace the existing Blockhouse Cottages row.

Within this application the replacement of the existing cottages, in place of renovation, has been considered in terms of access, sustainability, heritage, commercial viability and the quality of accommodation.

5. Design, Scale, Massing and Materials

The original row of cottages would be demolished and replaced with a new 5 bedroom house that would maintain the vernacular character and form of the original row.

Replacing the original building would enable the provision of a more energy efficient and sustainable building, that meets the goals stated in the local plan to "*maximise the quality of its tourism offering and provide an offer that appeals to a range of visitors, including creating new tourism markets and niches'*

The form, proportions and orientation of the existing cottages would largely be recreated, and therefore maintain the buildings appearance in, and its relationship to, the surrounding landscape.

The proposed building would be site on the footprint of the existing cottage row, no closer to the Block House scheduled ancient monument than existing.

Massing & Form

The proposed building takes its form directly from the existing row of cottages, as it is recognised that this is characteristic of the landscape setting and that the existing row makes a modest contribution to the setting of the Old Block House and surrounding context.

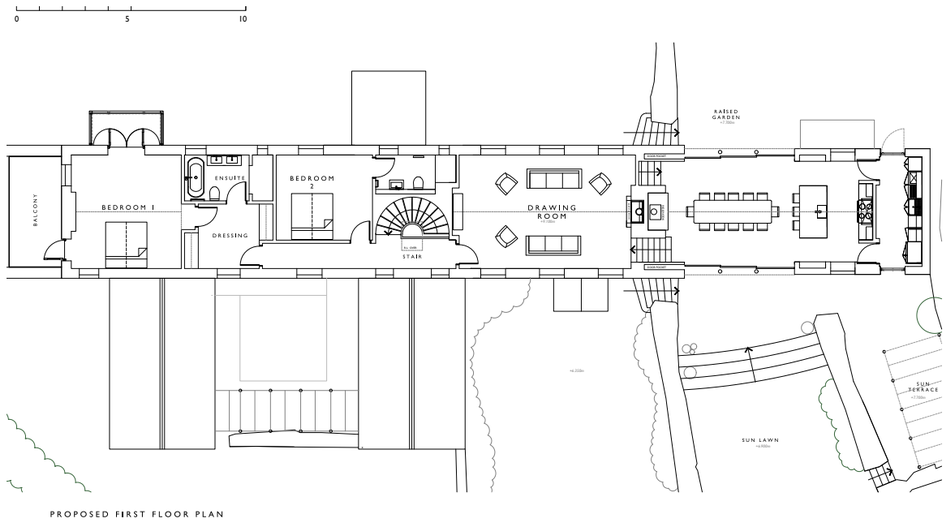
Externally, the mass and characteristics of the existing cottages would be maintained. The main body of the proposed dwelling is a long, linear masonry building, with a shallow dual-pitched slate roof featuring 5 regularly spaced and sized chimney stacks with tapering granite caps.

From this would project several perpendicular single storey extensions, the roof forms of which faithfully recreate the form of the existing service extensions. To the south these projections enclose a sheltered courtyard garden.

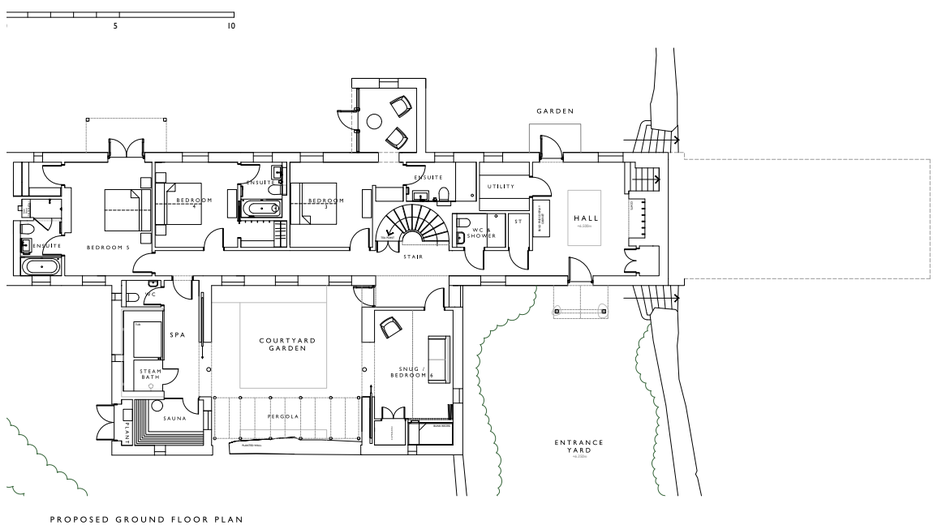
The former lean-tos and conservatory on the eastern end of the dwelling would be replaced with a single storey kitchen wing on the half level. This would be the element which deviates most greatly in form from the original cottage row. However, it would be subservient in height, character and materials, and well shielded by existing boundary planting. Large openings and timber cladding would give this building element the architectural characteristics of a service / outbuilding.

A separate annexe building, in the form of a traditional, low slung, Scilly's gig shed, located to the west of the site would provide staff accommodation.

A new studio space would be created by extending the existing outbuildings to the south



Proposed First Floor Plan



Proposed Ground Floor Plan

of the cottage row, adjacent to a small outbuilding to accommodate plant, cycle storage and housekeeping.

The building would be entered from the south east elevation, and the entrance yard would be sheltered by the buildings, existing vegetation and falling contours. This provides privacy upon entrance and ensures that paraphernalia such as golf buggies and bicycles are not prominent in distant views.

Scale

The scale of the proposed building would be closely aligned to the scale of the existing cottages, in terms of its relationship with the surrounding landscape. The scale of the two storey element would be slightly reduced in length, with the subtracted length added to the single storey kitchen wing at half level.

