



Tamarisk, The Garrison, St Mary's, Isles of Scilly
Heritage Impact Statement

Cornwall Archaeological Unit

Report No: 2016R006



Tamarisk, The Garrison St Mary's, Isles of Scilly

Heritage Impact Statement

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Checked by	Andy Jones
Approved by	Andrew Young

Cornwall Archaeological Unit

Cornwall Council

Fal Building, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY

Tel: (01872) 323603

Email: enquiries@cau.gov.uk Web: www.cau.org.uk

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The Project Manager was Charles Johns.

The views and recommendations expressed in this report are those of Cornwall Archaeological Unit and are presented in good faith on the basis of professional judgement and on information currently available.

Freedom of Information Act

As Cornwall Council is a public authority it is subject to the terms of the Freedom of Information Act 2000, which came into effect from 1st January 2005.



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Cover illustration

Tamarisk, centre of east-facing elevation.

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Abbreviations

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
CRO	Cornwall Record Office, Truro
EHA	English Heritage Archive, Swindon
HE	Historic England
HER	Cornwall and the Isles of Scilly Historic Environment Record
HIS	Heritage Impact Statement
MCO	Monument number in Cornwall HER
NGR	National Grid Reference
NHLE	National Heritage List Entry
NPPF	National Planning Policy Framework
OD	Ordnance Datum – height above mean sea level at Newlyn
OS	Ordnance Survey
RIC	Royal Institution of Cornwall
UKHO	United Kingdom Hydrographic Office, Taunton
WSI	Written Scheme of Investigation

1 Introduction

1.1 Site location and project background

In January 2016, Cornwall Archaeological Unit was commissioned by the Duchy of Cornwall to prepare a Heritage Impact Statement (HIS) to inform the determination of a proposed planning application to remodel an existing 1960s bungalow called 'Tamarisk', located on The Garrison, St Mary's, Isles of Scilly (NGR SV 9004 1047) (Fig 1). The remodelling will involve a new small extension and heightening of the building's elevations.

The HIS was prepared according to a Written Scheme of Investigation (WSI) based on pre-application advice and recommendations from Historic England (letter dated 12 January 2016) and from the Historic Environment Strategy Lead, Cornwall Council (e-mail dated 7 January 2016), in line with the Isles of Scilly Local Plan and paragraph 128 of the National Planning Policy Framework (NPPF).

1.2 Aims

In particular the HIS aimed to clarify the available archive and documentary information about the garden, informed by a site inspection. Its specific aims were to:

1. identify the potential for the survival of archaeological remains;
2. identify their significance;
3. identify the impacts of twentieth century development on their survival; and consider the impact of the proposal on the Garrison Walls and Hugh House.

1.3 Methods

The work was undertaken according to the Chartered Institute for Archaeologists *Standards and Guidance for Archaeological Investigation and Recording*. Staff will follow the *CifA Code of Conduct* and *Code of Approved Practice for the Regulation of Contractual Arrangements in Archaeology*. The Chartered Institute for Archaeologists is the professional body for archaeologists working in the UK.

1.3.1 Desk-based assessment

During the desk-based assessment historical databases and archives were consulted in order to obtain information about the history of the site and the structures and features that were likely to survive. The main sources consulted were as follows:

- Cornwall and Scilly Historic Environment Record (HER).
- Images of England online listed buildings database.
- Early maps and photographs (see Section 10.1).
- Published histories (see Section 10.2).
- Modern maps.

1.3.2 Site visit

A site visit and walkover inspection was carried out to inform the desk-based assessment. The inspection considered views **to, from, and including** 'Tamarisk'.

2 Designations

2.1 Heritage designations (Fig 2)

2.1.1 Scheduled Monuments

A Scheduled Monument is one designated by statute as a site of national importance and is protected by The Ancient Monuments and Archaeological Areas Act 1979, as amended by The National Heritage Act 1983. By law, any proposed work affecting such sites requires Scheduled Monument Consent from the Secretary of State for Culture, Media and Sport.

Tamarisk is approximately 25m west of the Scheduled Garrison Walls (NHLE no 1018370).

2.1.2 Listed Buildings

In England and Wales the authority for listing is granted to the Secretary of State by the Planning (Listed Buildings and Conservation) Act 1990.

Tamarisk is not a Listed Building, but it is situated approximately 25m west of the Garrison Walls (Grade 1 Listed) and is 10m south of Hugh House (Grade II Listed).

Listing description for the Garrison Walls

SV9010 THE GARRISON, Hugh Town 1358-0/8/82 Outer walls and gateway

GV I

Bastion walls and gateway. Wall and bastions across neck of the Hugh begun by Francis Godolphin soon after 1601; batteries and walls encircling peninsula of 1716-46 by Abraham Tovey, Master Gunner. Turf and granite coping to facing walls of dressed granite, the C18 walls being of particularly well-cut granite. Batteries are mostly angular in plan and are located in large bastions found principally at Morning Point, Woolpack Point and south of Steval Point; embrasures to tops of battery walls and gun emplacements formed by large dressed granite slabs. Stone sentry box with segmental-arched doorway and ball finial to pyramidal roof on rampart to east of gateway. Gateway has label mould over moulded arched doorway with sunk spandrels; C18 bellcote above surmounts plaque with date 1742 and GR monogram above plaque with monogram AT. The C18 batteries are mostly restorations or rebuilds of mid C17 structures, and their construction followed a report on the state of the defences by Colonel Christian Lilley in 1715. Part of an important fortification, centred on Star Castle (qv). Scheduled as an Ancient Monument.

Listing description for Hugh House

SV9010 THE GARRISON, Hugh Town 1358-0/8/79 Hugh House

GV II

Built 1792 as Officer's Mess, now offices. Roughly coursed granite rubble with front above ground floor of granite ashlar; slate-hung side walls; gabled slate roof; granite end stacks. Double-depth plan with central stairhall. 3 storeys; symmetrical 5-window range, the central bays slightly recessed. Ground floor has keyed lintels over horned 3/6-pane sashes; first and second floors have wedge lintels over 6/6-pane sashes. Mid C20 pedimented doorway. Interior: remodelled in C20 but retains C19 panelled doors set in panelled reveals with moulded wood architraves. Built as an Officer's Mess for the Garrison, later became the first residence of Augustus Smith, Lord Proprietor of the Islands, before he moved to Tresco Abbey (q.v.).

