

RECEIVED

By Liv Rickman at 2:29 pm, Sep 24, 2025



DUCHY *of* CORNWALL

Design and Access Statement



Veronica Lodge
Garrison
St Mary's
Isles of Scilly
TR21 0LS

September 2025
Revision A



Design and Access Statement – Veronica Lodge

Quality Audit			
Ref.	Name	Signed	Date
Prepared	Ian Raspison		
Checked	Greg Lean		
Approved	Greg Lean		

Revision Register			
Rev.	Date	Notes	By
/	.	.	.

Contents		
Section	Title	Page
1.0	Terms of Reference	2
2.0	Introduction	3
3.0	Site and Context Analysis	4
4.0	The Development Proposal	4
5.0	Design Rationale	5
6.0	Heritage Impact Assessment Conclusion	7
7.0	Access and Highway Issues	8
8.0	Sustainability and Site Waste Management	8
9.0	Summary	9



Design and Access Statement – Veronica Lodge

1.0 Terms of Reference

1.1 Applicant details:

Mr Karl Taylor
Duchy of Cornwall
Restormel Estate Office
Lostwithiel
Cornwall
PL22 0HN

1.2 Agent details:

Ian Raspison
Duchy of Cornwall
Restormel Estate Office
Lostwithiel
Cornwall
PL22 0HN

01579 343149
iraspison@duchyofcornwall.org

1.3 Site address:

Veronica Lodge
Garrison
St Mary's
Isles of Scilly
TR21 0LS



Design and Access Statement – Veronica Lodge

2.0 Introduction

2.1 This design and access statement has been produced by the Duchy of Cornwall in support of the accompanying planning application for the refurbishment of Veronica Lodge.

2.2 This statement should be read in conjunction with the following;

- The completed planning application form and ownership certificates.
- Site Location & Block Plan as existing
- Existing Floor Plans
- Existing Elevations
- Proposed Floor Plans
- Proposed Elevations
- Proposed Block Plan
- Window & Door Schedule
- Heritage Statement & Impact Assessment
- Ecological survey



Design and Access Statement – Veronica Lodge

3.0 Site and Context Analysis

3.1 Analysis of the Site

Veronica Lodge is located on the Garrison, adjacent to Hugh House, to the west of Hugh Town. The principle front elevation of Veronica Lodge faces East.

The application site measures approximately 0.27 acres and comprises of a 4 bedroom Grade II listed dwelling. To the South of the application site is Hugh House, owned by the Duchy of Cornwall and incorporates its offices.

Veronica Lodge was built in the late 18th century for the Garrison Commander and has evolved to present day with 19th and 20th century alterations.

There is a garage at street level and then a pedestrian footpath leads up to the property.

3.2 Analysis of the Surrounding Context

The Garrison walls and defence structures are Scheduled Monuments.

Veronica Lodge and Hugh House are both Grade II Listed buildings.

The Star Castle is Grade I Listed and lies approximately 160 metres North West of Veronica Lodge.

3.3 Planning History

The Duchy of Cornwall previously obtained planning and listed building consent for the proposed refurbishment of this property in 2021– ref P/21/055/HH and P/21/056/LBC and are now in a position to progress with this planned refurbishment. The previous consent has since lapsed and this revised application includes creation of a new independent access to North Flat of Hugh House through Veronica Lodge garden and to remove the cementitious render to all elevations of the property, exposing the dressed granite façade as evidence in archive photographs.

4.0 The Development Proposal

The property is currently unoccupied and is in need of significant refurbishment both internally and externally along with thermal efficiency upgrade.

Prior to becoming vacant in 2020, the property had been used as a private residence offering B and B accommodation and has seen 20th century internal modifications such as creation of small ensuite to Bedroom 2 to facilitate this use.

The existing porch structures to the front and rear elevations are both in a very poor state of repair. Both structures are later additions to the original dwelling as outlined in the Heritage Impact Assessment. It is proposed that the front elevation porch is rebuilt, retaining its granite



Design and Access Statement – Veronica Lodge

plinth and form albeit with some minor design changes and relocation of door. The late C20 rear elevation porch structure will be demolished.