The ridge height of the main body of the proposed building would be raised by less than 1m over the existing cottages. This small height increase would allow the ground floor level to be raised, to mitigate risk of flooding and the creation of an insulated ground floor. It would also allow for the provision of deeper floor and roof structures with upgraded insulation to be installed, and a modest improvement to internal floor to ceiling heights.

Materials

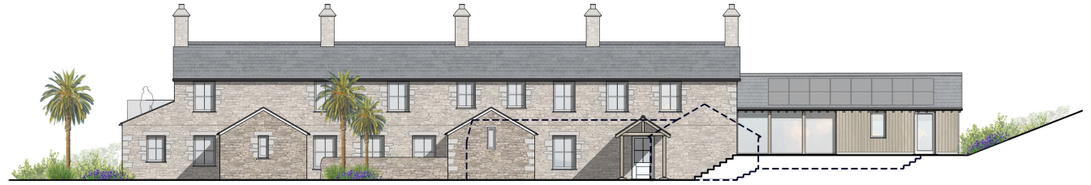
The building takes its material palette from the existing vernacular on the islands, which has continued to evolve and been developed over recent decades into a Tresco style. This style picks up on local materials and on traditional details, and uses them to make high quality and contemporary spaces that are tailored for the tourist market.

The proposed building would continue this pattern of development, with Tresco Estate making significant investment into high quality materials. Local granite masonry salvaged from the demolition of the existing cottages would be re-used to face the majority of the replacement building (a significant improvement over the current pebble dash).

Other proposed materials would reflect the surroundings and existing buildings; they include a palette of granite, cornish hedging, natural slate roofing, untreated timber boarding and painted timber windows to provide continuity of character.

NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

Proposed Elevations as labelled

6. Impact upon the character of the Conservation Area, the AONB and the historic Environment

The accompanying Heritage, Setting and Visual Impact Assessment provides an overview of the heritage context of the site, an assessment of significance and a heritage impact assessment of the proposals, and analyses key views in which the site is present. These have been assessed in accordance to the relevant local and national policy.

The design of the building has taken into account the characteristics and historic context of the area, including the relationship of the site to the Old Blockhouse, the landscape character of the setting and key views in the conservation area in which the building features. The key views assessment demonstrates that the form, scale, massing and character of the proposed building responds directly to the buildings that it would replace, preserving the vernacular character of the building in the immediate setting. The proposed materials reflect the traditional and vernacular style present across the island. The proposed annexe and studio would be additional buildings on the site but their visual impact has been reduced through their proposed form and materials.

The assessment concludes that in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the special architectural and historic interest of the Old Blockhouse, and the setting of the listed building and conservation area, would be preserved.

In accordance with the terminology of the National Planning Policy Framework, it is considered that the proposed work would not cause any harm to the significance of the Old Blockhouse and the setting of the listed building and conservation area. The proposed building would maintain the modest contribution that the cottages make to the setting, and would arguably modestly enhance the setting as the proposed building would have traditional granite elevations in place of the extant modern pebble dash render. Any perceived harm caused by the visual impact of the proposed annexe and studio buildings is arguably mitigated by their proposed form and materials responding to the traditional buildings and vernacular on the island, and the improved accommodation and opportunities that the buildings would provide to improve the visitor experience to the island. 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.

Existing view towards the Old Blockhouse

Proposed view towards the Old Blockhouse

7. Sustainability Assessment

7.1 Context

The underlying principle behind the scheme is economic, social and environmental sustainability. Improvements are made through clean energy, with reductions in emissions, and reduced reliance on carbon fuels, in line with Council policy.

7.2 Social

The proposal would introduce an innovative type of accommodation to the islands, providing for expert led trips for groups in high quality short let accommodation. These would sometimes involve island people as leaders, and would import experts to provide specialist knowledge, widening the cultural experience of the island, and drawing in new groups of visitors, adding to the traditional clientele. This would deliver key aspects of the Island Partnership's Destination Management Plan, which has an emphasis on cultural tourism and wellness, both of which would be addressed through these facilities.
The proposed development would allow the Estate to build on, and further develop its current very successful specialist retreats. The proposed scheme would allow the Estate to develop new offers, with an emphasis on fitness and health, and Scilly's unique cultural and heritage assets.

7.3 Economic

There is currently a shortage of high capacity, high quality rental properties that cater for multiple or large families, or large groups. Changing tourism patterns have created a demand for accommodation that caters for families and larger groups. The Estate would benefit from a diversification of the existing portfolio, creating more choice for prospective visitors, which would allow flexibility of use by multiple family groups or leader led retreats, with the studio supporting this arrangement for specialist activities.

Such offerings are beneficial as they contribute to extending the season into the shoulder months. The proposals would support the island economy, as would the delivery of the Destination Management Plan aspirations in relation to culture and wellness. It would create opportunities for locals to lead, and for service groups based on Tresco.

Inevitably, investment on Tresco has an indirect economic benefit to other islands, with transport services, employment of local people, restaurant and retail services across the islands benefiting.

7.4 Environmental

The proposals would reuse an existing plot and employ reclaimed materials. The detailed design would be developed to minimise energy use and the building's carbon footprint, both in the construction works and in ongoing use. The following energy strategy outlines this approach in detail.

An Ecology report accompanies this application and its recommendations will be adopted into the works. Landscape proposals take the opportunity to considerably enhance the ecological value of the site with additional and more diverse planting. This is being undertaken by the curator of the Tresco Abbey Gardens, which has an international reputation.

8. Energy Strategy

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 building's exterior would be clad in long lasting materials, and installed with robust detailing, capable of withstanding the marine environment. Improved life span ensures a better return on the energy expended in construction.

Indigenous natural materials would be used wherever possible. These would include reclaimed granite and some local timber. 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.

