



Heritage Statement

Tregarthen's Hotel

Hugh Town

St Mary's

Isles of Scilly

Tregarthen's Hotel Ltd

June 2016

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TREGARTHEN'S HOTEL, HUGH TOWN, ST MARY'S, ISLES OF SCILLY

1.0 INTRODUCTION

This built heritage statement has been prepared by CgMs in order to assess heritage issues with regard to forthcoming development at Tregarthen's Hotel, Hugh Town, St Mary's (hereafter referred to as 'the Site'). The statement includes an appraisal of the significance of heritage assets potentially affected by the development, including the contribution of setting to that significance, and an assessment of the eventual scheme's impacts on designated and non-designated built heritage assets. In particular this statement is provided in support of the planning application setting out the development proposals. This statement is written in tandem with the archaeological desk-based assessment (DBA), which holds the same status.

The proposed Site is situated within the settlement of Hugh Town, which is entirely contained within the Isles of Scilly Conservation Area. The Area was designated by the Isles of Scilly Council in 1975 and includes the whole archipelago. Several scheduled monuments and numerous listed buildings, including the Grade I listed Star Castle Hotel, associated Grade I, II* and II listed buildings within the Garrison Walls on The Hugh, fall within a 250 metre radius of the Site. Further numerous Grade II listed buildings are close to the Site within the built envelope of Hugh Town. Due to the topography of the surrounding landform, the presence of intervening, dense built form and the occasional presence of some mature tree planting, most of the assets within this radius will not be affected by the Site's development and are therefore not considered further in this statement. Thirty-seven designated built assets within the historic core of Hugh Town are unlikely to be affected by development in the Site and are collectively considered within the assessment of Hugh Town as part of the Isles of Scilly Conservation Area (see map of listed buildings in Appendix 1 of the archaeological DBA).

Owing to their high sensitivity, the Star Castle Hotel, the Garrison Walls and associated structures will be assessed individually, as will a number of assets whose proximity to the Site allows for varying degrees of intervisibility with the Site. These assets include: Port Light, Starboard Light (NHL 1141183), 3 Garrison Hill (NHL 1291851), Pier House (NHL 1141219), The Pier (NHL 1141209), Dolphin Cottage and adjoining house (NHL 1328844), Crows Nest, the Cabin and Forecastle (NHL 1141183), the Anchorage (NHL 1328826), and Bank House, Pentlands Flats, Scillonia and Shop (NHL 1291785). The Hugh Town townscape element of the Isles of Scilly Conservation Area is also considered.

In the preparation of the report, the HER and NHLE records have been consulted, a map regression carried out and a Site survey undertaken on the 11th and 12th November 2015, and the 21st and 22nd March 2016. Weather conditions did not impede the assessment.