2.1.3 Conservation designations

A large proportion of the land area and coastal sea in Great Britain is under the protection of conservation designations. Statutory designations broadly fall into three categories: nature conservation, landscape conservation and natural heritage conservation, which protects wildlife, landscape and cultural aspects of the countryside. The study area is included within the following conservation designations:

- Area of Outstanding Natural Beauty (AONB) — whole of the Isles of Scilly;
- Conservation Area — whole of the Isles of Scilly;
- Heritage Coast — whole of the Isles of Scilly.

3 Historical background

3.1 The historic garden

Tamarisk is built within a plot which is thought to relate to an historic garden first laid out in the 17th century for the Lieutenant Governor of the islands. The Cornwall and Scilly HER notes that the nearby 'Duke of Leeds's Battery, within the Scheduled area of the walls, was known in 1655 as 'Garden Platform' and likely to relate to this site. The battery is marked as 'Garden P', on the 1655 map of 'The Cheiffe Ffortifications' although the garden itself is not shown (Fig 3).

The 1652 Parliamentary Survey of Scilly mentions three gardens on 'Hugh Hill', none of which is described as belonging to the Lieutenant Governor 'Ten. and garden called Wid[ow] Striblines ten. on the side of High Hill, 13.4d; Little ten. called Bennets House, with garden, near last, 13s 4d;...Little ten. and garden called Gwinops ten. on Hugh hill, 6s 8d (Pounds 1984 II, 147).

The garden plot is shown on Christain Lilly's plan of 'Hugh Fort' dated 1715 and is depicted in the shape of two rectangles placed together, the eastern one longer and narrower than the western one (Fig 4).

The garden is shown in detail on a 1742 map of the Garrison (Fig 5); which shows a trackway running directly north-west to the south-east angle of Star Castle from the centre of the north side of the garden; and a path running south from this Point crossed by another, quartering the enclosure. Garden Platform' is coded 'N' on the map (Fig 5). Robert Heath, writing in 1750, described it as a 'spacious kitchen and flower garden lying about half a furlong from Star Castle, in a level turfy plain'. The battery is named as 'Garden Battery' on a map of 1750 (Thomas 1989).

At the end of the 18th century Garden Battery was renamed the 'Duke of Leeds's Battery', the Duke of Leeds in question being Francis Godolphin 5th Duke of Leeds (1751–99). His father Thomas Osborne, the 4th Duke, had married Mary Godolphin, the heiress of Francis Godolphin, 2nd Earl of Godolphin and the governorship and lease of Scilly under the Crown passed to the Uke of Leeds. The renaming is likely to have occurred on the death of the 4th Duke and succession of his son Francis (Thomas 1989).

Troutbeck, writing in c 1794, describes the garden thus: 'On the S side of the Duke of Leeds's Battery is a large garden and several fine fields belonging to the commanding officer for the time being'. He also refers to another garden under the garrison wall. 'There is also another sally-port close under the W. Side of this battery, which leads into a good garden under the garrison wall, belonging to the commanding officer, which produces all kinds of kitchen stuff in great perfection, as well as apples and strawberries, which are very tempting, and often make thieves. This garden is well sheltered from all the blasting winds except the S.E.' He goes on to say 'The commanding officer has other conveniences, such as cellars, and out-apartments, belonging to the castle, with two spacious kitchen and flower gardens, defended by strong walls, at little distance from the castle' (Troutbeck nd c 1794, 43–4, 52).

The enclosure, with partly altered boundary is divided into two tenements on J Hillman's 1829 map (Fig 6). These are also shown on a 'Plan of the Fortifications of Scilly to accompany Col Birch's Letter to the Inspector General', dated 31 1834, and according to Charles' Thomas transcription are described as part of the Lieutenant Governor's Farm; the Lieutenant Governor's garden now being located to the south-east below Benham Battery (Fig 7).

A mid-19th century watercolour of St Mary's Harbour and the Garrison, probably painted by Augustus Smith's friends Lady Sophia Tower or Fanny Le Marchant, shows Hugh House with green trees covering the location of the garden site, indicating that it may have been an orchard at this time (in Llewellyn 2005, 35).

The plan of St Mary's surveyed by Captain George Williams and Mr J Wells, dated 1862, shows that the western boundary has been modified.

On the c 1880 and 1907 OS maps, however, an altered garden seems to have been retained or restored for the late 18th century officer's mess, then Hugh House Hotel, with access from its south east corner (Figs 8 and 9).

3.2 Modern development on the Garrison

In the three decades after 1950 Hugh Town experienced the most rapid and far-reaching period of change to the built environment in its history. In the context of rapidly rising demand for visitor accommodation and facilities resulting from the national post-war boom in holidays and travel, the consequence was a surge of both new building and of extensions and conversions to historic buildings which, in many instances, substantially altered the character of the built environment through addition of features such as flat-roofed extensions, roof conversions and external stairways (Kirkham forthcoming).

The Council of the Isles of Scilly was able to acquire land at Porthcressa and elsewhere for much needed public housing (Bennett *et al*, 64, 72-3) but there was also a boom in private housing development, fuelled by demand for holiday and retirement homes. The result over the next two decades included dense development of the slopes of the Garrison right up to the curtain wall (Figs 10 and 11). Several large bungalows were constructed just inside the Garrison curtain wall on prominent sites overlooking the town (Laws 1980, 28; Kirkham forthcoming).

These later twentieth-century developments paralleled the huge growth in housing which took place throughout Britain at this period. As elsewhere, the designs, materials and siting of the new structures rarely made connection with historic character. Recently-constructed houses and flats on Scilly 'might be anywhere', said John Arlott (1983, 71).

In his review of Scillonian archaeology for the Silver Jubilee volume of *Cornish Archaeology*, Paul Ashbee particularly condemned the impact which development had had on the visual integrity of the Garrison's historic defences: 'In 1949 . . . the Garrison Curtain Wall stood stark and clear above Hughtown [*sic*], fronted by its great unencumbered ditch. The tasteless synthetic stone-faced holiday-home development that now masks it is shameful, reflecting as it does a lack of regard for a unique monument, and it is matched only by the equally tasteless houses, more suited for Slough than Scilly, built on either side of Hugh House!' (Ashbee 1986, 210; *cf* 1988, 203).