A Site Waste Management Plan detailing handling and recycling of building materials is included in the accompanying documentation. Recycling of materials once the building is in use would be dealt with by the Estate's central arrangements, where re-use and composting of waste products is managed across the island.

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 east-west orientation of the building and increased glazing on the south side maximises solar gain, reducing the heatload requirements. Large glazed screens are protected by overhanging eaves, this arrangement allows passive thermal gain in the winter when the sun is low in the morning and throughout the day, thereby providing additional warmth for the building interior and reducing the overall heat load of the house. Conversely, less of the high summer high sun penetrates the building, avoiding the risk of overheating.

The increased levels of glazing for the living areas will reduce the need for artificial light.
The arrangement of opening windows on both sides of the dwelling allows natural cross ventilation which in the summer will help maintain even, comfortable temperatures.

The proposed building would have a thermal performance that is far superior to the existing building that would be replaced. This would reduce the energy required to heat the property. Double glazed windows would improve control over air tightness and improve thermal performance.

The new building would have insulation that is far superior to the existing building that would be replaced. The timber framed fabric of the building is designed to be heavily insulated, extremely airtight and with minimal thermal bridging. Off-site manufacturing ensures precision construction, with improved air tightness and thermal performance beyond building regulations standards.

U-value performance of typical building fabric elements would be as follows:

Element	Existing	B Reg.s Min.	Proposed
Walls	1.90 W/m2K	0.30 W/m2K	0.16W/m2K
Roof	1.05 W/m2K	0.20 W/m2K	0.18W/m2K
Floor	1.10 W/m2K	0.25 W/m2K	0.20W/m2K

These improvements would dramatically reduce the energy required to heat the property.

The use of new double glazed windows would: improve air tightness; improve thermal performance; increase the amount of natural light entering the property; and reduce the energy demand from space heating and artificial lighting as a consequence

Renewable Energy Sources

Two 4 kW Solar PV arrays would be installed as part of the development. One onto the roof of the annexe and one onto the south facing kitchen wing. 8 kW capacity battery storage would be connected to this array, storing excess power generated for use at peak times when output from the solar array is low. Any excess power generated beyond the battery capacity would be exported to the local grid. The energy and carbon associated with the manufacture and installation of the PV panels would be covered by 3 years of generation in this location.

The buildings would be heated using air-source heat pumps, which are typically 3 times more efficient than traditional direct electric heating methods. This approach is particularly effective on Tresco, where the temperate climate ensures operating efficiency is maintained through the year. These would be powered by locally generated electricity from the PV array; effectively creating a zero carbon heating system.

An air source heat pump will supply hot water to the dwelling. This is a system that would typically be >350% efficient (in comparison to an electric immersion or convector heater) and is particularly effective in the mild Tresco climate. An under floor heating system will complement this approach, distributing lower temperature, more efficiently generated, heat over a large area.

The house has a log burner, which will be used to supplement the dwelling's heat load. The stove will be fuelled using timber from regenerating sources on the island.

Lighting can add significantly to the electrical loads. All internal and external lighting will use low energy lamps and bulbs. External lighting will also be controlled by appropriate timing and daylight sensor devices to minimise energy consumption.

Transport

Transport on Tresco is by foot or bicycle and there are no private cars. Vehicles employed to distribute goods around the island are typically electric golf carts.

Water and Sewage

The island is self-sufficient in harvesting and distributing potable water, and in collecting and treating sewage effluent. Large-scale centralised management of these services is considerably more efficient and effective than micro-measures associated with individual dwellings. There is sufficient capacity for the proposed dwelling to be added to the existing systems.

The proposed dwelling has been designed to minimise water usage. Low water use appliances would be specified where possible, including dual-flush toilets and aerating nozzles throughout.

A gravity fed rainwater harvesting tank, located under the proposed terrace, would store rainwater for use in watering the gardens.

Excess surface water will be discharged into soakaways.

9. Impact on the Natural Environment

Landscape

Tresco estate has an excellent track record when it comes to the management of the gardens and wider landscapes. The Abbey Gardens in particular are an internationally renowned landscape garden.

The existing landscape surrounding the proposed building is domestic garden. They are relatively private and sheltered being enclosed by the dwelling, topography and dunes.

These gardens would be cleared of the gathering assorted clutter and domestic paraphernalia thereby improving the setting of, and views from, the Block House scheduled ancient monument.

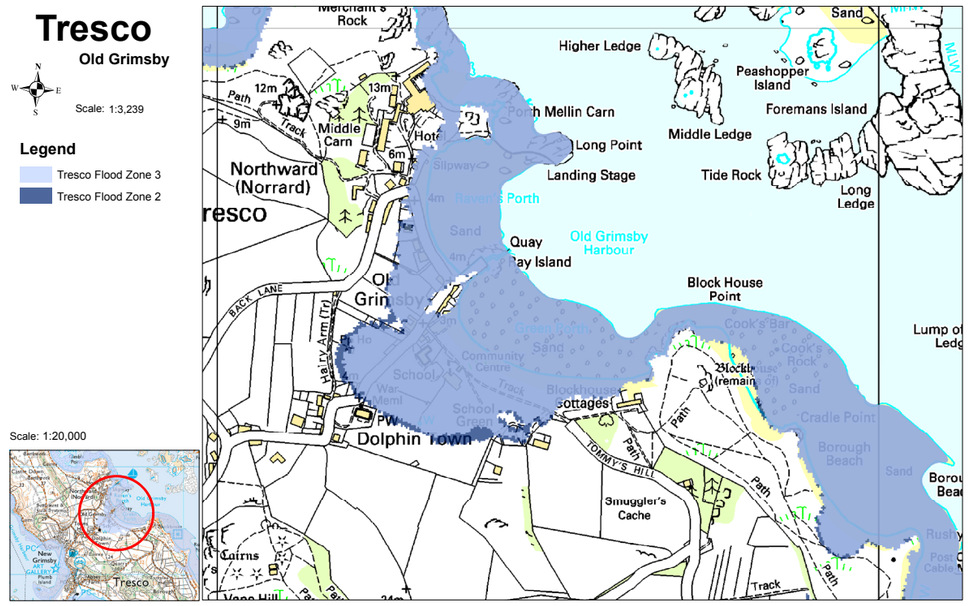
The layout and planting of the external spaces would reflect the traditional pattern of hedges enclosing sheltered spaces. The gardens to the north west of the building would retain their more open arrangement as they continue to the edge of the dunes.