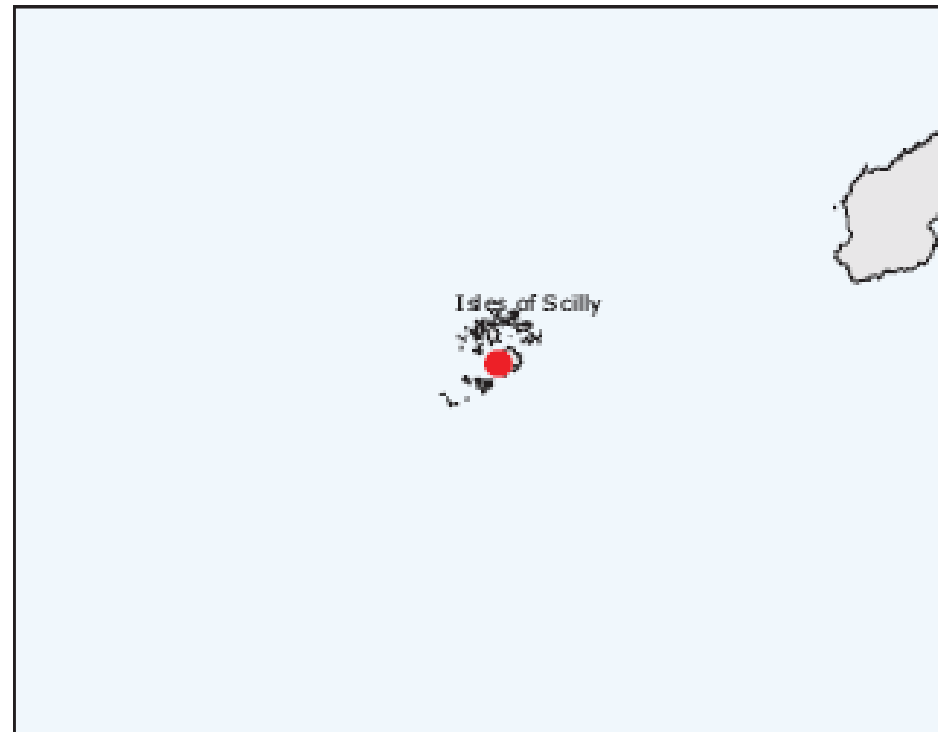


Figure 1: Site location—national context

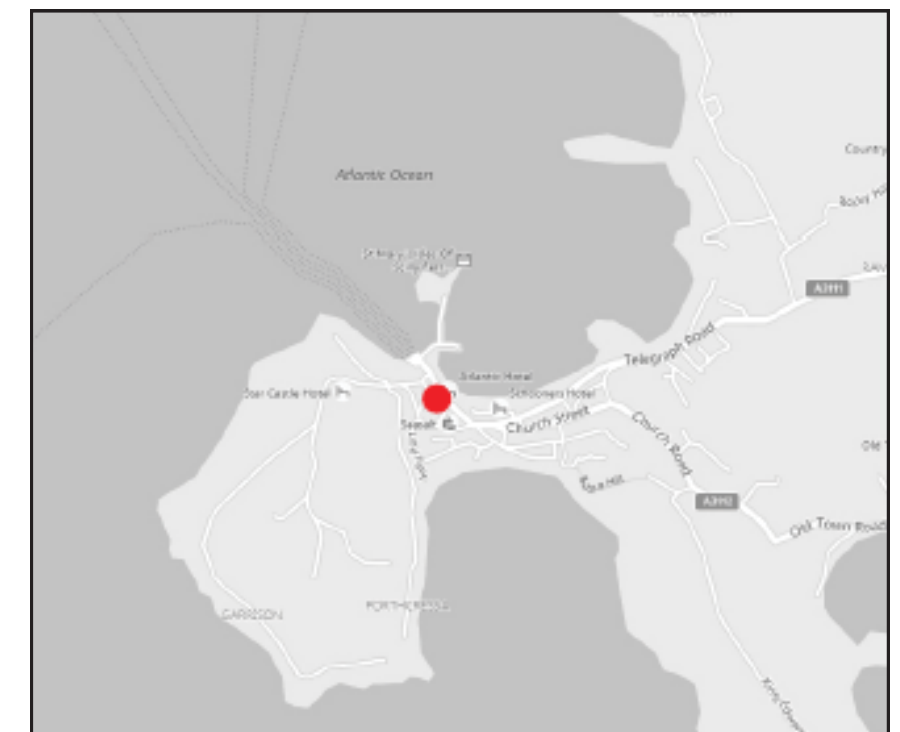


Figure 2: Site location—local context

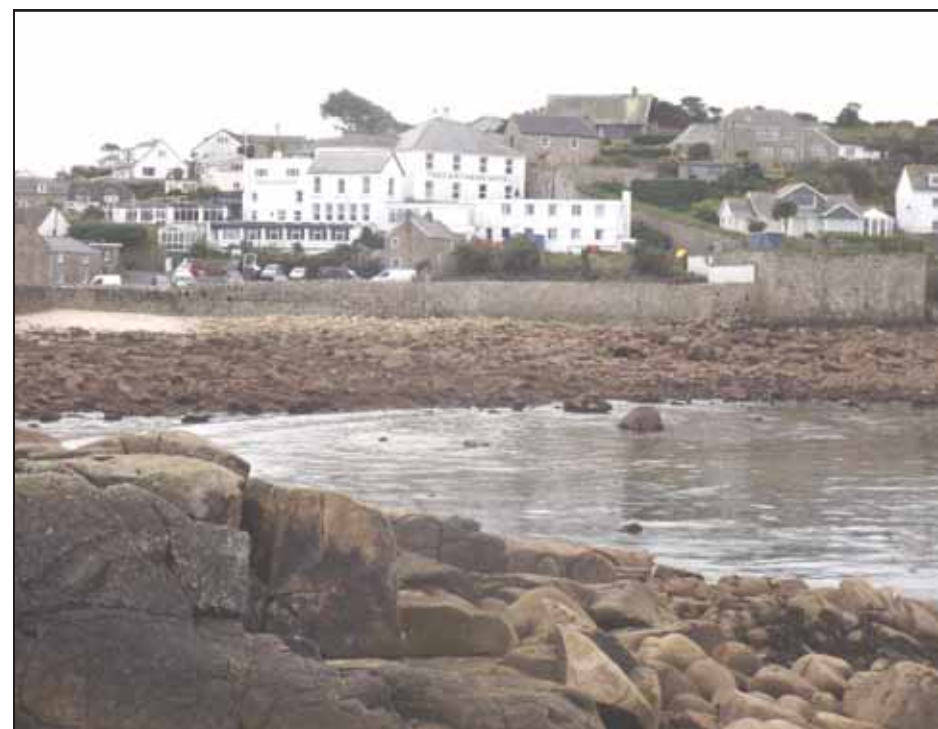


Plate 1: View of Tregarthen's Hotel from Rat Island

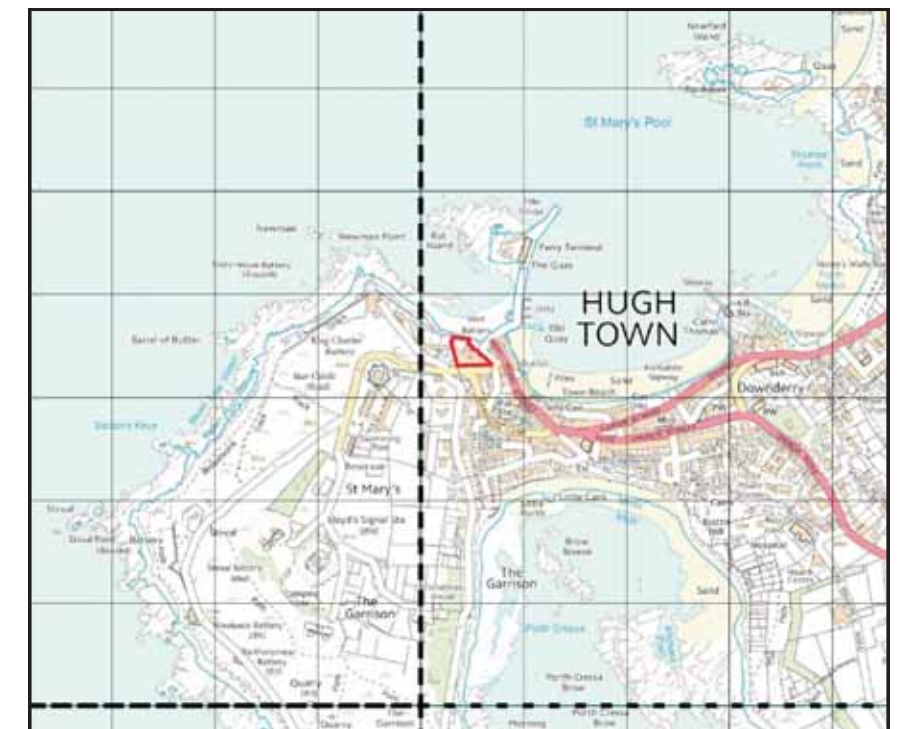


Figure 3: Site location—Hugh Town

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 NATIONAL PLANNING LEGISLATION AND GUIDANCE

Legislation regarding buildings and areas of special architectural and historic interest is contained within the **Planning (Listed Buildings and Conservation Areas) Act 1990**.