4 Property description

Tamarisk is situated on the east side of the Garrison (NGR SV 9004 1047). It occupies one of the former garden plots, the other being occupied by 'Heugh Cottage'.

It is a large dormer bungalow, thought to have been built in 1969, possibly for the Land Steward of the time (Fig 12). It is about 10m to the south of Hugh House but set back from it so that its front wall is in line with the back wall of the annexe at the rear of Hugh House (Fig 1).

Tamarisk is surrounded by lawn, mature gardens and hedges and is thought to have been re-landscaped about 15 years ago (Nathan Dean, pers comm). It is accessed by a footpath on its north side leading from Hugh house curtilage and does not have its own direct access on to the Garrison Walls walkway. A garage and the curtilage of Heugh Cottage separates Tamarisk from the road along the back of the Garrison Walls.

5 Statement of significance

As a Scheduled Monument and a Listed Building the Garrison Walls are by definition a heritage asset of national significance, similarly, as a Listed Building, Hugh House is also a heritage asset of national significance.

There is clearly a potential for the site of Tamarisk to hold archaeological evidence of the early kitchen garden, which may include evidence within standing walls, beneath the ground. If present, such remains would hold evidential significance in providing information about the technologies and emerging science of food production at that time, and as it developed over following centuries. The historic significance of the site lies in its association with the development of the Garrison and its commanders and, more recently with the Duchy of Cornwall, whilst the site also has architectural significance in its association with Hugh House and the Garrison Walls.

The degree to which the plot contributes to an understanding of the significance of the setting of the Listed Hugh House may also be dependent on the overall understanding of the significance of the site as a garden. There is correlation between the plot boundary on historic and modern maps, suggestive of potential survival of historic walling, although this is obscured by the planted hedges.

6 Impact of the proposed development

The assessment considered the impact of the proposed development on the Garrison Walls, Hugh House and also the archaeological remains of the historic garden

6.1 Impact on the Garrison Walls

The proposal has the potential to impact upon the setting of the adjacent Garrison Walls. These walls, which are designated as a Scheduled Monument (1018370) and a Grade 1 Listed Building, are a significant feature of the island and are sensitive to development that may affect their setting, in particular, to development that may obscure or overtop them. It is noted, however, that the historic setting of this section of the Garrison Walls is already compromised by the post-war development described above (Figs 10 and 11), and that the modern architectural style of Tamarisk — materials, form and detailing that make no reference to their context — is inconsistent with the special architectural and historic interest of the Garrison Walls.

The proposal would have no direct physical impacts on the Garrison Walls. Tamarisk is screened from the Garrison Walls by the mature trees, shrubs and green hedges of its garden, by Heugh Cottage and its garden and by the garage next to Hugh House. The Duke of Leeds's Battery is the only place on the Garrison Walls from which Tamarisk is visible, and this is only the roof and dormer window (Figs 13 and 18). The proposal is to heighten the roofline of Tamarisk by 1.5m and this will slightly increase visibility from the battery. It is considered that through good design acknowledging local vernacular and materials, the development would be of minor or moderate benefit by slightly improving or enhancing the setting of the Garrison Walls and reducing elements of the surroundings that detract from the cultural heritage significance of the asset and also the appreciation of that significance.

6.2 Impact on Hugh House

The proposal also has the potential to impact upon the setting of the Grade II Listed Hugh House. Hugh House is the dominant building on the hill and like the Garrison Walls is sensitive to development that may affect its setting, in particular, to development that may obscure or overshadow it. It is noted that the setting of Hugh House is already compromised by the post-war development described above, particularly when viewed from Porthcressa and Hugh Town (Figs 10 and 11) and that the modern architectural style of Tamarisk is not sympathetic with the special architectural and historic interest of Hugh House.

Tamarisk is set back from of Hugh House and intervisibility between the two buildings is screened by hedgerows and a large mature elm tree (Figs 14–18). The proposal would have no direct physical impacts on Hugh House. It is considered that through good design, acknowledging local vernacular and materials, and subservient to and referential of the same within Hugh House but without moving towards pastiche, the development could be of minor or moderate benefit by slightly improving or enhancing

the setting of Hugh House and reducing elements of the surroundings that detract from the cultural heritage significance of the asset and also the appreciation of that significance.

6.3 Impact on the historic garden

Landscaping works and construction impacts has the potential to disturb archaeological remains of the historic garden, the archaeological remains of historic gardens often being especially ephemeral and vulnerable.

The submitted plans show a modest extension to the rear of the property. Groundworks for the extension have some potential to disturb any surviving below ground archaeological remains, although these are likely have been disturbed or destroyed when the bungalow was built. Consequently although the significance of the resource is considered to be moderate to high, the potential impacts are considered to be low to moderate.

7 Recommendations for archaeological mitigation

The adverse impacts of the proposed development on the setting and significance of the Garrison Walls and Hugh House are considered to be negligible and with good design and carefully use of materials could be of minor or moderate benefit by improving the setting of these designated heritage assets, as described above (sections 6.1 and 6.2).

It is recommended that an archaeological watching brief should be carried out during all groundworks associated with the development and that this should include assessment of the potential for environmental sampling.

If there are any proposals for further hard landscaping works or ground disturbance around the property then it is important that the potential impacts on the setting of the Garrison Walls and Hugh House and the historic garden are reviewed, along with the recommendations for archaeological mitigation. This is important not just for any below ground remains but also in the event that any 18th century features remain within the external boundary, which appears fairly congruent with the boundaries on the historic maps, so that a detailed assessment of the boundary would be required.

