



ARCHAEOLOGICAL DESK- BASED ASSESSMENT

TREGARTHEN'S HOTEL ISLES OF SCILLY

JUNE 2016

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**Planning Authority:
ISLES OF SCILLY COUNCIL**

**Site centred at:
SV 90090 10680**

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N.B. The illustrations are not to scale

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Executive Summary

This assessment has examined evidence for the archaeological potential of the study site, Tregarthen's Hotel, Hugh Town, Isles of Scilly. The study site is bounded by a Scheduled Monument (part of which is also a Grade I listed building) on its western side, namely a section of the curtain wall of The Garrison Post-Medieval fortifications, which surround the promontory known as The Hugh which forms the western end of the island of St Mary's. This report is provided in support of the planning application for development of the Site. This assessment is written in tandem with the built heritage statement, which holds the same status.

Based on current evidence there is a high potential identified for the presence of archaeological remains relating to the Post-Medieval fortifications in the western part of the study site. If present and in a good state of preservation, due to their association with/proximity to the Scheduled Monument, these remains could be of national significance.

There is a moderate-high potential identified for archaeological remains relating to the 17th-18th century Hugh Town harbour development to be present in the eastern part of the study site, and a moderate potential for the presence of Prehistoric/Roman and Medieval remains within the study site. Any such remains are likely to have been heavily truncated/damaged by the further development of the site in the 18th-20th centuries. As a result of these later interventions in the study site, the potential significance of any surviving remains is considerably lowered, and is unlikely to be of more than local significance.

The development proposals indicate new footprints of building at the study site's eastern margins away from the Garrison Walls and in an area that has been developed repeatedly throughout the Post-medieval period. The previous developments within the study site are likely to have reduced the significance of most of those archaeological remains that may be present.

An appropriate programme of archaeological works would be to carry out archaeological monitoring and recording during the development's ground works.

This report forms the heritage statement required by the NPPF and has identified the known archaeological heritage assets, the potential for as yet unknown archaeological heritage assets and the effect of the proposed development on

those assets. It also forms the initial archaeological assessment required by local development plan policies. The issue of any potential impacts on the settings of built heritage assets is considered in a separate report.

1.0 INTRODUCTION AND SCOPE OF STUDY

1.1 Introduction

- 1.1.1 This archaeological desk-based assessment has been researched and prepared by Florence Maxwell and Philip Bethell of CgMs Consulting for Tregarthen's Hotel with additional input by Jonathan Smith of CgMs Consulting.
- 1.1.2 The assessment considers the area occupied by the buildings and associated external open spaces of Tregarthen's Hotel, Hugh Town, St Mary's, Isles of Scilly. The total area is approximately 0.2ha, centred at national grid reference SV 90090 10680 (Fig. 1, Plates 1-4).
- 1.1.3 In accordance with government policy on archaeology and planning (Section 12 of the National Planning Policy Framework) and the 'Isles of Scilly Local Plan – A 2020 Vision (adopted November 2005)' this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site.
- 1.1.4 Additionally, in accordance with the Standard and Guidance for Archaeological Desk Based Assessments (Chartered Institute for Archaeologists 2014), the assessment includes the results of a site inspection, an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.1.5 As a result, the assessment enables relevant parties to assess the significance of archaeological heritage assets on and close to the site and assesses the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.1.6 The consideration of any impacts on the settings and significance of other designated built heritage assets such as listed buildings and Conservation Areas is the subject of a separate report.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National Policy

2.1.1 In March 2012, the government published the National Planning Policy Framework (NPPF). More recently, National Planning Policy Guidance (NPPG) has been published online (March 2014, historic environment section last updated April 2014).

2.1.2 Section 12 of the NPPF, entitled *Conserving and enhancing the historic environment* provides policy for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition that heritage contributes to our knowledge and understanding of the past.

2.1.3 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

2.1.4 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.1.5 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.1.6 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.1.7 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.1.8 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
- Protects the settings of such designations.
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions.
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.1.9 In considering any planning application for development, the planning authority will be mindful of the framework set by Government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.2 **Local Policy**

2.2.1 The adopted Isles of Scilly Local Plan – A 2020 Vision (adopted November 2005) provides the basis for determining planning applications, alongside other strategies and supplementary planning documents. Policies within this Plan have been saved and are in force until the emerging local development framework is adopted: this is currently at an early stage of evolution and does not yet contain any draft policies that may be relevant.

- 2.2.2 The current plan contains the following policy relating to archaeological heritage which are relevant to the study site:

CORE POLICY 1: ENVIRONMENTAL PROTECTION

TO ENSURE THAT ALL RELEVANT FUTURE 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:

(A) CONSERVE OR ENHANCE THE NATURAL BEAUTY, WILDLIFE AND CULTURAL HERITAGE OF THE AREA OF OUTSTANDING NATURAL BEAUTY AND PROTECT THE UNSPOILT CHARACTER AND GOOD APPEARANCE OF THE HERITAGE COAST;

(B) PRESERVE NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS AND THEIR SETTINGS;

(C) PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA AND PRESERVE THE ARCHITECTURAL OR HISTORIC INTEREST OF ALL LISTED BUILDINGS, INCLUDING THEIR FEATURES AND SETTINGS;

(D) SAFEGUARD THE INTEGRITY AND NATURE CONSERVATION OBJECTIVES OF SPECIAL PROTECTION AREAS (SPAS), RAMSAR SITES AND SPECIAL AREAS OF CONSERVATION (SACS);

(E) PROTECT A STATUTORILY-PROTECTED PLANT OR ANIMAL SPECIES AND THE WILDLIFE, GEOLOGICAL AND GEOMORPHOLOGICAL INTEREST AND FEATURES OF DESIGNATED SITES OF SPECIAL SCIENTIFIC INTEREST; AND LOCALLY IMPORTANT BIODIVERSITY HABITATS, SPECIES AND LANDSCAPE FEATURES; AND

(F) SECURE THE FUTURE CHARACTER, APPEARANCE AND SETTING OF ANY PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST INCLUDED IN THE ENGLISH HERITAGE REGISTER.

- 2.2.3 The local authority has also published 'A Heritage and Cultural Strategy for the Isles of Scilly' (January 2004) which helps to guide policy and decision making.

- 2.2.4 The 'Cornwall and Scilly Urban Survey: Historic Characterisation for Regeneration Hugh Town 2003' (Kirkham, 2003) has also been published, which provides an in-depth assessment of the historic character of Hugh Town, in order to help guide development decisions in relation to the historic environment.

2.3 **General**

- 2.3.1 This assessment therefore seeks to establish whether archaeological evidence from the site or its vicinity suggests that the study site contains heritage assets

as defined by the NPPF and falls within the scope of policies contained within the current Isles of Scilly Local Plan.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is Permian and Carboniferous Granite of the Isles of Scilly Intrusion. No superficial deposits have been recorded within the study site, but Quaternary Head deposits of clay, silt, sand and gravel lie just to the south. (British Geological Survey on-line Geology of Britain Viewer, accessed Jan 2016).

3.2 Topography

3.2.1 The study site lies in the north-west corner of Hugh Town, adjacent to the quayside on its northern boundary. The height of the study site varies between approximately 8m and 10m above Ordnance Datum (AOD), as there are some variations in height across the study site due to terracing for gardens and other open spaces. Garrison Hill rises up to the west, to a maximum height of about 40m AOD. The low-lying urban area of Hugh Town lies to the south-east, with its harbour to the east.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND INCLUDING ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

Palaeolithic	800,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1899
Modern	AD	1900	-	Present

4.1 Introduction

- 4.1.1 This chapter reviews existing archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with the NPPF, considers the potential for as yet undiscovered archaeological evidence on the site. Chapter 5 subsequently considers the site conditions and whether the theoretical potential identified in this chapter is likely to survive.
- 4.1.2 This assessment is based on a consideration of evidence in the Cornwall and Scilly Historic Environment Record (HER), the Historic England Archive (HEA) and the National Heritage List for England (NHLE) for the study site and a zone 1km in extent around its boundary (the study area). The Cornwall Record Office and Cornish Studies Library was also visited in order to examine historic maps relating to the study site. Map evidence was also retrieved from the National Archives.
- 4.1.3 The very large quantity of data retrieved from these sources has led to the adoption of a 250 m detailed study area around the study site; however, data from beyond this radius is included where relevant.

- 4.1.4 There are no designated heritage assets, such as Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens and Registered Battlefields, within the study site itself. However, part of the Scheduled Monument 'Post-Medieval breastwork, curtain wall and associated defensive structures' of the Garrison fortifications (NHL 1018370) abuts the study site on its western side.
- 4.1.5 There are a further 13 Scheduled Monuments within 1 km of the study site. Of these, only two others are within 250 m of the study site, both of which are part of the Post-Medieval fortifications. These are The Star Castle (NHL 1015671), 220 m west of the study site, and 'The Rocket House 17th-18th century powder magazine' (NHL 1014553), 45m west of the study site.
- 4.1.6 Thirty-five Listed Buildings have been identified in the 250 m study area, the closest being the Grade I Outer Walls and Gateway (NHL 1291751), which is part of the Post-Medieval fortifications, and lies adjacent to the south-west corner of the study site. Discussion of any potential impacts on the settings of these built heritage assets is the subject of a separate report (CgMs 2016).
- 4.1.7 Relevant archaeological heritage assets are considered in the relevant sections below and are identified as either HER, NHL or HEA depending on the data source followed by the unique reference number. Maps showing the location of data mentioned in the text can be found in Appendix 1.

4.2 **Previous Archaeological Investigations**

- 4.2.1 A number of previous archaeological investigations are recorded by the HER/HEA within the 250 m study area surrounding the study site. The majority of these are assessments relating to Management Recommendations, or records of environmental sampling, and are not relevant.
- 4.2.2 Excavation in 1949 revealed part of an Iron Age/Romano-British cist-grave cemetery at Parsons Field, 230m south of the study site (HER ECO1262, ECO868, HEA 643144). An Early-Medieval midden was also exposed. In Poynter's Garden, 75 m north-east of the Parsons Field site (HER ECO869, HEA 643145), other Iron Age cist-graves were found. A possible hut-circle was also recorded.

