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DOLPHIN HOUSE

DESIGN, ACCESS & HERITAGE STATEMENT



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Dolphin House,
Dolphin, Tresco, Isles of Scilly,
TR24 OQD

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1.0 Introduction

This Design, Access and Heritage Statement has been drafted to accompany an application for internal and external alterations at Dolphin House. The proposed design is illustrated in the application drawings.

Consent was granted in 2020 for internal and external alterations (P/20/047 & P/20/049). This application provides a much-reduced scheme, while still achieving the same objectives of the previous application.

1.1 Dolphin House and its legal status

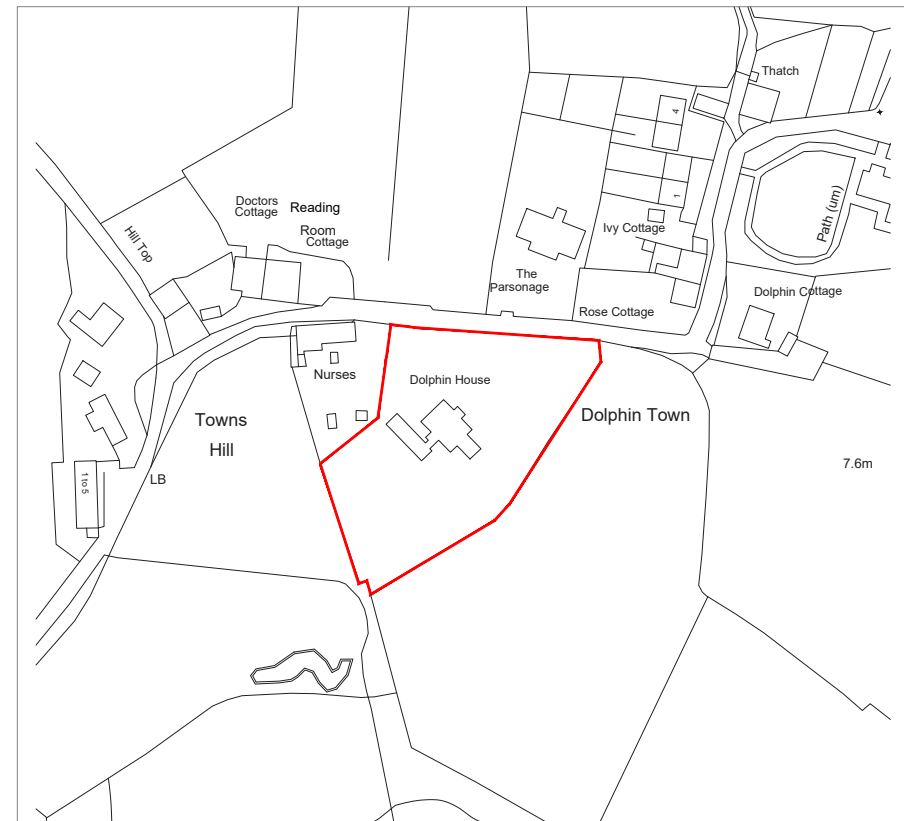
Dolphin House is grade-II listed and it is located in the Isles of Scilly Conservation Area, in the Tresco Character Area, in the local authority area of the Council of the Isles of Scilly. The statutory list description is included in Appendix I.

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

Local authorities are also required to consider the policies for the historic environment as set out in the National Planning Policy Framework. At the core of the Framework is ‘a presumption in favour of sustainable development’, with specific policies relating to the historic environment, which require that a heritage asset should be ‘conserved in a manner appropriate to their significance.’ The Framework defines a heritage asset as ‘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.’

1.2 Report Structure

A brief illustrated history of Dolphin House is included in **section 2**, utilising historic map regression, planning history and site analysis. Based on these findings, a statement of significance has been drafted, which is included in **section 3**. The proposed work is described in **section 4** and a commentary describing the potential impact on the listed building is included in **section 5**. This section includes a policy justification of the scheme in accordance with the relevant legislation, planning policy and guidance.



2.0 Historic Background

2.1. The Isles of Scilly and The Society for Promoting Christian Knowledge

In 1698, a group of four Anglican laymen and one clergyman, Sir Humphrey Mackworth, Colonel Maynard Colchester, Lord Guildford, John Hooke and the Revered Dr Thomas Bray, founded the Society for Promoting Christian Knowledge (SPCK). Their aim was to promote Christian knowledge through evangelical philanthropy and particularly by printing and distributing Christian literature. The work was in reaction to what they perceived as a *'growth of vice and immorality'* in the country.¹ Their early work included the translation of bibles and prayer books into other languages, erecting charity schools and libraries in market towns and poor parishes. Their mission on the Isles of Scilly began in the mid-C18th.