8 References

8.1 Primary sources

A Map of the Hew Hill The Cheiffe Ffortifications, 1655, CRO DD GO 575

Copy of plan of Hugh Fort and perspective view of Hugh Fort, 1715 (English Heritage Archive, Ref P4366)

Copy of a Plan of Hugh Fort Alias The Star Castle, 1742, (English Heritage Archive, Ref 31/1148)

Plan of the Garrison on the Island of Saint Mary, Scilly, 1829 by J Hillman (copy at Hugh House)

Plan of the Garrison on the Island of Saint Mary, Scilly, 1834, by J F Birch (Duchy Archives)

Plan of Hugh Town, 1862, by Captain Williams (UKHO D6365 Oh)

Ordnance Survey, c1880. 25 Inch Map First Edition (licensed digital copy at CAU)

Ordnance Survey, c1907. 25 Inch Map Second Edition (licensed digital copy at CAU)

Ordnance Survey, 2007. Mastermap Digital Mapping

8.2 Publications

- Arlott, J, 1983. *Island camera: the Isles of Scilly in the photographs of the Gibson family*, Newton Abbot
- Ashbee, P, 1986. Ancient Scilly: retrospect, aspect and prospect, *Cornish Archaeol*, **25**, 187-219.
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- Kirkham, G, forthcoming. 'One principal street about three hundred and twenty yards long': the historical development and topography of Hugh Town, St Mary's, Isles of Scilly, *Cornish Archaeol*
- Laws, P, 1980. *The buildings of Scilly*, Hugh Town (Isles of Scilly Museum and Institute of Cornish Studies)
- Pounds, N J G (ed), 1984. *The Parliamentary Survey of the Duchy of Cornwall*, Devon and Cornwall Record Society, ns, **27**, Exeter (2 vols)
- Thomas, C, 1989. The Names of the Batteries on the Garrison, St Mary's, Isles of Scilly, in M Bowden, D Mackay, and P Topping, eds, *From Cornwall to Caithness, Some Aspects of British Field Archaeology: Papers Presented to Norman V Quinnell*, Brit Arch Repts, Brit Ser, **209**, Oxford, 251-9
- Troutbeck, J, nd [c 1794]. *A survey of the ancient and present state of the Scilly Islands*, Sherborne

8.3 Websites

<http://www.heritagegateway.org.uk/gateway/> Online database of Sites and Monuments Records, and Listed Buildings

9 Project archive

The CAU project number is **146553**

The project's documentary, digital, photographic and drawn archive is maintained by Cornwall Archaeological Unit

Electronic data is stored in the following locations:

Project admin: \\Sites\Scilly\St Mary's\Tamarisk

Digital photographs: \\Historic Environment (Images)\Scilly\St Mary's\Tamarisk

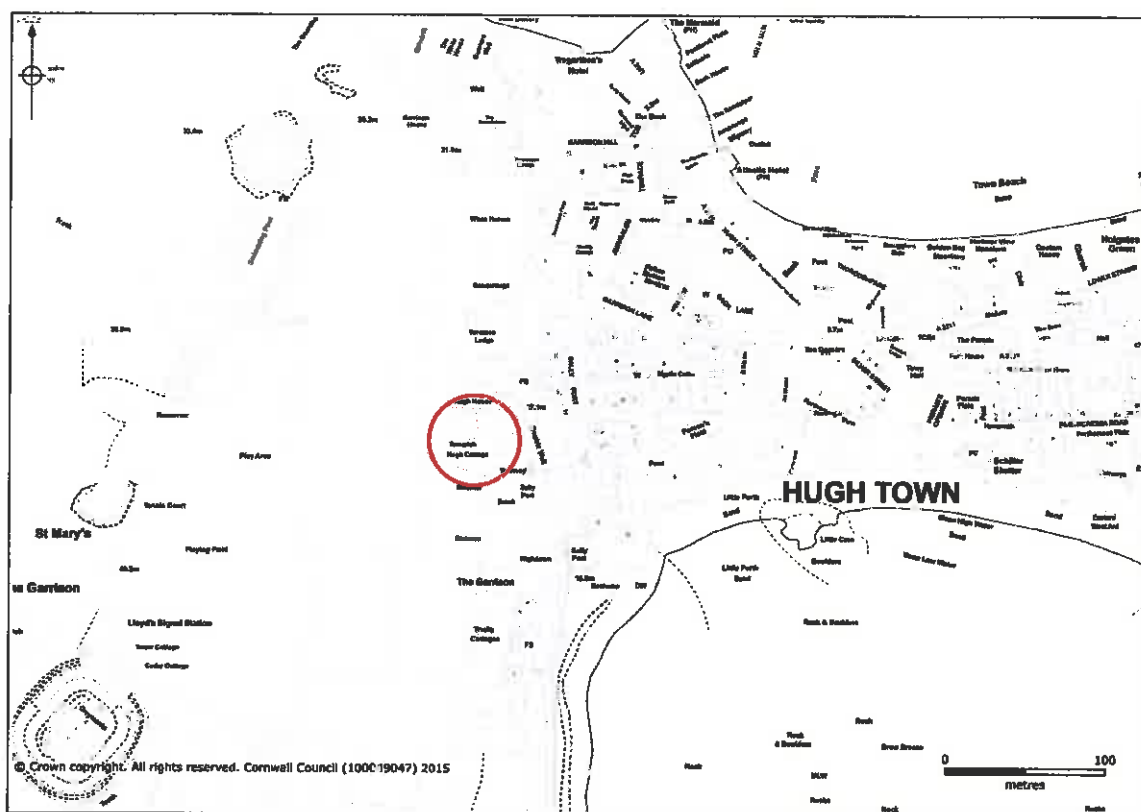


Fig 1 Location map.