- 4.2.3 A watching brief during cable laying between the Garrison Gate and Star Castle (HER ECO1833), 130 m west of the study site, revealed Post-Medieval artefacts from the castle moat, and a single Roman potsherd. Another watching brief at Gunners Well, 20 m north-west of the study site (HER ECO1164, HEA 1453956) found only Post-Medieval and Modern artefacts and animal bones.
- 4.2.4 English Heritage (now Historic England) carried out a detailed survey of the Garrison defences in 2011 (HER ECO3363 and ECO3819, Brodie 2011).
- 4.2.5 The study site and surrounding local landscape have been included in various wide-ranging surveys, including the Rapid Coastal Zone Assessment (HER ECO1300); and the Lyonesse Project (HER ECO4104, HEA 1510063), designed to explore the evolution of the physical environment of the Isles of Scilly, focussing on the archaeology of the intertidal and marine zones, and extending the knowledge of the Bronze Age occupation of the islands.
- 4.2.6 In November 2015, Jonathan Smith of CgMs Consulting examined eight test-pits dug as part of the geotechnical investigations of the site. No archaeological features or finds were observed. The only observed soil layer was a very dark humic topsoil, which in some areas of the hotel garden was well over 1m deep and up to 2.5 m in depth (pers. comm.), and directly overlying the weathered surface of the granite bedrock.
- 4.2.7 These investigations and their results are discussed further, where relevant, in the sections below.

4.3 **Prehistoric (Palaeolithic–Iron Age) to Roman**

- 4.3.1 No heritage assets are recorded from this period within the study site itself. However, activity is noted for the wider survey area dating from the Neolithic to the Iron Age periods. It may be considered on current evidence that the Scilly Isles were not permanently settled until the Early Bronze Age, and any material earlier than this represents temporary occupation (SHERF 2012).
- 4.3.2 A Neolithic flint flake (MCO30533) found 30m south of the study site represents the extent of dated finds from this period within the 250m study area. Late Neolithic to Early Bronze Age scrapers have been found 350m south-east of the study site (HEA 304191), and other flint implements which may date from this transitional period were found 560m west of the study site (HEA 303620).

- 4.3.3 There is considerably more evidence from the Bronze Age across the wider area around the study site, but only one asset recorded within the 250 m study radius. This is evidence of a field system which may have originated in the Bronze Age to the north-west of Star Castle (HER MCO55582), 220m west of the study site. There is even a suggestion that the summit of The Hugh may have been occupied by a major Bronze Age cairn field, but evidence for this is limited (Johns and Fletcher, 2010).
- 4.3.4 Other evidence of Bronze Age activity is to be found further afield, for example the scheduled funerary cairn on Buzza Hill, 520 m south-east of the study site (NHL 1010174, HEA 304091). Another scheduled cairn lies 780m south-east of the study site (NHL 1009284, HEA 304094). Evidence of settlement is in the form of six huts exposed on the shoreline 580m south-east of the study site (HEA 304394).
- 4.3.5 The transition from the Bronze Age to the Iron Age in Scilly is less clear archaeologically than in other parts of Britain (SHERF 2012), although the landscape of the islands, particularly in terms of the extent of the permanent land, was established essentially as it is today by the end of the Iron Age (SHERF 2012). Similarly, the transition to the Roman period is not so clear cut – the peripheral location of the islands meant that they were not 'Romanised', and the material culture retained many of its pre-Roman traits (SHERF 2012). There are therefore many sites recorded in the HER as of Iron Age/Romano-British date.
- 4.3.6 There are a number of assets from the Iron Age/Roman period within the 250m search radius. These include the settlement site(s) 200-220 m south-east of the study site, sampled at Poynters Garden and Parsons Field (HER MCO31167, MCO31168, MCO31169, MCO31170, MCO31027, MCO31028, MCO31029, MCO31030, HEA 304106, HEA 304103). Discoveries here included hut circles, cist burials, and evidence of field systems, indicating a substantial settlement. The cist burials are of a type introduced in the Late Iron Age (SHERF 2012).
- 4.3.7 A Roman potsherd was found at Star Castle, 200 m west of the study site (HEA MCO31505). Mount Hollis or Holles is a low mound 50 m south of the study site, which is conjectured as the site of a Romano-British shrine (HER MCO30849). This interpretation is largely based on the 19th-century find of a Roman altar in a well, which Ashbee concluded may have come from a nearby shrine. The Mount Hollis remains have alternatively interpreted as the site of the earliest (Medieval) castle on St Mary's (HEA 304119), and the site of a Post-Medieval artillery

battery (Brodie 2011). The field system identified to the north-west of Star Castle, 250m west of the study site (HER MCO55582), may be dated to the Iron Age/Romano-British period.

- 4.3.8 Isolated finds of Prehistoric flint implements have been found close to the study site, but there is little evidence of Bronze Age settlement close to the study site, with the nearest identified focus of settlement on the east side of Porthcressa bay, 700 m south-east of the study site.
- 4.3.9 Current evidence shows that there was a focus of settlement at least from the Late Iron Age into the Roman period, lying 200 m or so from the study site on the isthmus which was later occupied by Hugh Town. While the presence of a Romano-British shrine on Mount Hollis would greatly increase the perceived status and importance of the contemporary settlement, the evidence for this is not wholly convincing. However, a later Christian chapel is potentially located nearby, which may indicate that there was an earlier shrine in the vicinity.
- 4.3.10 In summary, while there is clear evidence of Prehistoric/Roman activity and occupation around the study site, it is not associated with any focus of settlement in any of the Prehistoric or Roman periods. Although there may have been a shrine close to the study site during this period, there is no indication that the study site was part of its precincts. It is therefore considered that there is a moderate potential for archaeology from these periods to be present within the study site, but that this is unlikely to be substantial evidence of settlement or religious activity.

4.4 **Early-Medieval**

- 4.4.1 No records of activity relating to this period are mentioned by the HER or HEA for within the study site. Activity from this period is noted for the wider search area however. The SHERF report (2012) concludes that the Early-Medieval culture of Scilly was rooted in that of the preceding period, but with significant developments. Chief amongst these was the adoption of Christianity, and the subsequent building of a number of hermitages and other small ecclesiastical sites. Material culture includes imported pottery from a wide range of sources reflecting Scilly's location on the approaches to Britain from the south-west; and the introduction of a distinctive grass-marked pottery fabric. There is indirect evidence of contact with Vikings, from Norse sagas that record how King Olaf Trygvasson of Norway was converted to Christianity in the islands (SHERF 2012).

4.4.2 The possible site of a Medieval chapel (see below), which may have had Early-Medieval origins (HER MCO31483), has been located by some sources as on the south side of 'The Bank' in Hugh Town, 10m from the south-east boundary of the study site. Two granite columns standing in a garden opposite the Atlantic Hotel, 60m south-east of the study site (HER MCO30137) may have come from this chapel, or have alternatively been linked to the supposed Roman shrine. The possible chapel site and the possible Roman shrine (see above) site are close to each other, and may potentially indicate some continuity of religious function in this location from the pre-Christian period in to the Christian era.

4.4.3 Evidence of a midden dated to the Early-Medieval period was uncovered at Parsons Field, 230 m south-east of the study site (HER MCO31030), but no associated settlement evidence was found.

4.4.4 The possible presence of a chapel close to the study site is the main evidence from the Early-Medieval period within the study area, but there is no evidence to indicate that there was Early-Medieval occupation within the study site itself. While this cannot be completely discounted, it is more likely that any Early-Medieval precursor to the later Medieval chapel occupied the same site, which was outside the study site. As a result, it is considered that there is a low potential for significant Early-Medieval archaeological evidence to be present within the study site.

4.5 **Medieval**

4.5.1 There are no archaeological heritage assets from the Medieval period recorded within the study site. Shortly after the Norman Conquest the islands became the property of the crown (SHERF 2012). It has been calculated that the population of Scilly may have been 'about 300' at the end of the 12th century (SHERF 2012).

4.5.2 The main settlement on St Mary's during the Medieval period was at Old Town, 1.3 km east of the study site (SHERF 2012). A castle was built here, first mentioned in documentary sources in 1244. This suggests that the interpretation of Mount Hollis as the site of an early castle is incorrect (see above, HER MCO30850). However, the identification of the site of St Maudut's chapel is more certain for this period (HER MCO31483) than for the Early-Medieval (see above), lying 20m from the south-east corner of the study site. Documentary evidence suggests the chapel was converted to a dwelling, and may have survived as late

as 1830 (Kirkham, 2003). Local tradition associated a burial ground with this chapel, perhaps indicating a settlement focus at this end of the town. The building of the church at Old Town in the 12th century, and the subsequent development of the castle there indicates that any settlement focus shifted early in the Medieval period.

4.5.3 The remains of a mullioned window embedded in a garden wall adjoining the west side of Star Cottage (HER MCO31517, 60m west of the study site) may be re-used from an earlier building, possibly the chapel. If it is *in situ*, it could mean that the garden wall is a surviving element of a Medieval building.

4.5.4 While the HER records the earliest phases of The Garrison fortifications as Medieval, the earliest structures recorded appear to date to the late 16th century (Brodie, 2011). Although a small quantity of 12th-15th century pottery has been found at Porthcressa, 300m south of the study site (Kirkham, 2003), there is no firm evidence of Medieval settlement in Hugh Town, and the only reasonably authenticated structure in Hugh Town belonging to this period appears to have been St Maudut's chapel.