The proposal seeks to make some amendment to the internal layout of the dwelling. The existing plan form comprises of 3 No. small reception rooms to the ground floor plus Kitchen and WC with 4 No. bedrooms, 1 No. family bathroom and small late 20th century en-suite addition to Bedroom 2.

The proposed plan looks to recreate the original passage form by removing the ground floor WC and reinstating the door opening to the rear elevation.

To make the property more suitable for modern day living, it is proposed to reconfigure the internal layout to provide a Kitchen/ Breakfast Room, Dining Room & Living Room to the ground floor with 3 No. bedrooms, family bathroom and en-suite shower room to the master bedroom on the first floor. The Duchy of Cornwall intend to let the property as part of its self-catering holiday cottage portfolio on St Mary's.

Existing GIA = 142m²

Proposed GIA = 138m²

The existing GIA calculation includes both front and rear entrance porches and the 2 No. large chimney breasts accounting for 14.5m² of the GIA.

The proposed GIA calculation includes the front entrance porch and large chimney breasts retained.

5.0 Design Rationale

Roof

The existing slate roof is in very poor condition and in need of reroofing. The existing slates have been turnerised which renders them unsuitable for reuse. The proposal looks to re-slate the dwelling using new sized Trevillet slate, dry laid incorporating PV slates to the rear elevation.

Windows and doors

The property has a mixture of timber single glazed sliding sash and stormproof casement windows in varying condition and age. Many of the original/ older sash windows are in salvageable condition and it is proposed that these are preserved with localised timber repairs.

To the rear elevation, there are a number of newer replacement casement windows and 1 No. 8x8 pane sash to the snug that are in poor condition. It is proposed that these units will be replaced with new double glazed timber sash/ casement windows. Where replacement units are necessary, the Duchy are keen to replace with double glazed units to reduce condensation and improve thermal efficiency.

External walls

Existing non breathable internal wall applications will be removed and all external walls will be re-plastered using an insulating lime render, facilitating moisture transfer and improving breathability and thermal performance of the dwelling. These measures to improve breathability should help to overcome dampness within the property.

Design and Access Statement – Veronica Lodge

Externally, the cementitious render will be removed to re-expose the dressed granite façade of the property as can be seen in figures 1 and 2 to further improve the breathability of the building fabric.



Figure 1: Photograph showing Hugh House and Veronica Lodge on the Garrison, St Mary's with dressed granite façade.



Figure 2: Photograph showing front elevation of Veronica Lodge and its dressed granite facade.



Design and Access Statement – Veronica Lodge

Existing historic features

Whilst there are few historic features remaining within the property, the proposal looks to retain and enhance the existing features. These include original 4 & 6 panel internal doors, all existing built in cupboards to alcoves and existing wooden shutters and panelling to Living & Dining Room windows.

Internal reconfiguration

An ‘honest intervention’ design approach has been adopted for internal reconfiguration works as summarised below:

1. Removal of ground floor WC to form Kitchen/ Breakfast Room.
 - The window opening [W010] will be widened back into a doorway, returning to its original form.
 - Later wall/ door additions will be removed [D008 door/ frame/ wall to WC]
 - A nib of wall to the left of D009 opening will be retained demonstrating the original front to rear hall plan form and legibility of this opening.
 - D006 is an original door opening with existing frame but no longer a door. Proposal seeks to reuse salvaged door from D009 to this opening.
2. Removal of wall between Living Room & Snug.
 - The usable floor area of both the existing living room and snug measures 2.8m x 3.9m. [approx. 11m²].
 - The proposal looks to remove the chimney breast on the ground floor only, retaining the original plan form on the first floor and chimney stack through the roof. There are no notable fireplaces remaining in the property so none will be displaced by the proposal. The snug has no fireplace and to the living room there is a late 20th century modular fireplace.
 - It is proposed that the existing floorboards will be retained in both the rooms with infill floorboards laid perpendicular to provide clear indication of where the chimney breast was.
 - A nib of wall will be retained along with downstand to the ceiling again clearly identifying the original plan form of two separate reception rooms.
3. First floor reconfiguration of Bedroom 4 and Bathroom
 - The proposal looks to retain the existing form to the landing converting D012 from a bedroom door into an airing cupboard.
 - There are no proposed amendments to existing window openings. One new conservation velux roof light will provide natural light to the dressing area.
 - It is proposed to utilise the alcove to the side of chimney breast in Bedroom 1 to obtain access into Ensuite Shower Room [formerly Bedroom 4]. This proposal means that existing features like the built in cupboard to Bedroom 1 can be retained.