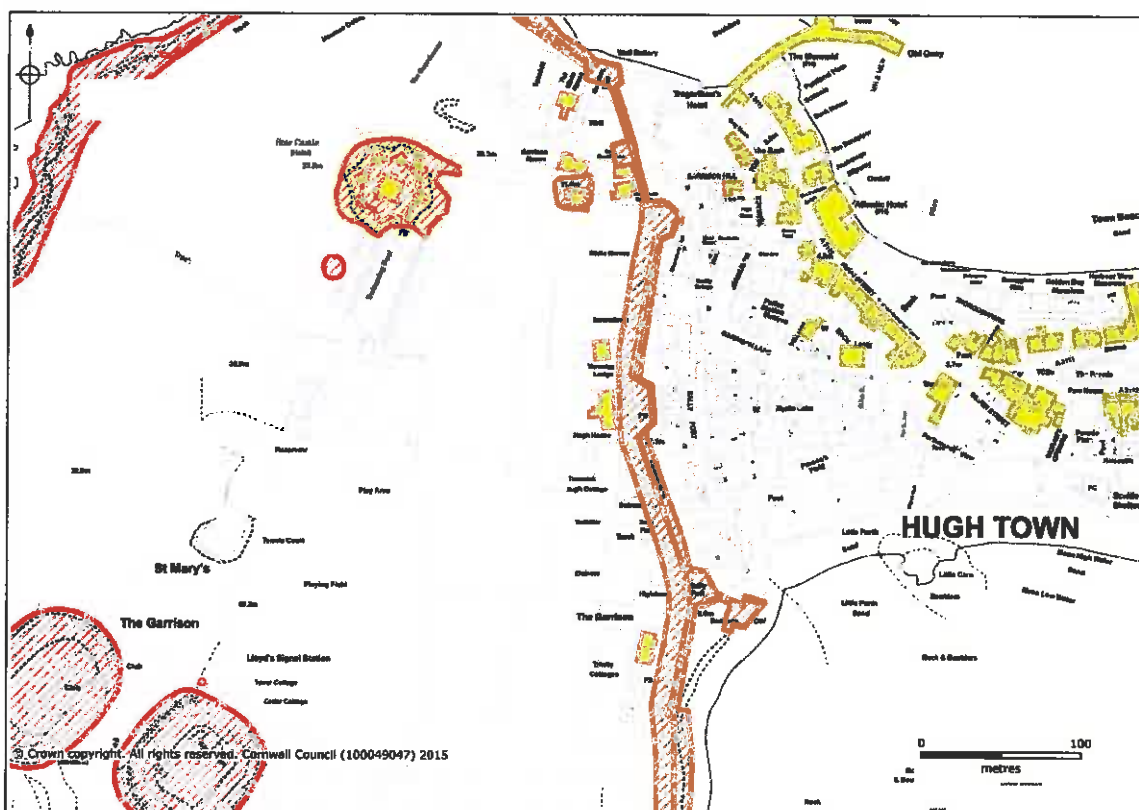


Fig 2 Listed Buildings (shaded yellow) and Scheduled Monuments (outlined in red with red hatching) in the vicinity of Tamarisk.

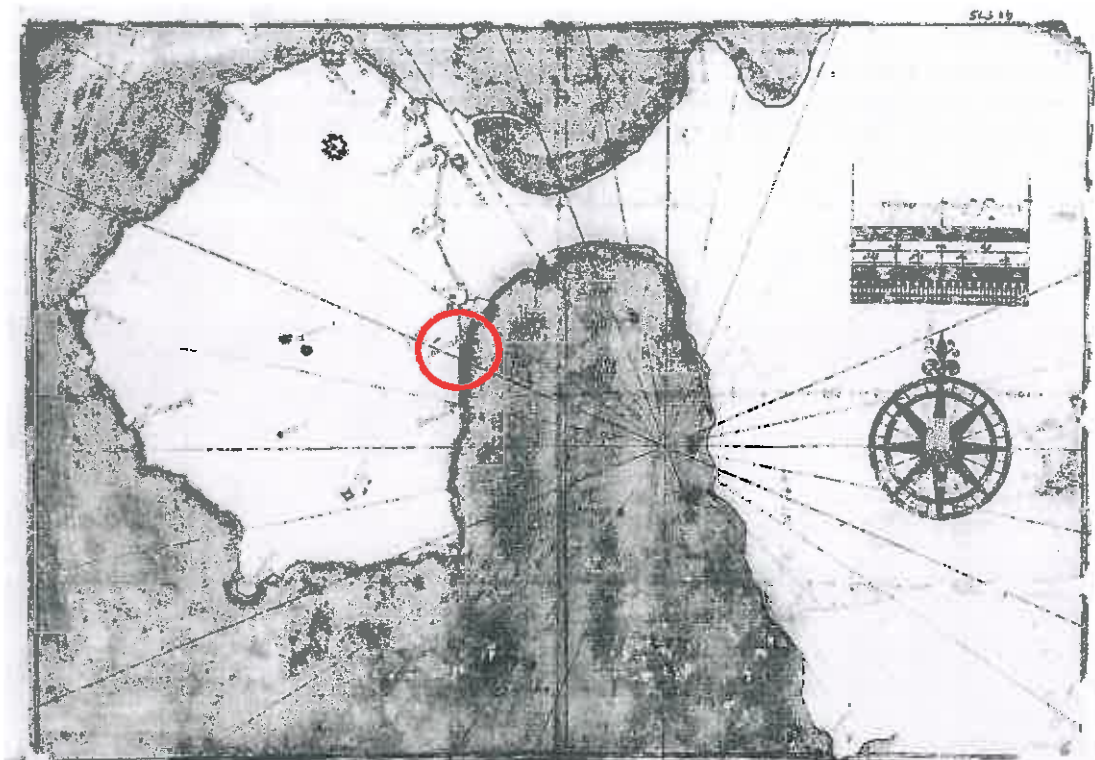
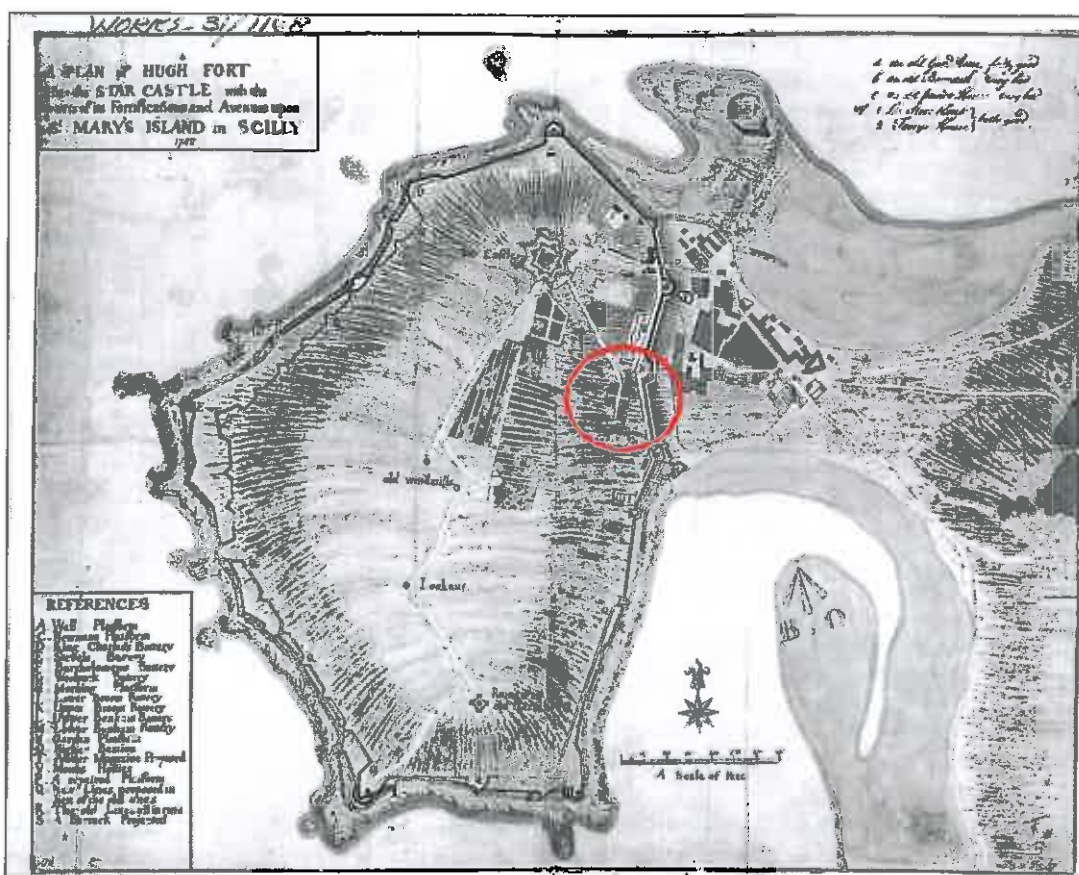