4.5.5 Although St Maudut's Chapel has been located very close to the study site, this is not based on secure archaeological evidence. No other evidence has been recorded for Medieval activity in the area around the study site. However, the anecdotal and circumstantial evidence for a chapel and burial ground just to the east of the study site hints that Medieval settlement may have been present. As a result, it is considered that there is a moderate potential for Medieval archaeology to be present within the study site.

4.6 **Post-Medieval and Modern**

4.6.1 In these periods understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic sources, which can give additional detail to data contained within the HER and HEA.

4.6.2 The dominant feature(s) of the Post-Medieval period in the area around the study site relate to the development of a complex system of fortifications on 'The Hugh', the promontory to the west and south-west of the study site now referred to as The Garrison. Hugh Town and its harbour developed in response to the development of the military installations. The extent of The Garrison walls is shown in Figure 5.

- 4.6.3 The earliest confirmed Post-Medieval fortifications recorded in the area lie 900m east of the study site, where the remains of the scheduled Harry's Walls (NHL 1013274) represent an unfinished construction dating to the 1550s (Brodie, 2011). Lilley's map of 1715 shows a small blockhouse-type structure towards the southern end of the Hugh (Brodie, 2011), which may be the earliest fort built within the walled circuit.
- 4.6.4 The main plan for the development of the fortifications was finalised in 1593, and work commenced on Star Castle in this year (SM NHL 1015671, HEA 1482605, HER MCO31508, MCO31507, MCO31509) (Brodie, 2011). Soon afterwards plans were made to build a wall with bastions/batteries across the neck of the Hugh, to defend Star Castle from the landward side, and Brodie (2011) reports that the stretch of wall running from Gunner's Well Battery (adjacent to the north-west corner of the study site) to Benham's Battery at the south appears to be, based on construction form/method, the earliest stretch of the scheduled Garrison walls (NHL 1018370). Kirkham (2003) states that the Old Quay was built by 1601, and that 'a stone-built curtain wall, fronted by a rock-cut ditch, was set across the neck of the headland...' as part of the initial late-16th/early 17th century military development. It is the northern part of this early wall which forms the western boundary of the study site. This section is also a Grade I listed building (NHL 1291751).
- 4.6.5 Brodie's 2011 survey describes the subsequent development of The Garrison up to the installation of radar equipment during the Second World War. The structures flanking the Garrison Gate, and the powder house just inside the gate, were built in the early 17th century, and Garrison Hill was established as the route leading from the sea-front level up to Star Castle via the outer wall. The defensive structures in closest proximity to the study site were therefore all in place by this time, although they were subject to later repair and refurbishment programmes.
- 4.6.6 Hugh Town developed around the quay (Old Quay) built to serve the military installations, and had a function primarily to service the military complex up to the 18th century (Kirkham, 2003). The map evidence and historical landscape views provide evidence for the relationship between the fortifications and the town, which is discussed below.
- 4.6.7 Figure 2 shows a view looking west from across the harbour in 1669, which shows Star Castle on the summit of The Hugh, and the outerworks below. The Old Quay is clearly depicted, with some warehouse/harbour buildings beyond.

There is a clear gap between these buildings and the walls beyond. The stretch of wall from Gunner's Well Battery to the main Garrison Gate is clearly shown with no obstructions on its eastern side. This relationship is clearly shown in Figure 3, a version of Lilley's 1715 survey of The Garrison. The gap between the military walls and the nearest buildings is mapped, and the hachures appear to depict a slope or glacis running down from the outer face of the walls, as much as 15m beyond the landward face (Johns and Fletcher, 2010). This glacis may well have been artificially enhanced i.e. material removed/added to form the slope (Miller, 2015).

- 4.6.8 This layout is repeated in Horneck's 1744 map (Figure 4), which shows the gap between the wall and the harbour buildings, and a clear separation between the housing and gardens of Hugh Town lying to the south-east. These views and maps indicate that the study site was largely an empty area, and certainly along its western side was a deliberately designed open space forming part of the defensive system. This open space most likely sloped downwards towards the sea. What is not completely clear from these maps and views is whether any of the 17th and 18th century harbourside buildings extended in to the eastern side of the study site.
- 4.6.9 The stretch of wall adjacent to the study site was partially rebuilt in the mid-18th century, and Jefferson's Battery added on its western side (Brodie, 2011). Within the study site, the two listed cottages at the eastern extremity (Port Light and Starboard Light) were built in the 18th century.
- 4.6.10 Hugh Town remained a small settlement until the 19th century: in 1793 it had an estimated population of 350 (Kirkham, 2003). The town became the *de facto* administrative and commercial centre of the islands in the early 19th century, and remains the only urban area in Scilly. In the 1830s the quay was extended and a new church built, along with other development.
- 4.6.11 Tregarthen's Hotel was first developed from an 1849 3-storey block, and was the Scilly Isles first dedicated hotel. It has had many subsequent 19th and 20th century additions, but the Ordnance Survey map of 1890 (Figure 6) shows the study site as largely developed. The northern boundary of the study site is right at the shoreline, ending at a modern sea wall, an extension of the 19th century quayside between the main quay and Gunner's Well. The garden was already established, with its retaining wall on the northern side.

- 4.6.12 Hugh Town continued to expand throughout the 19th and 20th centuries, fuelled primarily through the growing tourist industry which today underpins the economy of the islands.
- 4.6.13 Late 20th-century mapping (Figure 7) shows how development has seen large detached houses built along the inner face of The Garrison walls, and a general increase in the density of settlement in the older part of Hugh Town. The Tregarthen's Hotel complex can be seen to have covered the great majority of the study site with additional structures and associated external landscaping.
- 4.6.14 Historic maps show that the glacis of the military walls extended across the western part of the study site, and an outer ditch may also be present. It is less clear whether the quay-side buildings of the 17th and 18th century harbour extended into the eastern part of the study site. Based on current evidence, therefore, a high potential within the study site is identified for the presence of Post-Medieval archaeological remains relating to the defensive works and the quayside buildings, although no archaeological evidence was revealed in the geotechnical pits in the garden (between the sea wall and the Garrison Wall).

4.7 **Designated Heritage Assets**

- 4.7.1 No designated heritage assets such as Scheduled Ancient Monuments, Conservation Areas, Listed Buildings, Registered Parks and Gardens or Registered Battlefields, are present within the study site. However, part of the Scheduled Monument (NHL 1018370) 'Post-Medieval breastwork, curtain wall and associated defensive structures'/Grade I listed building (NHL 1291751) 'Outer walls and gatehouse' forms the western boundary of the study site.
- 4.7.2 A further 13 scheduled monuments lie within 1 km of the study site.
- 4.7.3 The six Scheduled Monuments which are part of The Garrison fortifications are considered as built heritage assets for the purpose of this assessment, and any effects on the settings of these monuments are considered as part of a separate CgMs Built Heritage Assessment (CgMs 2016). These monuments are as follows:
- 'Post-Medieval breastwork, curtain wall and associated defensive structures' (NHL 1018370);
 - The Rocket House 17th-18th century powder magazine (NHL 1014553);
 - The Star Castle (NHL 1015671);
 - Late 19th-early 20th century Steval Battery (NHL 1014784);

- Late 19th-early 20th century defended barracks (NHL 1014785);
- Late 19th-early 20th century Woolpack Battery (NHL 1014784).

4.7.4 The other seven Scheduled Monuments within 1km of the study site are as follows:

- Round cairn with funerary chamber (NHL 1010174), 520m south-east of the study site;
- Platform cairn (NHL 1009284), 780m south-east of the study site;
- Iron Age to Romano-British fogou (NHL 1020142), 970m south-east of the study site;
- Post-Medieval smugglers' cache (NHL 1015668), 770m east-north-east of the study site;
- Harry's Walls unfinished 16th century artillery castle (NHL 1013274), 860m east-south-east of the study site;
- Civil War breastwork and battery (NHL 1015667), 750m north-east of the study site;
- World War II pillbox (NHL 1016517), 880m north-east of the study site;
- Prehistoric linear boundary (NHL 1015666), 930m north-east of the study site.

4.7.5 No direct impacts will arise on any of these designated assets as a result of the development. In terms of potential settings impacts, in every case the lack of intervisibility, distance involved, and the lack of distinctiveness of the study site from the general urban area of Hugh Town in distant inward views, mean that the proposed development site does not form a significant element of the setting or experience of any of the above archaeological heritage assets. As a result, it is considered that any future development within the study site is unlikely to have any impact on these assets. The notable exception to this is the Post-Medieval breastwork, curtain wall and associated defensive structures (NHL 1018370), (aka the Garrison Wall). Development in the northern part of the Site, the current garden and driveway, has the potential to have a notable impact on the significance of the Garrison Wall by virtue of being within the Garrison Wall's immediate setting

4.7.6 One listed building lies within the study site boundary, the Grade II pair of 18th century cottages known as Post Light and Starboard Light (NHL 1141184), which lies at the eastern extremity of the study site.

- 4.7.7 A further 55 listed buildings lie within 500 m of the study site.
- 4.7.8 The whole of the Scilly Isles is designated as a Conservation Area.
- 4.7.9 While no direct impact is likely to arise on any listed building as a result of development within the study site, the potential for impacts on the settings of listed buildings and on the character and appearance of the Conservation Area as a whole are considered as part of a separate CgMs Built Heritage Assessment (CgMs 2016).

4.8 **Historic Landscape**

- 4.8.1 The Cornwall Historic Landscape Characterisation (HLC) records the study site as "Settlement". This confirms the historic map evidence showing that the study site lies on the fringe of the Hugh Town settlement (see Appendix 1).