The relevant legislation in this case extends from Section 66 and Section 72 of the 1990 Act. Section 66 states that special regard must be given by the planning authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their settings, while Section 72 refers to the special regard to be given to the preservation and/or enhancement of conservation areas.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting Section 66 (1) was that decision-makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy Framework (NPPF) (March 2012)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. When determining Planning Applications the NPPF directs LPAs to apply a presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. This encourages LPAs to approve development proposals that accord with the development plan without delay.

Where a development plan is absent, silent or out-of-date, permission should be granted except where adverse impacts would significantly and demonstrably outweigh those benefits, when assessed against NPPF policies as a whole; or where specific policies contained within the NPPF (including those with regard to designated heritage assets) indicate that development should be restricted to some degree.

Section 7 of the NPPF, 'Requiring Good Design' (Paragraphs 56 to 68), reinforces the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. Paragraph 58 states that new design should respond to local character and history.

Section 12, 'Conserving and Enhancing the Historic Environment' (Paragraphs 126-141) relates to developments that have an effect upon the historic environment. This is the guidance to which local authorities need to refer

when setting out a strategy in their Local Plans for the conservation and enjoyment of the historic environment. This should be a positive strategy where heritage assets should be conserved in a manner appropriate to their significance. For clarification, the NPPF provides definitions of terms relating to the historic environment in a glossary in Annex 2.

Of particular relevance to this report are Paragraphs 132-135 which are concerned with the potential impacts of a proposed development on the significance of a heritage asset. Paragraph 132 states that where a development is proposed, great weight should be given to the asset's conservation and that the greater an asset's significance, the greater this weight should be. Paragraph 134 emphasises that where a proposed development will lead to less than substantial harm to the significance of an asset, this should be weighed against the public benefits of the scheme, bearing in mind the great weight highlighted in Paragraph 132.

Planning Practice Guidance (PPG) (March 2014)

National planning guidance has subsequently been adopted in order to guide the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main 'heritage values' being:

Evidential value: which derives from the potential of a place to yield evidence about past human activity.

Historical value: which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic value: which derives from the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: which derives from the meanings of a place for the people who

relate to it, or for whom it figures in their collective experience or memory.

Overview: Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by English Heritage (now Historic England). **GPA1: The Historic Environment in Local Plans** provides guidance to local planning authorities to help them make well informed and effective local plans. **GPA2: Managing Significance in Decision-Making** includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. **GPA 3: The Setting of Heritage Assets** replaces guidance published in 2011.

At present there are some gaps in guidance, formerly provided by PPS5 Practice Guide. It is hoped that these gaps will be filled by the emerging GPA 4: Enabling Development and Heritage Assets, and the two Historic Environment Advice Notes entitled Conservation Area Designation, Appraisal and Management (HEA 1) and Making Changes to Heritage Assets (HEA 2), for which the consultation process finished on 17 April 2015.

Historic Environment Good Practice Advice in Planning: Note 1 (GPA1): The Historic Environment in Local Plans

This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

Historic Environment Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;

2.1 NATIONAL PLANNING LEGISLATION AND GUIDANCE

- 4) Look for opportunities to better reveal or enhance significance;
 - 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
 - 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 1) Identifying the heritage assets affected and their settings;
 - 2) Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 - 3) Assessing the effect of the proposed development on the significance of the asset(s);
 - 4) Maximising enhancement and minimising harm; and
 - 5) Making and documenting the decision and monitoring outcomes.

Historic Environment Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets

This advice note focuses on the management of change within the setting of heritage assets. This guidance updates that previously published by English Heritage (The Setting of Heritage Assets 2011) in order to ensure that it is fully compliant with the NPPF and is largely a continuation of the philosophy and approach of the 2011 document. It does not present a divergence in either the definition of setting or the way in which it should be assessed.

Setting is defined as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. The guidance emphasises that setting is not a heritage asset or a heritage designation and that its importance lies in what it contributes to the significance of the heritage asset itself. Elements of setting may make a positive, negative or neutral contribution to the significance of a heritage asset.

While setting is largely a visual concept, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors, including historic associations.

