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 2015

PERMISSION FOR DEVELOPMENT

Application No:	**P/22/019/HH**	**Date Application Registered:**	**8th February 2022**

Applicant:	**Mr Alistair Martin** **Duchy Of Cornwall** **10 Buckingham Gate** **London** **SW1E 6LA**	**Agent:**	**Mr Nathan Dean** **Duchy Of Cornwall** **Hugh House** **St Mary's** **Isles Of Scilly** **TR21 0LS**

Site address: Ashvale Farmhouse Lower Town St Martin's Isles Of Scilly TR25 0QW
Proposal: Replacement of existing wet laid scantle slate with dry laid Trevillett slate (Listed Building).

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:**

- **Plan 1 Location and Block Plan, drawing number: 10/0142-02 02 and dated 28/01/2022**
- **Plan 2 Existing and Proposed Elevations, drawing number: 10-0142-02 01 and dated 26/01/2022**
- **Plan 3 Design and Heritage Statement, dated 02/02/2022**
- **Plan 4 Heritage Impact Assessment, Silverlake Design, Ref: 3643HIA, Version 2 and Dated 23/08/2022**
- **Plan 5 Bat Emergence Surveys, Wheal Ecology, Report No: 20-248/DofC/Ashvale, St Martins, IofS_FB and dated June and August 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 Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

C3 **Prior to the commencement of the development, hereby approved, either a copy of the European Protected Species Mitigation License issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as Amended) authorising the development to go ahead; or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/ development will require a license must be submitted to and agreed in writing by the Local Planning Authority. The development must accord with these details thereafter.**
Reason: In order to secure the 'strict protection' of European protected species.

C4 **A scheme for bat avoidance measures as set out in the European Protected Species Mitigation Licence (EPSML) in accordance with condition C3, shall be fully adhered to during the course of the development hereby approved. Once fully implemented the bats' roost area and existing openings shall be permanently retained and maintained thereafter.**
Reason: To retain control over the development, to safeguard bats and these roosts which are specifically protected by law.

C5 **Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.**
Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure all waste associated with the project is managed effectively in accordance with the waste hierarchy. In accordance with the requirements of Policies SS2(2) and OE5 of the Isles of Scilly Local Plan (2015 - 2030).

C6 **Prior to their installation on the building, a sample or details of the natural slate for the roof shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the roof shall be finished in the agreed natural slate and thereafter natural slate shall be retained on the roofs of the house and outbuilding. All nails and fittings shall be corrosion resistant.**
Reason: To ensure that the character and appearance of the approved extensions is sympathetic and in keeping with the architectural details of this as listed building and in keeping with the wider character and appearance the conservation area, in accordance with Policy OE7 (5) and (6) 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 the islands

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2021.
2. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is current £34 for each request to discharge condition(s) where the planning permission relates to a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied:
https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf

3. 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.
4. This decision is not a determination under the Building Regulations. 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. You can contact Building Control for further advice or to make a building control application: 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: 23rd September 2022

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 Alistair Martin

Please sign and complete this certificate.

This is to certify that decision notice: P/22/019/HH and the accompanying conditions have been read and understood by the applicant: Mr Alistair Martin.

1. **I/we intend to commence the development as approved:** Replacement of existing wet laid scantle slate with dry laid Trevillett slate (Listed Building). at: Ashvale Farmhouse Lower Town St Martin's Isles Of Scilly TR25 0QW **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 are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

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(s) before you commence the implementation of this permission and in the case of condition C6 before you install the replacement slates. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITION(S)

C3 Prior to the commencement of the development, hereby approved, either a copy of the European Protected Species Mitigation License issued by Natural England pursuant to Regulation 55 of The

Conservation of Habitats and Species Regulations 2017 (as Amended) authorising the development to go ahead; or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/ development will require a license must be submitted to and agreed in writing by the Local Planning Authority. The development must accord with these details thereafter.

C5 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

PRE-INSTALLATION CONDITION

C6 Prior to their installation on the building, a sample or details of the natural slate for the roof shall be submitted to and be approved in writing by the Local Planning Authority. Once approved the roof shall be finished in the agreed natural slate and thereafter natural slate shall be retained on the roofs of the house and outbuilding. All nails and fittings shall be corrosion resistant.

COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, St Mary's, Isles of Scilly, TR21 0LW
01720 424455
planning@scilly.gov.uk

THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCMENT CONDITIONS

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans
You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

Discharging Conditions
Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Other Types - 6 months

You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people

in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link Cornwall Council. This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online: https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/

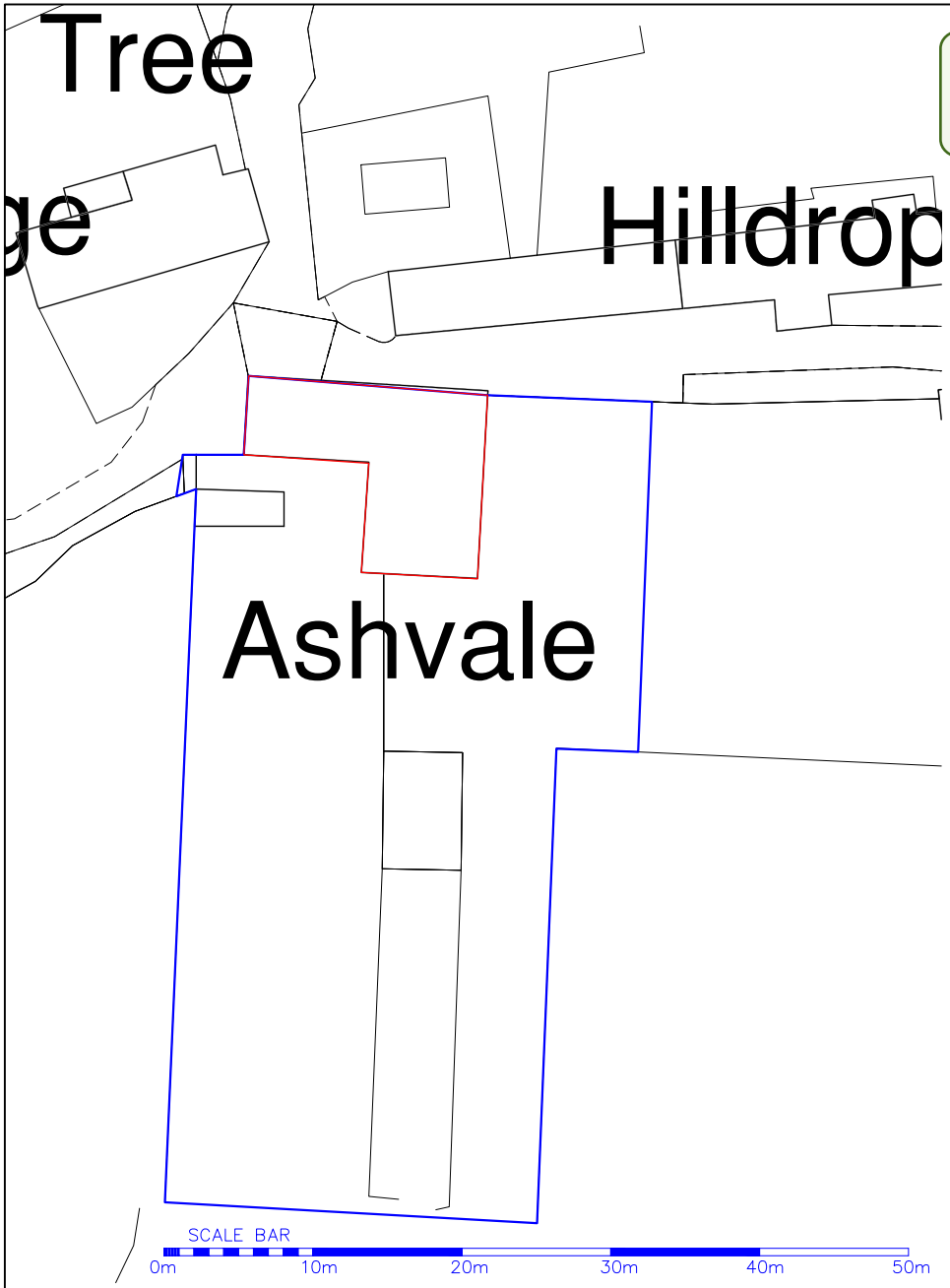
Registering/Altering Addresses
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities
If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

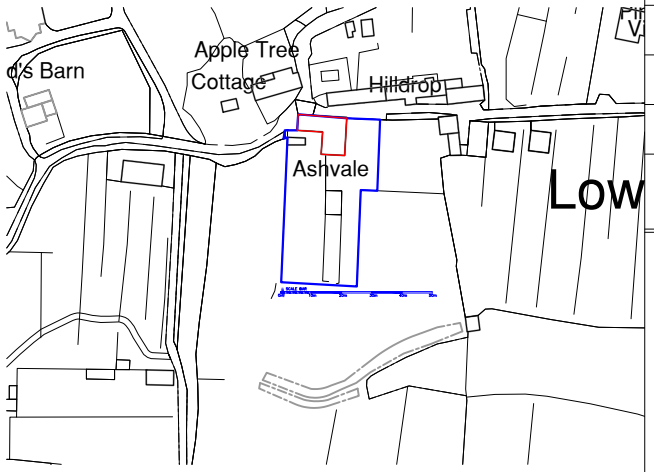
APPROVED
By Lisa Walton at 4:35 pm, Sep 23, 2022

RECEIVED
By A King at 9:09 am, Feb 08, 2022



BLOCK PLAN 1:500

N



LOCATION PLAN 1:2000

REVISION	AMENDMENT	INITIALS	DATE

PROJECT
Ashvale

St Martins

Re-Roofing

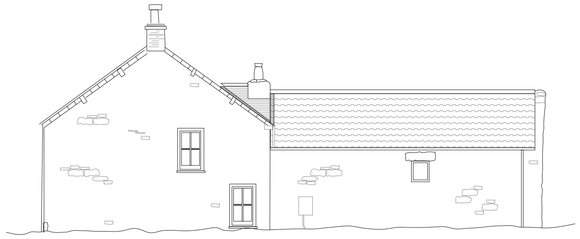
DRAWING TITLE
Block and Location Plan

DUCHY *of* CORNWALL

ST MARY'S ISLES OF SCILLY TR21 0LS
Telephone: (01720) 422508 E-mail: ndean@duchyofcornwall.org

SCALE	DRAWN BY	DRAWING NO.	REV.
1:500/1:12500@A4	ND	10/0142-02 02	0
DATE 28.01.2022	CHECKED BY ND		

Existing Elevations



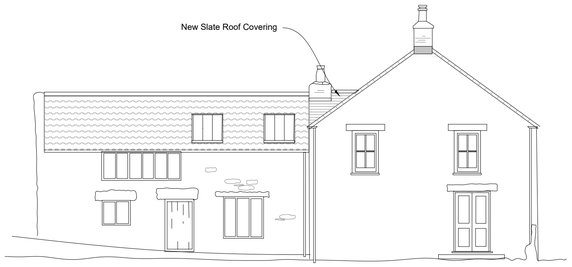
North

East

South

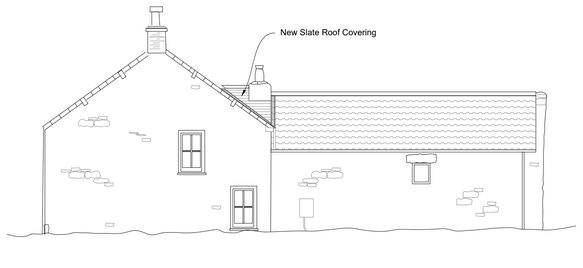
West

Proposed Elevations



South

West

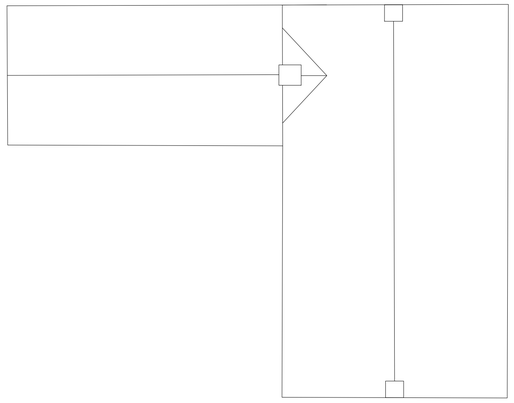


North

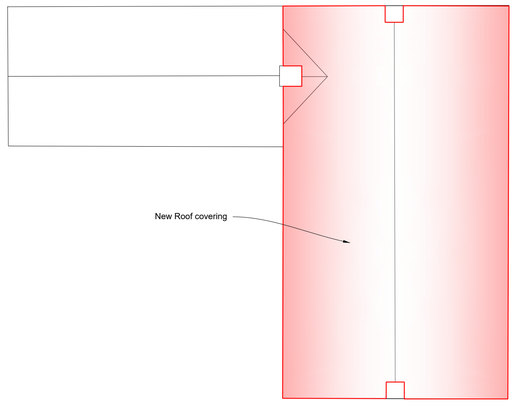
East

APPROVED
By Lisa Walton at 4:35 pm, Sep 23, 2022

RECEIVED
By A King at 3:54 pm, Feb 04, 2022

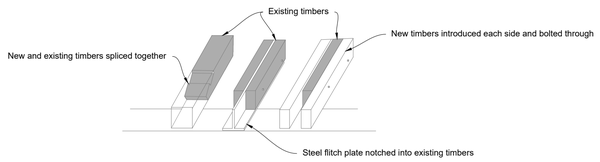


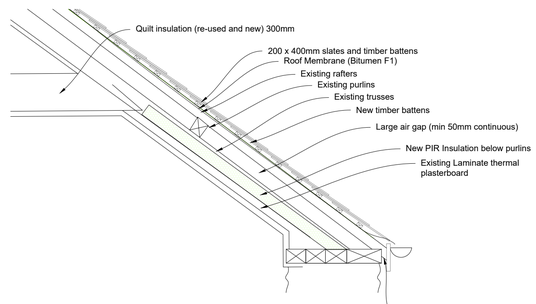
Existing roof plan



Proposed roof plan

Types of anticipated timber repairs to roof





Detail (Scale 1:20)

GENERAL NOTES

REVISION	AMENDMENT	INITIALS	DATE

PROJECT

Ashvale

St Martins

Re-Roofing

DRAWING TITLE

Existing and Proposed Elevations

Roof Plan

DUCHY *of* CORNWALL

ST MARY'S ISLES OF SCILLY TR21 0LS

Telephone: (01720) 422908 E-mail: admin@duchyofcornwall.org

SCALE	DRAWN BY	DRAWING NO.	REV.
1:100@A1	ND	10-0142-02 01	0
DATE	CHECKED BY		
25.01.2022	ND		

Design and Heritage Statement

Ashvale
Lower Town
St Martins

02 FEBRUARY 2022

Prepared by: Nathan Dean
BSc (Hons) MRICS

DUCHY *of* CORNWALL

Introduction

The proposal is to replace the slate roof covering of a farmhouse.