Fig 3 *Map of Hew Hill, the Cheiffe Ffortifications, 1655 (CRO DD GO 575).*



Fig 4 *Detail from Christian Lilly's 1715 map of the Garrison showing the garden plot (English Heritage Archive, P4366).*



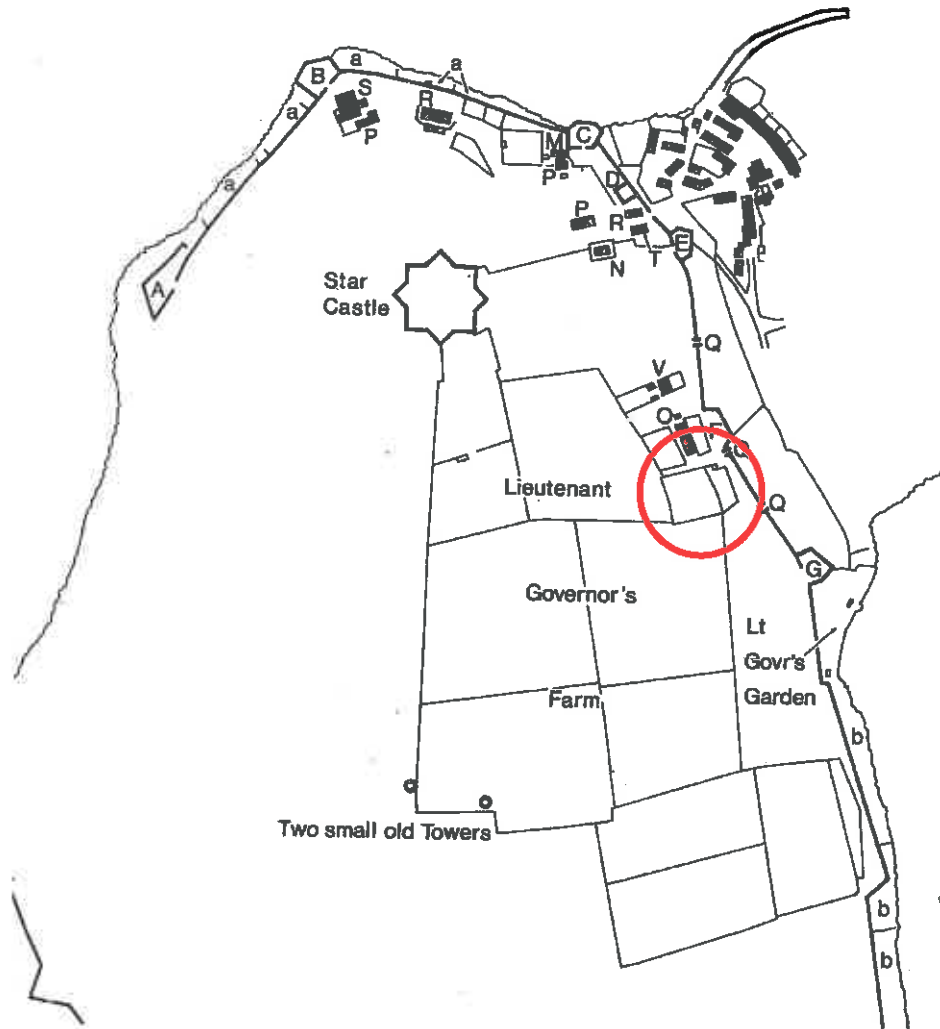


Fig 7 Plan of the Fortifications of Scilly to accompany Col Birch's Letter to the Inspector General, dated 31 1834. Copy drawn by Charles Thomas.



Fig 8 First Edition of the Ordnance Survey 25 Inch Map, c1880.

