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By Lisa Walton at 3:57 pm, Apr 28, 2023



Darren Law
Architecture

Heritage, Design & Access Statement

Bishop & Wolf
Hugh Street
Isles of Scilly
TR21 0LL

St. Austell Brewery

27th April 2023

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This statement has been prepared to support a Listed Building and Planning Application (retrospective) to the Council of the Isles of Scilly for internal alterations to form staff accommodation at The Bishop and Wolf Public House, Hugh Street, St Mary's, Isles of Scilly TR21 0LL on behalf of St. Austell Brewery

Planning Context

The National Planning Policy Framework (NPPF) states at paragraph 128 that:

'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'.

Site Appraisal

The Bishop and Wolf is a public house situated between Hugh and Silver Street on St. Marys within the Isles of Scilly.

Situated over 3 floors with the primary bar area on the ground floor level within the original part of the building together with male and female toilets and staff accommodation in extensions to the rear.

At First floor level was a secondary, unused bar/dining area with office within the original part of the building, commercial kitchen and further staff rooms in first floor extensions again to the rear.

The second floor is within the roof space of the original building, formally a managers accommodation but being used currently as further staff accommodation.

The original building was formerly a single dwelling prior to being converted to a public house and then extended at the rear following the conversion.

The property is Grade II Listed and is local historical importance being one of the earliest, surviving houses on the island however the internal arrangement has been extensively remodeled with most of the original architectural being limited to the external façade, mainly to the front.

Existing Photographs



Google Earth Image

Image of application site

Listing Entry



Front Elevation



Rear Elevation showing extensions

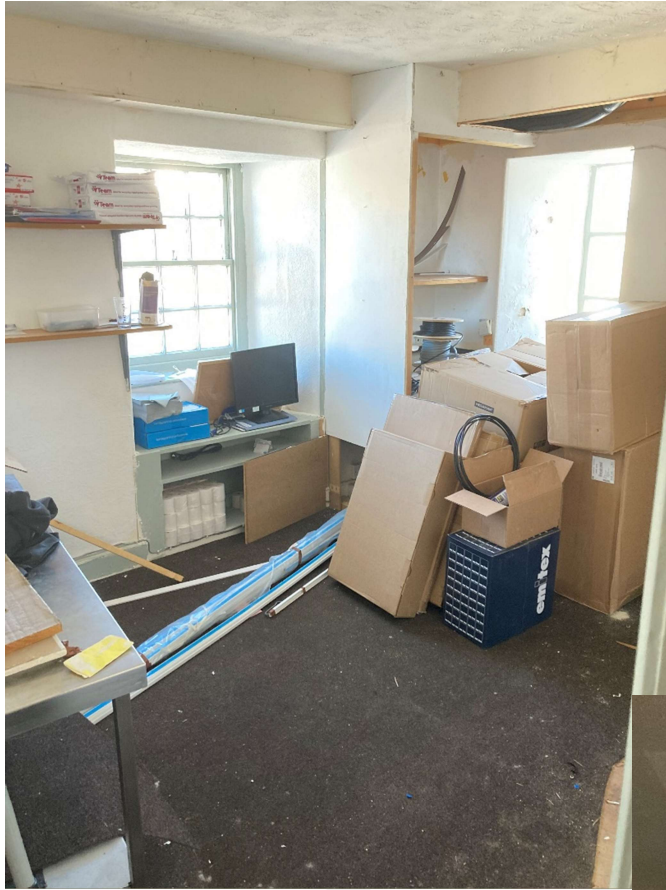


Image of office at first floor in original part of the building prior to works



Image of secondary bar area at first floor in original part of the building prior to works