Ashvale is a 4 bedroom dwelling which has an attached workshop found in a cluster of dwellings agricultural buildings of lower town. The prominent buildings in the vicinity include a relatively modern large 30 bedroom hotel. Ashvale is not an imposing building as the most will view it from the lane that runs through Lower Town. This runs along the rear/side elevation whilst the principle elevations are perpendicular and set around 1 meter lower than the track. The building is Grade II Listed.

The listing describes the property as a *Farmhouse. Mid C19, incorporating older former dwelling. Uncoursed and roughly coursed granite rubble with C20 slate and pantile roofs; brick end stacks to main mid C19 range and truncated end stack to older range. 3-unit plan to main range and 2-unit plan to older range at right angles to west. 2 storeys. Main 3-window range has granite lintels over panelled door and horned 2/2-pane sashes. Lower former dwelling has granite lintels over C20 plank door and small window; concrete lintel over C20 window to right and C20 window under eaves. Interior: former dwelling has pegged A-frame trusses*

The proposal is to remove the defective existing slate roof covering, carry out repairs to the wall plates and timber rafters and provide a new natural slate roof covering with the addition of a continuous roofing membrane that is suited to the roosting of bats but will act as a secondary defence against water ingress.

The Existing Issues

The current roof is allowing the fabric of the building to deteriorate. Whilst temporary repairs have been carried out, issues continue.

Like many solid stone built older properties, the domestically occupied section of the property has suffered continual issues with dampness. This has been monitored over many years now. Water had been noted tracking down and manifesting itself through window reveal heads. Some opening up works were carried out and the roof was inspected internally. It appears that there is an inherent defect in the construction make up of the roof. Parts of the roof have a modern nonbreathable membrane, whilst other parts use a traditional technique of lime torching and some include both. Water is penetrating the slate roof covering, concentrating where it is unable penetrate the non-breathable membrane but subsequently overwhelming the lime torching and entering the structure of the building at the top of the walls saturating them during heavier rain and occasionally breaching the walls. The wall plate in the area which has been investigated is rotting so it is imperative that works are carried out swiftly however, the ecological surveys have found that bats are present and potentially a maternal roost would be found so timing the works will be critical.

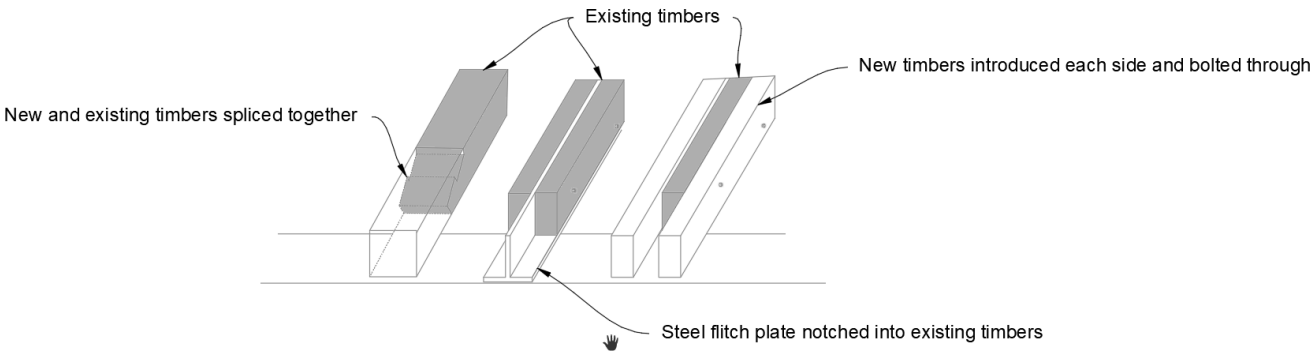
Materials and techniques

It is proposed to replace the wet laid slate with a dry laid slate so that a protective membrane can be effectively introduced.

The sole reliance on the existing wet laid scantle slate roof covering as currently in place, although a noble conservation technique is not conducive to the harsh environment and humid conditions observed for the locality. The proposal is therefore to use similar sized slates laid to a tight gauge but with traditional bitumen based nonbreathable sarking felt with ventilation space. The bitumen roofing felt has been recommended in the ecological study due to the presence of bats. It is thought the proposal would enhance the space for bats and would ensure the structure of the building, once repairs to the timbers have been carried out, would be better preserved.

Timber repairs are inevitable and it is proposed to replace the wall plate in a like for like basis, whilst the feet of the trusses and rafters are likely to require repairs. An example of potential techniques used is shown on the diagram below, however the exact details of the repair can only be finalised at the point that the timbers are fully exposed during the process of re-roofing. Principles which will be adhered to include:

- Retain as much of the original elements as possible.
- Ensure process is reversible.
- Where replacing material do so with like for like materials.
- Honest exposure of repair work – where modern intervention used, make it an obvious repair.
- Document the process through photographic records.



Impact

There will be a subtle change to the external appearance of the roof however the building will be better protected from the elements.

By changing from the problematic wet lay scantle slate to a dry lay slate there will be a subtle change in the appearance as viewed from the outside with some of the lime torching visible sandwiched between the slates. The use of small 200 x 400mm slates with a 100mm lap will achieve a similar gauge albeit not a diminishing course. The lime torching would have been introduced originally to prevent drafts and lifting of slates as well as a means of fixing the slates. This technique was before modern membranes existed. Buildings evolve with the technology available at the time. The latest attempt to replicate the traditional technique has not been good for the long-term preservation of the building. It is hoped by introducing modern roofing felts, insulation and ventilation along with keeping small slates to a tight gauge the building will be preserved for decades to come sympathetic to the history of the building and the ecology of the area.

Heritage Statement & Impact Assessment

Proposed Re-roofing:
Ashvale
Lower Town
St Martin's

Version 1: 22 August 2022
Version 2: 23rd August 2022
Silverlake Design Ref: 3643HIA

email: caroline@silverlakedesign.co.uk telephone: 01208 871100 website: silverlakedesign.co.uk
Lanlivery Cottage, Silverlake, Lostwithiel PL22 0JP Directors: Peter Bland & Dr Caroline Yates
Registered as a Limited Company in England & Wales no. 6340295 VAT Reg. no. 199141871

Table of Contents

Conventions

Copyright

Abbreviations

AONB	Area of Outstanding Natural Beauty
CHES	Cornwall Historic Environment Service (Cornwall Council).
HE	Historic England
HER	Historic Environment Record
KK	Kresen Kernow (Cornwall Record Office)
NPPF	National Planning Policy Framework
OS	Ordnance Survey
SM	Scheduled Monument
SPAB	Society for the Preservation of Ancient Buildings

Author

This report has been prepared by Dr Caroline Yates, Director of Silverlake Design (MA Architectural Conservation).

Photographic Record

All current photographs are taken by the report author unless otherwise stated. Images are a record of observation unless a metric scale is included within the image. The camera was a Fujifilm XT-4 of 26 megapixels and iPhone 13 pro max. Photographs are taken in natural light using a tripod where required to enable sharp focus and best possible depth of field. All photographs are taken in RAW format to allow for conversion for archive purposes.

OS Map Licence

OS Licence 100063994

Purpose of the Statement

Silverlake Design was appointed by the applicant to provide an independent and impartial heritage statement and impact assessment in respect of the proposed re-roofing. The purpose of the report is to outline the significance of the property, site and setting and, with regard to wider cultural significance, consider the impact of the proposed scheme. Please note that this report does not constitute a decision. It provides an opinion based on available evidence, given in good faith and without prejudice to inform consideration of any planning application.

Planning Policy and non-statutory guidance[1]

- National Planning Policy Framework (July 2021) Policy 16.
- The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (English Heritage, 2017).
- Historic England (2008). Conservation Principles Policies and Guidance.
- Historic England (2016) Understanding Historic Buildings: A guide to good recording practice.
- BS7913: (2013) Guide to the Principles of Conservation of Historic Buildings.
- Cornwall Local Plan Strategic Policies 2010 – 2016 (Adopted November 2016).
- Planning (Listed Buildings and Conservation Areas) Act 1990.
- Isles of Scilly Design Guide. The Council of the Isles of Scilly (2006).
- Historic England (2019). Statements of Heritage Significance: Analysing Significance in Heritage Assets. HE Advice Note 12. Swindon: Historic England.

Methodology

A site visit was conducted on 8th June by Dr Caroline Yates, Heritage Consultant, Silverlake Design Ltd. Conditions were clear and bright and appraisal of site and setting was possible. Assessment of the property mainly focused on the ground floor interior of the house and the farmstead setting of the proposed extension.

The site visit has been augmented by desk-based research and cartographic analysis to further inform assessment and conclusions. Heritage assets within the setting[2] or where there may be a potential for

[1] For full transcripts of relevant legislation, refer to Appendix 1
[2] For the purposes of this report, setting is defined as the extent a heritage asset can be experienced from proposed development, or other heritage assets that cannot be experienced from the proposed development but may have contextual or associative values with it.

harm by the proposed development have been identified by accessing the Historic England, National Heritage List for England and The Cornwall and Scilly Historic Environment Record. The impact assessment and determining extent of setting is conducted using relevant guidance and professional judgement.

Relevant Previous Planning Applications[3]

No previous applications were identified from an online search of Council of the Isles of Scilly planning list.

Executive Summary

Ashvale, a former farmstead, is within the dispersed cluster of buildings in Lower Town St Martin's. It is Grade II listed and an element of the Scillies AONB, Conservation Area and Heritage Coast.

The building is an L shape comprising two elements. The evidence suggests the two-storey, 4 bed, farmhouse is circa late C19 probably built over the footprint of an earlier, smaller building which was extant circa 1889. The adjoining, older west range, was probably formerly a dwelling and subsequently a barn which is now a jewellery workshop and retail space, providing employment for nine.

Significant problems with water ingress to the house have been reported by the occupants over several years. These are due to inherent defects in the roof, despite being re-roofed circa 2000. The existing roof is wet laid scantle slates with torching to the underside. Water ingress has caused a section of wall plate to rot and there is decay to some roof timbers and damage to the lath and plaster ceilings and other interior fabric. Works to protect the buildings and provide a healthy environment for the occupants is urgent, and the window of opportunity is small given the timing of works is critical with regard the presence of bats.

Proposal

To replace the roof with Calidad 120 prime quality natural slate, with bitumen underlay.

[3] Cornwall Council planning search: this cannot be considered an exhaustive planning history relevant to a building or site

Conclusions

Decision making and the specification has been informed by factors such as the urgency of the works, economics and primarily, the availability of skilled roofers with proven expertise in the use of traditional materials and methods

The textured surface, riven edge and colour are a good match for the North Cornwall products. The slates will be 200 x 400mm with a 100mm lap resembling the small scantle slates. A bitumen roofing felt will be used as specified by the ecology report as suitable for the bats. Roof timbers are to be repaired using established conservation techniques.

Whilst a wet laid scantle roof would be the optimum replacement, a key challenge has been to balance the appearance of the roof with the urgent need to make the building weatherproof and prevent further deterioration of the historic fabric. Historically, evolution of vernacular traditions on Scilly has been in response to contextual factors, e.g., economics and availability of materials and skills/labour. Similar issues are still relevant and the consideration for this scheme has been how to adapt to the challenges, whilst minimising as far as possible the change to the aesthetic of the building, loss of fabric, and the story it tells about building traditions.

Impacts of the proposals are discussed in detail within the HIA, but in summary these are anticipated as:
Minor. At best the proposed roof may maintain, rather than enhance character and at worst, there will be a slight erosion of existing character through a change from the traditional materials and methods.
Negligible It is anticipated that it will not significantly detract from the barn element of the property, or how the listed building is mainly experienced and appreciated within its setting. Impact upon historic fabric of the roof will be Negligible.
Beneficial The historic fabric of the house will be protected

- No adverse impacts are anticipated for other heritage assets within the setting of Ashvale.
- Overall It is concluded that the proposals respect and maintain the special and distinctive character of the Conservation Area
- It is concluded that the proposals respect and maintain the special and distinctive character of the AONB and Heritage Coast and respect and conserve landscape character, natural beauty and built heritage of the AONB.
- The proposed works are not regarded as archaeologically sensitive.

Location

Top: Map annotated from Cornwall Interactive mapping[4]

Ashvale Farmhouse is centred on Grid Ref SV 9160716156 and situated on the south side of the road through Lower Town, St Martin's.

[4] https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=7&xcoord=210235&ycoord=80710&wsName=ccmap&layerName=Grade%20II

Relevant Designations

Designation Information

World Heritage Sites are cultural and/or natural sites considered of 'Outstanding Universal Value' inscribed on the World Heritage List by the World Heritage Committee. They are considered to:

- Have special importance for everyone
- Represent or exemplify unique/best examples of the world's cultural and/or natural heritage
- Outstanding Universal Value is held to transcend national boundaries and to be of importance for future generations.
- World Heritage status is a high accolade that brings with it particular responsibilities and international scrutiny.

National Heritage List Status

Grade I	Places of exceptional interest, only 2.5% of listed buildings are Grade I
Grade II*	Particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*
Grade II	Buildings of special interest; 91.7% of all listed buildings are in this group

A Conservation Area (CA) is an *"area of special architectural or historic interest the character of appearance of which it is desirable to protect or enhance"* (Section 69, Planning (Listed Buildings & Conservation Areas) Act

Scheduled Monument (SM) an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. Monuments are not graded but are, by definition, regarded as nationally important archaeological sites. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.