4.9 **Assessment of Significance**

- 4.9.1 No designated archaeological heritage assets of national significance are recorded within the study site boundary. One grade II listed building (Port Light and Starboard Light) lies within the study site boundary. One Scheduled Monument (part of The Garrison walls) borders the study site to the west.
- 4.9.2 The Scheduled Monuments and listed buildings recorded within 1 km of the study site are considered to be of national significance.
- 4.9.3 A moderate potential has been identified for the presence of Prehistoric/Roman and Medieval remains within the study site. Any such remains are likely to have been heavily truncated/damaged by the development of the Post-Medieval defensive system, and the subsequent development of the site in 18th, 19th and 20th centuries. As a result of these later interventions in the study site, the potential significance of any surviving remains is considerably lowered, and is unlikely to be of more than local significance.
- 4.9.4 There is a high potential identified for the presence of archaeological remains relating to the Post-Medieval fortifications built during the 17th and 18th centuries, in the western part of the study site. There is the potential for traces of the rock-cut ditch and glacis to survive, if they were present originally. If present, and well-preserved, due to their association with the scheduled curtain wall along the western boundary of the study site, these remains could be

considered as of an equivalent significance to the scheduled remains, and therefore could be of national significance. No archaeological features were observed in the geotechnical test pits in the garden, the northern part of the Site.

- 4.9.5 There is a moderate-high potential for archaeological remains relating to the 17th and 18th century harbour/quayside development to be present in the eastern part of the study site. However, any such remains are likely to have been heavily truncated/damaged by the further development of the site in 18th, 19th and 20th centuries. As a result of these later interventions in the study site, the potential significance of any surviving remains is considerably lowered, and is unlikely to be of more than local significance.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON HERITAGE ASSETS

5.1 Site Conditions

5.1.1 The study site was visited in November 2015. The study site is effectively built over, and most of the surface of the development site has been previously developed, including the development of the northern garden with switch-back driveway, a degree of terracing and associated 'Cornish Walls' (dry-stone retaining walls). As a result, no archaeological features were visible. Photographs were taken of the study site to illustrate its relationship with the adjacent fortifications and the rest of Hugh Town, and are in this report as Plates 1-10.

5.1.2 Observations were carried out on six test-pits being dug for geotechnical/engineering survey purposes. Those pits on the northern edge of the study site, within the garden area (Plates 11-12), revealed a considerable depth of dark humic garden soil (1 – 2.5 m in depth), lying directly on the *rab*, the local term for the weathered surface of the granite bedrock. This implies that the garden soil was imported to fill and level the gap behind the retaining wall forming the northern boundary of the garden area. Other test-pits adjacent to the buildings found the existing foundations close below the surface. No archaeological features or finds were observed in any of the test pits.

5.2 The Proposed Development

5.2.1 The development proposals comprise:

The demolition of three number lower ground floor hotel bedrooms, and replacement with six number C3 use class dwelling units for restricted holiday letting. Change of use of part of the existing staff accommodation block to two number C3 use class dwelling units for restricted holiday letting and formation of pitched roof with chimneys, alterations to external facade of staff block including new windows, doors and cladding, demolition of redundant boiler room and chimney. Improvements to retained staff accommodation to include internal alterations, formation of new openings and service access. New pitched roof above dining room over existing flat roof. Partial demolition of flat roofed hotel reception lobby and replacement with new entrance to hotel, addition of green (sedum) roof to retained flat roof area. Landscaping works to form outdoor dining terrace on former hotel garden. Installation of ground source heat pump,

solar thermal panels and break tank for foul sewage. Partial demolition of wall to car park and rebuilding at lower cill level. Demolition of garage and bin store, and replacement with a relocated combined gas bottle and bin store.

5.3 **Potential Heritage Impacts**

5.3.1 The development proposal only includes new footprints to the eastern margin (the 'self-catering lodges/cottages). Although the built heritage statement indicates that part of the terrace behind the stone wall adjacent to Port Light/Starboard Light includes some backfilling, the development will include notable ground reduction between the car park and the Hotel's current frontage. Consequently, the development has the potential to impact on any surviving archaeological remains that might be present, by truncating or removing them. There is potential for the presence of preserved evidence of the outer edge of Post-Medieval defensive system (the *glacis*) if this extended as far as the eastern edge of the site. If present, such features could be of significance, and so any impact on their significance could potentially cause a degree of harm. However, no archaeological features were observed in the geotechnical pits cut across the northern garden closer to the Garrison Walls. It is more likely that there will be evidence of C17th-C19th structures and housing likely to have been present here, as indicated by historic maps and illustrations.

5.3.2 A programme of archaeological works, in the form of an archaeological watching brief conducted during all ground works, could be undertaken to establish the presence or otherwise of elements of the Post-Medieval fortifications and other structures within the eastern edge of the study site. This could be secured by an appropriate condition on any consent, and would be appropriate to meet the levels of archaeological potential that the eastern edge of the study site holds.

6.0 SUMMARY AND CONCLUSIONS

6.1 Summary and Conclusions

- 6.1.1 This assessment has examined evidence for the archaeological potential of the study site, Tregarthen's Hotel, Hugh Town, Isles of Scilly. The study site is bounded by a Scheduled Monument (part of which is also a Grade I listed building) on its western side, namely a section of the curtain wall of The Garrison Post-Medieval fortifications, which surround the promontory known as The Hugh which forms the western end of the island of St Mary's.
- 6.1.2 Based on current evidence there is some potential identified for the presence of archaeological remains relating to the Post-Medieval fortifications in the north-western part of the study site. There is the potential for traces of a rock-cut ditch and glacis to survive, if they were present originally. If present, and in a good state of preservation, due to their association with/proximity to the Scheduled Monument, these remains could be of national significance. It is less likely that they extend to and/or survive to the eastern margins of the study site where the proposal includes new build.
- 6.1.3 A moderate potential has been identified for the presence of Prehistoric/Roman and Medieval remains within the study site. Any such remains are likely to have been heavily truncated/damaged by the development of the Post-Medieval defensive system, and the subsequent development of the site in the 18th-20th centuries. As a result of these later interventions, the potential significance of any surviving remains is considerably lowered, and is unlikely to be of more than local significance.
- 6.1.4 There is a moderate-high potential for archaeological remains relating to the 17th-18th century harbour/quayside development to be present in the eastern part of the study site. However, any such remains are likely to have been heavily truncated/damaged by the further development of the site in the 18th-20th centuries. As a result of these later interventions in the study site, the potential significance of any surviving remains is considerably lowered, and is unlikely to be of more than local significance.
- 6.1.5 The proposed development has a degree of potential to impact on any surviving archaeological remains that might be present, by truncating or removing them. The previous developments within the study site are likely to have reduced the

significance of most of those archaeological remains that may be present; but those areas of the study site that have not been built on, especially along the western side of the study site, may potentially preserve evidence of the Post-Medieval defensive system if this extended in to the study site. If present, these would be of national significance, and so any adverse impact on their significance could potentially cause substantial harm. However, since the development includes new footprints along the eastern margin of the study site, elements of the defence line are unlikely to extend or survive in this location.

- 6.1.6 An appropriate programme of archaeological works would be to carry out an archaeological watching brief during the development's ground works. This could be secured by an appropriate condition on any consent, and would be sufficient to meet the levels of archaeological potential that the eastern edge of the study site holds. Other archaeological investigations and monitoring are unlikely to be necessary during any demolition phases.
- 6.1.7 This report forms the heritage statement required by the NPPF and has identified the known heritage assets, the potential for as yet unknown heritage assets and the effect of the proposed development on those assets. It also forms the initial archaeological assessment required by local development plan policies.

SOURCES CONSULTED

General

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Cornwall Record Office
Cornish Studies Library
National Heritage List for England (NHLE)
National Planning Policy Framework
Historic England Archive (HEA)
National Archives

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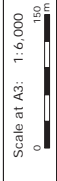
Cartographic

1669 View of The Garrison from the east side of the harbour
1715 Plan of The Hugh by Christian Lilley
1744 Horneck's plan of The Hugh
Ordnance Survey 1:10,560 and 1:10,000: 1889, 1909, 1963, 1980, 2006, 2015
Ordnance Survey 1:2,500: 1890, 1908, 1980-81, 1995