In the book *Two hundred years: The history of the Society for Promoting Christian Knowledge, 1698-1898*, the SPCK's mission on the Isles of Scilly is well documented. In 1752, the Reverend Richard Corbett Hartshorne, Rector of Brosely near Bridgenorth, Salop, who was *'touched therefore with a sense of the spiritual wants of these poor islanders,'*² raised initial funds for the SPCK to start work. The SPCK acknowledged that life on the island was hard and conditions were harsh for the inhabitants. One missionary described that *their 'houses are mean and little better than stables,'*³ and that on *'several of the islands, there were far more widows than women with husbands,'*⁴ because of the many men that drown during piloting.

A special committee was established in 1796 to improve and better establish the mission on the Isles of Scilly. At this stage the society acknowledges that there is not house or boat provided for the missionary but both of which would be provided in the future. At the end of the C18th, two separate ministers were appointed; Rev. David Evens was appointed to Tresco and the Rev. Frederick Crocker was appointed to St Agnes. They both received allowances for lodging on the island until their own houses were built, one of which appears to have been Dolphin House, built in 1799.

The SPCK continued working on the islands into the C19th, until an Act of Parliament in 1836 declared that the islands would fall under the jurisdiction of the Bishop of Exeter.

The Bishop felt that the clergy employed on the islands could no longer be recognised as missionaries. Therefore, the relationship of the society with the islands changed and their work on the islands was brought to a close.

2.2 Augustus Smith and Tresco Island

Augustus Smith acquired a lease of ninety-nine years from the Duchy of Cornwall for the Isles of Scilly in 1834. Smith was required by the Crown to spend £5000 within six years on various improvements across the islands and was prepared to take in hand the management of the schools. Unlike previous absentee landlords, Smith was to make Tresco his home and carried out improvements across the Island. He began building a new house to the east of the ruins of the medieval priory of St Nicholas on Tresco in 1835, which was extended in 1843 and again in 1852-3.

Augustus Smith died in 1872 and was succeeded in his lease by his nephew, Thomas Algernon Dorrien-Smith, who was instrumental in establishing flower-growing on the island to revive the islands' economy in the late-C19th. Dorrien-Smith was succeeded by his son, Major Arthur Dorrien-Smith, who continued augmenting the plant collection with specimens from Australia, New Zealand and South Africa during his military service. Following World War Two, he was succeeded by his only surviving son Lt. Commander TM Dorrien-Smith, who in turn was succeeded by his son in the 1970s, Robert A Dorrien-Smith.

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

2.3 Dolphin House

Dolphin House was built in 1799, as a missionary house for the Society for Promoting Christian Knowledge. The build cost of the house was £400 plus £200 for fixtures and fittings.⁵ The earliest record of the building is shown on the Ordnance Survey map from 1889 [Figure 1]. The main house is labelled as a parsonage, which was associated with St Nicholas' Church, and accessed via a drive from the north, with a secondary route dotted in to the south east and a small outbuilding. The slight step in the primary north east elevation shows the addition of the romantic style porch in the mid-C19th. The map also shows that the service extension on the south east elevation of the main house had been added by 1889. There is a range of 'L-shaped' out buildings to the south west of the house, which, are shown to be linked to the main house, presumably with a lean-to or covered link, as extant today. As drawn on the reconstructed plan, it is likely that this would have originally been a single storey, sitting below the height and a half window onto the original staircase and providing covered access to the outbuildings. An outbuilding is shown sitting separately to the north west elevation and the south corner of the rear elevation appears to step forward, suggesting an extension or lean-to in this location.

The Ordnance Survey map from 1900 shows a more defined outline of the main house and the outbuildings [Figure 2]. The map shows the same access arrangement to the main house. The form of the additions to the original main house are clearly shown; the mid-C19th porch, the single storey lean-to or link centred on the rear elevation, and the extension on the south east elevation and the small extension or lean-to on the south corner of the rear elevation, all added prior to 1889. On site survey work has shown that this lean-to was accessed from the adjacent room; the extant window opening has an infilled lower section, demonstrating that this was previously a doorway.

The lean-to was removed during the C20th but the detail on the Ordnance Survey maps from this period is not sufficient to establish when. The north west range of outbuildings is shown to be deeper in plan than the south east range and return. Dolphin House is shown on the 1909 Ordnance Survey map but the main house and outbuildings are not accurately shown and are depicted as one solid hatch. The house is shown in an aerial photograph from 1938, which shows the two tall chimney stacks and two dormers in the pitch above the primary south east elevation, which also shows the mid-19th romantic



Figure 1 - Ordnance Survey Map 1889 (National Library of Scotland)