Dual Listing: For historical reasons, a few buildings are both scheduled and listed. In such cases the SM statutory regime applies, and the listed building regime does not. Dually designated heritage assets will be reviewed over time with a view to producing a single, rationalised designation.

Non-designated Heritage Assets NDHAs are buildings, monuments, sites, places, areas or landscapes identified as having a degree of importance/significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets

National Heritage List Status:	The farmhouse is Grade II listed[5].
WHS:	N/A
Conservation Area:	Isles of Scilly
AONB	Isles of Scillly
Heritage Coast	Isles of SCilly
Article 4 Direction orders	N/A
Scheduled Monument:	Prehistoric cairn cemetery and field system on Tinkler's Hill[6]

No other non-designated heritage assets or findspots within the setting are anticipated to be impacted by the proposals. Within the wider setting, the scheduled monument on Tinkler's Hill lies some 120m to the NE of Ashvale farmhouse. It is not considered this will be impacted by the proposals so is not described further.

[5] https://historicengland.org.uk/listing/the-list/list-entry/1141203?section=official-list-entry
[6] https://historicengland.org.uk/listing/the-list/list-entry/1018109?section=official-list-entry

Map annotated from Cornwall Council Interactive Mapping[7] showing relevant features within setting

Introduction to Setting

Landscape Setting

Formed as a drowned landscape, the Scillies, a constellation of over 200 low lying granite islands, are a continuation of the Cornubian Batholith, a granite spine that extends from Dartmoor through Bodmin Moor, Carmenellis and West Penwith to the islands. All islands are designated as AONB and all are defined as Heritage Coast.

Only about 50 of the islands support plant life and only 5 are inhabited, these characterised by small hamlets and small, solitary farmsteads. The location of Ashvale, Lower Town, is the westernmost of the three settlements on the island of St Martin's.

7 https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=8&xcoord=91439&ycoord=16205&wsName=ccmap&layerName=Grade%20I:Grade%20II:Grade%20II*:Scheduled%20Monuments

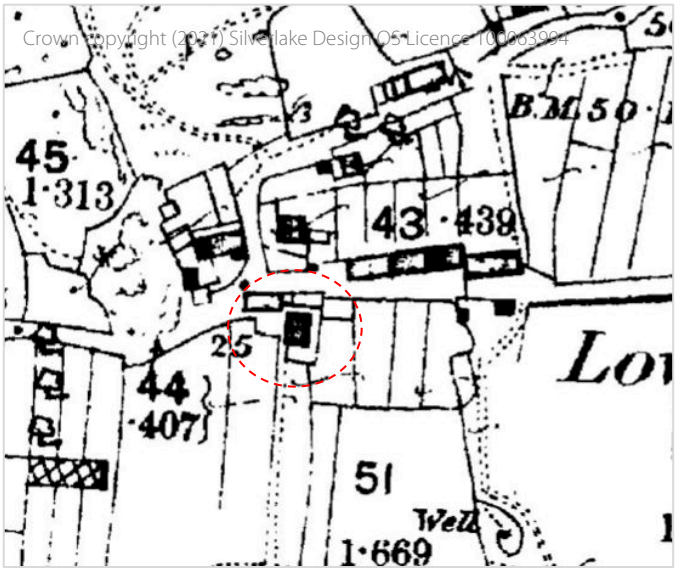
Other key characteristics include[8]:

- For their size, a striking diversity including undulating landscapes, lowland heath, small pastures enclosed by stone walls and banks, small evergreen-hedged bulb fields, and a varied coastline such as sandy coves, dunes, rugged cliffs and saline lagoons.
- The maritime, windswept landscape means woodland cover is minimal
- An historic landscape with immense time depth, including 900 historic monuments (238 Scheduled Monuments), most notably outstanding prehistoric features of the late Neolithic and early Bronze Age including barrows, standing stones, submerged prehistoric field systems and the C16 Star Castle and C17 Garrison. There are 128 listed buildings; 4 Grade I, 8 Grade II* and 116 Grade II.
- The dominance of the sea, visually and how it both unites and divides the islands.
- Small hamlets of austere older granite buildings and rendered colour-washed modern ones are characteristic of the five populated islands.
- Intangible characteristics such as tranquillity and dark skies
- Holdings are predominantly based on horticulture, some diversifying into livestock. Farm sizes are small, with a focus on intensive horticulture

Ashvale is within the small settlement of Lowertown which has a scattering of buildings either side of the single-track lane, which terminates at nearby Lower Quay and the C20 Hotel Karma. Development appears to have been organic. Buildings are predominantly of granite. Slate double pitch roofs with red ridge tiles are common as are brick, stone and rendered chimney stacks. Granite boundaries and some buildings provide a habitat for succulents such as aeoniums, contributing to character, distinctiveness and a sub-tropical feel. Historically these also grew on the walls of Ashvale's barn. South and east of Ashvale are small, regular fields, the hedges and walls creating windbreaks.

[8] http://publications.naturalengland.org.uk/publication/6566056445345792

Historic Development of the Site and Setting

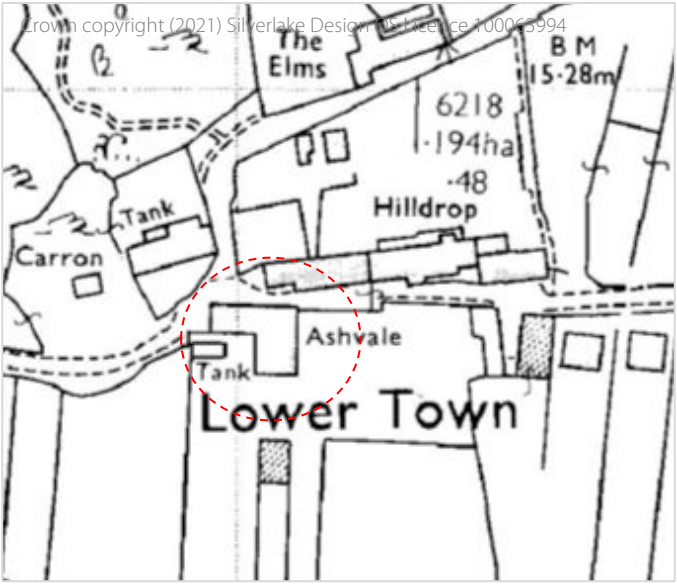


OS 25" Published 1889-1890

This is the earliest available map to show the farmhouse. The main part of the farmhouse appears separate from the older range which is oriented E-W and appears to comprise a series of adjoining buildings.

OS 25" Revised 1905 -1908

The range of buildings north of the house appears to have been lost, apart from the existing barn, and the farmhouse extends to the road, suggesting it has been extended or rebuilt to a larger plan. The L shape provided by the two buildings is still seen in the present. A glass house has been added to the south side. It is unclear if the 'Inn' label applies to the farmhouse or one of the buildings to the north of the lane.



OS 1:2500 1980

There is no appreciable change in the plan. The glasshouse to the south gable has been lost but one further south of the house is now in situ.

The islands have been part of the Duchy of Cornwall since the C14 and the Duchy still owns the freehold of most of the land and nearly a third of the residential buildings on the islands.

With over 6000 years of human occupation, the islands have a great time depth and an exceptionally high concentration of archaeological assets. For centuries, existence was at subsistence level with occupations exploiting land at the marine environment.

It is not clear when Ashvale became known as such as it is not named on the earlier 25" maps and no mention of it has been found in available historical resources such as censuses.

Ashvale farmhouse appears depicted with a smaller plan in 1890, it being separated from the barn, which is the westernmost of a range of connected buildings. The barn, which has a fireplace and stack to the east end, may have been a former dwelling. South of the farmhouse is a system of small fields with low walls as windbreaks, which cultivated mostly potatoes and corn circa 1800[9] . The population of the island was around 174.

The 1908 revision indicates that the range of ancillary buildings to the north has been lost, apart from the barn, and the farmhouse now extends to the road and occupies a larger plan. Various hypotheses are possible including:

- That there may have been an anomaly in the original survey. However, the general principal was that good roadside buildings should be mapped (as a benchmark may have been required), which may suggest the 1890 depiction was reasonably accurate.
- That the farmhouse was extended northward extensively remodelling the existing building between circa 1890 and the 1908 revision. There are no overt indications within the farmhouse fabric to provide legibility of such a change, e.g. differences in detailing between phases. There is however clear evidence that the house was later addition to the pre-existing barn/former dwelling. A glasshouse has also been added to the south gable. Overall, if there was an extensive remodelling and upgrading of the farmhouse, this was with the intention of providing a coherent exterior aesthetic, as well as improvements to the agricultural facilities
- That the current farmhouse was entirely rebuilt on the site of a former building. Although this contradicts the listing description, which suggests a mid C19 build date, the available evidence supports the probability that the building was rebuilt late C19, early C20. It is noted that there were a number of new builds and rebuilds on St Martin's around this time, under the influence of the

[9] Spry, H. (1800) An Account of All the Scilly Islands 1800 in *Three Early Accounts of Scilly (1707, 1792, 1800)*. Penwith Books (1979)

Dorrien-Smith family. A rebuild would, most likely, have reused available materials, and possibly the north gable includes parts of an earlier wall.

The L shape provided by the two buildings in 1908 is as in the present. It is unclear if the 'Inn' label applies to the farmhouse or one of the buildings to the north of the lane. No evidence was found to confirm that the house was once an inn. Additional field boundaries are noted at this time, possibly reflecting the increase in the flower industry.

The flower industry in the Scillies commenced circa 1870 and was burgeoning through the 1880s and 1890s. Farmers started to build glasshouses to gain earlier blooms to beat other growers to the market to improve their returns. A glass house is seen to the south gable at this time.

The flower industry slowly re-established itself following WWI when food production took precedence over flowers.

WWII again brought disruption and restrictions on the flower industry, the need for food meaning the islands' glasshouses became largely used for tomatoes and other food crops. Just before the war, Fred and Polly Howells are said to have come to Ashvale where they farmed potatoes. They stayed on after the war and it is thought they also provided bed and breakfast accommodation.

The track leading from Middle Town to Lower Town became a road in the 1950s.

By the 1960s, with increasing costs and static returns it was believed that many farms were still too small, some between 20 and 40 acres, but many considerably smaller. Flower yields were relatively small in comparison with the mainland, despite innovations in production, harvesting and transport.

Anecdotally, it is reported that the glasshouse on the south gable of the farmhouse was in situ until the latter part of the C20, and it is not depicted by 1980. However, a new glasshouse, further south of the house had been built by this time.

Ashvale and its neighbours did not have mains electricity until circa the 1980s, generators providing the power, e.g. the lean to of the cottage opposite the north gable formerly housed a generator .

Between 1964 and 1992 the tall brick stack on the east end of the barn became truncated.
The west elevation was repointed mid-late C20.

Circa 2000 various works were undertaken. The south gable was largely rebuilt with twin skins of blockwork, rendered to the exterior, the return on the west elevation being rebuilt as far as the window quoins, and strip foundation extended under the walls. External granite lintels were re-used on the south elevation. At some point the east wall has been restrained with a tie, the pattress plate visible on the east exterior. The house was re-roofed using new scantle slates, and re-used clay ridge tiles.

The north gable was repointed in 2020, and new metal ogee rainwater goods were also proposed.

The Duchy have also very recently invested in rebuilding the glasshouse in the south part of the garden, at a cost of circa £30000.

Ashvale is no longer a farm and does not produce flowers. The barn is an artisanal jewellery workshop and shop operated by the current tenants. Their jewellery design and manufacture business was started in 2002 and provides full/part time employment for nine.

Despite being reroofed around 20 years ago, there have been substantial problems with damp and running water, this being the reason for the application.

Buildings on the Scillies

As everywhere else, buildings on the Scillies have evolved over time, changes being influenced by various factors.

Houses were generally built by the locals for themselves, usually where they chose, subject to the consent of the Steward and on a verbally agreed 21year lease. They were generally built from the large quantities of available moorstone, which was noted for being *"extremely porous*" consequently causing an *"inherent dampness"*[10] . This may be exacerbated by the use of mortar mixed from sea sand, lime and earth[11], which likely made the mixture hygroscopic. Otherwise, ram (referred to as rab on the mainland), a mix of earth and lime was used. Higher status buildings of granite ashlar generally had a lime mortar. Timber was generally deal, although Spry noted mahogany was sometimes bought from ships returning from abroad, and all kinds of timbers were regularly 'gifted' from the numerous wrecks off the island.

Thatch was common for early roofs and this too evolved in its use. Duke Cosmo, who visited in 1669 remarked "*The more common ones have a peculiar sort of covering…. having nothing but a simple mat*

[10] Forrester Matthews, G (1960) *The Isles of Scilly*. George Ronald. p32
[11] Forrester Matthews, G (1960) *The Isles of Scilly*. George Ronald. p32

spread over the rafters, drawn tight all round, and fixed firmly to the top of the walls.[12]"" This type of thatch perhaps evolved into the examples commonly seen in old photographs in which the thatch was generally tied down with ropes, sometimes old nets, and sometimes weighted with stones, to protect against the wind. A Mr Heath, in 1750 observed "*the method of covering is with a thin coat, when harvest is over, and they begin thrashing their corn… straw rope crossing one another in a figure like the glass windows*". Spry in 1800[13] observed that the *"common"* houses were thatched whereas *"the best"* were slated. Reverend Woodley in 1822 noted[14] *"something peculiar in the manner of thatching houses in Scilly, it may be observed that, owing to the great prevalence of boisterous winds here… the inhabitants are under the necessity of securing their roofs in the best manner their means will afford. For this purpose, they drive large wooden pegs into the chinks between the stones, about a foot and a half from the top of the walls, and but at a little distance from each other. Having laid on a sufficient quantity of thatch, they bind it down with straw ropes, fastened to the pegs before mentioned, extending from the front to the back of the house, and intersected by ropes of the same material running from end to end; so that, if the ropes hold the roof cannot be blown away without taking the top part of the wall! The appearance of these roofs, certainly, does not convey the idea of a 'cottage* orné*' but use and custom must justify the practice*."

Thatching material could have been water reed from the local reed beds, and straw from pillis and other grain crops on the islands, and even hay, new layers being added to the existing fairly regularly. Locally available thatching materials were not always the most robust, and sometimes only thin layers are seen, as well as other improvised methods of weatherproofing such as sheets of metal bent over the ridges. Hemp was also likely used for ropes as well as or instead of straw, the plaiting of which had once been a local industry. Thatched ricks are also seen in C19 and early C20 photographs of St Martin's, adopting the same method as for houses. Even the original church on the island was thatched.