Existing cornish hedges and planting would be retained or reused where possible. This includes the south east corner of the site where terracing would be maintained to create an entrance yard, with a lawn and sitting area above.

Ecology

A phase 1 Ecology report has been undertaken and is included in the application documentation. The report found evidence of bats in two of the existing units.

Further surveys will be undertaken and appropriate mitigation measures supplied to the Local Authority once the survey season commences.



Flood Risk Map

10. Flood Risk

The proposed site is identified on the environment agency maps as being located in Flood Zone 1.

Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, (i.e. a 1:1000 year chance). As such the development should not face any restrictions as a result of flood risk.

The local plan requires a min ground floor level of +5.000m for any new development.

The existing cottages have a ground floor level of +6.000m.

The plot is in a semi-exposed part of the coastline that can be subject to more violent seas than the more developed northern end of Old Grimsby Bay. Given these circumstances, and the global trend for rising sea levels, the proposals would increase the ground floor level by a 0.5m to +6.500m in order to further mitigate any risk of flooding.

11. Access

Outside

The existing tracks 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.

The new yard would provide space for a golf cart to turn and park, and to unload adjacent to entrance door. An electric vehicle charging point would be provided.

The new studio outbuilding would provide a covered space to store bicycles.

Tresco's emergency services would have sufficient existing capacity to deal with the modest increase in scale of this property. The new yard would provide better access for attending vehicles.

Inside

The building has been designed to comply with Part M of the Building Regulations, with downstairs bedrooms and level access where possible. This will be a significant improvement over the existing arrangement.

Provision of ground floor bedrooms and living spaces ensure that the dwelling can be occupied by all.

12. Conclusion

In line with Local Plan policy, the Tresco Estate Partnership is seeking to, *'maximise the quality of its tourism offering and provide an offer that appeals to a range of visitors, including creating new tourism markets and niches'*

The proposed scheme would deliver this aspiration, providing more diverse and improved accommodation.

The proposed scheme seeks to replace the existing cottages, which currently provide a poor standard of accommodation, and are only in partial occupation as a result. The existing accommodation is deteriorating, it has very poor energy performance, and its layout is inconvenient and impractical for occupants.

A concurrent application replaces and supplements staff accommodation.

The proposed accommodation would provide a much improved building in terms of the quality of accommodation and the facilities available, much improved energy efficiency and accessibility in the building, and the potential to appeal to a greater diversity of user, including large families, a number of families, and large groups.

The form, scale, massing and character of the proposed building responds directly to the building that it would replace, preserving the vernacular character of the building in the immediate setting. The proposed materials reflect the traditional and vernacular style across the island.

The Heritage, Setting and Visual Impact Assessment analyses the relationship of the site to the Old Blockhouse, and the landscape character of the setting and key views in the conservation area in which the building features. Any impact on the landscape and nearby ancient monument will be the same as the existing building. The design of the building has taken into account the characteristics and historic context of the area.

The proposed works would continue Tresco Estate's sensitive and well balanced management of the unique island setting. This recognises the need to preserve the natural and historic landscape as key to attracting and retaining visitors to the island. This is coupled with a focus on maintaining the quality of the tourist offering in order to ensure a robust and sustainable business model. The flexibility and diversification that the proposals would provide further strengthens this model.

Tresco's success is integral to the economic prosperity of the island group as whole, its contribution sustains many other local services including transport, employment, restaurant and retail across the archipelago .

Appendix 1 - Schedule of Areas

3931 Blockhouse Cottages

Schedule of Areas

Existing		**Proposed**		**Increase**
	GIA (m^2)		GIA (m^2)	
Ground Floor	207.21	Ground Floor	195.6	
First Floor	124.52	First Floor	177.6	
Total	**331.73**	**Total**	**373.2**	12.5%
Additional External Stores	20.4	Annexe	31.4	
Greenhouse	6.2	Studio	44.8	
Existing Plant etc building	20	Cycles, plant, housekeeping	20	
Total	**378.33**	**Total**	**469.4**	24.1%

Blockhouse Cottages, Tresco, Isles of Scilly

Written Scheme of Investigation for archaeological recording

Client: Tresco Estate

Planning ref: P/21/018/FUL

1 Project background

This document sets out a Written Scheme of Investigation (WSI) by Charlie Johns, Heritage Specialist, for historic building recording and archaeological watching brief to support the application P/21/018/FUL at Blockhouse Cottages, Tresco. It is drafted in response to consultation comments dated 19th March 2021 provided by the Local Planning Authority's Development Management Archaeological Advice Officer (DMMAO).

2 Site location and description

Blockhouse Cottages are situated on the north-east coast of Tresco, Isles of Scilly (NGR SV 8962 1543) at the south east reaches of Old Grimsby Bay, to the south west of the Old Block House, from which they derive their name. The application site covers an area of approximately 0.25ha. The area surrounding the Blockhouse Cottages is described in the Conservation Area Appraisal as being located in a character area of 'low lying dunes and heath.' To the north east, the ground level increases to the site of the Old Block House, which is located in a character area of 'headland and hilltop heathland,' and is a dominant feature in the landscape. From this site, Old Grimsby Bay curves round to the north east and is characterised as a 'sand and shingle beach.' The land to the south of Blockhouse Cottages is 'open pasture fields.'