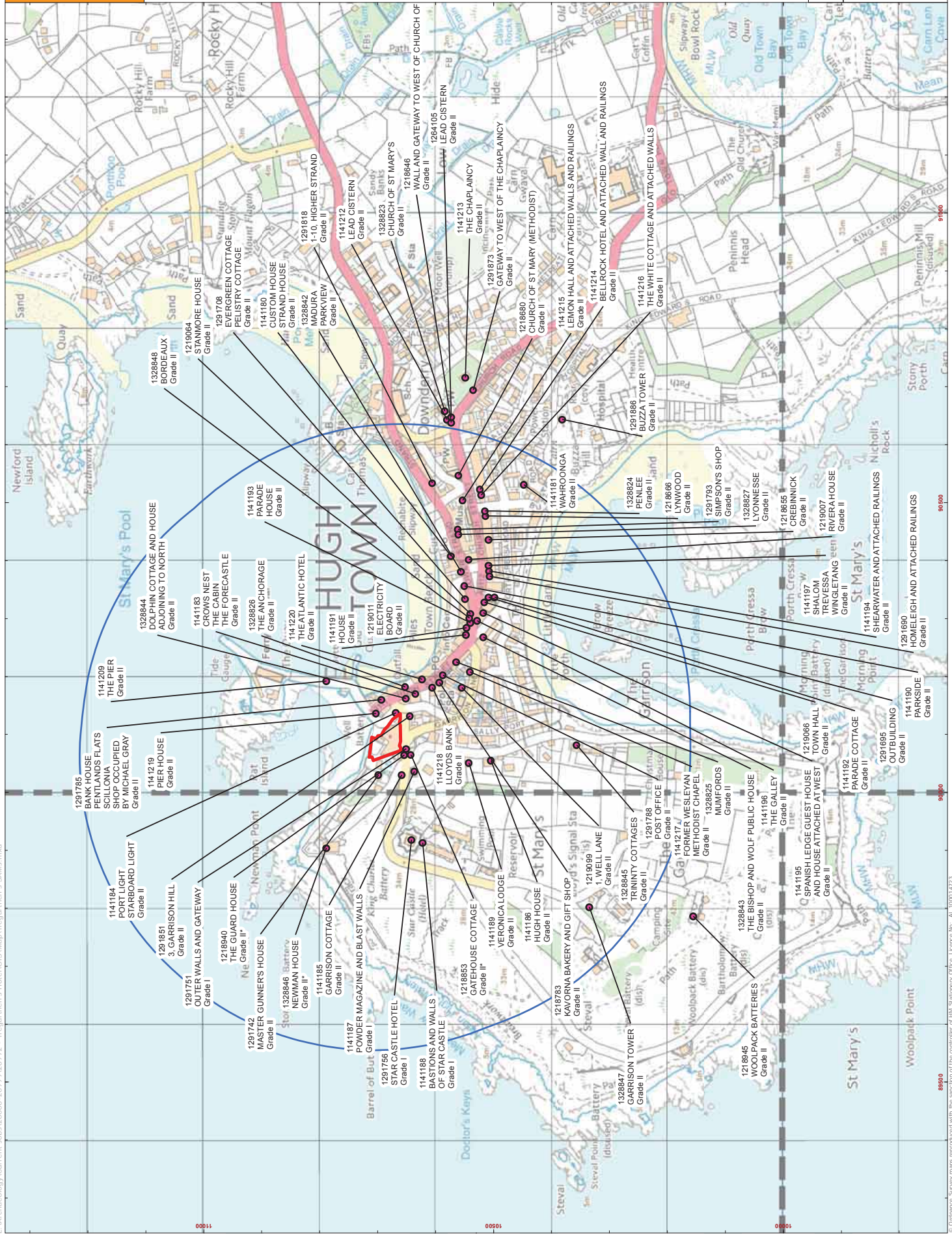
Appendix 1: HER and HEA data

- Site Boundary
- 500m Radius
- Listed Buildings

Scale at A3: 1:6,000




Tregarthen's Hotel,
Isles of Scilly
Appendix 1:
Listed Buildings



- Site
- 1km Buffer
- Scheduled Ancient Monument

Scale at A3: 1:8,000



Tregarthen's Hotel,
Isles of Scilly
Appendix 1:
Scheduled Monuments

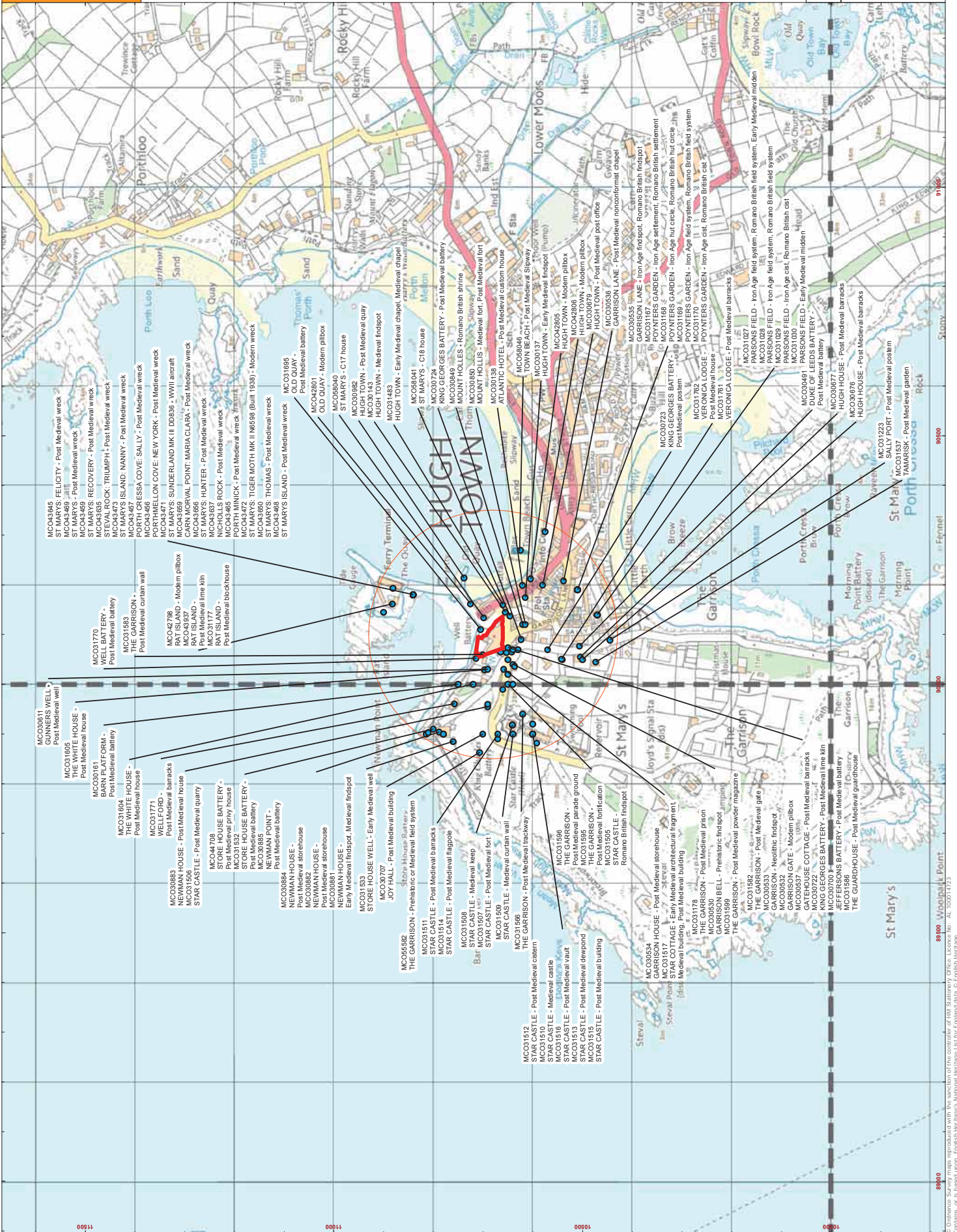


- Site Boundary
- 250m Buffer
- HER Monument
- Point
- HER Monument Polygon

Scale at A3: 1:7,000


Tregarthen's Hotel, Isles of Scilly

Appendix 1: HER Monument Data



- Site Boundary
- 250m Buffer
- NMP Data
- HER Event Polygon
- Polygon

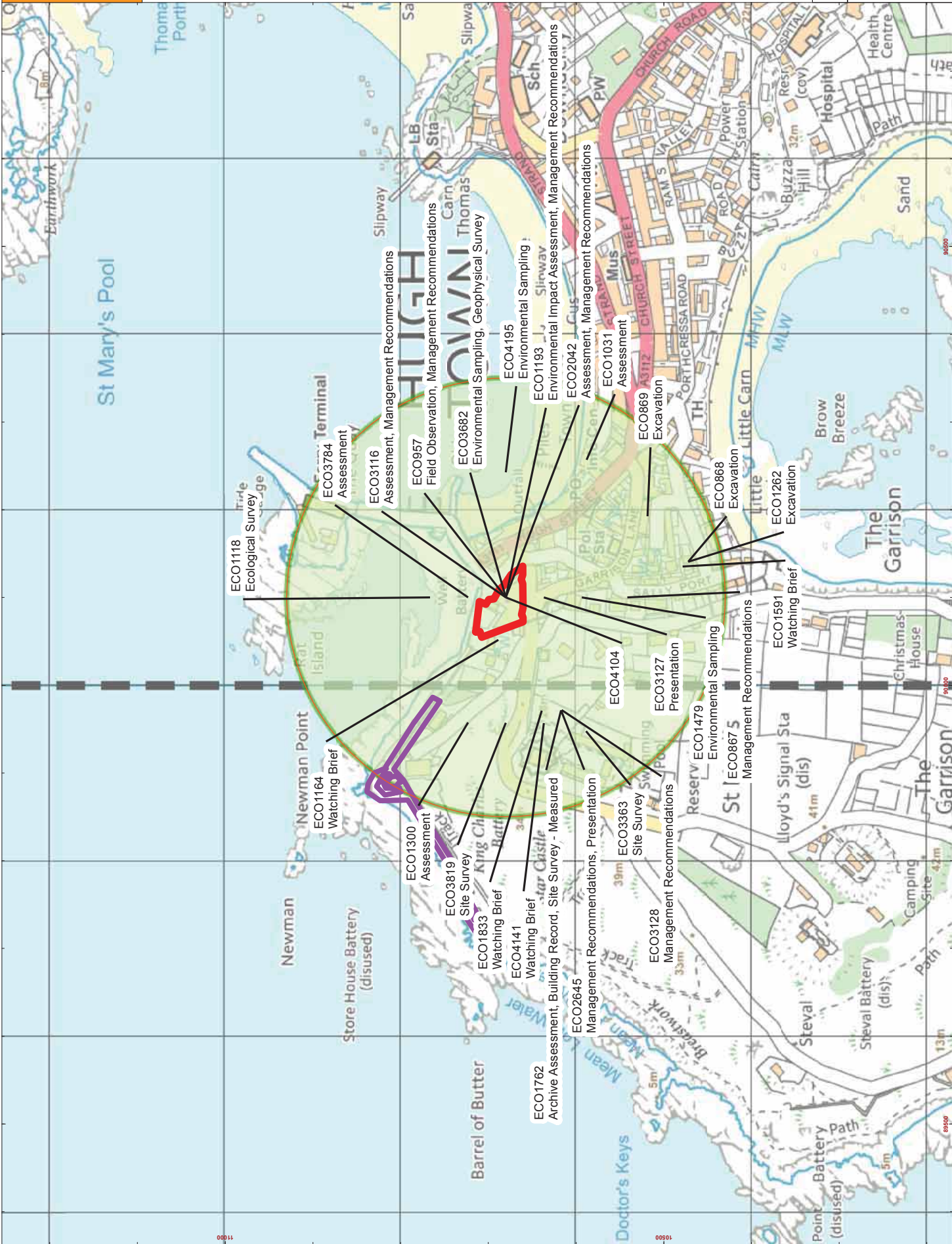
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Tregarthen's Hotel,
Isles of Scilly