Thatch is shown in photographs through the C19 and well into the C20 but after centuries of use, slate and clay pantiles gradually replaced it during the C19 with the last thatched roof on the islands disappearing in the late 1990s. Pantiles are likely to have been largely from Bridgwater, these becoming popular throughout the rebuilding of Cornwall's agricultural buildings at the time, but it is also reported they came from Spain. They were, it is thought, brought in as ship's ballast.

[12] https://thatchinginfo.com
[13] Spry, H. (1800) An Account of All the Scilly Islands 1800 in *Three Early Accounts of Scilly (1707, 1792, 1800)*. Penwith Books (1979)
[14] Woodley, Rev George (1822) "A View of the Present State of the Scilly Islands : exhibiting their vast importance to the British Empire; the Improvements of which they are Susceptible and a particular account of the means lately adopted for the Amelioration of the condition of the inhabitants, by the establishment and extension of their Fisheries". F.C. and J. Rivington: Longman and co

Left: Thatch and pantiles on St Marys. Photographer unknown but possibly Gibson.

Slate would have been relatively scarce initially as it had to be brought from the mainland. The appearance of slate roofs across Cornwall and the Scillies has changed over time too, their size, shape and method influenced by various factors, including the development of quarrying techniques, and the introduction of new materials such as sawn battens. Slates were mostly derived from the quarries of North Cornwall. Slating techniques were also influenced by factors such as proximity to quarries and weather conditions, e.g. wet rather than dry laid scantles more common for exposed, windy areas. Scantle slate is the main Scilly tradition, it being economical and therefore practicable with slate not readily available. Scantle slates are small, commonly about 14" courses at the eaves, diminishing to 6" courses toward the ridge. This enables economic use of smaller slates from quarries and also reworked pieces from recycled larger slates. They were generally peg fastened. It wasn't until the C20 that this vernacular technique evolved into a formal quarry product intended for like-for-like re-instating[15] however these are generally wider, therefore changing the appearance of vernacular roofs, so narrow slates have to be specially ordered, which substantially adds to cost.

As well as the evolution of the roof covering, torching to slate undersides often superseded earlier methods, such as the use of moss, although earlier methods on the Scillies are unclear. Torching was used, particularly in exposed locations, as a method of securing pegs, draughtproofing and protection from wind driven rain and prevention of condensation to the underside of the slates, this being largely replaced with the development of underlay from around mid C20. Torching was traditionally lime or earth mortar, (traditionally a mix of 1:3 lime putty, soft sand and cow hair) or lime over an earth layer. Chimneys were commonly granite rubblestone or dressed granite with brick, as it became more readily available, on later buildings. Fireplaces burned peat, turf, furze (gorse) and bracken as imported coal was too costly.

In summary, there has been a gradual evolution of vernacular building and roofing materials and methods over time, largely in response to availability of materials, demands of the weather, affordability and simple practicality. The vernacular buildings add greatly to the distinctiveness and character of the islands.

[15] English Heritage (2013). *Practical Building Conservation: Roofing*. Surrey: Ashgate Publishing Company p110

Architectural Analysis

Listing Description
Listing Number 1141203
First Listed 14 Dec 1992

Farmhouse. Mid C19, incorporating older former dwelling. Uncoursed and roughly coursed granite rubble with C20 slate and pantile roofs; brick end stacks to main mid C19 range and truncated end stack to older range. 3-unit plan to main range and 2-unit plan to older range at right angles to west. 2 storeys. Main 3-window range has granite lintels over panelled door and horned 2/2-pane sashes. Lower former dwelling has granite lintels over C20 plank door and small window; concrete lintel over C20 window to right and C20 window under eaves. Interior: former dwelling has pegged A-frame trusses

The analysis will provide a brief overall description with the main focus on relevant areas.

Two storey, 4 bedroom, detached house with slate roof adjoining an earlier former dwelling/barn with a pantile roof.
The planform appears to have been re-ordered and was likely double depth. It is currently double depth to the central section with single depth south of the cross passage, and to the north gable at first floor. Partition walls are wide T&G timber. The main GF rooms have beamed ceilings, with floorboards visible between the joists. The first floor has mainly lath and plaster ceiling. The steep staircase appears original. Sash windows to the east have more decorative horns than the plain wedge horns of the more recent windows to the west elevation.
Both chimneys to the house have been rebuilt recently and the tall brick stack to the barn was truncated before the 1998 listing. There is no reported damp associated with the flues.

Significant problems with water ingress have been reported by the occupants over several years. The assessment was conducted following a prolonged hot, dry weather so the real extent of the problem was not revealed. The assessment was therefore aided by a series of photographs provided by the occupants and Duchy of Cornwall which show examples of water ingress during wet weather.

The roofspace was not fully accessible so inspection was from the loft hatch situated partially over the stairwell.

There was no evidence to suggest the roof was historically thatched. Early photographs indicate slate.

Existing Roof

- The property was reroofed circa 2000 with scantle slate, reported by the applicant to be all new. The underside has been lime torched. Non-breathable membrane appears to have been used over the timbers, with lime torching to the underside of the slates. There appear to be isolated areas where there is membrane but no torching, the reason for which is not evident. Overall, workmanship does not appear of the competence required for the use of traditional materials and methods.
- Principal rafters do not appear of uniform sizes suggesting some later replacement and/or, as is common on the islands, architectural salvage. High collar trusses appear half lapped, pegged and nailed and appear of late C19 in character. All timbers appear saw cut. Some small sections of historic sawn purlins remain, largely partnered with new timbers. There are emergence holes indicative of wood boring insects, although it not clear if there has been a recent infestation. However, the current damp conditions in the roof space would create vulnerability to insect and fungal attack.
- There is also a mix of timbers for other parts of the roof structure, again suggesting piecemeal replacement and/or re-use of materials.
- The roofspace is insulated largely with fibreglass, with a small piece of insulation board recently placed over the bathroom. The efficacy of ventilation in the roofspace is not clear, but the extent of the water ingress is in excess of what would be expected from condensation alone.
- First floor ceilings are mainly lath and plaster, with some areas of later plasterboard.

There are several areas where the symptoms of the roof problems manifest:

- Most notably, the first floor bathroom window (west elevation) head runs with water during rain and a temporary system has been installed to direct it away from the wall head. A new bathroom interior window reveal head has been recently installed due to the damage from water ingress, however, an inspection by the Duchy of Cornwall's Deputy Head of Building IOS has shown the wall plate above the window to have rotted and in need of urgent repair. There is also an area above this where roof timbers require repair due to decay. The bathroom ceiling was also partially replaced due to water damage. Despite being repainted within the year, and with prolonged dry weather, there are still obvious signs of damp to the window and ceiling in this area.
- The south bedroom ceiling has several areas where damp has penetrated the ceiling, which is repainted every couple of years to disguise the problem. Again, despite the prolonged dry weather damp staining is extensive. The ensuite ceiling also evidences considerable patches of mould, despite remedial intervention.
- There is also evidence of damp to other bedroom ceilings and walls which appears in excess of what would be expected from condensation from ordinary daily living.

- The north bedroom ceiling has some small areas of damp, although the most significant problem to the NE corner of the room, at the junction between wall and ceiling, is most likely due to the end of the metal gutter having corroded, leading to wall wetting.
- Black mould growth is extensively visible, but there is also likely to be hidden growth. It arises from problems such as condensation, thermal bridging, damp from water ingress. Fungal growth can produce toxins known to adversely impact on human health such as respiratory symptoms. The occupants report that family friends with asthma have stopped visiting because of exacerbation of their symptoms.

It is of note that these problems have been monitored by the Duchy of Cornwall over many years and that condensation issues through ordinary daily living have been carefully considered and addressed in collaboration with the tenants, including regular use of several dehumidifiers and regular ventilation. Although the occupants report improvements to some areas of the house, significant problems with damp mainly due to the failed roof have persisted. The approximate cost of running a single domestic dehumidifier ranges between about £3-£9 per week, depending on power rating, tariff and running time. For several dehumidifiers cost is considerable over the course of a year and is also of concern with regards sustainability. This does not take into account the projected increases in energy costs.

There are no specific places within the visible areas of the roof or roofspace which present as significant sources of water ingress. It is more probable that problems result from a series of small, cumulative failures which are likely only to be confirmed during removal of the roof. The dampness of the house is probably compounded by other issues with building fabric, which will be further outlined later.

Water appears to be entering through the roof covering and saturating the torching. Also, water appears to be accumulating in some areas where, collected by the membrane, it then subsequently overwhelms the torching. There are several possibilities for the ingress, including the head lap being too small for current weather conditions or failure of bedding mortar. Mortars should be designed for the specific prevailing exposure the roof contends with and what it is required to do. Poorly prepared and/or applied mortar is a common cause of failure, e.g. If too hard it can crack and be more vulnerable to rain, and bedding mortar placed too close to the slate heads will wick water into battens and torching. The use of cement in the mix to promote setting is one of the commonest causes of failure. Nail fatigue or peg rot can also cause problems and although less likely in a roof this young, where laths have deteriorated due to damp, this can cause slate slippage (riffle). The use of a non-permeable membrane over roof timbers would have reduced ventilation and encouraged damp.

In terms of having a 'whole building' approach to building health and pathology, some additional points are:

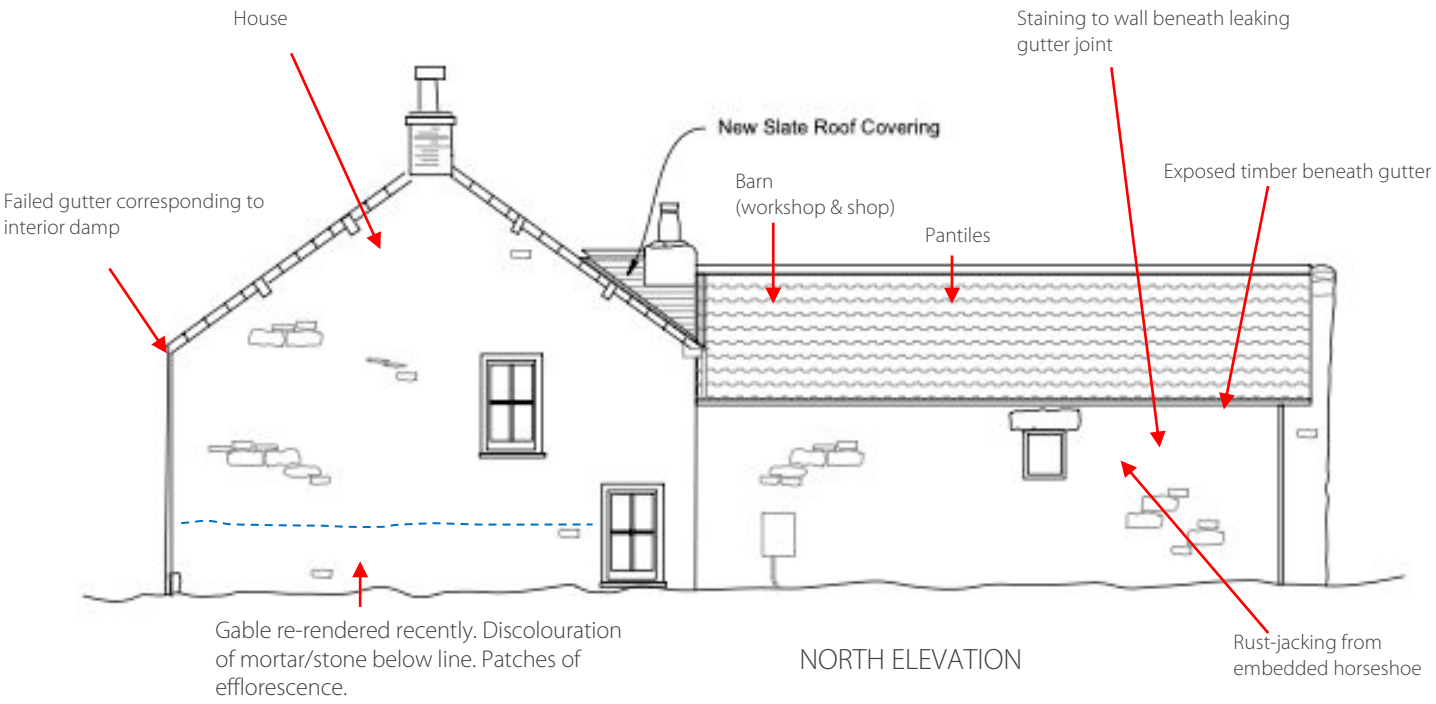
There has been a chronic issue with damp walls, causing problems with some internal walls, consequently affecting the thermal efficiency of the building. It is noted that some sections of wall have been dry lined as an attempt to provide a more comfortable interior (as per the 2000 application) but probably reducing the ability of walls to effectively buffer moisture. The voids of dry-lined walls do not appear to be ventilated which may contribute to condensation. Interstitial condensation can exacerbate the problems with thermal efficiency and damp.