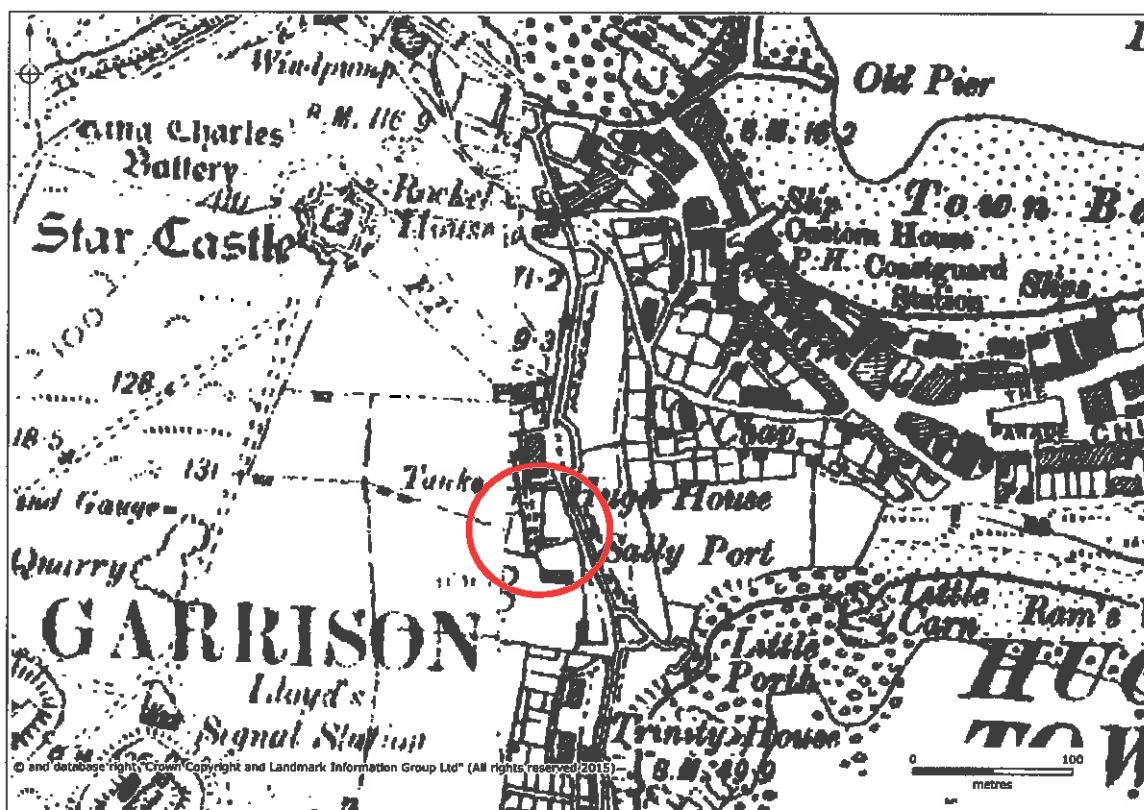


Fig 9 Second Edition of the Ordnance Survey 25 Inch Map, c1907.



Fig 10 Tamarisk and Hugh House viewed from Porthcressa.



Fig 11 Tamarisk and Hugh House viewed from Porthcressa Bank.



Fig 12 East facing elevation of Tamarisk.



Fig 13 View from the dormer window, the Garrison Walls are hidden by the hedges of Tamarisk and Heugh Cottage.



Fig 14 Hugh House viewed from Tamarisk.



Fig 15 The entrance to Tamarisk from Hugh House.



Fig 16 Tamarisk viewed from the first floor of Hugh House.



Fig 17 Tamarisk viewed from the back of Hugh House.



Fig 18 Tamarisk and Hugh House viewed from the Duke of Leeds's Battery

Appendix: Written Scheme of Investigation

Tamarisk, The Garrison, St Mary's: Heritage Impact Statement WSI, Rev00, C1, 15/11/2016

Cornwall Archaeological Unit Cornwall Council



Tamarisk, The Garrison, St Mary's, Isles of Scilly: Written Scheme of Investigation Heritage Impact Statement

Client: Duchy of Cornwall
Client contact: Greg Lean
Client tel: 01579 324217
Client email: glean@duchyofcornwall.org

Project background

Cornwall Archaeological Unit have been commissioned by Greg Lean on behalf of the Duchy of Cornwall to prepare a Heritage Impact Statement (HIS) to inform the determination of a planning application to remodel an existing 1960's bungalow called 'Tamarisk', located on The Garrison, St Mary's, Isles of Scilly (NGR SV 9004 1047). The remodelling will involve a new small extension and heightening of the buildings elevations.

This Written Scheme of Investigation for preparation of the HIS is based on pre-application advice and recommendations from Historic England (letter dated 12 January 2016) and from the Historic Environment Strategy Lead, Cornwall Council (e-mail dated 7 January 2016), in line with the Isles of Scilly Local Plan and paragraph 128 of the National Planning Policy Framework (NPPF).

Site history and significance

Tamarisk is built within a plot thought to relate to an historic garden first laid out in the 17th century for the Lieutenant Governor. The Cornwall and Scilly Historic Environment Record (HER) notes that the nearby 'Duke of Leeds' Battery, within the Scheduled area of the walls, was known in 1655 as 'Garden Battery' - likely to relate to this site. The garden was described as a 'spacious kitchen and flower garden lying about half a furlong from Star Castle, in a level turfy plain' by Heath in 1750, and Troutbeck, writing in c 1794 referred to strong enclosing walls. It seems likely that the garden may have been restored or retained as a kitchen garden in the late 18th century for the officers mess then built to the immediate north (now Hugh House). There is correlation between the plot boundary on historic and modern maps, suggestive of potential survival of historic walling.

There is clearly a potential for this site to hold archaeological evidence of this early kitchen garden, which may include evidence within standing walls, beneath the ground. If present such remains would hold evidential significance in providing information about the technologies and emerging science of food production at that time, and as it developed over following centuries. The historic significance of the site lies in its association with the development of the Garrison and its commanders and, more recently with the Duchy of Cornwall, whilst the site also has architectural significance in its association with Hugh House.

Impacts

The submitted plans show a modest extension to the rear of the property, which is likely to have some potential to disturb any below ground archaeological remains present, but are silent on any hard landscaping proposals around the property which may accompany these works. Landscaping works and construction impacts may have the potential to disturb archaeological remains of any historic garden, the archaeological remains of historic gardens often being especially ephemeral and vulnerable. The degree to which the plot contributes to an understanding of the significance of the setting of the Listed Hugh House may also be dependent on the overall understanding of the significance of the site as a garden.

The proposal also has the potential to impact upon the setting of the adjacent designated Garrison Walls. These walls, which are designated as a scheduled monument (1018370), are a significant feature of the island and are sensitive to development that may affect their setting, in particular, to development that may obscure or overtop them.

Policy

Both the Isles of Scilly Local Plan and the NPPF require that the consideration of the conservation of archaeological remains is an inherent requirement of sustainable development.

Policy 1 of the IoS Local Plan 2005 states, "To ensure that all relevant development proposals respect and protect the recognised quality of the islands' natural, archaeological, historic and built environment, they will be permitted only where, as applicable, they: b) Preserve nationally important archaeological remains and their settings.

The NPPF states (paragraph 128) that "In determining applications, local planning authorities (LPAs) 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". Paragraph 129 instructs LPA's to use this evidence to form a view of the significance of heritage assets, whilst paragraph 135, requires a balanced judgement to be struck between the significance of 'non-designated' assets and the public benefits of an application.

{P141} that LPAs 'should also 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' but also stresses that 'the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.

Given the likely high significance of any archaeological remains of the historic garden on this site, it may be reasonable for the authority to request that a heritage statement, to inform the determination of the application, include desk, and potentially field based, archaeological assessment as specified by paragraph 128 of the NPPF.