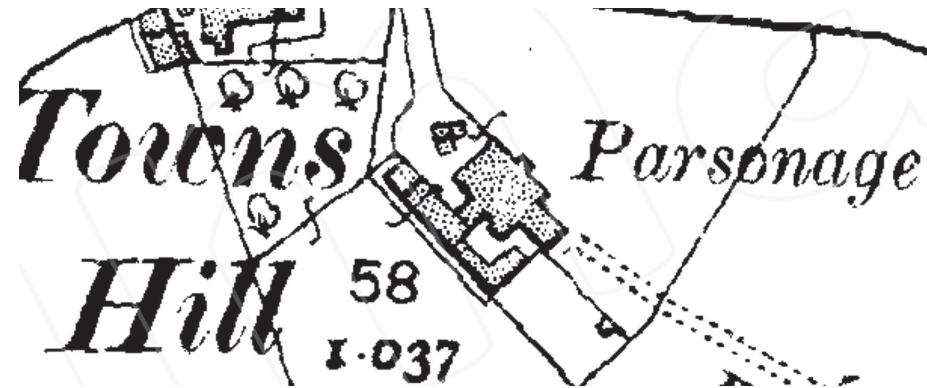


Figure 2 - Ordnance Survey Map 1900 (National Library of Scotland)

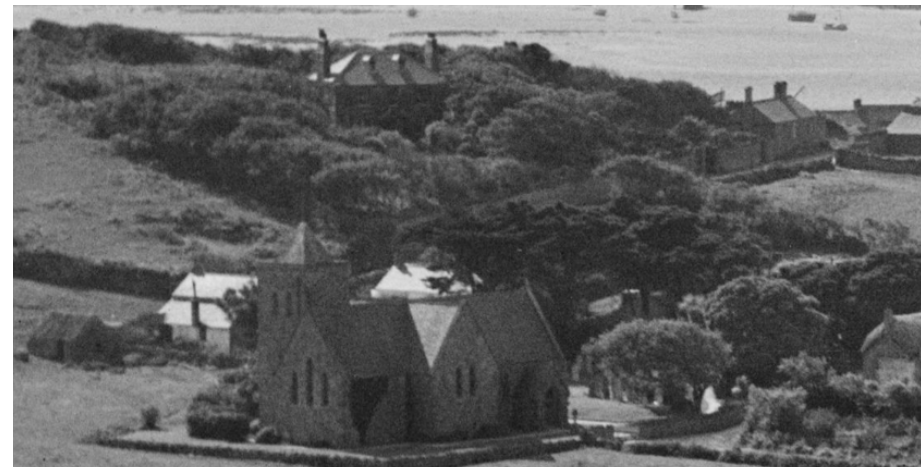


Figure 3 - Aerial photograph from 1938 (Britain from Above)

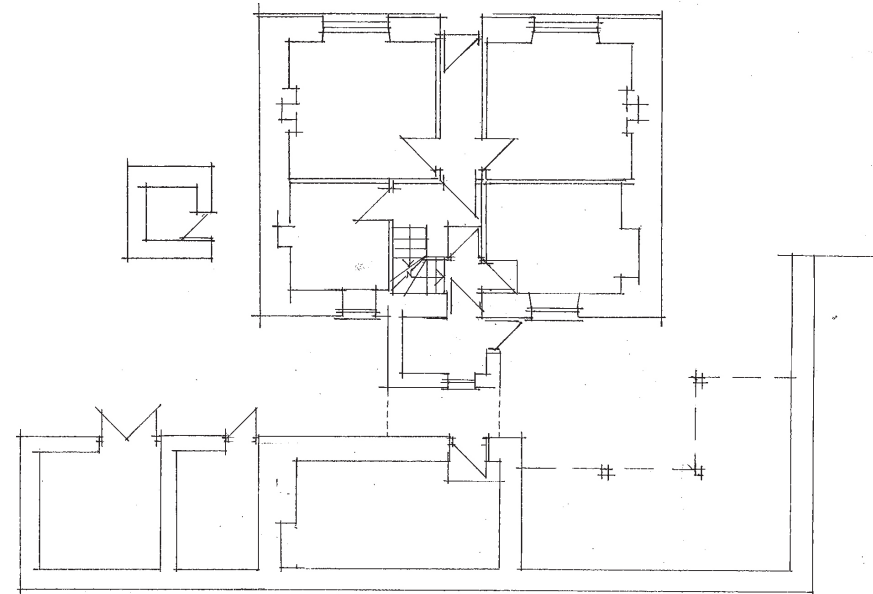
style porch [Figure 3].

The extant attic is very small and awkwardly planned with the modern staircase. Given this, and the encumbered stair arrangement required for access, it is hard to imagine that this space was originally designed and constructed to be occupied, but was instead converted at a later date.

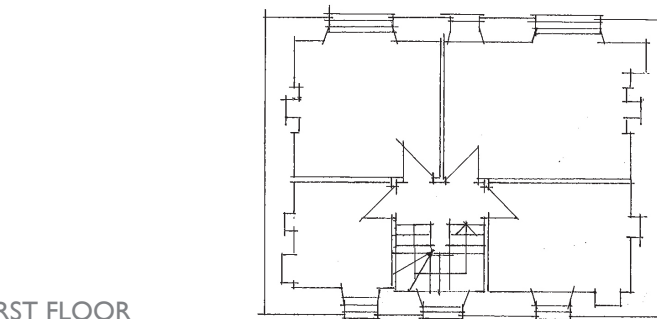
Original plans of the house have not been found but based on on-site survey work, it has been possible to reconstruct the likely layout of the original house [Figure 4], which is a typical plan of a late Georgian house. The ground floor appears to have had four rooms, with a central corridor from the front door to the staircase at the rear and a small single storey porch in the centre of the rear elevation and a half stair landing window above. The first floor would have likely followed the layout below, also with four rooms. The rear of the house was serviced by a series of outbuildings around a courtyard, the south west range as enclosed buildings and the south range as external, covered spaces.