This document states that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset. It is further stated that the contribution made to an asset’s significance by their setting will vary depending on the nature of the asset and its setting. Different heritage assets have the capacity to accommodate change differently within their settings, possibly without harming the significance of the asset (or even enhancing its significance) and, therefore, setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, Historic England recommend using a ‘5-step process’ to assess any effects of a proposed development on the setting and significance of a heritage asset:

2.2 LOCAL PLANNING POLICY AND GUIDANCE

The Isles of Scilly Council is the Local Planning Authority for the Isles and is a unitary authority. It adopted its current Local Plan in 2005. The Council are in the early stages of preparing a new Local Plan for the area, but have yet to produce draft policy which requires any weight of consideration in the planning balance. Relevant saved policies relating to this application are as listed below:

Isles of Scilly Local Plan 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 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'.*

Isles of Scilly Local Plan Policy 2 (Sustainable Development)

'Development will be permitted in situations where a proposal would, where practicable and appropriate, contribute to the sustainability of the islands environment, economy or local communities through:

- a) *Conserving or enhancing the landscape, coastlines, seascape and existing buildings of the island through appropriate design including siting, layout, density, scale, external appearance (i.e. details and materials) and landscaping;*

- b) *Ensuring or facilitating the re-use of previously developed land and existing buildings for the economic, social and environmental benefit of the islands and local communities taking into account any environmental designations set out in Policy 1; and*
- c) *Utilising natural resources efficiently in the design, construction and future use of land and buildings including, where appropriate, energy conservation and the use of renewable sources of energy generation, minimising the consumption and discharge of water and waste and by securing the recovery and reuse of suitable building materials'.*

It is noted that Policy 1 (c), which is engaged in this case in relation to built heritage, cannot be afforded full weight by the decision maker, since it is not consistent with the NPPF. Where a development scheme causes any degree of harm to a heritage asset's setting (where 'preserve' is taken to mean to keep from harm), the policy requires refusal without allowing for any harm to be balanced with a scheme's public benefits. Consequently, the policy offers no opportunity to weigh any harm to heritage assets with a scheme's public benefits, as is required by the NPPF in the name of sustainable development (paragraphs 133 and 134). Policy 1 (c) also does not identify the threshold of significant harm.

A planning appeal decision of the 20th November 2014 is informative in this regard. The inspector's decision in relation to Crest Nicholson Eastern v Horsham District Council (APP/Z3825/A/14/2215437) found that *'adopted Policy DC13 (...) is inconsistent with the NPPF in not admitting the weighing of public benefits against whatever harm might be done'*. Horsham District Development Plan Policy DC13 'Listed Buildings' states that: *'Development affecting a Listed Building or its setting will not be permitted unless the proposal: has no adverse effect on the special architectural or historic character and appearance of the building or its setting;(...)'.*

Supplementary Planning Documents

The Isles of Scilly Design Guide was approved in 2006 to complement the Local Plan and the AONB Management Plan.

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.

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.

Reference has been made to these documents in the writing of this report.

3.0 ARCHITECTURAL AND HISTORIC APPRAISAL

3.1 HISTORIC DEVELOPMENT: TREGARTHEN'S HOTEL, HUGH TOWN, ST MARY'S

For much of its existence the Isles of Scilly were one land mass. With the melting of ice and the consequent rising sea levels the lower lying areas were submerged, and by 3000 BC formed separate islands. At this time there were still fewer islands than today, with the main island comprising the modern islands of St Mary's, Bryher, Tresco and St Martin's, with St Agnes, Annet and the Western Rocks forming three smaller separate islands. [Over, 1974]

The islands in their current form did not probably emerge until the end of the Roman period. The Isles of Scilly were probably first permanently settled in the Bronze Age. Shortly after 1066 the islands became part of the Crown Property, and then briefly part of the Earldom, finally becoming part of the Duchy of Cornwall in 1337, and have remained as such since, having been leased to various holders throughout history. [Gill, 1975]