Appendix 1:
HER Event & NMP Data

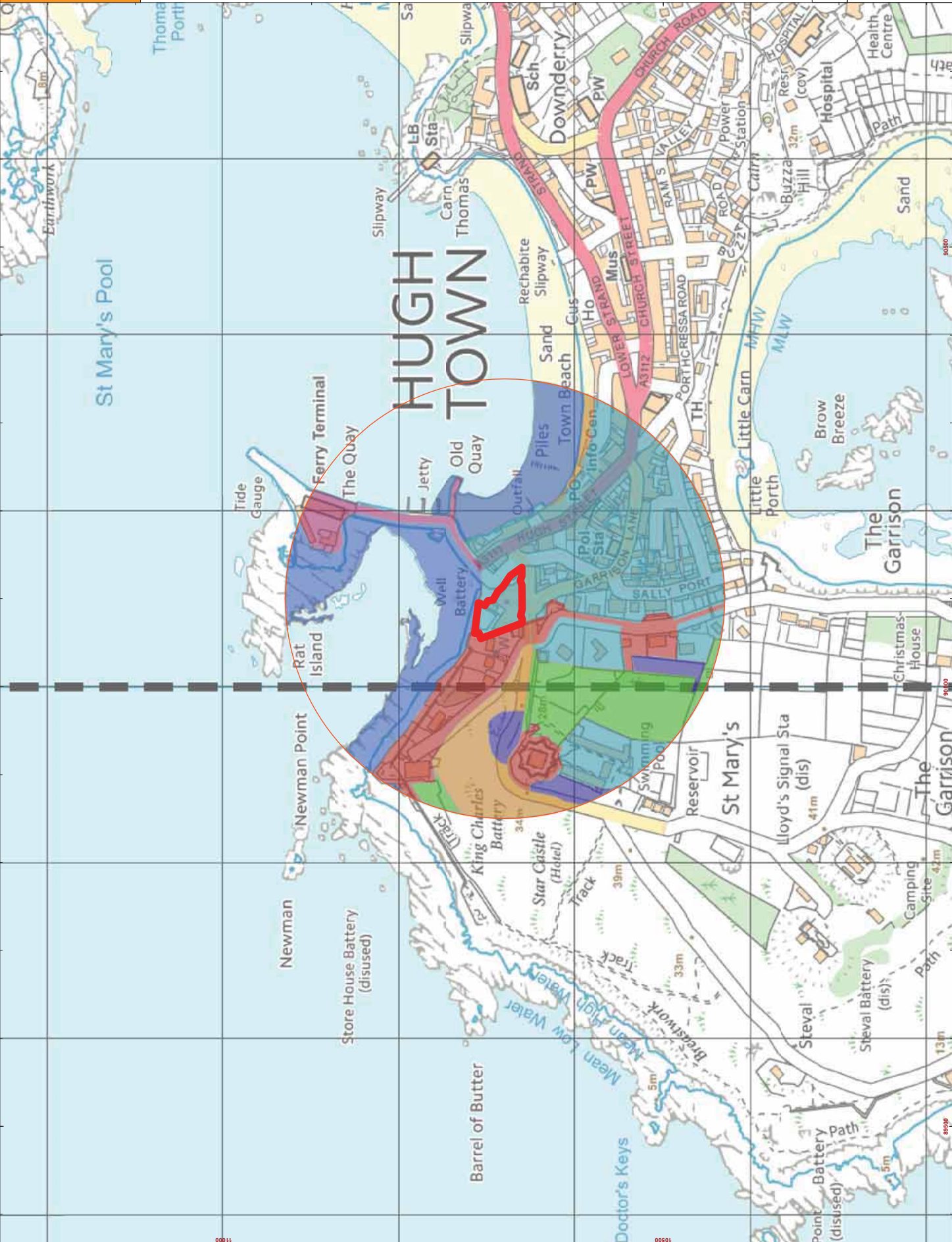




- Site Boundary
- 250m Buffer
- HLC Type**
- COMMUNICAT...
- FARMLAND
- FORESHORE
- MILITARY
- ROUGH GROUND
- SETTLEMENTS
- WOODLAND

Scale at A3: 1:4,000
 0 125 250

Tregarthen's Hotel,
 Isles of Scilly
 Appendix 1:
 HLC Data



- Site Boundary
- 500m Radius
- 250m Buffer
- Monument Point

Scale at A3: 1:6,000



Tregarthen's Hotel, Isles of Scilly

Appendix 1: HEA Data Plot (Monument Points)





- Site Boundary
- 500m Radius
- 250m Buffer
- Event Point
- Monument
- Polygon

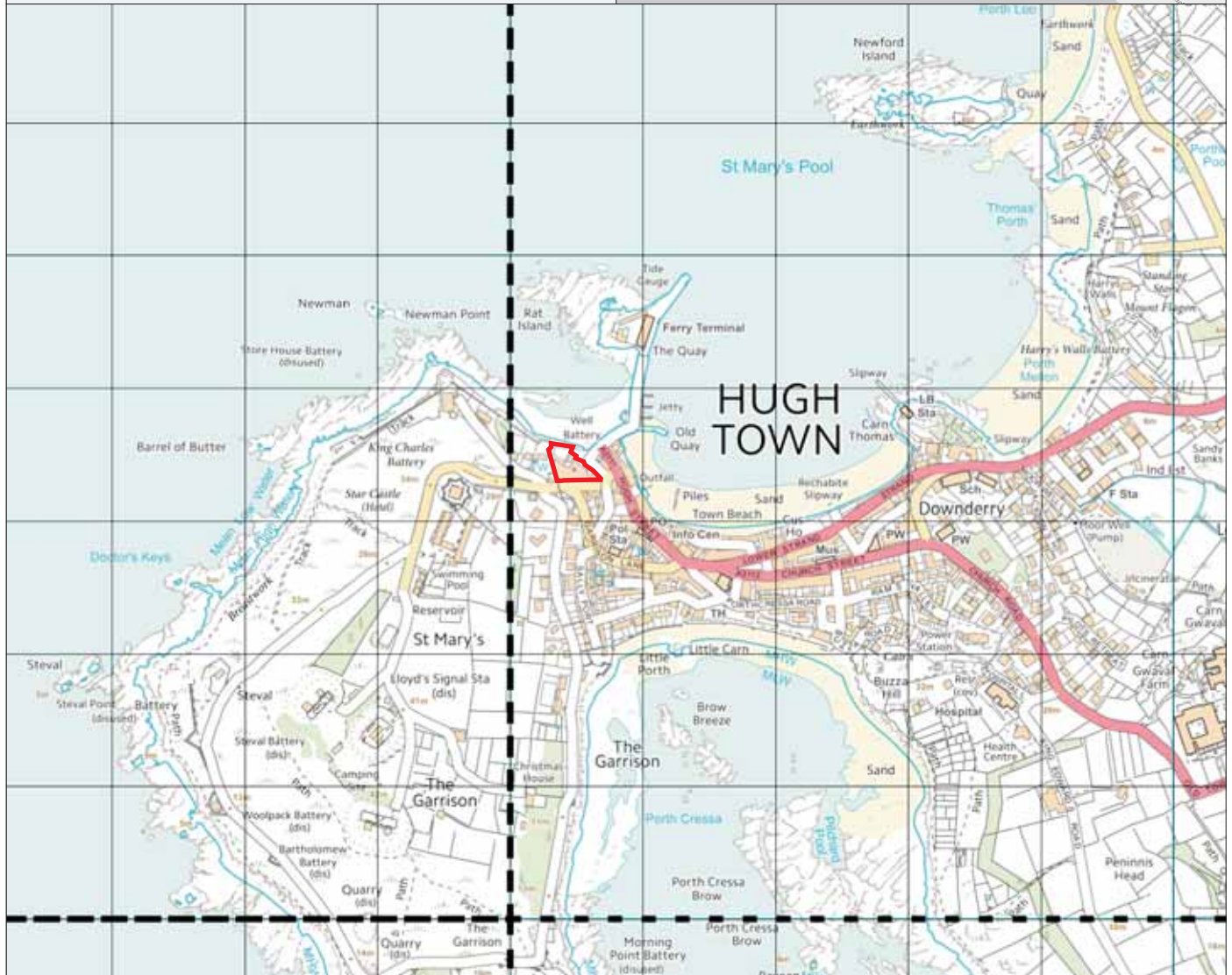
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Tregarthen's Hotel, Isles of Scilly

Appendix 1: HEA Data Plot (Polygons and Events)