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

BASEMENT



GROUND FLOOR



FIRST FLOOR

Figure 4 - Reconstructed original layout (LHL)

3.0 Site Survey Descriptions

3.1 The Building Exterior

North east elevation (front elevation)

The original primary northeast elevation is granite ashlar, the peripheral bays have large double width windows with voussoir granite flat arch heads **[Figure 5]**. At ground floor there are two over two sashes and at first floor level, two over two central sashes with fixed half-width side lights. The pane sizes and horns indicate that these are C19th replacements and not the original joinery. The three pane sash window above the porch appears to be original.

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

South west elevation (rear elevation)

The original rear elevation is formed of randomly coursed, roughly squared granite, which has been painted in some areas **[Figure 6]**. The original rear elevation has asymmetrically placed sash window openings. Joinery in these openings has been replaced with uPVC imitation sashes. The window at the south end of the elevation was previously a door, now with an infilled section added during the C20th, would have lead onto a small lean-to, also removed in the C20th.

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

However there is not sufficient evidence available to ascertain what form this previous incarnation took.

North west and South east elevations (side elevations)

The original side elevations are formed in randomly coursed **[Figures 7 & 8]**, roughly squared granite, and have been painted in some areas. There are no windows in the side elevations. Each features a substantial chimney breast that occupies much of the elevation. These terminate in granite stacks that have subsequently been extended with red brick, presumably to improve the draw.

The building has been extended on the south east side elevation, with a small single storey masonry wing with double pitched slated roof (not scantle) **[Figure 9]**. This wing is identifiably present on the 1888 map. However, the masonry here is not jointed into the side elevation of the main body of the house, demonstrating that it not original. It is also cruder, with more irregularly sized and shaped stones, particularly on the rear elevation, which perhaps indicates that the extension has been altered or that the less visible rear elevation was built of lower quality.

The roof

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

Outbuildings and Garden

To the rear of the house is a small sunken courtyard, bounded by high walls and outbuildings that retain the land to the south. The 1908 map shows these buildings formerly wrapped around all sides of the rear yard. Now only the NW portion of these buildings remains

[Figure 10]. This is split into three cells, two of which are currently unroofed. A notably large flat granite slab is embedded into the internal masonry of the northwest elevation. A slate lined water tank, used to store rainwater when there was no mains water supply on the island, is still present adjacent to the northeast elevation.

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

3.2 The Building Interior

The front porch

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

The sitting room

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

There is an original radial fanlight centred in the north east elevation, above an original six-panelled door, which has had the two central panels taken out and glass added. This would have been the original front door. Opposite, there is an original six panelled door onto the stair hall. Throughout the room there is modern coving and carpet.

There is a large opening in the south west wall that opens onto the kitchen, with a modern architrave. There is a modern stone, bolection style fireplace with a raised hearth on the south east elevation. There are pairs of two over two sash windows, with a central mullion, which are C19th replacements. The architrave, panelled reveals, apron and soffit are original **[Figures 11 and 12]**.

The kitchen

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

Bedroom 1

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

Dining room (south eastern service wing)

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

WC and hall

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

2.1.2 First Floor

Bedroom 2

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

Bedroom 3

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



Figure 5 - Front elevation of Dolphin House (LHL)



Figure 6 - Rear elevation of Dolphin House (LHL)



Figure 7 - North west elevation of
Dolphin House (LHL)



Figure 8 - South east elevation of Dolphin House (LHL)



Figure 9- South east service extension & Figure 10 - Outbuildings in the courtyard behind Dolphin House (LHL)



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



Figure 12 - South east service wing interior (Tresco Estate)



Figure 11 - Ground floor sitting room looking north west (Tresco Estate)



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



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

lobby and bathroom were added.

Bathroom

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

Ensuite

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

Bedroom 4

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

2.1.3 Staircase and attic

Staircase

The timber staircase is modern from the ground floor to the attic and appears to date from the mid-to-late C20th [Figures 16, 17, 18, 19 and 20]. The staircase has an awkward junction to access the half landing bathroom in the rear extension and a landing above, to access the attic, which cuts across the original opening of the stair light. The current staircase form does not likely reflect the form of the original staircase.