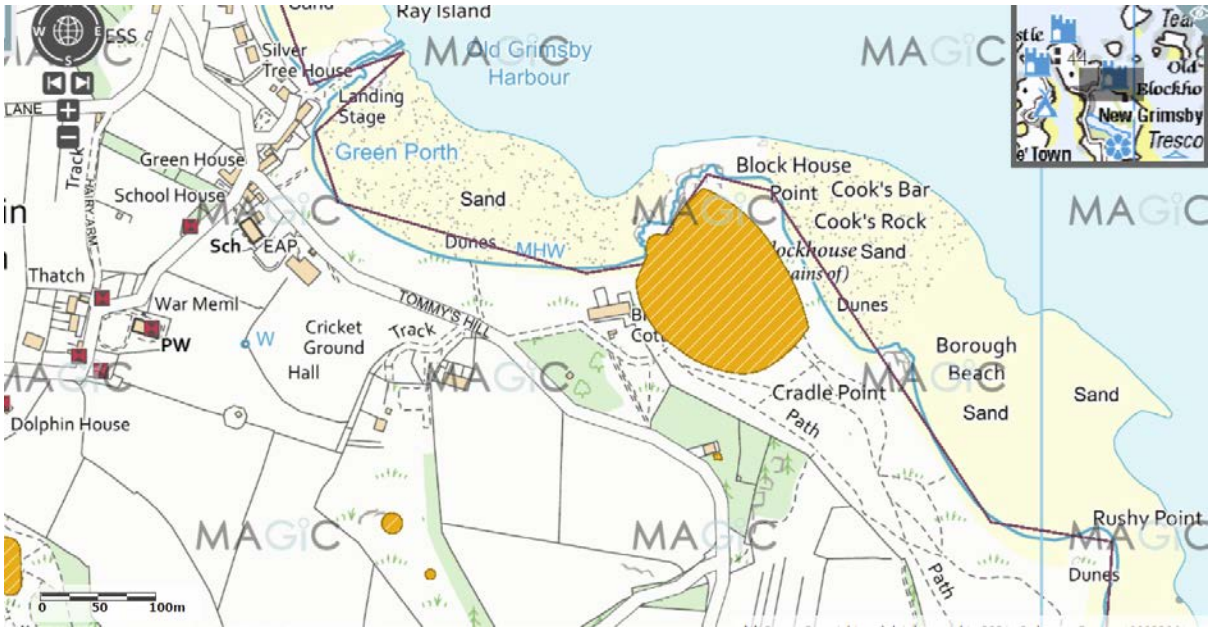


Fig 1 Location map. Scheduled monuments are shaded in orange, listed buildings in red.

3 Historic building background

Blockhouse Cottages are a row of five unlisted, mid-19th century cottages. The existing cottages are not tied in their use, but their current condition and marginal standard of habitability has meant that they have typically been used as last choice accommodation for seasonal island workers. The cottages are characterised by their traditional linear form

with two gable ends, projecting service extensions and a single storey lean-to at each end. The slate roof line is punctuated with five regular chimney stacks and the elevations have been covered in modern pebble dash render. The cottages were built with thick granite walls, with small cellular rooms and minimal windows to create compact 'no frills' living spaces for islanders, while offering protection against the harsh coastal conditions

The Cornwall and Isles of Scilly Historic Environment Record (HER) records the Blockhouse Cottages as 'a row of cottages west of the blockhouse built originally for the crew and their families of the Seven Stones lightship - first anchored on the Seven Stones reef in 1841. A notable feature of the cottages is the fact that all their windows face inland away from the sea' (MCO30191).

4 Archaeological background

Blockhouse Cottages are situated approximately 10m west the edge of the scheduled area of the remains of the Tudor blockhouse built on a low headland at the south east edge of Old Grimsby Harbour. The blockhouse was built between 1548 and 1552 and survives as a raised gun platform with adjoining living quarters built of randomly coursed granite walling with more regular quoins. It was defended from landward attack by a single close rampart around the western and southern crest of the headland's summit. Two outer lines of defensive rampart occur on the lower slopes, bringing much of the headland into the defended area. The blockhouse is a Listed Building Grade II (List entry Number 1219196) and a Scheduled Monument (List Entry Number 1013662).

In July 2015, a stone structure was uncovered at low tide on the beach at Green Porth, approximately 60m north of the Cottages. This was recorded by Charlie Johns and Katharine Sawyer and thought to be the remains of a quay associated with the Blockhouse (not yet entered into the HER).

Exposed in the dune face on the east side of Blockhouse Point are the remains of stone-faced walling and an old land surface (OLS) which are recorded in the HER (MCO30186 and MCO30187). The site was first discovered in 1979 by amateur archaeologist Michael Tangye, who suggested that the walling could have formed part of a defensive awork pre-dating the 16th century Blockhouse. During 1985, the remains were recorded by fieldworkers from the Institute of Cornish Studies. Who took photographs and made sketch section drawings. When the site was visited by Cornwall Archaeological Unit (CAU) in 1988 and 1990 moderate erosion was found to have occurred. More walling was exposed in 1991 and further recording was carried out by CAU in July 1992 (Ratcliffe 1993, 65–69, fig 14). Apparently, this lower land surface was considered to at the right level to be prehistoric or Romano-British in date.

The HER also records that a number of prehistoric flint scrapers and waste flakes have been found in the vicinity of Blockhouse Point as well as a stone macehead, now in the Isles of Scilly Museum (MCO30194).

Approximately 255m south west of the Blockhouse Cottages is a scheduled prehistoric round cairn (List Entry Number 1016187). 270m to the south east is a scheduled Post-medieval animal-driven crushing mill (List Entry Number 1016186). Approximately 75m to the south east is a scheduled post-medieval smugglers' cache (List Entry Number 1016188).