To the exterior, the granite is likely to be somewhat porous, and some stones are cracked however, there are a number of factors which may contribute to the damp problems more generally within the property, for example:

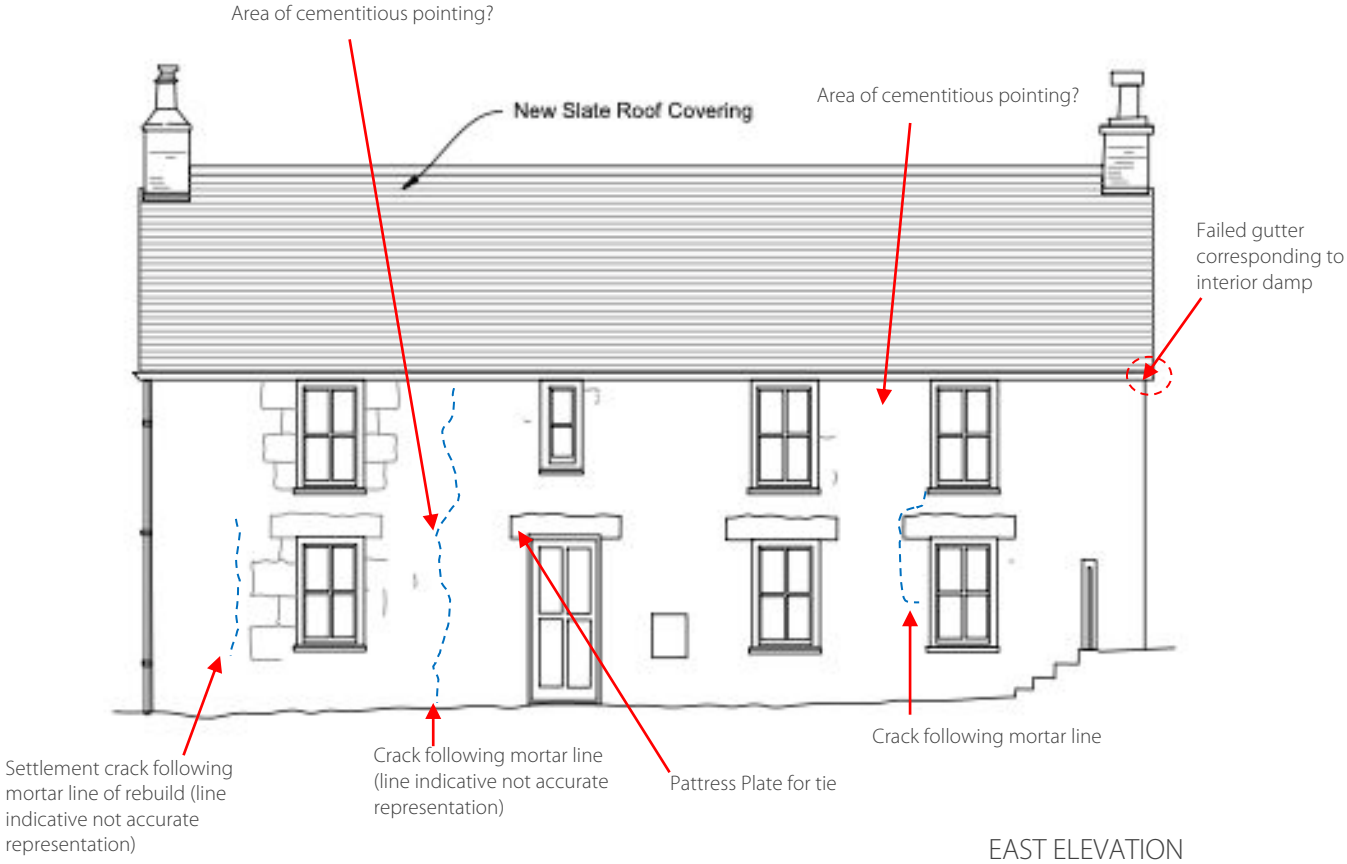
- The west elevation was repointed circa 2000. Lime requires particular expertise with mixing, application and aftercare and problems are usually due to one or more issues with these, rather than the material itself. It is noted the mortar mix appears very hard and there is some perimeter hairline cracking where the mortar has shrunk back from the stone surface, which may draw water into the wall through capillary action. This is often caused by too wet a mixture when placed (with consequent shrinkage), or too hard a mixture (resulting in differential thermal movement). There are patches where mortar has been inexpertly applied creating some small gaps and ledges where water might accumulate and penetrate. It is unclear if the mortar is a strong lime mix, or whether an additive such as cement has been added. The sacrificial nature of the mortar (i.e. whether it is weaker that the host material), its flexibility (ability to accommodate movement) and its breathability (enabling the wall to effectively buffer moisture) are therefore uncertain.
- The east elevation evidences some cracking following the mortar lines
- There are some small areas on the east and west side where there is missing mortar, and particularly if these at eaves level, may contribute to allow water ingress.
- Around windows and doors on N, W and E elevations, the mortar has been applied over stainless steel lath. The mix has possibly been over-wet, over-worked, or too rapidly dried, leading to it being very friable with some surface loss. Frost damage may also cause similar problems, though this is less likely on the islands. Mortar fillets may need to be built up in more than one layer to allow carbonation and reduce risk of cracking.
- The occupants note some cracking to the interior wall around the front door which in wetter weather swells significantly and has subsequently cracked.

- There is also cracking to the lime applied around the windows on the east elevation. Again, such problems can be due, for example, a mix which is too strong, too wet, over-worked, or other factors such as sulphate attack.
- The west ground floor windows have mortar fillets beneath the lintels formed in a way which, rather than enable shedding, will encourage water to wet the window.
- Cills, which on the W are slates sandwiching cement and E are sawn slate, do not have drips, and may serve to contribute to wall wetting.
- There is exposed timber beneath the guttering on the barn
- The north exterior barn wall has an embedded horseshoe, and there is evidence of rust-jacking, i.e. The swelling of the corroded metal has caused cracking to the mortar. Whilst this might be minor, there is the risk of further expansion so repair and monitoring is suggested.
- Burnt sand and linseed mastic can be used to remediate some problems, such as for cracked mortar and the fillets between masonry and windows/doors as this is slow to harden but retains flexibility.
- The east interior barn wall runs with water following rain suggesting there is problem with the junction detailing or flue.

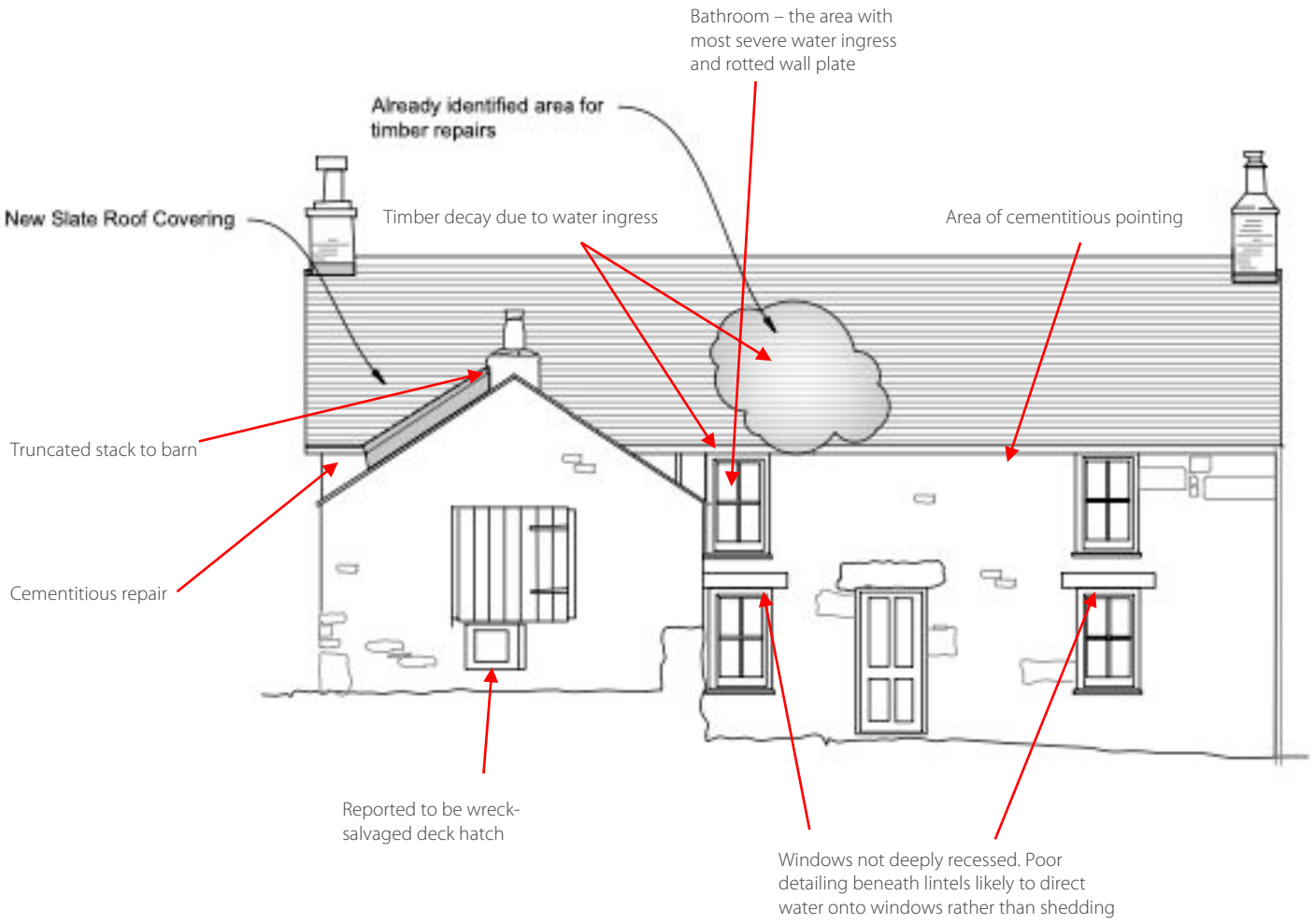
Main elevations adapted from drawings supplied by Duchy of Cornwall



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Values and Statement of Significance- What matters and why

"Every place around us has a unique identity that is made up of the complete range of such social and cultural values that represents and embodies and which give it significance to our society"

Bond and Worthing (2008)[16]

"Sustainable management of a place begins with understanding and defining how, why, and to what extent it has cultural and natural heritage values: in sum, its significance. Communicating that significance to everyone concerned with a place, particularly those whose actions may affect it, is then essential if all are to act in awareness of its heritage values. Only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm or loss. That understanding should then provide the basis for developing and implementing management strategies (including maintenance, cyclical renewal and repair) that will best sustain the heritage values of the place in its setting."

English Heritage (2008)[17]

Our historic environment has a significant, positive relationship with our 'sense of place', its link to social capital, cohesion, health and wellbeing of the community[18]. Understanding cultural significance is at the very heart of understanding 'sense of place.'

Continuing change in the historic environment is as inevitable as the passing of time and conservation is described as 'the process of managing change'. Any change should therefore be informed and justified. As such, understanding the cultural significance of places is the vital underpinning of informed conservation. When we understand and articulate the significance of a place, better decisions about its future can be made. Our historic environment is a shared, irreplaceable resource, its value being independent of ownership or time.

Cultural significance encapsulates a broad range of values, many of which are tangible and associated with the place itself, such as design and fabric. Other values are less tangible, such as associations with people, events, meanings, use, setting, etc. These values help create a distinctive sense of place and form a direct link with our past. Significance can be encompassed by Evidential, Historical, Aesthetic and Communal values (English Heritage, 2008).

[16] Bond, S., Worthing, D. (2008) *Managing Built Heritage: The Role of Cultural Values and Significance*. Wiley-Blackwell p.2
[17] English Heritage (2008) *Conservation Principles, Policies and Guidance for the sustainable Management of the Historic Environment p.14*
[18] Historic England (2009) *Heritage Counts* Historic England

Statement of Significance

Significance is understanding the full value of a heritage structure so that when changes are proposed there is confidence that decision making is informed and that the changes are the appropriate for the building.

Designations

Ashvale Farmhouse is Grade II listed and within the Scillies Conservation Area and Area of Outstanding Natural Beauty.

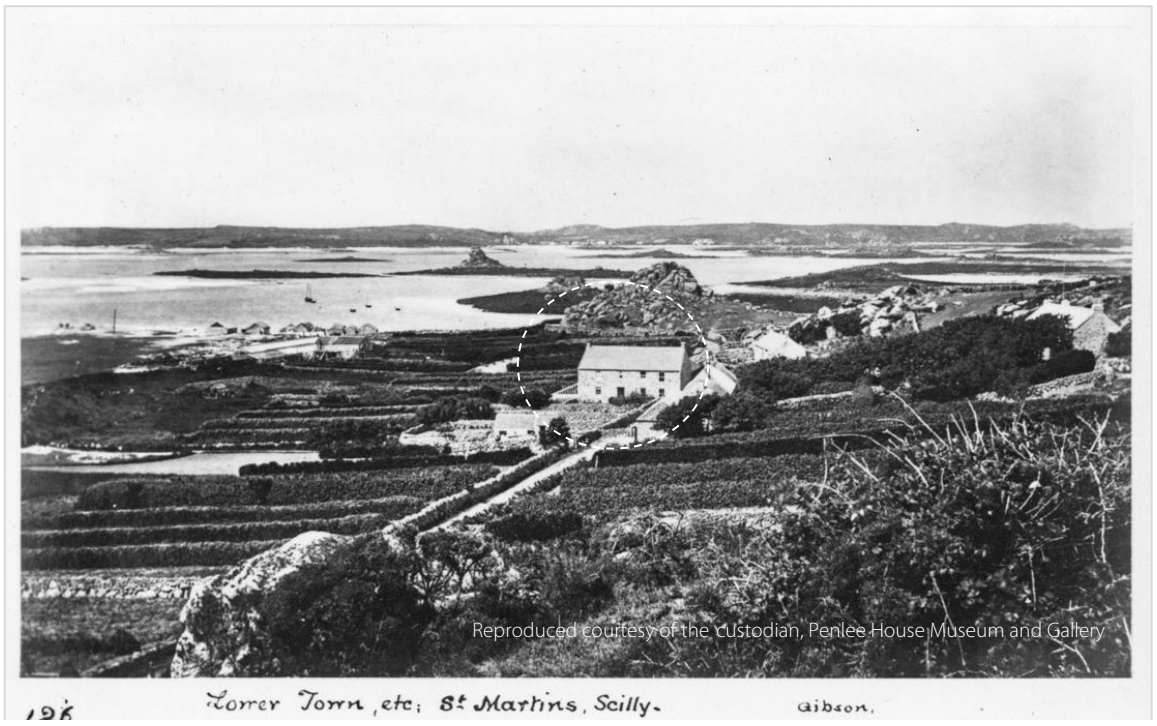
It is the only listed building in the west of the island and outside Higher Town.