Legend

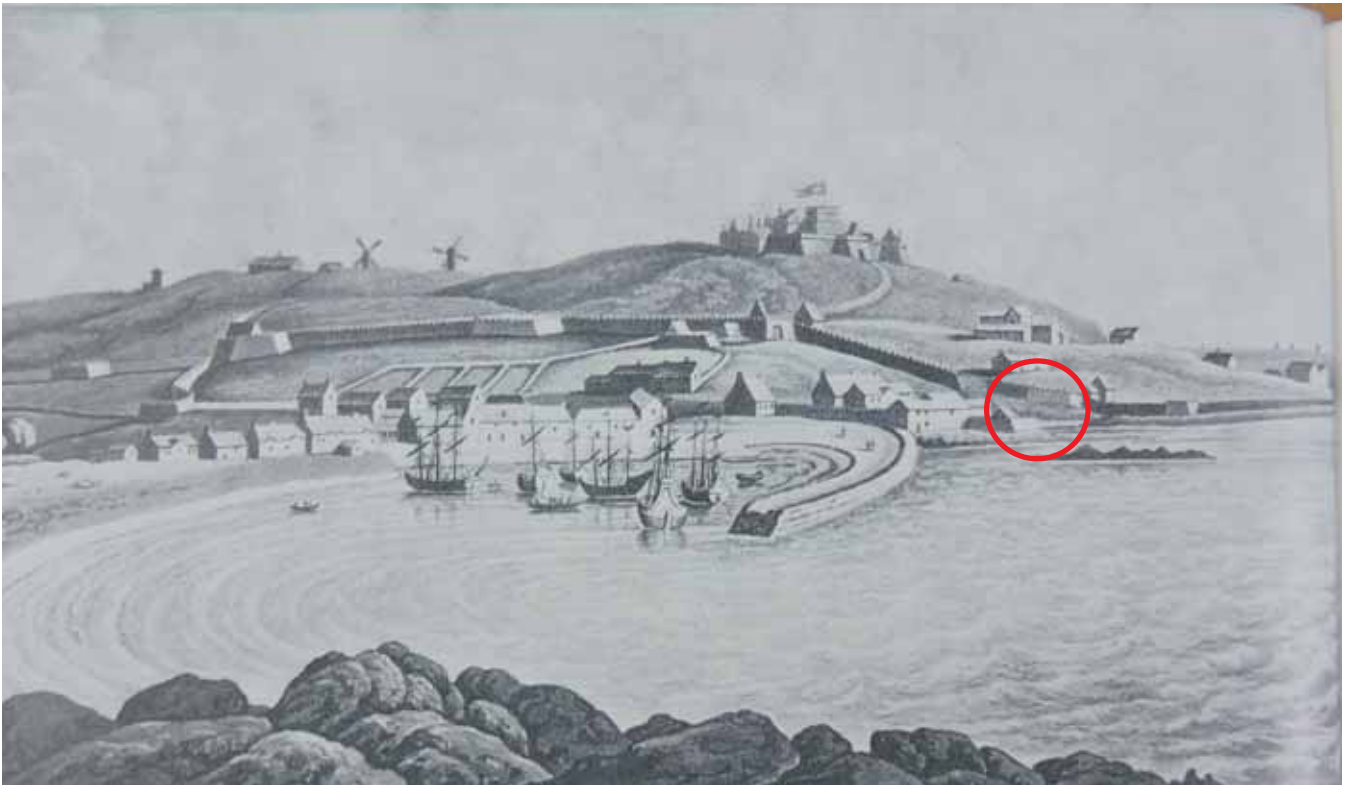
- Site Location



Not to Scale:
Illustrative Only

Tregarthen's Hotel

Figure 1:
Site Location



Legend

— Site Location



Not to Scale:
Illustrative Only

Tregarthen's Hotel

Figure 2:
1669 View of The
Garrison from the east
side of the harbour



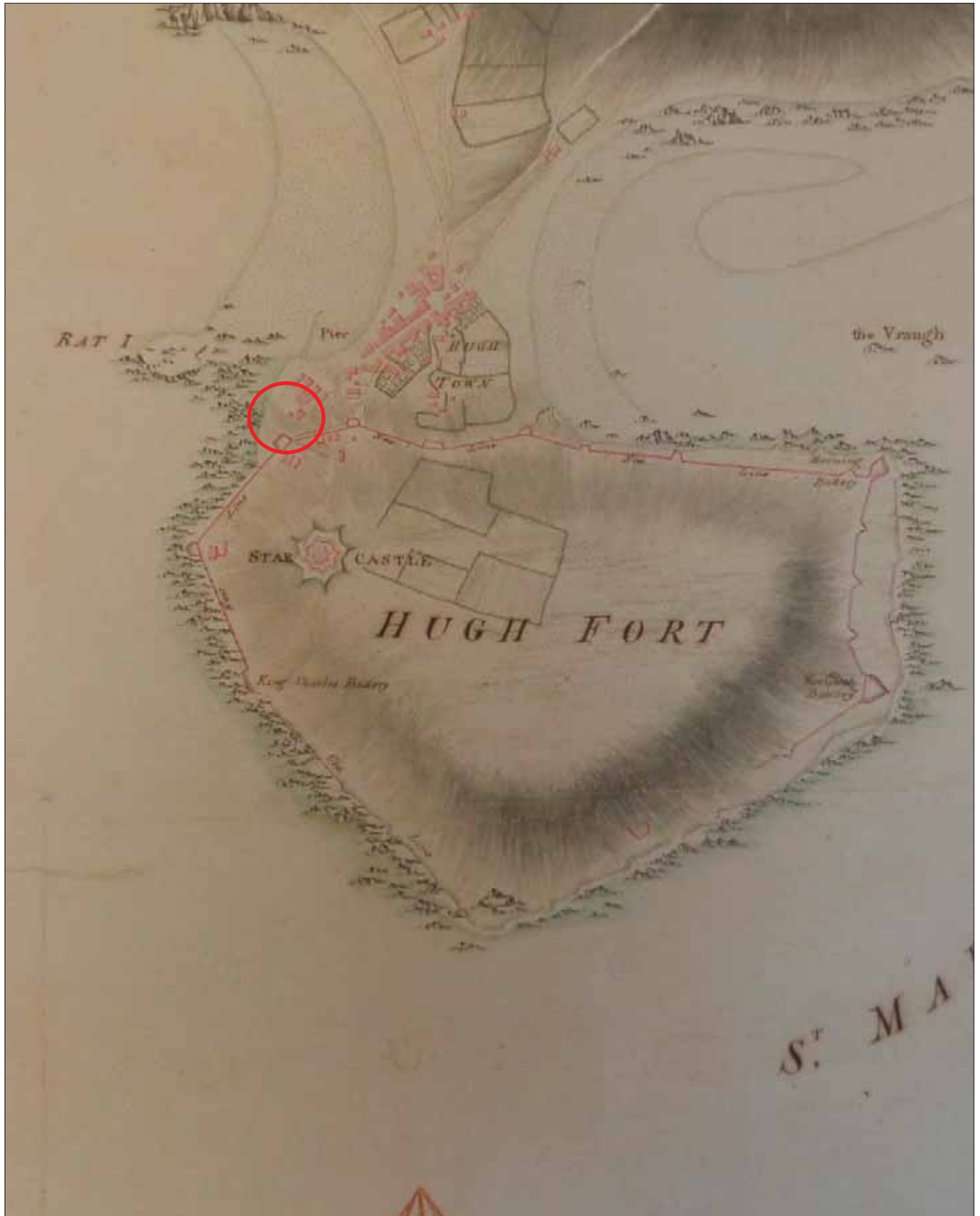
Legend

— Site Boundary



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Tregarthen's Hotel
Figure 3:
1715 Plan of The Hugh
by Christian Lilly



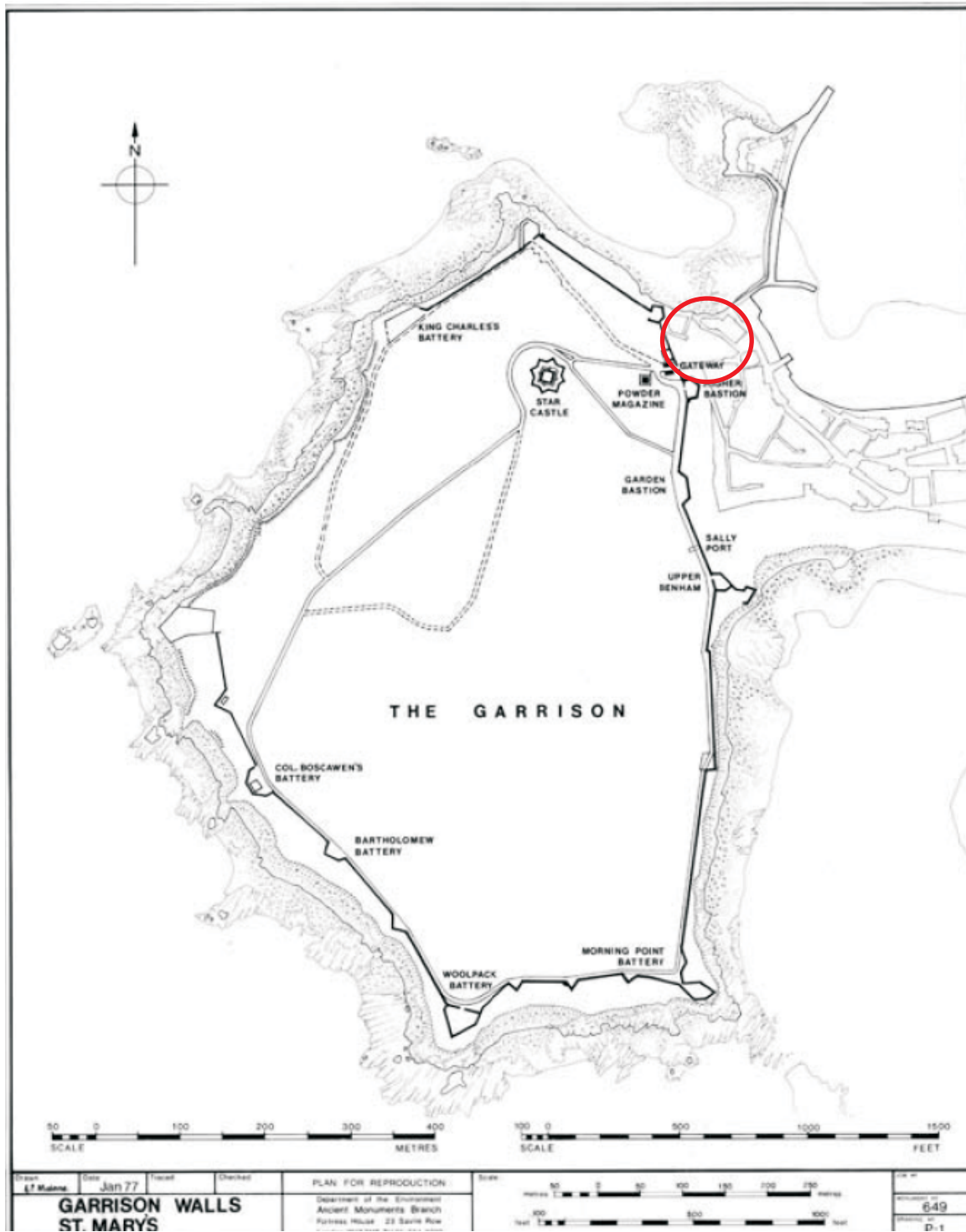
Legend

— Site Location



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Tregarthen's Hotel
Figure 4:
1744 Horneck's Plan of
Hugh Fort