Attic

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

4.0 Assessment of Significance

4.1 Dolphin House Assessment of Significance

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

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

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

- The principal granite ashlar north east elevation, including the fenestration pattern, albeit with later C19th replacement windows
- The scantle roof, dormers and chimney stacks
- Areas where the original plan form at ground and first floor, are retained although compromised by the previous removal of partitions and the original staircase

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

- The porch, with large rounded granite boulders and raked back pointing, as an example of a romantic style mid-C19th addition, likely under the auspices of Augustus Smith (Lord Proprietor of the Scillies 1834 – 1872)
- The roughly coursed square granite side elevations

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

- The roughly coursed square granite rear elevation, compromised by modern

uPVC glazing and areas of painted granite

- The 19th century south east extension, which is not jointed into the elevation of the original house and altered, and is built of cruder, irregularly sized stones
- The range of outbuildings that retain the land to the south, which are split into three cells, two of which are currently unroofed and provide an opportunity for enhancement
- The extant courtyard perimeter wall that would have formed the rear wall of the south east range of outbuildings

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

- The rendered rear closet wing, which has been previously altered, indicated by the irregular parapet, ad hoc openings and blockwork. The projecting parapet on one side houses satellite + TV equipment
- Modern bathroom and kitchen fixtures and fittings throughout the house

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

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

4.2 Setting of the Listed Building and The Conservation Area Context

The Isles of Scilly are unusual, as there is one single conservation area, under the jurisdiction of the Council of the Isles of Scilly. The conservation area is divided into five-character areas, one of which is for the island of Tresco. Tresco is the second largest island to St Mary's and roughly has a linear north / south orientation.

The island is characterised generally by sandy beaches and coastal dune systems, with dramatic cliffs at its northern end. The island has the remains of two important castles; the remains of King Charles's Castle and the prominent round tower of Cromwell's Castle. The heathy headland gives way to the centre of the Island, where there are the two small hamlets of New Grimsby and Old Grimsby, stretching from the west to east coasts. The great pool, a long linear lake surrounded by marshes, almost divides the Island in two. Beyond, at the southern end of the island, is Tresco Abbey and houses built into the ruins of the abbey by Augustus Smith, begun in 1835. The house and landscape are sheltered by woodlands and the gardens were developed by successive generations of the family.

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

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



Figure 16 - Ground floor stair hall



Figure 17 - Staircase ground to half landing and access to rear extension



Figure 18 - View to first floor landing with half landing to the attic above



Figure 19 - First Floor Landing



Figure 20 - Staircase to attic

5. Proposed Alterations

The proposed scheme is much reduced in scope when compared to the 2020 consent but the objective of the application remains the same; to provide enhanced accommodation, while conserving and enhancing the historical significance of Dolphin House, and to undertake much needed repair works to the Grade II listed building. Figures 21 to 26 show a comparison of the survey drawings, the consented 2020 scheme and the current scheme.

The proposed alterations would be still restricted to the single storey side extension and rear elevations, where the visual impact of the proposals would be mitigated by the way the original dwelling is cut into the hillside. The principal northeast facing elevation still remains entirely unchanged, as would the principal rooms at the front of the house. The resultant dwelling would still maintain the historic character of the building, be more energy efficient and sustainable and improve the accessibility of the house.

5.1 Reduced Scheme

There are three key areas where the current application is different to the 2020 consent; the alterations to the rear closet wing and outbuildings, the staircase and the south east extension.

As consented in 2020, it is still proposed to remove the rear closet wing extension. However, it is no longer proposed to introduce a two-storey link and extension to the rear elevation. The proposed work to the rear elevation is much reduced in scale and seeks to only introduce a single storey link at ground floor, which would provide a rear entrance and connect the main house with the existing outbuildings. Where a door was previously proposed to provide access at first floor, a window is now proposed to be reinstated to the staircase. To the west corner, it is now proposed to retain the two window openings (one at ground and one at first floor) and replace the uPVC windows with traditional sashes.

The existing staircase would be retained from ground to first floor and removed from first to second floor, with occasional access to the attic provided via a hatch (as previously

proposed).

The proposed south east extension is reduced in scale, part retaining the existing rear elevation and rebuilding the north east and south east elevations. This allows the existing doorway from the main house to be retained, with no addition openings formed in the original south east elevation of the house. In addition, this allows the existing granite courtyard retaining walls to also be retained. The proposed south extension would still accommodate a kitchen and dining space.

At ground floor, a partition would be reinstated to create a separate room to the north, accessed via a new doorway formed off the stair hall. The west bathroom remains unchanged. To the east room, the large opening to the rear room would be reduced, partially reinstating the plan form. A large opening is no longer proposed to access the rear room off the stair hall, instead a smaller door is proposed to be introduced.

At first floor, the proposed work to the south bedroom remains the same; to remove the modern lobby and reinstate a door off the stair landing. Two doors are still proposed to be formed to access the front bedrooms and the existing bathroom becomes an ensuite. The north west bathroom is now proposed to be a family bathroom, access via a new opening off the stair landing, in the location of a previous opening.

To the outbuildings, it is still proposed to introduce a door in the south east elevation and reinstate the two missing roofs. In the north east elevation, it is proposed to turn the middle door into a window.

As with the 2020 consent, the scattle roof, which is in need of repair, would be lifted and re-laid over new felt. Insulation between rafters would be upgraded with a breathable mineral wool from above. uPVC windows throughout would be replaced with timber slim double-glazed sash windows that replicate the profiles of those on the primary elevation.