St Mary's itself has had a history mainly defined by warfare. Historically the main town on St Mary's was located at Old Town to the southeast. This served as the main settlement within the group of islands. The strategic importance of the Isles of Scilly had always been known, however it was not until the failed Spanish Armada in 1558 that action was taken to protect the islands. Sir Francis Godolphin was given the lease of the islands, along with a grant for the construction of defences which he further subsidised out of his own pocket. Star Castle formed the nucleus of the scheme, being constructed in 1593. A length of curtain wall was built across the neck of the headland with bastions and a fortified entrance. [Gill, 1975]

The construction of this fortification encouraged residents to move closer to the castle for protection in the event of invasion. A survey of 1652 recorded fewer than twenty houses in Hugh Town, with a few more within the Garrison itself. [Kirkham, 2003] The same survey recorded in excess of forty houses in Old Town. Following this time the population shifted and people moved to Hugh Town, offering an explanation as to why no properties within Hugh Town date to before the seventeenth century [Fig 4].

During the Civil War (1642-1651) the Royalists initially held the Isles of Scilly. During March 1646 Prince Charles, later Charles II, stayed on the island for a short period before fleeing to Jersey. The Royalists surrendered to Parliament in September of 1647. Following a revolt two years later the Garrison again became a Royalist stronghold. Following the capture of Tresco, the Parliamentarians were able to turn their guns on Hugh Town in 1651, forcing the Royalists to surrender. [Gill, 1975]

A survey carried out in 1715 found that the fortifications were in need of major repairs, and the recommended plans were documented. [Over, 1974] The Curtain Wall of the Castle was extended in the seventeenth and eighteenth centuries due to potential attacks from France and Spain, and this fortification gradually surrounded the majority of the headland, with many

bastions covering strategic locations. Many of the surviving buildings in Hugh Town date to this period. [Bowden & Broadie, 2011]

The economic dependence of Hugh Town on the provision of services to the Garrison began to be augmented in the mid-eighteenth century by provision of similar services to the other islands, and the beginnings of what would evolve into the modern-day tourist industry. [Kirkham, 2003] Comparison of the eighteenth-century illustrations of Hugh Town [Figs 14 and 16] show that this period saw the development of the area known as the Bank (above which the Site is located), as well as the beginnings of the enclosure of the parade at the eastern end of Hugh Street.

In the nineteenth century the development of Hugh Town's shipbuilding industry, which had begun on a small scale in the preceding century, became a major source of income to the island, with four ship yards in operation by the late 1830s. At this time too, the lease of the island was taken over from the Godolphin family by Augustus Smith, a Hertfordshire landowner, who held ideas of improving the social and economic status of the island. The visible result of his intervention is the late Georgian character of the architecture around the Parade and Church Street, the piecemeal construction of which is belied by its air of being a planned streetscape. [Kirkham, 2003]



Figure 4: Illustration of the 1822 engraving of Star Castle, based on a c. 1669 illustration (taken from Adams, *Star Castle and the Garrison*)

3.0 ARCHITECTURAL AND HISTORIC APPRAISAL

3.1 HISTORIC DEVELOPMENT: TREGARTHEN'S HOTEL, HUGH TOWN, ST MARY'S

The diversification of the industry and commerce of Hugh Town in the latter part of the nineteenth century saw its most significant advancement in the rise of the flower and bulb trade, the success of which necessitated the further extension of the Pier. The development of the region's tourist activity, facilitated by the greater availability of maritime transport, led to additional changes in the town's character through the building of a number of purpose-built hotels. [Kirkham,2003]

From the twentieth century the legacy to Hugh Town has been in form of the building programme instituted in 1920s by the Duchy of Cornwall after resuming the lease in 1920. This saw changes to Hugh Street in the form of terraced housing, which replaced eighteenth and nineteenth-century cottages, and the replacement of the eighteenth-century market and council house by premises for The Scilly Steamship Co. [Gill, 1975]

The second half of the twentieth century saw the sale by the Duchy of many of their freeholds, which resulted in a surge of extensions and conversions of existing properties to form guest houses to capitalise on the booming tourist trade. The rapid expansion of Tregarthen's Hotel with multiple extensions stems from this era. Further expansion of the settlement up against the Garrison Walls, to the east on greenfield sites, and the creation of a new school and health centre date from the latter part of the twentieth century. [Kirkham, 2003]