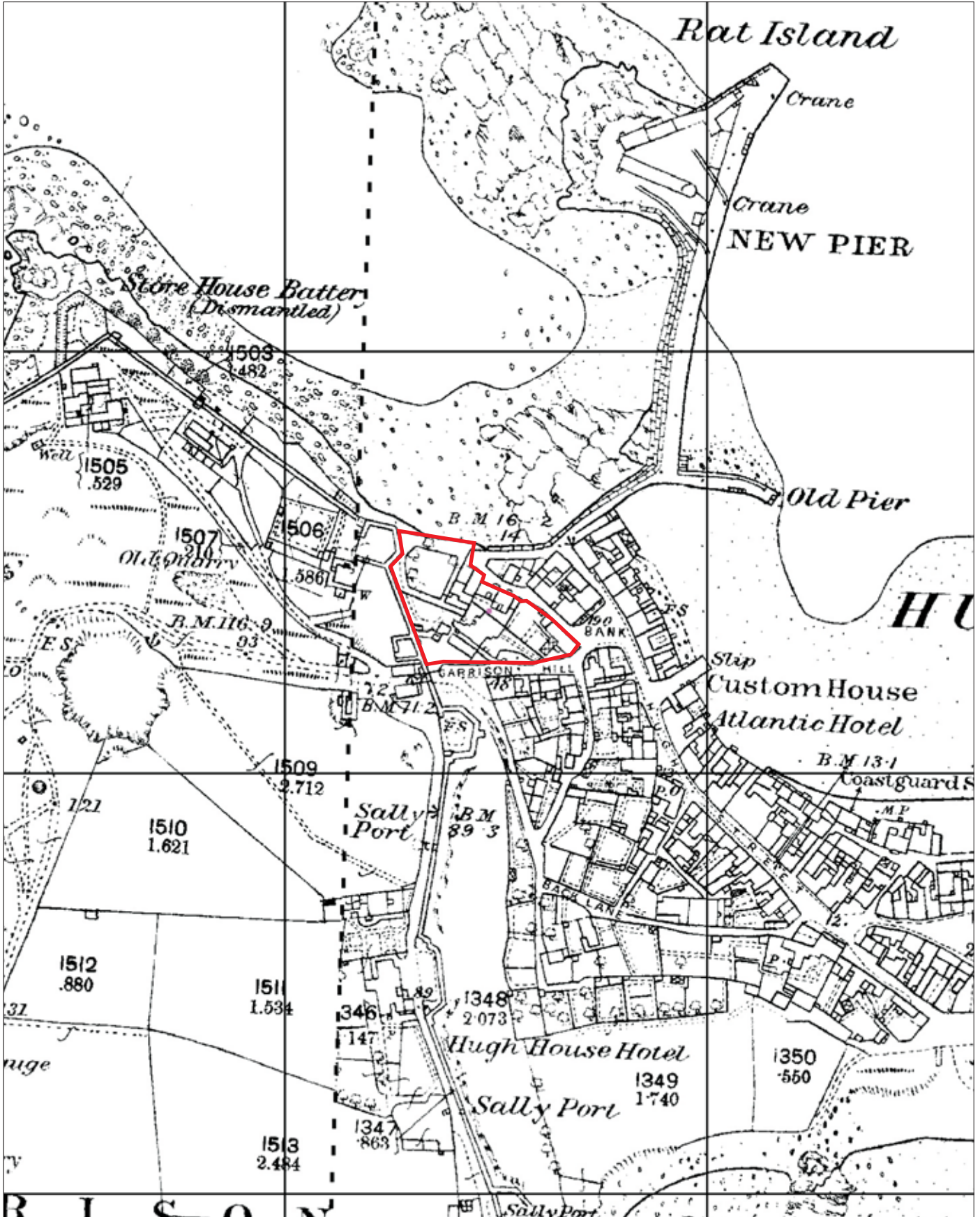
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— Site Location



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Tregarthen's Hotel
Figure 5:
Plan of the Garrison
(NMR Survey)



Legend

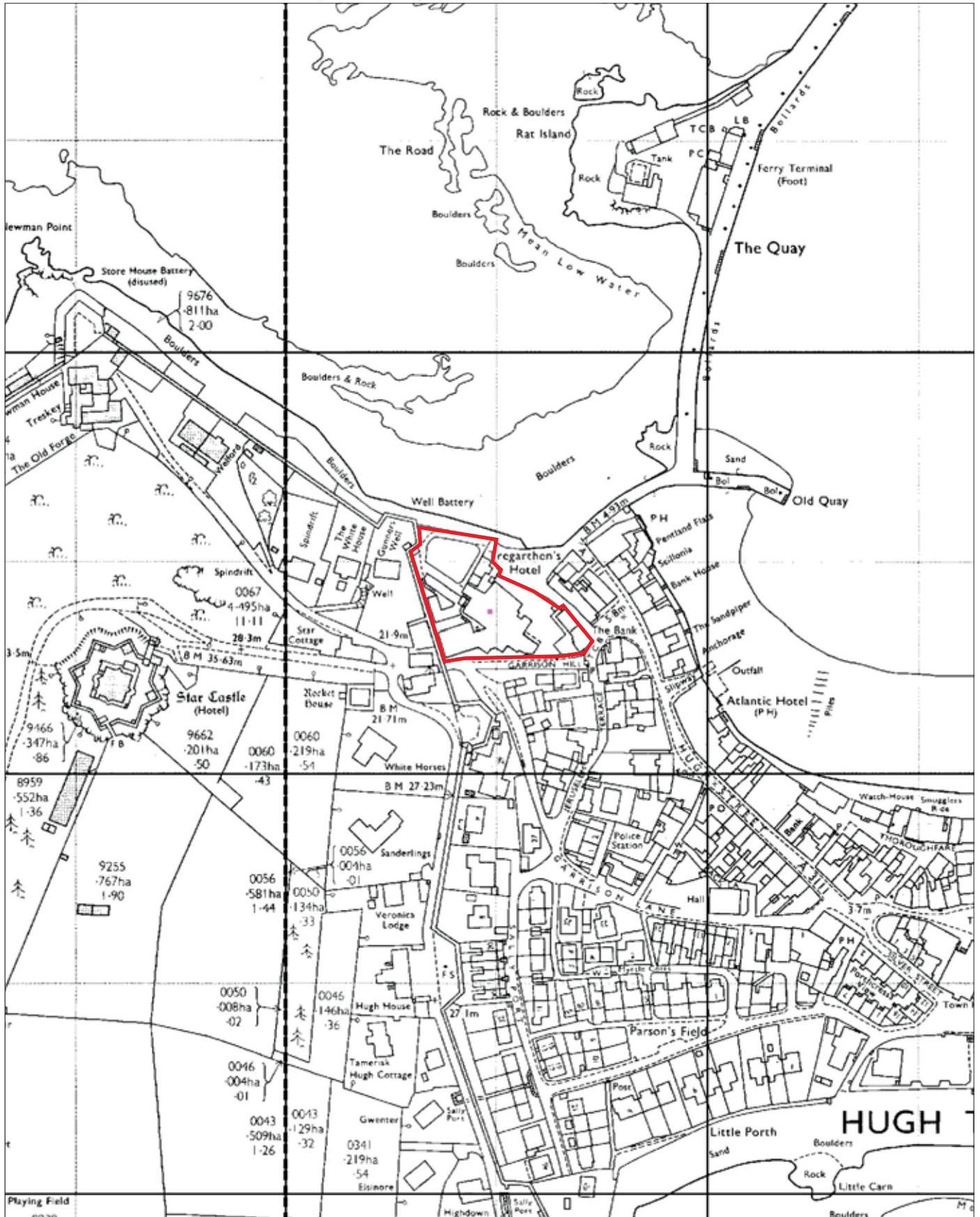
— Site Boundary



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Illustrative Only

Tregarthen's Hotel

Figure 6:
1890 Ordnance Survey
Map



Legend

— Site Boundary



Not to Scale:
Illustrative Only

Tregarthen's Hotel

Figure 7:
1980-81 Ordnance
Survey Map



Plate 1: View southwards of Tregarthen's Hotel, from The Quay. Gunners Well Battery and the curtain wall can be seen on the right of the hotel, with modern housing within the fortification perimeter on the right of the picture.



Plate 2: Historic postcard view of Tregarthen's Hotel.



Plate 3: Façade of the main (original) block of the hotel, with modern extension in the foreground.



Plate 4: View of the hotel from the east, with Star Castle on the right at the summit of The Garrison.



Plate 5: Detail of the Gunners Well Battery, the sea wall, and the curtain wall (turf-capped) rising to the gatehouse.



Plate 6: Detail of the sea wall, illustrating the height difference between sea-level and the main hotel buildings.



Plate 7: Detail of the sea wall and the garden retaining wall, at the northern end of the study site.



Plate 8: Looking north, the curtain wall on the left and Gunners Well Battery with the two outbuildings butting up to it.



Plate 9: Detail of the curtain wall masonry.



Plate 10: View north from Garrison Hill by the gatehouse, showing the narrow gap between the curtain wall and the hotel.



Plate 11: Geotechnical test-pit at west end of garden area. There is a single homogenous layer of dark garden soil lying above the ram, the weathered top of the underlying granite.



Plate 12: Geotechnical test-pit at north-east end of garden area. There is a single homogenous layer of dark garden soil lying above the ram, the weathered top of the underlying granite.

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