5.2 Sustainability Assessment

As with the 2020 consented scheme, the proposals have been developed to include a range of strategies to achieve sustainability in construction and in the building's ongoing use.

5.2.1 Embodied Energy In Construction

A considerable proportion of a building's carbon footprint is attributable to the manufacturing and transportation of building materials. To minimise this, the works would be primarily constructed from reclaimed material available on site and around the island.

New external elements would be constructed in long lasting materials and installed with robust detailing that are capable of withstanding the marine environment. Improved lifespan ensures a better return on the energy expended in construction. The specification would be developed with reference to the BRE Green Guide to Specification to evaluate the environmental credentials of the materials procured from further afield.

5.2.2 Heat Loss and Energy use

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

5.2.3 Renewable Energy Sources

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

An additional stove would allow the property to be heated using fuel from local and

sustainable sources. This is particularly effective to top up the heating in the winter when efficiency of the air source heat pump is reduced. The scheme as whole would be also sustainable in the broader sense; supporting the economy of the Islands and providing work for the people who live there.

5.3 Access

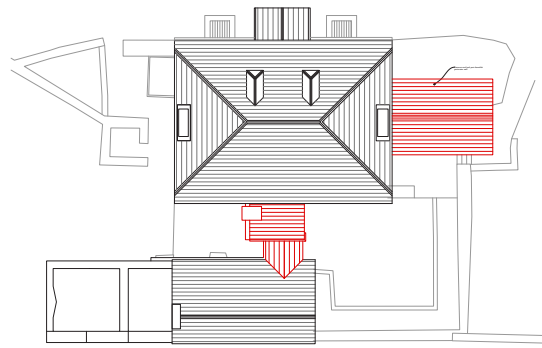
Outside:

The existing access arrangement would remain the same; the lanes and driveway would be used to access the plot. The absence of cars on Tresco creates a safe, peaceful and refreshing environment and reduces emissions. For less mobile guests, golf buggies or mobility scooters can be hired, but most visitors hire bicycles or walk. The existing yard provides space for a golf cart to turn and park, and to unload adjacent to entrance door. The replacement roof on the outbuilding would provide covered space to park store bicycles. Tresco's emergency services would have sufficient existing capacity to deal with the modest increase in scale of this property.

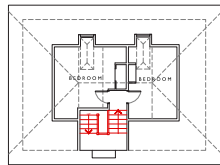
Inside:

Internally the modifications would comply with Part M of the Building Regulations as a minimum standard. The following improvements have been made to improve the overall accessibility of the dwelling:

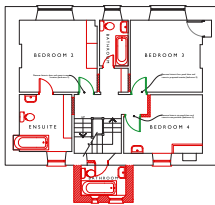
- New doorways would have improved clearance - The front door would have a level threshold – The dwelling would have a reduced number of level changes across the ground floor.
- New glazed screens in the kitchen would be floor to ceiling, ensuring views out for seated occupants.
- New services would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