Heritage Values

- The settlement's value is probably experienced as much as a whole, rather than single or outstanding elements. The wider setting holds aesthetic, historical, evidential and ecological values.
- Although indistinct on the approach from the east, Ashvale, particularly the barn, is prominent in views when approach from the west. The building is also visible, although at a distance, when viewed from the south coast path and on approach from the sea. The farmhouse is prominent in historic photographs of Lower Town and is seen as relatively substantial, perhaps indicating its status.
- The evidence suggests the farmhouse is circa late C19 probably built over the footprint of an earlier, smaller building which was extant circa 1889. The adjoining west range, which was probably formerly a dwelling, subsequently a barn, now a workshop and retail space, forms the L shape of the current assemblage.
- For many years Ashvale Farm produced flowers. Potatoes and other crops were produced during war time. The small fields with wind breaks descend from the house toward the coast and the Duchy of Cornwall has just reinstated one of Ashvale's large glasshouses. This whole assemblage illustrates the typical character of one of Scilly's small farms, contributing to the understanding of historic economic activities. Aesthetic, architectural, evidential and historical values are implied.
- The two ranges differ from each other in terms of style and detailing. Perhaps the most distinctive feature of Ashvale is the barn which, although smaller, its gable appears the most prominent feature, especially when approached from the west.
- The main building materials of granite, the pantile roof of the barn and scantle slate of the house hold aesthetic and historical values, providing legibility as to the history of each and conveying vernacular styles and materials characteristic of the Islands.

- To the interior, the barn retains early features such as the granite fireplace and the pegged trusses.
- The house has recently been partially rebuilt and there have been some changes and reordering to the interior. However, it retains features such as some early panelled and ledged doors, lath and plaster ceilings and a C19 staircase.
- No evidence of notable events or people was identified that would infer associative values.
- High ecological values are implied by the presence of bats.

Photographs



Top: Lower Town looking towards Tresco showing Ashvale[19] . The photo is marked Gibson. John Gibson (1827-1920), whose father was from St Martin's, established a multi-generation photography business focusing on Penzance and the Scillies. The date is unknown but is possibly early C20, the field system reflecting that depicted in 1908.

Below: The view from Lower Town towards Middle Town[20] showing Ashvale. Assumed to be pre-1955 as lacks the telegraph pole seen in 1955 image.

[19] Penlee House Gallery and Museum Acc.no: PEZPH : 2018.1.72
[20] Penlee House Gallery and Museum Acc.no: PEZPH : 2018.1.63

Top: 1955. Reproduced with permission © The Francis Frith Collection

Below: August 2022.

Packing flowers in the 1950s. Photograph courtesy the tenants.

1964

Photographs courtesy of the Duchy of Cornwall. The granite walls are still populated with succulents. The north gable appears to have a smooth render. The small door beneath the barn's gable doors is reputed to be a hatch from the wreck of the Mando.







Top Left: West elevation

Top Right East elevation

Row 2 left: North gable

Row 2 Right: North elevation looking east

Row 3 Left: West elevation

Row 3 Right: South Elevation

Right: Look west to the east and north elevations

Top: The property viewed from the coast path from approximately SV 91570 16008. Focal length 98mm This shows the Lower Town context.
Below: Viewed from the coast path at approximately SV 91570 16008. Focal length 420mm

West elevation

Example of the friable mortar around windows and doors

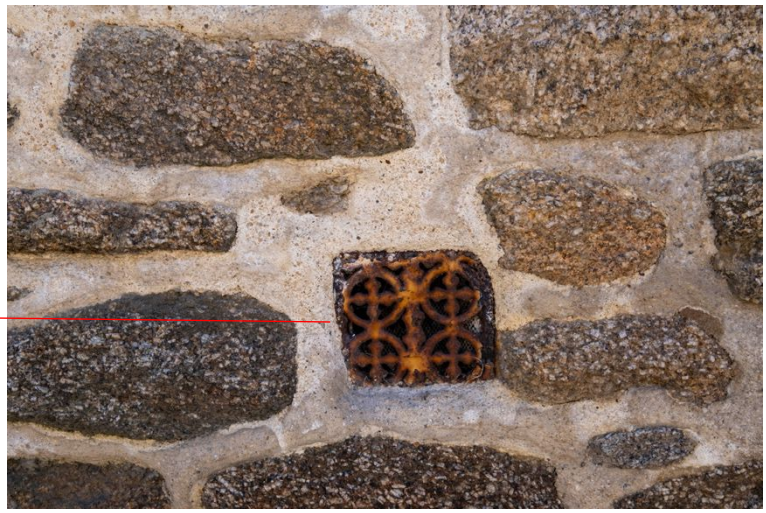
Example of perimeter shrinkage and cracking of mortar

West elevation and junction between house and barn

Below right shows the angled mortar beneath the lintel which may contribute to the wetting of this window.

East elevation indicating cracks in mortar



North Elevation

Top: Embedded horseshoe causing rust-jacking

Centre: North gable showing discolouration of mortar at lower level and cast iron ventilation grille

Below: Junction between house and barn and guttering to barn

Ground Floor Bathroom

Shows damp to reveals and wall at ceiling height

Top: First floor bathroom window showing running water, prior to temporary repair and renewal of window head.

Centre: FF bathroom window prior to repair and renewal

Centre right: FF bathroom now, following repair and renewal of window head.

Below left: Ensuite to S bedroom prior to recent redecoration

Below right : The ensuite now, following recent redecoration, still shows significant mould

Top: South Bedroom showing damp to ceiling within 2 years of painting.

Below: North bedroom shows small areas of damp.

Top: Roofspace looking to the rebuilt south elevation showing incomplete infill to the west side

Below: Looking to the north elevation showing pegged and nailed trusses


Photo courtesy of the occupants

Above the first floor bathroom window prior to temporary repair. Note the two different pieces of timber


Photo courtesy of the occupants

As above. A small blade (approx. 6") shows the decayed timber


Photo courtesy of the occupants

Photographs courtesy of the Duchy of Cornwall showing the temporary repair above the bathroom window to provide drainage

Heritage Impact Assessment

"Conservation involves people managing change to a significant place in its setting, in ways that sustain, reveal or reinforce its cultural and natural heritage values". (EH Principle 4.2)[21].

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
Substantial harm to or loss of:
a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional
b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional".* (NPPF Rev July 2021 Para 200. See Appendix 2).

General Considerations

Although this section primarily applies to proposed changes to the fabric of historic buildings, the principles also have relevance for changes to the setting of heritage assets.

Change, Loss and New Work

Buildings need to change to adapt to changing needs, requirements and functions in order to remain cared for and usable. Change is part of the story of the building, but those changes have to minimise harm as far as possible, and the story has to be legible. Conservation is about managing change and understanding is the basis of that change.

Understanding character, significance, features, relationship with setting and context should inform as to sensitivity to change and ensuing adaptations. Change often requires careful balances and compromises between the requirements and expectations of modern living, working and lifestyle with protecting character and significance. This includes maintaining the setting with regard to the relationship between buildings, their immediate vicinity and wider landscape.

A key goal of conservation is to safeguard a valued building or object now and for the future. Future-proofing allows for flexibility, resilience, durability, longevity and functionality – as well as seeking

[21] https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/

opportunities to maintain or enhance significance. (Appendix 4 summarises key conservation philosophy and principles).

Summary of Proposals

The HIA is based on discussions with the applicant and drawings provided by the Duchy of Cornwall

The proposal is for a new roof using prime grade Calidad natural slate with a bitumen roofing felt

Roof timbers are to be repaired

Heritage Impact Assessment Tables

HIA 1: Impact on Ashvale

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation[22]
Reroofing of the main house	Medium	○ The proposal is confined to the slate roof of the main house. The pantile roof of the barn range will be unchanged ○ The roof was entirely renewed circa 2000 using all new, wet laid scantle slates and reusing the ridge tiles, with a torched underside. However, the roof has prematurely failed and there have been several years of water ingress which has caused an area of the roof structure and wall plate to rot, damage to lath and plaster ceilings and mould growth to the interior fabric. Progressive damage is therefore significantly affecting the historic fabric of the house. ○ Within the roof, water appears to be entering through the slate covering and is saturating the torching. Also, water also appears to be accumulating in some areas where, collected by the membrane, it then subsequently overwhelms the torching. There several possibilities for the ingress, including the head lap being too small for current weather conditions or failure of bedding mortar. Mortars should be designed for the specific prevailing exposure the roof contends with and what it is required to do. Poorly prepared and/or applied mortar is a common cause of failure, e.g. If too hard it can crack and be more vulnerable to rain and bedding mortar placed too close to the slate heads will wick water into battens and torching. Nail/peg rot or corrosion can also cause problems and although less likely in a roof this young, where laths have deteriorated due to damp, this can cause slate slippage (riffle). ○ Temporary means for managing water ingress into the roof have been installed and several dehumidifiers currently help attenuate moisture within the house. The proposal to prioritise re-roofing of the house, including repairs to the roof structure, therefore appears justifiable. Other factors which may be contributing to a damp house will also be considered	

[22] Please note: This section is not intended as a comprehensive schedule of works but as guidance and mitigation. Further detail to be obtained from the architect/supervising officer

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
MATERIALS AND METHODS Calidad natural slate with a bitumen roofing felt Roof timbers are to be repaired 200 x 400mm slates with a 100mm lap	Medium- Grade II listed.	o A principal consideration is whether proposed works preserve or enhance the character and special interest of a building and its setting. The usual approach is for re-roofing to be like-for-like, utilising the same slate, gauging, fixing, bedding, with the assumption that this will perform satisfactorily. However, where a roof has not performed well, in this case failing well within 20 years (whereas wet-laid scantle was usually be expected to last some 90 years or more), and there is a risk for various reasons that such an approach may not best preserve the fabric of the building, then the contributory factors and potential alternatives need to be carefully explored. o The pitch with most damage (west) is that most exposed to the prevailing weather. Climate change is bringing increasing severity and frequency of storms, high wind speed and deluge rain events and this needs to be taken into account when deciding on specifications which are going ensure resilience, so the building is adequately future-proofed without adversely affecting its appearance. o A competently constructed wet laid scantle roof would usually be expected to be resilient to the adverse weather which has historically been experienced. However, the premature failure of the roof has highlighted the imperative of skilled craftsmanship with proven expertise in the use of traditional materials and methods, especially when considering the more extreme weather events predicted for coming years. o Whilst economic and other practical factors are not always a relevant consideration for protected buildings, the Scillies present some additional challenges which, realistically, can influence decision making. Given the urgency to protect the historic fabric and provide a healthy house for the occupants, there have been challenges obtaining suitably skilled contractors, particularly within the short window of opportunity. o Furthermore, 2021 calculations for a similar re-roofing on St Mary's indicated a cost difference of £100 per square metre between new sized slates and scantle. Taking into consideration additional boating, limited accommodation, labour costs and freight costs of materials, it is estimated that for off-island work these costs would be x1.25 equating to £13,800 + VAT additional cost (based on 110.4m^2). This is not taking into consideration the additional challenges of the current economic climate. o These practicalities have informed decision making and the proposal for sized slates with a bitumen underlay.	

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
MATERIALS AND METHODS cont… Calidad natural slate 200 x 400mm slates with a 100mm lap		o Small sized slates are proposed. Calidad 120 is a prime quality Spanish slate sourced to provide a textured surface, napped edge and colour which is almost identical to traditional slates from Delabole and Trevillet quarries and consistent with existing slates. It also has a high durability. Examined samples are pictured below.  o No historic slates will be lost as all were replaced with new circa 2000. Existing ridge tiles, which were re-used in 2000 will be re-used if condition allows, and any shortfall be made up with matching. o The new roof would not be mistaken for wet laid with diminishing courses, so there would be some change to its character but the size, colour and lap would provide a similar overall aesthetic to a casual observer. At best it may therefore maintain, rather than enhance character and at worst, there will be a slight erosion of existing appearance and character through a change from the traditional materials and methods. It is anticipated that it will not significantly detract from the barn, which is the most distinctive and prominent element of Ashvale. Whilst a wet laid scantle roof would be the optimum replacement, a key challenge has been to balance the appearance of the roof with the urgent need to make the building weatherproof and prevent further deterioration of the historic fabric. Historically, evolution of vernacular traditions on Scilly has been in response to contextual factors, e.g., economics and availability of materials and skills/labour. Similar issues are still relevant and the consideration for this scheme has been how to weigh the varying factors and adapt to the challenges, whilst minimising as far as possible the change to the aesthetic of the building, loss of fabric, and the story it tells about building traditions. Impact: **Minor.** At best it may maintain, rather than enhance character and at worst, there will be a slight erosion of existing character through a change from the traditional materials and methods. **Negligible** It is anticipated that it will not significantly detract from the barn, which is the most distinctive and prominent element of Ashvale and how the listed building is mainly experienced and appreciated within its setting is likely to be negligible. The existing roof covering is new and the vast majority of the roof structure will remain so impact upon historic fabric will be Negligible. **Beneficial** The historic fabric of the house will be protected	

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
Underlay		A traditional bitumen type 1F underlay is proposed rather than traditional torching. Due to the presence of Pipistrelles, this underlay was specified in the ecological report[23] as the only type which can be used in areas accessible to bats. This is non-breathable so there will be suitable ventilation of the space (to be detailed). **Impact:** Negligible. There will be no observable change to the exterior character of the house.	
ROOF STRUCTURE Replace elements of the wall plate Repairs to trusses and rafter feet		o The wall plate is to be replaced on a like- for like basis. From what could be seen, existing timbers appear a mix, indicating some previous renewal, likely circa 2000. o The details of the other timber repairs are to be confirmed during works when further information with regards the extent of works is clarified. However, established conservation techniques are proposed (See Design and Access Statement) including the maximum retention of existing fabric facilitated through methods such as splicing new timber into existing, partnering of members, and use of a flitch plate notched into timbers. o Repairs will be honest, using like for like materials. o The Duchy of Cornwall will photographically record and document the re-roofing and repair process to provide evidence for the future. **Impact:** Overall Negligible– Neutral.	It is to be clarified if this record is to be kept in the Duchy of Cornwall archives or submitted to OASIS
Calidad natural slate with a bitumen roofing felt Roof timbers are to be repaired 200 x 400mm slates with a 100mm lap		Other options have been considered, primarily the use of sized slates to the east pitch with a dry laid scantle to the west. Given the challenge of obtaining suitable expertise for a wet-laid scantle, this would provide a more traditional appearance to the more visible side whilst being less costly than the entire roof. However, it is questionable if the appearance would substantially differ from as proposed scheme and therefore justify the additional cost.	