In 2003, significant Late Bronze Age settlement remains covered by medieval middens were revealed during groundworks for the playing field at Dolphin Town, approximately 300m west south west of the proposal site (MCO56768; Taylor and Johns 2009–10).

5 Assessment of archaeological potential

The archaeological potential of the general area is considered to be high, but groundworks for the foundations of the Blockhouse Cottages are likely to have destroyed or truncated any prehistoric, medieval or early post-medieval archaeological remains. There may be

archaeological evidence relating to the construction of the cottages in the mid-19th century and truncated features or stray finds from earlier periods.

The old land surface recorded is the HER (MCO30187) is located on the other side of the carn on which the Blockhouse is built and is unlikely to extend into the proposal area. The Lyonesse Project concluded that many of the deposits recorded as 'old land surfaces' in the last quarter of the 20th century are in fact weathered periglacial head material, stained black or brown, which do not contain any organic material, microfossils or pollen. The Blockhouse Point 'OLS' was not sampled by this project (Charman *et al* 2016, 31, 155).

The areas of greatest archaeological potential area in the gardens closest to the Blockhouse where evidence for the outer lines of defensive rampart may survive, but again these might have been destroyed or truncated during the construction phase or subsequent cultivation.

On balance, the archaeological potential of the site of the Blockhouse Cottages is assessed as low to moderate but the potential of the gardens and any previously undisturbed ground affected by groundworks for the proposed development is considered to be moderate to high.

6 Aims and objectives

The project will comprise the recording of the important details of Blockhouse Cottages prior to any other works on site. Subsequent groundworks will be monitored as an archaeological watching brief.

6.1 Historic building recording

The principal aim of the study is to gain a better understanding of the buildings.

The objectives are to:

- produce an accurate record of the building and its external and internal features prior to alterations (Level 2 as defined by Historic England 2016);
- better understand the functions and historic development of the building; and
- outline key features and fittings which are of high significance.

6.2 Archaeological watching brief

The site-specific aims for the archaeological watching brief are to:

- establish the presence/absence of archaeological remains;
- determine the extent, condition, nature, character, date and significance of any archaeological remains encountered;
- establish the nature of the activity on the site;
- identify any artefacts relating to the occupation or use of the site;
- provide further information on the archaeology of the site from any archaeological remains encountered; and
- report on the findings to an appropriate level.

7 Research questions

The proposed archaeological recording, comprising a historic building record and archaeological recording has the potential to contribute to the following research aims of the Isles of Scilly Historic Environment Research Framework (Johns 2019).

Research Aim 12: Widen our understanding of Scillonian material culture of all periods.

Research Aim 18: Continue to collect evidence for past climate change and sea level changes together with their effects on peoples' relationships with landscapes and the sea.

Research Aim 20: Improve our understanding of prehistoric and Romano-British settlements, monuments and landscapes.

Research Aim 22: Improve our understanding of medieval and later settlements, buildings and landscapes.

8 Methodology

The recording will involve the following phases of work:

1. Desk-based study
2. Historic building recording
3. Archaeological fieldwork
4. Analysis and archiving
5. Report production
6. Archive deposition

8.1 Desk-based study

Prior to the commencement of on-site works, the project archaeologist will familiarise themselves with the site by examining the information held in the Cornwall and Scilly Historic Environment Record, on the 1st and 2nd edition Ordnance Survey maps of the area, and in any relevant publications.

8.2 Historic building recording

The equivalent of a Level 2 Building Survey (as defined by Historic England 2016) will be produced. The work will be guided by the Chartered Institute for Archaeology's *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*. Recording will include external and internal architectural features and room detail annotated to copies of existing measured external elevations and floor plans supplied by the client.

The recorder will consider:

- site layout and organisation;
- function;
- materials, method of construction;
- fenestration;
- internal arrangements;
- original fixtures and fittings;
- subsequent fixtures and fittings;
- evidence of use and status; and
- date/period of initial build and subsequent alterations.

Analysis of the fabric will be undertaken on site (recorded as notes) to allow a description to be written up at the archive report stage. Measured floor plans and elevations of the building will be annotated to show phased development and architectural detail. Photographic recording will include colour photography using a digital camera (with a resolution of 10 million pixels or higher).

The photographic record will comprise:

- general views;
- all external elevations;
- all internal room spaces;
- examples of structural and architectural detail;
- Methodology for the archive standard photography is as follows:
- photographs of details will be taken with lenses of appropriate focal length;
- when necessary, a tripod will be used to take advantage of natural light and slower exposures;
- difficulties of back-lighting will be dealt with where necessary by balancing the lighting by the use of flash.

A metric scale will be included in all views, except where health and safety considerations make this impractical.

8.3 Archaeological fieldwork

An archaeologist will be present during all groundworks associated with the development, unless circumstances dictate a different approach. If work is carried out by machine, where

possible a toothless ditching bucket will be used for the removal of any overburden until the first archaeological horizon is exposed. This will then be hand cleaned and recorded as appropriate. Any surviving remains which will be disturbed or destroyed by the development will be archaeologically excavated and recorded. Any significant features or layers identified in plan or section will be recorded using the following methodology:

(a) each feature or layer will be assigned a context number from a continuous block of context numbers and recorded on a standard *pro forma* context sheet, where possible noting the location, extent, nature, character and stratigraphic relationships of any archaeological evidence revealed;

(b) location will be plotted onto a 1:100 plan (drawn in 4H pencil on gridded drafting film);
(c) if appropriate the feature/layer will be planned at 1:20 scale or recorded in section at 1:10 scale (unless circumstances indicate that other scales would be more appropriate);
(d) scaled digital colour photographs will be taken. In the case of detailed photographs, a north arrow will be included, where appropriate. A photographic register detailing the feature number, location, direction of shot and other relevant information will be drawn up.

