

PLANNING APPLICATION FOR DEMOLITION IN A CONSERVATION AREA –

HERITAGE STATEMENT & IMPACT ASSESSMENT

STEAMSHIP HOUSE, HUGH STREET, HUGH TOWN

Site Address:

Steamship House
Hugh Street
Hugh Town
St Mary's
TR21 0LJ

1. What heritage assets are potentially affected by the proposals?

The site falls within the Isles of Scilly conservation area.

2. Proposed Works

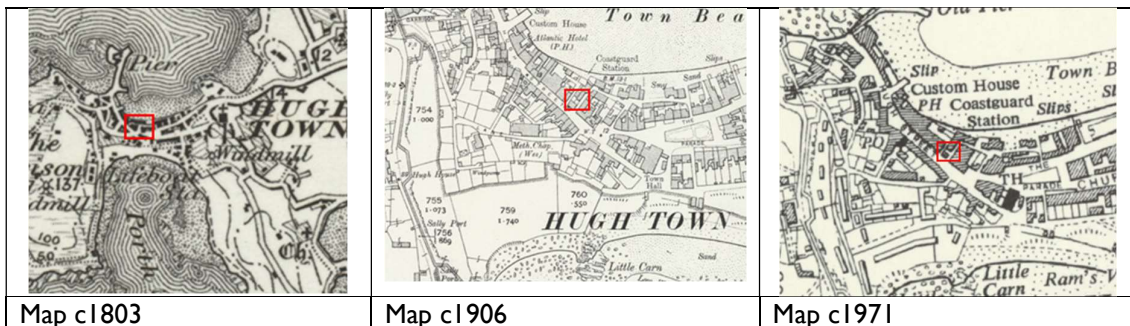
Change of use from ground & upper floor commercial and second floor extension to create two no. C3 residential units (retaining existing ground floor street frontage commercial area).

3. Pre-Application Advice

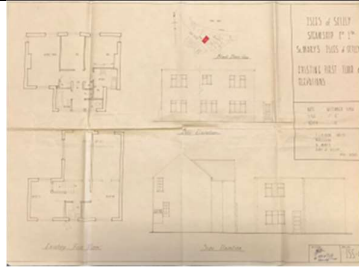
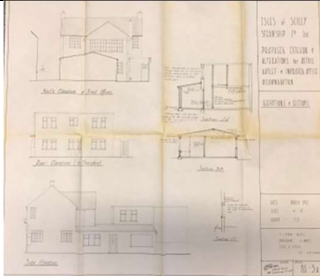
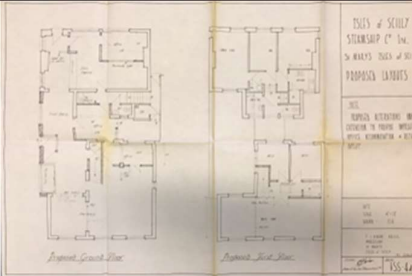
Pre-Application with Isles of Scilly Planning Department – Lisa Walton PA22/074. Advice was given that the proposals in principle accord with the local development plan.

4. What is known about the affected heritage asset

The application site falls within the Isles of Scilly conservation area which was created in 1975 when the whole of the Isles of Scilly was designated as a conservation area.



Having reviewed historic maps, they would suggest that there has been a building on the site from as early as 1803. The maps also show the 'Hugh Street' element of the site has been there from at least c1906 with various forms of building behind shown in c1906 and c1971 which differ to the current building form & footprint.