Planning History

App. No.	Description	Date
P.0217	Approval of planning permission for alterations to existing building in order to convert to public house with managers flat above	1960
P.0415	Approval of planning permission for an extension to cocktail bar onto flat roof	08.02.1963
P.0473	Approval of planning permission for the erection of store and garage at rear of existing pub	07.01.1964
P.1799	Conditional approval of planning permission for alterations and improvements to existing store at rear of public house	22.05.1979
P.2853	Conditional approval of planning permission for the provision of a first floor rear extension for utility and staff room	05.01.1989
P.2960	Conditional approval of planning permission for the provision of a rear ground floor extension for use as a pool room	18.07.1989
P.2965	Conditional approval of planning permission for the provision of a connecting (fire escape) bridge at rear elevation	26.09.1989
P.5399	Conditional approval of planning permission for the extension of staff accommodation	09.01.2006
P.5400	Conditional approval of listed building consent for the extension of staff accommodation	09.01.2005
P/08/004	Conditional approval of listed building consent to remove new raised stage adjacent to entrance, block toilet door, demolish internal wall at rear to create a restaurant, servery and toilets with a new patio door at the rear.	08/02/2008
P/08/005	Conditional approval of planning permission to remove name boards to reveal windows, new window on SE elevation and move entrance door	08.02.2008
P/09/068	Conditional approval of planning permission for the retrospective erection of two sheds at the rear of the property	03.08.2009
P/09/069	Conditional approval of listed building consent for the retrospective erection of two sheds at the rear of the property	03.09.2009

Listing Entry

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1328843

Date first listed:

14-Dec-1992

List Entry Name:

THE BISHOP AND WOLF PUBLIC HOUSE

GV II

House, now public house. Built c1700 for Thomas Ekins, first land agent of the Godolphin Estate, resident on the Islands from 1683. Coursed granite rubble, with front of dressed and coursed granite; gabled scantled slate roof; granite end stacks. Originally of central-staircase plan, remodelled C20. 2 storeys with attics; 5-window first-floor range. Ground floor has full-length bay window with pilasters dividing glazing-bar windows and doorway to right, by Geoffrey Drewitt 1952. First floor has keyed lintels over horned 6/6-pane sashes. Two hipped roof dormers with slate-hung cheeks and similar sashes. Interior: ground-floor remodelled mid C20. One of the earliest surviving houses on the islands and of historical interest as the house of the first land agent. (P Laws: The Buildings of Scilly: Redruth: 1980-: 14).

Listing NGR: SV9026810517

Proposals and Need

Historically it has always been difficult to attract seasonal staff to the islands partly due to a shortage of temporary housing for the workers this has been further compounded following the effects of Brexit and then the global pandemic.

To ensure the sustainability of the business and to attract seasonal workers the operators made internal alterations to the unused secondary bar/dining area to provide additional staff accommodation. The accommodation will be used for the Bishop and Wolf and The Atlantic Inn and Hotel which is another premises owned by St. Austell Brewer which is nearby to the application site.

As well as the staff bedrooms a shower room serving 3 of the bedrooms and an ensuite shower room serving the 4th bedroom and 2 staff kitchen areas. The office area will be relocated within the commercial kitchen area.

Design and Appearance

No work has taken place externally. No structural alterations have taken place. The new partitions are constructed of lightweight stud partitions.

Amount/Scale

The works relate to the first floor area of the application site totaling 94sq.m

Access

Access to the first floor will be via an existing internal staircase. Fire escape access is also via an existing arrangement of an external fire escape stair to the rear of the application site.

Schedule of Works

Form new stud partitions as detailed on drawing 1763-22-010A existing joinery items (skirting boards) retained in situ with new partitions scarfed around

New flush ply / painted doors in softwood frames.

Existing skirting boards and architraves retained with 125mm bullnosed skirting boards and 50mm architraves to new partitions and door frames

Ceiling to floor above to be over boarded in Fireline or wallboard as noted on drawing 1763-22-010A with fixing through the existing Gyproc boarding into joists.

Former office and shower rooms to be clad with whiteroc hygienic board with contact adhesive onto existing Gyproc boarding

New electrical cabling within new partitions and into surface mounted trunking where instances of crossing any original walls.

Existing drainage runs and ventilation ducts have been utilized.

Impact on Historical Asset

As mentioned above works have already taken place and this application is for retrospective approval.

The new partitioning is lightweight in construction and non-structural with any historical features left intact and can easily be removed if reinstatement is required to re-convert the area into one large space again.

Any over boarding is over existing Gyproc linings