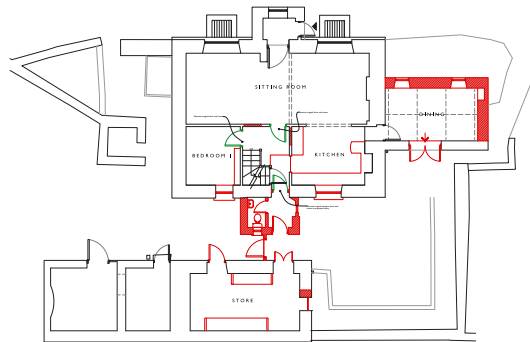
EXISTING ROOF PLAN



EXISTING ATTIC PLAN

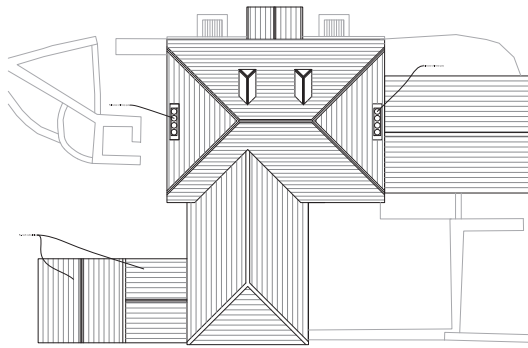


EXISTING FIRST FLOOR PLAN

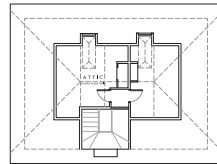


EXISTING GROUND FLOOR PLAN

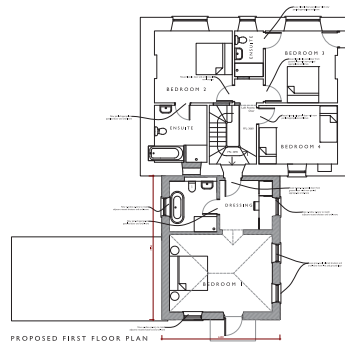
Figure 21 - Existing Plans 2022



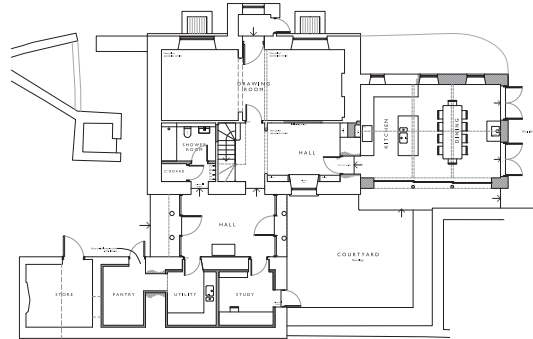
PROPOSED ROOF PLAN



PROPOSED ATTIC PLAN

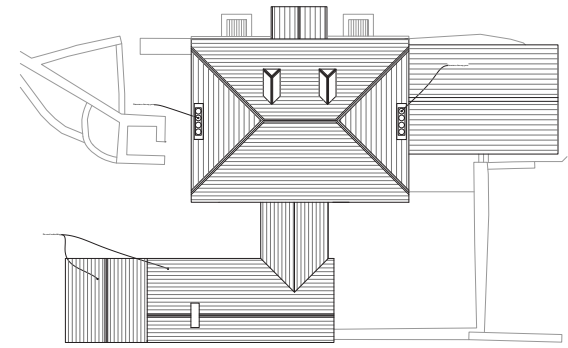


PROPOSED FIRST FLOOR PLAN

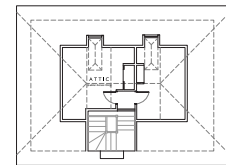


PROPOSED GROUND FLOOR PLAN

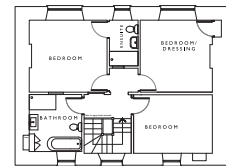
Figure 22 - Consented Plans 2020 (P/20/049)



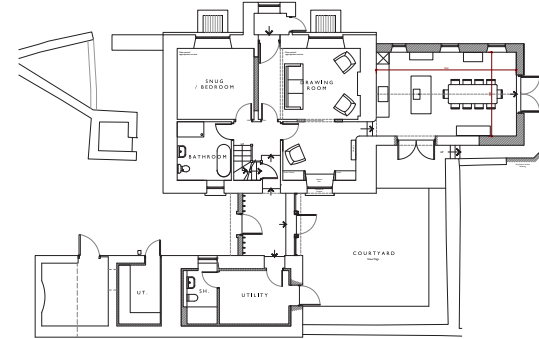
PROPOSED ROOF PLAN



PROPOSED ATTIC PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

Figure 23 - Current Application Proposed Plans

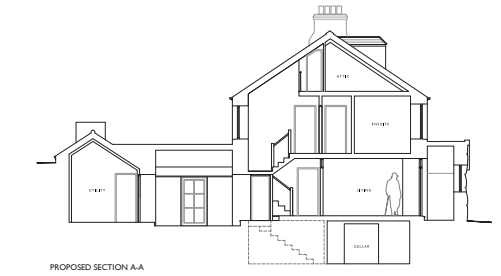
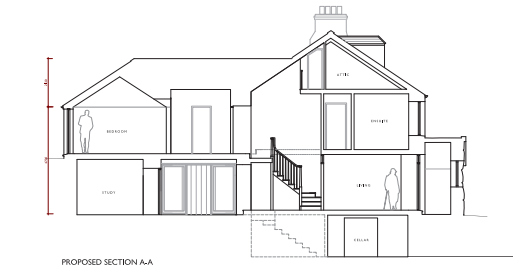
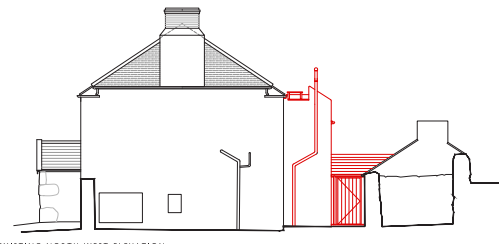
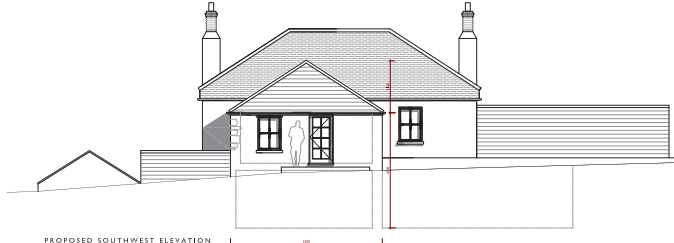
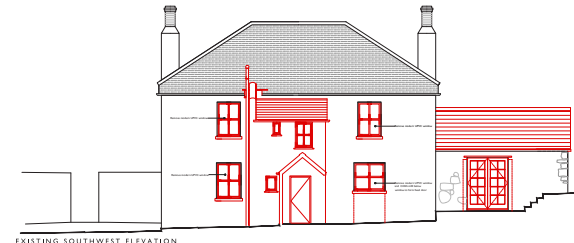
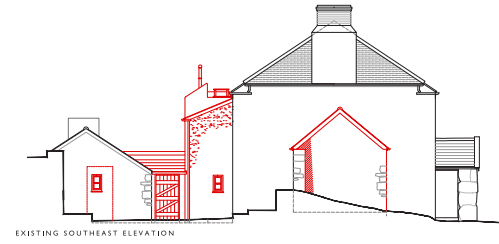