(e) all finds, where appropriate, will be retained and placed in sealable plastic bags which will be labelled immediately with the site code (TBC 21) and context number if appropriate. They will be removed from the site for processing and conservation where necessary, in preparation for analysis and archiving.

(f) if human remains are discovered they will initially be left in situ and reported to the DMAAO and the appropriate authorities (including the Coroner). If burials are encountered their legal status will be ascertained and recording and/or removal will comply with legal guidelines. If they are to be removed this will be done with due reverence and in accordance with current best practice and legal requirements. The site will be screened from public view during excavation and, once excavated, the human remains will not be exposed to public view. If human remains are not to be removed their physical security will be ensured by back-filling as soon as possible after recording.

(g) in the event that objects containing precious metal(s) are encountered, the coroner will be informed as per the provisions of the Treasure Act 1996.

The Chartered Institute for Archaeologists' Standards and guidance for an archaeological watching brief will be followed in the execution of the project.

The Historic England Science Advisor for the South-West (Hayley McParland 0117 975 0689, Hayley.McParland@historicengland.org.uk) will be consulted for advice, if necessary.

Finds work, sampling, etc will be guided by the CIfA Guidelines for Finds Work and the Historic England Centre for Archaeology Guidelines on Archaeometallurgy, Environmental Archaeology and Geoarchaeology.

If significant archaeological deposits are exposed all works will cease and a meeting will be convened with Tresco Estate and the DMAAO to discuss the most appropriate way forward.

8.4 Analysis and archiving

During this phase the results of the fieldwork will be collated for archiving. This will involve the following tasks:

- washing or other cleaning of finds, where appropriate
- marking of pottery and other finds, where appropriate, with the site code and context number • indexing of site drawings and photographs;
- identification of finds, with the assistance of specialists from Cornwall Archaeological Unit and/or elsewhere, if appropriate (details of specialist consultants are included in Appendices B and C).

8.5 Report production

A report presenting the results of the historic building and archaeological recording will be produced within a time period, not exceeding six months, to be agreed between Tresco Estate, the DMAAO, the Isles of Scilly Museum and Charlie Johns.

The report will have the following contents:

- a concise non-technical summary of the project results
- the aims and methods adopted in the course of the investigation
- the results of the historic building recording with details of significant features annotated on existing measured external elevations and floor plans if appropriate.
- a discussion of archaeological findings in terms of both the site-specific aims and the desk based research
- a location map, a drawing showing those areas examined as part of the archaeological recording, and copies of any archaeological plans and sections. All plans will be tied to the Ordnance Survey national grid
- all specialist reports and assessments
- a summary of the archive contents and date of deposition
- a context register with brief descriptions will be included as an appendix
- copies of the project brief and the approved WSI will be included as an appendices.

The DMAAO will advise, within four weeks of receipt of the report, whether full publication in an appropriate journal is required. (A contingency for this will be included in the estimate for the work.)

A digital copy of the report in PDF format will be submitted to the Cornwall and Scilly Historic Environment Record.

Digital copies will be provided to the Planning Department of the Council of the Isles of Scilly, Tresco Estate and the Historic England Archive in Swindon.

A record of the investigation will also be set up on the Historic England/ADS online index (OASIS).

8.6 Archive deposition

A site archive will be prepared, in accordance with the Management of Research Projects in the Historic Environment (MoRPHE) (Historic England 2015), upon completion of the project.

The Isles of Scilly Museum have agreed to accept the archive, which will include a copy of the written report. This will be deposited within two months of the completion of the full report.

Confirmation of the deposition of the archive and a summary of its contents will be supplied to the DMAAO.

9 Monitoring

Groundworks will not commence until written approval for this WSI has been received from the DMAAO. Notification of the proposed start of work will be given to the Local Planning Authority and the DMAAO, in writing, if possible, at least one week in advance.

Work is anticipated to start in November 2021 and the DMAAO will be kept regularly informed of progress. Any variations to this WSI will be agreed with the DMAAO, normally in writing, prior to them being carried out.

10 Copyright

Copyright of all material gathered as a result of the project will be reserved to Tresco Estate and Charlie Johns. Existing copyrights of external sources will be acknowledged where required. Use of the material will be granted to the client.

11 Project staff

Charlie Johns BA, MCIfA is the archaeological contractor for the project. He is a heritage specialist based in Cornwall. A c.v. of his relevant qualifications and experience is at Appendix A of this document. If any archaeological finds or features come to light for which he does not have the necessary resources, he will contact Dr Andy Jones at Cornwall Archaeological Unit, Cornwall Council, for advice and assistance.

Details of Cornwall Archaeological Unit are included in Appendix B and the external specialists, who have agreed to provide contingency support for the work outlined in the WSI, are included in Appendix C.

12 Health and safety statement

Prior to on-site work commencing a general Risk Assessment and a specific Covid-19 Risk Assessment will be carried out and liaison with the contractors will be undertaken to ensure a safe system of work in relation to the archaeological recording.

13 References

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Johns, C, and Camidge, K, 2021. *St Nicholas' Priory, Tresco, Isles of Scilly: archaeological recording*, Trewennack

Ratcliffe, J, 1993. *Fieldwork in Scilly 1991 and 1992*, Truro (Cornwall Archaeological Unit)

Charlie Johns

Heritage Specialist

12 April 2021

Appendix A: Curriculum Vitae for Charlie Johns BA, MCIfA

Now a self-employed heritage specialist, I have undertaken archaeological work in Scilly since 1991. I was CAU's Senior Archaeologist for the islands between 2002 and 2018 and have carried out numerous historic building recording and watching brief projects.