		
Plan from 1984	Plan from 1987	Plan from 1987

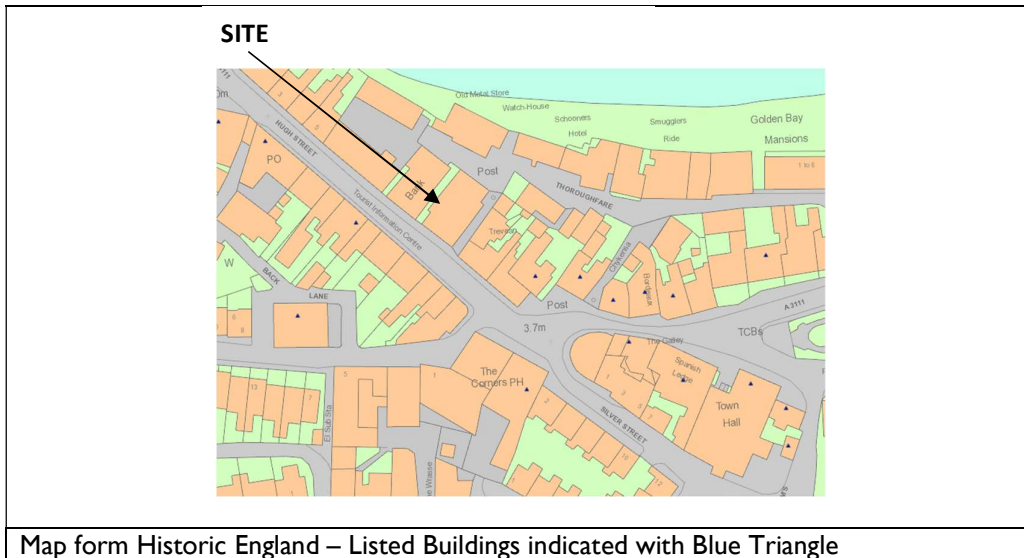
Review of plans supplied by the applicant show 2 no. buildings on the site in 1984 – the rear of which is consistent with the existing building now located on the site. This differs from what was shown on the map from 1971 suggesting that this part of the building was constructed between these two dates.

The plans from 1987 are an application pack for the extension that links the historic building on Hugh Street to the 1970s/80s rear extension.

		
Photograph of original 'Hugh Street' building	Photograph of 1970s/80s rear extension.	Photograph of 1987 extension.

5. What is important about the affected heritage asset – 'the significance'

As previously stated, the application property is not a listed building and is not part of a terrace with listed buildings.



The 'Hugh Street Building' is of a high quality in terms of its architecture and forms part of the Hugh Street commercial Street Scape and uses materials such as the granite and render façade used elsewhere on the street. This can be considered as the 'Heritage Asset' on the application site.

The extensions to the rear are of poor architectural quality and are not a 'Heritage Asset'.

It is noted that the application site/building is NOT referred to in any of the 'Scilly Historic Environment Research Framework (SHERF)' documentation.

6. How will the proposals impact on the significance of the heritage asset and their setting?

The proposals are for works to the rear extensions of the property only and do not impact on the Hugh Street building. The proposals are not visible from Hugh Street which is the import frontage. Therefore, there is considered to be NO IMPACT on the setting of the heritage asset.

The proposals can be viewed from the rear and from across the harbour, however given the design and proposed materials the impact on the setting of the Heritage Asset is considered to be positive.

7. How has the proposal been designed to conserve the significance of the heritage asset and their setting?

As noted above, the proposals are to the rear of the application site and are not visible from Hugh Street.

The works to the facades facing onto the thoroughfare and laneway to the east are considered to improve the aesthetic of the building with the rationalisation of the windows and the use of hung slate relates to the local vernacular rather than the hotchpotch of windows currently insitu and the vast swathes of poorly maintained render.

The proposed extension is set back from the existing footprint and fits within the existing roofscape as viewed from across the harbour (please refer to the Design & Access Statement submitted as part of this application). The materials selected fit in with those of the local vernacular.

8. Conclusion

Having reviewed the historic documentation available illustrating that historically there has always been a 'front' & 'rear' element to the application site and that the proposals are for works to the 'rear' element only – which is considered to be of poor architectural quality – the following conclusions can be made:

- There is no impact on what is considered to be the 'Heritage Asset' fronting onto Hugh Street.
- There is a positive impact on the non-heritage asset which can be viewed from the Harbour.

December 2022