[23] Wheal Grey Ecology Report June and August 2021

HIA 2: Impact on Heritage Assets within the Setting

Asset	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
**This section considers relevant designated and non-designated heritage assets as determined by the HER, National Heritage List for England and professional judgment. Those most likely to be impacted by the proposed changes to the site are considered*			
Prehistoric cairn cemetery and field system on Tinkler's Hill[24]	High: Scheduled Monument	Due to distance and topography it is anticipated that the proposed scheme will not impact on the SM **Impact:** No Change	
Non Designated Heritage Assets	Low-Medium	Although there are no other listed buildings within the wider setting of Ashvale, it is unclear if buildings within the primary setting of Ashvale are considered NDHAs. However, it is not anticipated there will be any direct impact on any undesignated heritage asset, nor any change to appreciate or interpret NDHAs within setting **Impact:** No Change	

HIA 3: Impact on the Setting and Conservation Area

Proposal	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
Re-roofing the main house Calidad natural slate with a bitumen felt Roof timbers are to be repaired 200 x 400mm slates with a 100mm lap	Medium	o The buildings within the setting of Ashvale have either natural slate roofs or pantiles, both with plain angle red clay ridges. There will be a slight change to the aesthetic of the roof of the main house, the nature of the materials and method respecting as far possible the existing appearance. There is to be no change to the pantiled barn, which is the most distinctive element of Ashvale. o Overall It is concluded that the proposals respect and maintain the special and distinctive character of the conservation area **Impact:** Negligible -Neutral	

[24] https://historicengland.org.uk/listing/the-list/list-entry/1018109?section=official-list-entry

HIA 4: Impact on the AONB and Heritage Coast

Proposal	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
*This section considers the local policies for Section 10 South Coast Eastern in conjunction with the Cornwall AONB Strategy Aims, Objectives and Policies which are applicable to the whole designation.			
Re-roofing the main house Calidad natural slate with a bitumen felt Roof timbers are to be repaired 200 x 400mm slates with a 100mm lap	AONB– Overall Medium The property is not a main focus of the AONB.	o It is concluded that the proposals respect and maintain the special and distinctive character of the AONB and Heritage Coast o It is concluded that the proposals respect and conserve landscape character, natural beauty and built heritage of the AONB. There are no anticipated adverse impacts on the natural beauty, character or special qualities of the AONB. **Impact:** No appreciable change	See also HIA 1

HIA 5: Archaeological Potential

Proposed work	Significance of fabric/area	Justification for proposed work Impact on historic fabric/ heritage asset/setting/ significance	Further Guidance and Mitigation
Reroofing of the main house	Medium	The roof was replaced circa 2000 along with other changes such as the rebuilding of the south gable. The proposed works are therefore not regarded as potentially archaeologically sensitive.	

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Appendix 1: Terms and Conditions of Report

Disclosure to a Third Party: This Report may not be relied upon by a Third Party for any purpose without the written consent of this Practice. Furthermore, this Report has been prepared and issued specifically for the benefit of the addressee and no responsibility will be extended to any Third Party for the whole or any part of its content.

Appendix 2: Relevant Statutory and Non-Statutory Guidance

NPPF Revised July 2021

Section 16 Conserving and Enhancing the historic Environment Paras 189-208

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value[66]. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations[67].

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive ontribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

66 Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

67 The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional[68].*

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit,charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back in to use.

202. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*
203. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

204. *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*
205. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*[69]*. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*
206. *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*
207. *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*
208. *Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (English Heritage, March 2015) P. 1:

The context of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which are relevant to its significance, including cultural, intellectual, spatial or functional. They apply irrespective of distance, sometimes extending well beyond what might be considered an assets setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect.

Cornwall Local Plan Strategic Policies 2010-2030, Policy 2.182

Heritage assets are an irreplaceable resource, therefore proposals for development should be informed by and will be determined in line with statutory requirements, national policy guidance and specific relevant guidance, principles and best practice. At present this includes both national guidance, such as relevant Historic England publications…..and locally specific guidance such as the Guidance for Methodist and Nonconformist chapels in Cornwall.

Cornwall Local Plan Strategic Policies 2010-2030[25]

Policy 2.189

[25] Cornwall Council. Cornwall Local Plan. Strategic Policies 2010-2030

Non designated heritage assets: *Proposals affecting buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance.*

Strategic Policy 12

This states a commitment high quality, safe, sustainable and inclusive design in all developments ensuring distinctive natural and historic character is maintained and enhanced and demonstrate a design process that has clearly considered the existing context. The policy states that proposals will be judged against a range of criteria including, for example:

a. character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and

b. layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space;

Strategic Policy 24

The Historic Environment section outlines that development proposals should sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment, by protecting, conserving and where possible enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to sustain designated heritage assets. Measures include, for example:

- *take opportunities to better reveal their significance*
- *conserve and, where appropriate, enhance other historic landscapes and townscapes, including*
- *registered battlefields, including the industrial mining heritage*
- *All development proposals should be informed by proportionate historic environment assessments*
- *and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) identifying the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.*

"Great weight will be given to the conservation of the Cornwall's heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset."

"In those exceptional circumstances where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive."

Appendix 3 Identifying the Importance of the Assets and the View[26]

Very High	○ Structures inscribed as of universal importance as World Heritage Sites. ○ Other buildings of recognised international importance. ○ Landscapes of international value ○ Extremely well preserved historic landscapes with exceptional coherence, time depth or other critical factors ○ The view is likely to be a nationally or internationally important view (e.g. identified within a WHS Management Plan)
High	○ Scheduled Monuments with standing remains. ○ Grade I and Grade II* (Scotland: Category A) Listed Buildings. ○ Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. ○ Conservation Areas containing very important buildings. ○ Undesignated structures of clear national importance. ○ Designated /undesignated historic landscapes of outstanding interest or demonstrable national value ○ Well preserved historic landscapes exhibiting considerable coherence, time depth or other critical factors of national value ○ The asset/s are the central focus or well represented in the view ○ The viewing location is a good /the only place from which to a view a particular ○ The view is likely to be a nationally / internationally important (e.g. identified in a WHS Management Plan)
Medium	○ Grade II (Listed Buildings. ○ Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. ○ Conservation Areas containing buildings that contribute significantly to its historic character. ○ Historic Townscape or built-up areas with important historic integrity in their buildings or built settings (e.g. including street furniture and other structures). ○ Regionally important designated /undesignated landscapes ○ Not the main focus of the view but the significance is well represented in the view ○ The viewing location is good but not the best or only place to view the asset ○ The view is likely to be of importance at a county or district level ○ The view may contain heritage assets (e.g. listed buildings, WHS) whose heritage significance is clearly readable, but not best represented, in this particular view
Low	○ 'Locally Listed' buildings ○ Historic (unlisted) buildings of modest quality in their fabric or historical association. ○ Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures). ○ Not the main focus of the view but the significance is well represented in the view ○ The viewing location is good but not the best or only place to view the asset ○ The view may contain locally valued or Grade II assets, conservation areas, whose heritage significance is clearly readable, but not best represented, in this particular view
Negligible	○ Buildings of no architectural or historical note; buildings of an intrusive character. ○ View absent/substantially occluded
Unknown	○ Buildings with some hidden (i.e. inaccessible) potential for historic significance.

[26] Criteria for Establishing Value (Derived from: DMRB Vol 11, 2009, English Heritage 2011, ICOMOS 20011)

Description of Impact[27]

	Description of Impact		
Magnitude of Impact	Archaeological Remains	Historic Buildings	Historic Landscapes
Major	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Changes to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in limited changes to historic landscape character.
Negligible	Very minor changes to archaeological materials, or setting.	Slight changes to historic buildings elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No change	No Change	No change to fabric or setting	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

[27] Derived from DMRB Vol 11, 2009

Appendix 4 Conservation Philosophy and Principles

Below is a general guiding framework as the basis for repair, design, decision-making and execution. There may be tensions between different solutions for different elements but the core principles provide a transparent means of reconciling these based on relative heritage values and the inter-relationship between the elements.

Conservation Philosophy

- Respect for authenticity and integrity
- Avoidance of conjecture
- Respect for the setting
- Respect for significant contributions of all periods
- Respect for age and patina

Conservation Principles

- Minimal Intervention with a 'light touch'
- Like for like materials etc. (unless contraindicated, e.g. cement based renders)
- Conserve as found/ conservation of original fabric
- Reversibility and re-treatability (repairs should be able to be undone or not preclude the use of alternative interventions in the future)
- Re-use of sound materials from the site contributes to sustainability
- Use of tried and tested materials and methods
- Mitigation e.g. recording and retaining
- New work should aspire to a quality of design and execution [materials and workmanship] which may be valued now and in the future. The new should defer to the original (or setting) and be compatible (e.g. materials, scale, proportion)
- Differentiation between old fabric and new interventions helps maintain reversibility and does not distort evidence by confusing the historic record
- Periodic renewal of elements – in a way that is visually and physically compatible and avoids incremental loss of heritage values

Wheal Grey Ecology Ltd

RESULTS OF FURTHER BAT SURVEY WORK

on

ASHVALE, LOWER TOWN, ST MARTINS, ISLES OF SCILLY

June and August 2021

CIEEM REGISTERED PRACTICE 2021-2022

Wheal Grey Ecology Ltd
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RESULTS OF FURTHER BAT SURVEY WORK ON ASHVALE, LOWER TOWN, ST MARTINS, ISLES OF SCILLY

O.S. Grid Ref:	SV 9160 1615
Survey date:	Emergence surveys – 25th June and 10th August 2021
Lead Surveyor:	Simon Barnard BSc (Hons) MSc CEcol MCIEEM Class Survey Licence Reg. Nos. 2017-32208-CLS-CLS (Level 3) & 2015-13541-CLS-CLS (Level 4) Barn Owl Class Survey Licence CL29/00170
Time spent on site:	2 x (2 x 1 ½ hours) – Emergence surveys
Taxonomic groups covered:	Bats
Report author:	Simon Barnard BSc (Hons) MSc CEcol MCIEEM
Filename & issue number:	FB_Ashvale, St Martins, IofS_Final 1
Report for:	Mr Nathan Dean, Duchy of Cornwall
Report No:	20-248/DofC/Ashvale, St Martins, IofS_FB
Report completed:	25th September 2021

Report Sign off

Document checked and approved for issue by:	Debra Barnard MBBCh Director
Signature:	[redacted]
Date:	27th September 2021

1. SUMMARY

Wheal Grey Ecology Ltd were instructed by Mr Nathan Dean, of Duchy of Cornwall, to carry out further bat survey work on a property known as Ashvale, Lower Town, St Martins, Isles of Scilly. The proposal is to renew the roof covering on the house.

A visual survey was carried out by Simon Barnard, in September 2020, during which two Common Pipistrelles were observed roosting in the cavity behind the fascia board on the east facing side of the house at separate locations. In addition, small accumulations of Common Pipistrelle bat droppings were found on the 1st floor window ledges on the eastern side of the house with a larger accumulation on the ground below the location where one of the Common Pipistrelles was seen roosting on the eastern side of the house. The evidence found was believed to indicate that the building is used by a small to moderate number of Common Pipistrelle bats. As a result, as these bats would be impacted by the works, further survey work was recommended. The further survey work recommended was a pair of emergence surveys, using two surveyors.

The results of the emergence surveys and visual inspections have found that the house is used for regular day roosting by up to 9 Common Pipistrelles, potentially given the location as a maternity roost. The proposal is to renew the roof covering on the house.

The proposal will result in temporary damage to the roost, in the disturbance of any bats present when the works are undertaken and could potentially result in individual bats being killed or injured.

As the proposed works will result in temporary damage to the roost and in the disturbance of any bats present when the works are undertaken, a Bat Mitigation Licence from Natural England will need to be obtained prior to works commencing. Due to the number of individuals present and its potential to be a maternity roost a Full European Protected Species License will need to be obtained.

In terms of mitigation, in this instance all the existing access points (the gaps between the fascia boards and walls) will be unaffected by the works and all the existing roosting sites will be recreated. As a result, the only impact should be temporary damage and disturbance. The stripping of the roof coverings, in particular along the eaves, will need to be carried out under the direct supervision of the ecologist named on the licence and only Bitumen type 1F roofing felt can be used in areas which will be accessible to bats.

For the duration of the works alternative roosting provisions will need to be provided in the form of the erection of bat boxes onsite. This will need to be in place before the works commence, until at least they have been completed, ideally being retained onsite into the long term as an enhancement.

As the building has the potential to be used as a maternity roost the works should be timed to avoid the maternity period (May to Mid-September) and as bats on the Isles of Scilly tend to occupy the same roosts all year around the works should avoid the coldest parts of the year when bats would usually be hibernating, late November to Mid-March.

2. INTRODUCTION AND BACKGROUND

Wheal Grey Ecology Ltd were instructed by Mr Nathan Dean, of Duchy of Cornwall, to carry out further bat survey work on a property known as Ashvale, Lower Town, St Martins, Isles of Scilly. The proposal is to renew the roof covering on the house.

A visual survey was carried out by Simon Barnard whilst working for Spalding Associates (Environmental) Ltd., in September 2020, during which two Common Pipistrelles were observed roosting in the cavity behind the fascia board on the east facing side of the house, at separate locations. In addition, small accumulations of Common Pipistrelle bat droppings were found on the 1st floor window ledges on the eastern side of the house with a larger accumulation on the ground below the location where one of the Common Pipistrelles was seen roosting on the eastern side of the house. The evidence found was believed to indicate that the building is used by a small to moderate number of Common Pipistrelle bats. As a result, as these bats would be impacted by the works, further survey work was recommended.

The further survey work recommended was a pair of emergence surveys, using two surveyors. This further survey work can only be undertaken during the active bat survey season, May to September, with at least one of the surveys being undertaken during the peak survey period before the end of August. The surveys should be undertaken 3 to 4 weeks apart.

2.1. Description of buildings

The building subject to this survey is a large two-storey rectangular stone house which has a pitched natural slate covered roof, with gable ends on a north south alignment, see photos 1 to 4. There is an attached stone barn used as a jewellery workshop and shop which has a pitched roof covered with clay tiles, but this building was only indirectly and not comprehensively covered by the survey.

Photo 1. Showing the western elevation of Ashvale and attached barn

Photo 2. Showing the eastern elevation of Ashvale

Photo 3. Showing the southern gable end

Photo 4. Showing the northern gable end

Internally there is a single open roof void which stretches the length of the building. The roof is supported by timber trusses and is open with no crossing timbers but does contain a large water tank. The underside of the roof is lined with lime mortar as the roof is covered with wet-laid scantle slate, see photos 5 and 6.