Aims and objectives

In particular the HIS will aim to clarify the available archive and documentary information about the garden, informed by a site inspection. Its specific aims will be to:

1. Identify the potential for the survival of archaeological remains;
2. Identify their significance;
3. Identify the impacts of twentieth century development on their survival; and
4. Consider the impact of the proposal on the Garrison Walls and Hugh House.

Working methods

All recording work will be undertaken according to the Chartered Institute for Archaeologists *Standards and Guidance for Archaeological Investigation and Recording*. Staff will follow the CIFA *Code of Conduct and Code of Approved Practice for the Regulation of Contractual Arrangements in Archaeology*. The Chartered Institute for Archaeologists is the professional body for archaeologists working in the UK.

Desk-based assessment

A desk-based assessment will be carried out to. This will include:

- Published sources, including: Heath (1750); Troutbeck (c 1794); Woodley (1822); North (1850); the Cornwall and Urban Survey (CSUS) report for Hugh Town (Kirkham 2003); the Garrison Conservation Plan (Johns and Fletcher 2010).
- Historic maps, including:
 - A Map of the New Hill The Chelife Fortifications, 1655 , CRO DD GO 575
 - A Plan of the Hugh Garrison In St Mary's Island at Scilly, 1741, copy by J Ponson 1780
 - A Plan of Hugh Fort Alias The Star Castle, 1742, at Fortress House
 - Plan of the Garrison on the Island of Saint Mary, Scilly, 1834, by J F Birch.
 - Maritime Survey of Scilly, 1792, by Graeme Spence
 - Plan of Hugh Town, 1862, by Captain Williams
 - 1st and 2nd Editions of the OS 25 inch maps (c1880 and c1907)
- Modern maps

Site visit

A site visit and walkover inspection will be carried out to inform the desk-based assessment. The inspection will consider views *to, from, and including* 'Tamarisk'. If the height is such that there will be no visibility this will be clarified in the Assessment. Potential impacts will be illustrated by digital photographs.

Heritage Impact Statement

The Heritage Impact Statement will include the following sections:

- Project background and site location
- Aims and objectives
- Methodology
- Designations
- Site history

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- Property/building description
- Statement of significance
- Impacts of the development proposals
- Recommendations for mitigation
- References
- Supporting illustrations: location map, historic maps, plans, elevations/sections, photographs.

The report will be available as digital output only (PDF or Word document).

Timetable

The study is anticipated to be carried out during January 2016.

Cornwall Archaeological Unit

Cornwall Archaeological Unit is part of Cornwall Council. CAU employs 20 project staff with a broad range of expertise, undertaking around 120 projects each year.

CAU is committed to conserving and enhancing the distinctiveness of the historic environment and heritage of Cornwall and the Isles of Scilly by providing clients with a number of services including:

- Conservation works to sites and monuments
- Conservation surveys and management plans
- Historic landscape characterisation
- Town surveys for conservation and regeneration
- Historic building surveys and analysis
- Maritime and coastal zone assessments
- Air photo mapping
- Excavations and watching briefs
- Assessments and evaluations
- Post-excavation analysis and publication
- Outreach: exhibitions, publication, presentations

Standards



CAU is a Registered Organisation with the Chartered Institute for Archaeologists and follows their Standards and Code of Conduct.

<http://www.archaeologists.net/codes/ifa>

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Terms and conditions

Contract

CAU is part of Cornwall Council. The contract for this work is between the client and Cornwall Council.

The views and recommendations expressed will be those of CAU and will be presented in good faith on the basis of professional judgement and on information currently available.

Project staff

The Historic Impact Statement will be prepared by Charlie Johns BA MCIFA. As an Archaeology Projects Officer with CAU since 1991 Charlie is responsible for carrying out projects in the Isles of Scilly. Current projects include the Lyonesse Project, a study of the historic coastal and marine environment of the archipelago (Charman et al forthcoming) and the St Mary's Harbour extension works. He helped to establish and organise the islands' Community Archaeology Group and also completed the Conservation Plan for St Mary's Garrison (Johns and Fletcher 2010) and compiled the Scilly Historic Environment Research Framework (SHERF) (Johns 2012).

Copyright

Copyright of all material gathered as a result of the project will be reserved to Cornwall Archaeological Unit, Cornwall Council. Existing copyrights of external sources will be acknowledged where required. Use of the material will be granted to the client.

Freedom of Information Act

As Cornwall Council is a public authority it is subject to the terms of the Freedom of Information Act 2000, which came into effect from 1st January 2005.

CAU will ensure that all information arising from the project shall be held in strict confidence to the extent permitted under the Act. However, the Act permits information to be released under a public right of access (a "Request"). If such a Request is received CAU may need to disclose any information it holds, unless it is excluded from disclosure under the Act.

Health and safety statement

CAU follows Cornwall Council's *Statement of Safety Policy*. Prior to carrying out the site visit CAU will carry out a Risk Assessment.

Insurance

CAU is covered by Cornwall Council's Public and Employers Liability Insurance, with a policy value of £50m. The Council also has Professional Negligence insurance with a policy value of £10m.

References

- Heath, R, 1750. *A Natural and Historical Account of the Islands of Scilly*, London (reprinted Newcastle-upon-Tyne, 1967)
- Johns, C, and Fletcher, M, 2010. *The Garrison, St Mary's, Isles of Scilly: Conservation Plan*, Truro (Historic Environment Projects, Cornwall Council)
- Kirkham, G, 2003. *Cornwall and Scilly Urban Survey: Hugh Town, St Mary's, Isles of Scilly*, Truro (Historic Environment Service, Cornwall County Council)
- Troutbeck, J, nd [c 1794]. *A survey of the ancient and present state of the Scilly Islands*, Sherborne
- Woodley, G, 1822. *A View of the Present State of the Scilly Islands*, London

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Charlie Johns
Archaeology Projects Officer
15/01/2016
Corwall Archaeological Unit
Corwall Council
Fal Building, County Hall,
Treyer Road,
Truro, Cornwall, TR1 3AY
Tel: 01872 322056
Email: chjohns@cornwall.gov.uk

Cornwall Archaeological Unit

Fal Building, County Hall, Treyew Road, Truro, Cornwall,
TR1 3AY



(01872) 323603
enquiries@cau.org.uk
www.cau.org.uk

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