Figure 24 - Existing Elevations & Sections 2022

Figure 25 - Consented Existing Elevations & Sections
2020 (P/20/049)

Figure 26 - Current Application Proposed Elevations
& Sections

5.0 Impact Assessment

Impact on the Historic Building

The proposed alterations are much reduced in scale when compared to the 2020 consented scheme. As the two-storey link and extension to the rear have been omitted, the two windows to the rear elevation would not be blocked or altered and would have traditionally detailed timber sashes reinstated, providing a modest enhancement. The proposed ground floor link would be in keeping with the rear outbuildings and the overall hierarchy in the building would be maintained. Plan form would be reinstated at ground level and a window would be reinstated in its original location onto the staircase.

As with the 2020 consent, the proposed alterations are restricted to the rear elevation and south east extension, areas that have previously been altered or are not of a high significance. All areas and elements of a high significance, including the principal elevation and the remaining plan form, would be maintained. Detracting elements, such as the uPVC windows and poorly detailed modern joinery would be replaced with traditionally detailed timber doors and windows, providing a modest enhancement.

The altered south east service range would be slightly reduced in scale, retaining the walls and ground levels to the rear; allowing the existing internal door way to be used, negating the need for a second door to be formed in the original south east gable wall of the house. The proposals do require the front elevation of the south east service range to be demolished and rebuilt. However, it is not considered that this work would cause any harm to the significance of the listed building, as the consented scheme included the part demolition and rebuilding of this elevation, reusing the stone. The current proposals would do the same, maintaining a step back to the north east elevation and therefore subservient appearance, with smaller sash windows being proposed to emphasise this relationship.

Local Policies

The building has an established use as a holiday cottage. It has not been significantly altered in approx. 30 years. The changes proposed are in accordance with Tresco Island's policy of improving the quality of the existing building stock and accommodation. The draft local plan, which is out for consultation, encourages flexible tourist accommodation of this sort.

The standard of accommodation within the dwelling would be substantially improved. The changes improve the internal accommodation in accordance with Nationally Described Space Standards. The accessibility of the property would also be improved.

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

Responding to the changing expectations of the market, the revised scheme still delivers the aspirations of the Destination Management Plan (Islands Partnership). Improving the quality and balance of properties on offer maintains and enhances the economic activity of the island, benefiting the Isles of Scilly as whole. Therefore, the scheme aligns with the relevant local policy.

National Policies

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

Conclusion

The dwelling would be more energy efficient and sustainable as a result of the proposed work and the proposals would improve the accessibility of the house. Although reduced in scale, the revised scheme would still achieve the objective of achieving high quality and enhanced accommodation, whilst better conserving and enhancing the significance of Dolphin House than the extant scheme.

In the context of the consented 2020 scheme, the proposed scheme would have less of an impact on the listed building through fabric removal and a considerably reduced impact on the setting. The proposals align with both local and national policy and are therefore considered to be acceptable.

Appendix I - Listing Description

Grade: II

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

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

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

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

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

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

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

Listing NGR: SV8909315352

Historic Photograph - Britain From Above

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

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

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

Appendix IV - Planning History

Received from the Council of the Isles of Scilly

Application No,	Description	Date
P.0410	Permission granted for an extension to the rear of existing house	30.04.1963
P.1672 & P.1688	Permission granted for the erection of a bungalow in the grounds	13.12.1977
P.3679	Use of existing building as seasonal accommodation	11.07.1994
P/20/049	Internal alterations to the original house, a two storey rear extension to replace a C20th service tower, and the enlargement of the existing south eastern wing.	13.11.2021
P/20/047	Internal alterations to the original house, a two storey rear extension to replace a C20th service tower, and the enlargement of the existing south eastern wing	09.12.2020

Appendix II -Sources and Bibliography

Allen W.O.B, M.A, & McClure Edmund, M.A, *Two hundred years: the history of The Society for Promoting Christian knowledge 1698-1898* (London, 1898).

Ordnance survey maps – National Library of Scotland

Endnotes

- <https://www.lib.cam.ac.uk/collections/departments/manuscripts-university-archives/significant-archival-collections/society-0> (accessed 20.10.2020)
- Allen W.O.B, M.A, & McClure Edmund, M.A, *Two hundred years: the history of The Society for Promoting Christian knowledge 1698-1898* (London, 1898). P.375
- Ibid., P.377
- Ibid., P.377
- <https://historicengland.org.uk/listing/the-list/list-entry/1376770> (accessed 20.10.20)