6.0 Heritage Impact Assessment Conclusion

Conclusion from HIA outlined below. Please refer to full report for further information:

- The works will bring the building back into use and will enhance its longevity.
- With regards the exterior, although there will be a slight, visible change to the roof, it is not considered that the works will impact on the experience of the setting visually or in



Design and Access Statement – Veronica Lodge

other, intangible, respects. It will not impact on the character of the setting or other assets within it, including views, interpretation, prominence, legibility and associations. The removal of the cementitious render will improve the health of the building fabric whilst restoring the property to its original design.

- It is considered that due to distance, topography and landscape context, the modest exterior changes will not impact on the experience or legibility of other heritage assets within the setting.
- In respect of the CA [*Conservation Area*] it is considered that the impact will not appreciably impact on the overall character of the CA.
- It is considered there will be no change or adverse impact to the AONB
- With regards the interior, a majority of the proposals are considered to have a potentially beneficial impact on the building. These are detailed in the HIA
- Perhaps the most contentious proposal is removal of the wall between the snug and living room to create larger living area. This aspect of the proposal potentially has adverse impact as well as providing potential benefits for future-proofing the property by providing more flexible, useable space.
- Archaeological potential is considered low and no sub-surface works are planned.

7.0 Access and Highways

No alterations are proposed to the existing vehicular route/ parking arrangement. Electric vehicle charging facility will be provided within the existing garage.

A new pedestrian access will be formed to the side of the property whilst improving the existing shared access arrangement to the Hugh House flats. This will be constructed of granite steps through the existing raised flowerbed and through a new opening through the boundary wall. A black iron handrail will be provided to provide protection from falling.

8.0 Sustainability and waste management

Veronica Lodge is currently served via an oil fired boiler Aga/ boiler. The Duchy would like to remove the oil fired system, reverting to electric heating from a renewable energy supplier.

The proposal looks to sensitively improve the thermal efficiency of the dwelling. External walls will be insulated internally using an insulated lime render [Cornerstone Insulating Render].

As part of the re-roofing scope of works, it is proposed that loft ventilation will be improved and insulation will be upgraded to 300mm to improve thermal efficiency. In addition, it is proposed that PV slates will be incorporated into the rear elevation roof slope.

Where replacement windows/ glazed doors are proposed [Entrance Porch, W009, W010, W015, W016, D001, D002] it is intended that these existing timber single glazed units will be replaced with timber double glazed units in accordance with enclosed construction details, reducing condensation and improving efficiency.

The Duchy will work closely with the chosen contractor to develop a full waste management plan that will look to minimise waste and recycle wherever possible.



Design and Access Statement – Veronica Lodge

9.0 Summary

In summary, the proposal looks to comprehensively refurbishment Veronica Lodge sympathetically to its heritage and Grade II listed status. Minor internal reconfiguration works [taking down wall between Living Room & Snug/ Kitchen & WC] will make the property more suitable for modern day family living.

The proposal also seeks to reverse 20th century changes to the property such as removal of en-suite to bedroom 2, removal of 3in1 non breathable wall treatments and cementitious render providing positive impact to this heritage asset.

Where replacement materials are required, these have been carefully picked to enhance the property with consideration to suitability, sustainability and opportunity to improve thermal efficiency.