Projects in Scilly include: the Bryher sword and mirror burial excavation in 1999 (Johns 2002–3), the Isles of Scilly Rapid Coastal Zone Assessment Survey (Johns *et al* 2004); the off-islands quays refurbishment in 2007 (Johns and Sawyer 2008); Dolphin Town Playing Field archaeological recording in 2003 (Taylor and Johns 2009-10); St Agnes Affordable Housing archaeological recording in 2009/10 (Taylor and Johns forthcoming); the Lyonesse Project (Charman *et al* 2016); Heritage at Risk services for the Council of the Isles of Scilly and Historic England (2016–18), the Isles of Scilly Historic Environment Research Framework (Johns 2019); photographic survey of intertidal features at Crab's Ledge and Bathinghouse Porth, Tresco (Johns *et al* 2020) and research into St Nicholas' Priory, Tresco (Johns and Camidge 2021). I helped to establish local Community Archaeology Group in March 2014 and continue to help organise events.

I am a Member of the Chartered Institute for Archaeologists.

Publications relating to Scilly

Barnett, R L, Charman D J, **Johns, C**, Ward, S, Bevan, A, Bradley, S L, Camidge, K, Fyfe, R M, Gehrels, W R, Gehrels, M J, Jackie Hatton, J, Khan, N S, Marshall, P S, Maezumi, Y, Mills, M, Mulville, J, Perez, M, Roberts, HM, Scourse, J D, Shepherd, F, and Stevens, T, 2020. Nonlinear landscape and cultural response to sea-level rise, *Science Advances*, **6**, 1–10

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Johns, C, Ratcliffe, A, and Young, A, in prep. Archaeological Recording during the 1996 Coast Protection Scheme at Porth Killier, St Agnes, Isles of Scilly, in …

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Dennis, I Mulville, J and **Johns, C,** 2013. New evidence for Mesolithic occupation and environments in the isles of Scilly, *PAS*T, **72**, 14–6

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Johns, C, 2003. *An Iron Age sword and mirror burial from Bryher*, St Mary's (Isles of Scilly Museum Publications)

Ratcliffe, J, and **Johns, C,** 2003. *Scilly's Archaeological Heritage*, Truro (Twelveheads press)

Johns, C, 2002–3. An Iron Age sword and mirror burial from Bryher, Isles of Scilly, *Cornish Archaeol* **41–42**, 1–79

Appendix B: Cornwall Archaeological Unit

If necessary, a suitably experienced field archaeologist from Cornwall Archaeological Unit may be subcontracted to assist with the archaeological recording. Details of their qualifications/experience will be provided to the DMAAO in that eventuality.

Cornwall Archaeological Unit (CAU) is part of Cornwall Council. CAU employs 20 project staff with a broad range of expertise, undertaking around 120 projects each year.

CAU is committed to conserving and enhancing the distinctiveness of the historic environment and heritage of Cornwall and the Isles of Scilly by providing clients with a number of services including:

- Conservation works to sites and monuments.
- Conservation surveys and management plans.
- Historic landscape characterisation.
- Town surveys for conservation and regeneration
- Historic building surveys and analysis.
- Maritime and coastal zone assessments.
- Air photo mapping.
- Excavations and watching briefs.
- Assessments and evaluations.
- Post-excavation analysis and publication.
- Outreach: exhibitions, publication, presentations.

CAU is a Registered Organisation with the Chartered Institute for Archaeologists and follows their Standards and Code of Conduct.

http://www.archaeologists.net/codes/ifa

Appendix C: Specialists

Carl Thorpe BSc will undertake initial finds processing, identification and cataloguing and has carried out similar work for Scillonian projects over the last two decades including the Isles of Scilly Electrification Project (Ratcliffe 1991), the Bryher cist burial, Tresco Playing Field and the off-island quays refurbishment.

John Allan MPhil: Medieval/post-medieval pottery specialist: John is the leading authority on medieval and post-medieval pottery in south- west England and author of many publications. He will carry out the pottery assessment and analysis in the event of significant medieval or post-medieval pottery being recovered.

Henrietta Quinnell BA, MIFA, FSA: Prehistoric, Roman, post-Roman pottery: Henrietta is a freelance pottery specialist and the leading authority on prehistoric pottery in the south-west. She will carry out the pottery assessment and analysis in the event of prehistoric

pottery being recovered.

Dana Challinor MA, MSc: Freelance Charcoal Specialist: Dana's main area of expertise is charcoal analysis and wood species identification, but she also has experience with charred plant remains. She has produced numerous assessment and evaluation reports, as well as reports for publication in journal and monograph formats and was formerly Head of the Environmental Department at Oxford Archaeology. She will undertake assessment and analysis of any suitable charcoal samples, including identification of samples suitable for radiocarbon dating.

Ralph Fyfe, PhD: Palynologist: Ralph is lecturer in environmental change in the School of Geography at the University of Plymouth. He has carried out numerous archaeological evaluations for a variety of organisations, including English Heritage, County Councils, National Parks and Archaeological Consultancies and will undertake assessment and analysis of pollen samples if required.

Claire Ingrem PhD: Animal bone specialist: Claire is an experienced freelance animal bone specialist who will carry out assessment and analysis of animal bone if required.

Julie Jones BA: Archaeobotanist: An experienced freelance archaeobotanical specialist based in Bristol, Julie has carried out palaeoenvironmental assessments and analyses for numerous HES projects.

Laura Ratcliffe, BSc: Conservationist: Laura was formerly based at the Royal Cornwall Museum where she is the museum's Collections Manager and is now the lead on the Penwith Landscape Partnership. Laura will carry out the assessment and conservation of pottery and metalwork on a freelance basis if required.

Radiocarbon Dating Laboratory: Scottish Universities Environmental Research Centre (SUERC): Samples for radiocarbon dating will be sent to SUERC.