Photo 5 and 6. Showing the roof void over the house

Externally the southern gable end is rendered with the other walls being stonework. There are deep cavities behind the fascia board on the two long walls, creating roosting habitat for bats, which extend up the wall tops above creating access to them for roosting bats. There are similar cavities behind the row of hanging slates lining the northern gable end giving access to the wall tops and behind the leadwork where the house joins the attached barn, see photo 7.

Photo 7. Showing the point where the house and barn join
and an example of the gaps behind the fascia board

The southern gable end is reasonably well sealed with the exception of a gap behind the leadwork around the chimney. The ridges and slates themselves seem relatively well-sealed.

3. METHODS

3.1. Emergence surveys

Emergence surveys aim to establish if the building being surveyed is used for day roosting by bats, and if so, to establish the levels of use, confirm the species present, identify the number of individuals present and identify the access points. In this instance a pair of emergence surveys using two trained and experienced surveyors was carried out.

An emergence survey involves positioning surveyors, experienced with the use of bat detectors and undertaking emergence surveys, around the outside of the building identified as having the potential to support roosting bats. These surveyors watch the roof line, openings and other features identified as having the potential to support roosting bats or which would allow access into the building from a quarter of an hour before sunset until at least an hour afterwards for emerging bats. The emergence times, locations any bats are seen to emerge from and the time are recorded along with the time the first bat was heard or seen. Any interesting behaviour observed from bats either relating to the building or passing within the range detectable by the surveyors is also noted down along with the weather conditions and any other relevant information.

3.1.1. 1st Emergence survey, 25th June 2021

On 25th June 2021, Simon Barnard and Debra Barnard were positioned on opposite corners of the house so that all aspects could be watched.

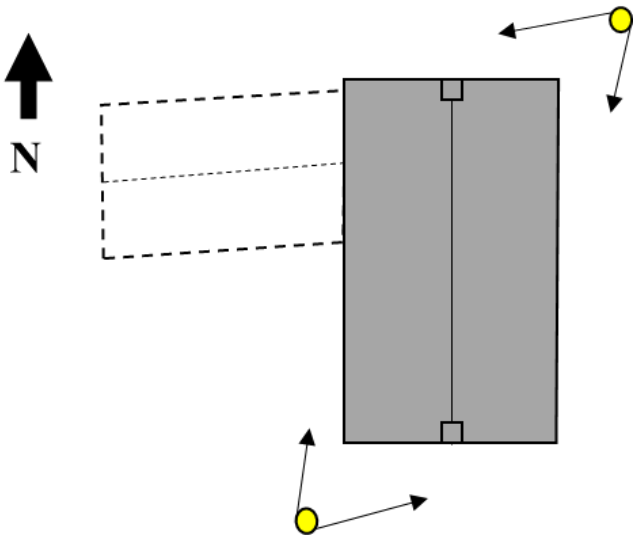

Figure 1. Locations of the surveyors and location of remote detector

The survey was carried out during suitable weather conditions for bat activity with the weather being still, clear and dry after a sunny day with 60% cloud cover and a starting temperature of 15ºC dropping down to 14ºC by the end of the survey. The survey started at 21.23 and continued until 22.38 with sunset being at 21.38.

Bat activity was monitored using an Elekon Batlogger M detector and an Elekon Batscanner stereo.

3.1.2. 2nd emergence survey, 10th August 2021

On 10th August 2021, Simon Barnard and Debra Barnard were positioned on opposite corners of the house so that all aspects could be watched, see Figure 1. The survey was carried out during suitable weather conditions for bat activity with the weather being still, calm and dry with 100% cloud cover and a starting temperature of 18ºC dropping down to 16ºC by the end of the survey. The survey started at 20.39 and continued until 21.54 with sunset being at 20.54.

Bat activity was monitored using an Elekon Batlogger M detector and an Elekon Batscanner stereo.

3.2. Surveyors

3.2.1. Simon Barnard

Simon Barnard is a very experienced bat surveyor with 15 years' experience of carrying out all aspects of professional bat survey work including activity surveys, call analysis and emergence surveys. He has held a Natural England survey licence for more than 10 years, currently being registered on the Level 3 (CL19) and level 4 (CL20) Class Survey Licence. He has been involved in designing numerous mitigation schemes and obtaining European Protected Species development licences for a large range of the species of bat found in the UK and is a registered consultant on Annex's B, C and D on Natural England's Bat Mitigation Class licence. He has a Bachelors and Master's degree in ecology related subjects.

3.2.2. Debra Barnard

Debra Barnard is an experienced bat surveyor with nearly 10 years' experience with the use of bat detectors, undertaking activity surveys and emergence surveys.

4. RESULTS

Before each of the emergence surveys the floor below the eaves was inspected. Prior to the first emergence survey an accumulation of 50 to 60 Common Pipistrelle droppings were found on the floor below the location where one of the bats was seen roosting during the visual survey carried out in 2020. Prior to the second emergence survey 20 to 30 droppings were found in the same location.

4.1. Emergence surveys

4.1.1. 1st Emergence survey, 25th June 2021

The first bat activity noted was from a Common Pipistrelle which emerged from the junction of a gap between a hanging slates and fascia board on the north eastern corner of the house at 21.54. At 21.56 a single Common Pipistrelle was seen to emerge from the southern half of the eastern side of the house from behind the fascia board. Between 21.57 and 21.59 six Common Pipistrelles were seen to emerge from the gap behind the fascia board from the northern half of the eastern side of the house. A 22.02 a single Common Pipistrelle was seen to fly backward and forwards a number of times to the access point behind the fascia board from the northern half of the eastern side of the house with a final Common Pipistrelle seen to emerge from behind the hanging slates on the north western corner of the house at 22.04.

9 Common Pipistrelles were seen to emerge the house during this survey with six individuals coming from a single location, see figure 2.

4.1.2. 2nd Emergence survey, 10th August 2021

The first bat activity noted was from a Common Pipistrelle which emerged from the gap between the row of hanging slates on the western side of the northern gable end at 21.13. At 21.19 a Common Pipistrelle was seen to emerged from the gap behind the row of hanging slates on the eastern side of the northern gable end. Between 21.20 and 21.25 three Common Pipistrelles were seen to emerge from the gap behind the fascia board from the northern half of the eastern side of the house. Single passes by Common Pipistrelles were noted during the remainder of the survey.

5 Common Pipistrelles were seen to emerge the house during this survey, see figure 2.

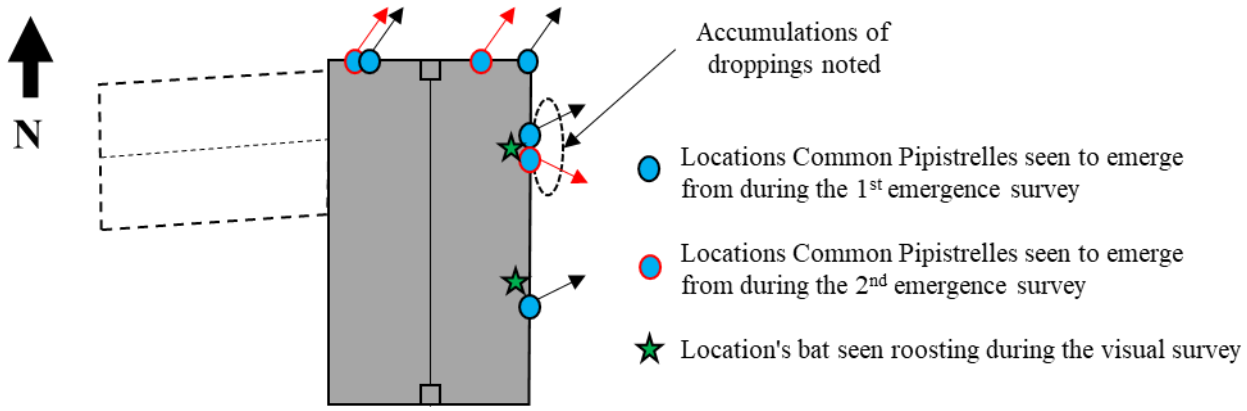

Figure 2. Summary of the location's bats were seen to emerge from during the emergence surveys

4.2. Summary of survey results

The results of the emergence surveys and visual inspections have found that the house is used for regular day roosting by up to 9 Common Pipistrelles potentially, given the location as a maternity roost.

4.3. Status of the roost

4.3.1. Status at local, county and regional levels

Species	UK Conservation Status	UK distribution, population estimate and trends	County occurrence	Local occurrence
Common Pipistrelle *Pipistrellus pipistrellus*	Common	Found throughout the UK 2,430,000 in UK, 1,870,000 in England. Populations believed to be increasing.	Common and widespread	Main bat species found on the Isles of Scilly and known to occur on St Martins.

4.3.2. Status at site level

Common Pipistrelles

Two individuals were seen roosting in the building during the initial visual survey carried out in September 2020 with up to 9 Common Pipistrelles being seen to emerge from the house during the emergence surveys with bats seen to emerge during each survey.

This indicates that this building is used for regular day roosting by a moderate number of Common Pipistrelle potentially given the location as a maternity roost.

Estimated population in any given year: at least 9 Common Pipistrelles

5. PROPOSAL, POTENTIAL IMPACTS ON BATS AND REQUIRED MITIGATION

5.1. Proposal

The proposal is to renew the roof covering on the house.

5.2. Potential impacts

The results of the emergence surveys and visual inspections have found that the house is used for regular day roosting by up to 9 Common Pipistrelles potentially given the location as a maternity roost.

The proposal will result in temporary damage to the roost, in the disturbance of any bats present when the works are undertaken and could potentially result in individual bats being killed or injured.

As the proposed works will result in temporary damage to the roost and in the disturbance of any bats present when the works are undertaken, a Bat Mitigation Licence from Natural England will need to be obtained prior to works commencing. Due to the number of individuals present and its potential to be a maternity roost a Full European Protected Species License will need to be obtained.

5.3. Mitigation

The aim of the mitigation should be to minimise the potential impacts of the works, and any harm or significant disturbance, to bats and ensure that adequate and appropriate roosting provisions are maintained/recreated onsite to allow bats to continue to roost onsite in the same way following the completion of the works as before they commenced, preserving their conservation status.

In this instance, all the existing access points (the gaps between the fascia boards and walls) will be unaffected by the works and all the existing roosting sites will be recreated. As a result, the only impact should be temporary damage and disturbance. The stripping of the roof coverings, in particular along the eaves, will need to be carried out under the direct supervision of the ecologist named on the licence and only Bitumen type 1F roofing felt can be used in areas which will be accessible to bats.

For the duration of the works alternative roosting provisions will need to be provided in the form of the erection of bat boxes onsite. This will need to be in place before the works commence until at least they have been completed, ideally being retained onsite into the long term as an enhancement.

As the building has the potential to be used as a maternity roost works should be timed to avoid the maternity period (May to Mid-September) and as bats on the Isles of Scilly tend to occupy the same roosts all year around the works should avoid the coldest parts of the year when bats would usually be hibernating, Late November to Mid-March.

5.3.1. Exclusions and on-site supervision

Immediately before the works commence onsite, the buildings will need to be carefully inspected for the presence of bats by the ecologist named on the Licence. Any bats that are found will be carefully caught and moved out of harm's way into the bat box erected onsite.

A short briefing will be given to the contractor undertaking the works at the start of the works on the status of the building with regards to bats, the mitigation measures to be followed and implemented and on what to do if a bat were to be found unexpectedly during the works.

Following this, the stripping of the roof coverings, in particular along the eaves, will need to be carried out under the direct supervision of the ecologist named on the licence, any bats found will be carefully caught and moved out of harm's way.

5.3.2. Provision of temporary roosting sites

Suitable alternative roosting provisions will need to be provided for the duration of the works. This will need to be made available to bats from the time the works commence until the works are completed and the roosting sites within the new building are re-available.

This will involve the erection of a bat box onsite. The bat box should comprise one 2F Schwegler Bat Box, or an equivalent. The bat box will need to be erected onto nearby tree or buildings away from the works and at least 3 metres above the ground.

5.3.3. Retention of the existing roosting sites.

All the existing access points (the gaps between the fascia boards and walls) will be unaffected by the works and all the existing roosting sites will be recreated. As a result, the only impact should be temporary damage and disturbance. Only Bitumen type 1F roofing felt can be used in areas which will be accessible to bats.

5.3.4. Timing

As the building has the potential to be used as a maternity roost the works should be timed to avoid the maternity period (May to Mid-September) and as bats on the Isles of Scilly tend to occupy the same roosts all year around the works should avoid the coldest parts of the year when bats would usually be hibernating, Late November to Mid-March.

6. CONCLUSIONS AND RECOMMENDATIONS

The results of the emergence surveys and visual inspections have found that the house is used for regular day roosting by up to 9 Common Pipistrelles, potentially, given the location as a maternity roost. The proposal is to renew the roof covering on the house.

The proposal will result in temporary damage to the roost, in the disturbance of any bats present when the works are undertaken and could potentially result in individual bats being killed or injured.

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7. LEGISLATION

Bats in England have been protected under a number of regulations and amendments but the most up-to-date and relevant are:

- The Conservation of Habitats and Species Regulations 2017
- Wildlife and Countryside Act 1981 (Section 9)

The result of Regulations and Acts is that all species of bat and their breeding sites or resting places (roosts) are protected under law. It is an offence to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat in a way that would affect its ability to survive, breed or rear young or significantly affect the local distribution or abundance of the species
- Intentionally or recklessly disturb a bat at a roost
- Intentionally or recklessly obstruct access to a roost whether bats are present or not
- Damage or destroy a roost whether bats are present or not
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

Through the Conservation (Natural Habitats &c.) Regulations 1994 (this has been updated and consolidated with subsequent amendments by the Conservation of Habitats and Species Regulations 2017 mentioned above) bats were designated a European protected species as part of Europe wide effort to conserve certain plant and animal species.

Any development which is likely to result in the disturbance of a European protected species, or damage to its habitat usually requires a European protected species licence from Natural England. 'Development' is interpreted broadly to include projects involving demolition of buildings, rebuilding, structural alterations and additions to buildings.

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