Figure 6: Detail from Homeck's Plan of Hugh Fort 1744

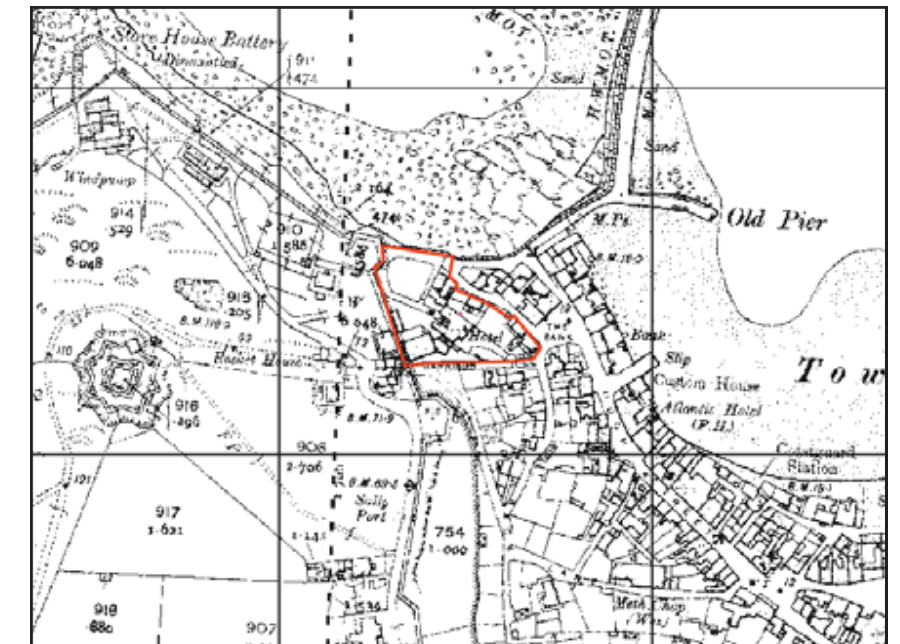


Figure 8: 1908 Ordnance Survey Mapping at 1:2500

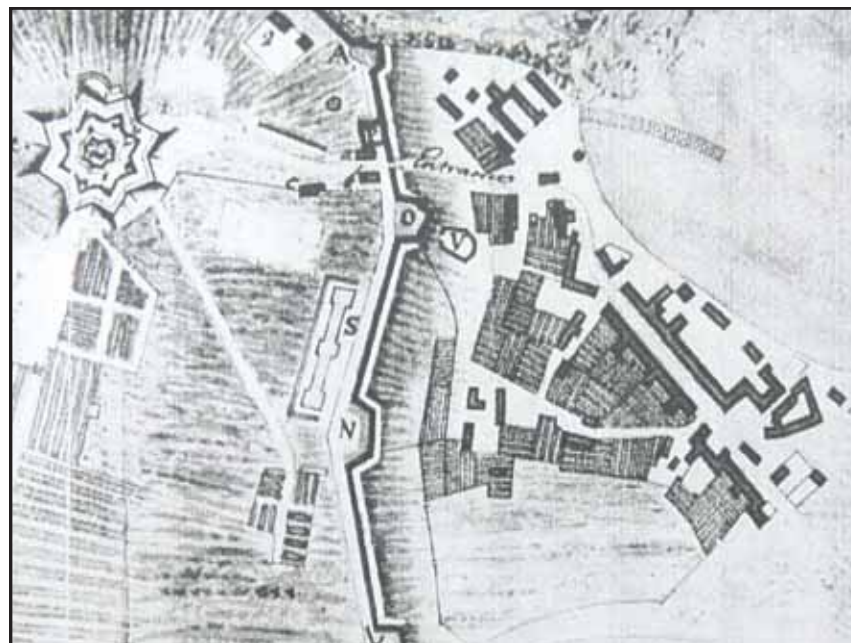


Figure 5: Detail from the Plan of the Hugh 1715 by Christian Lilly

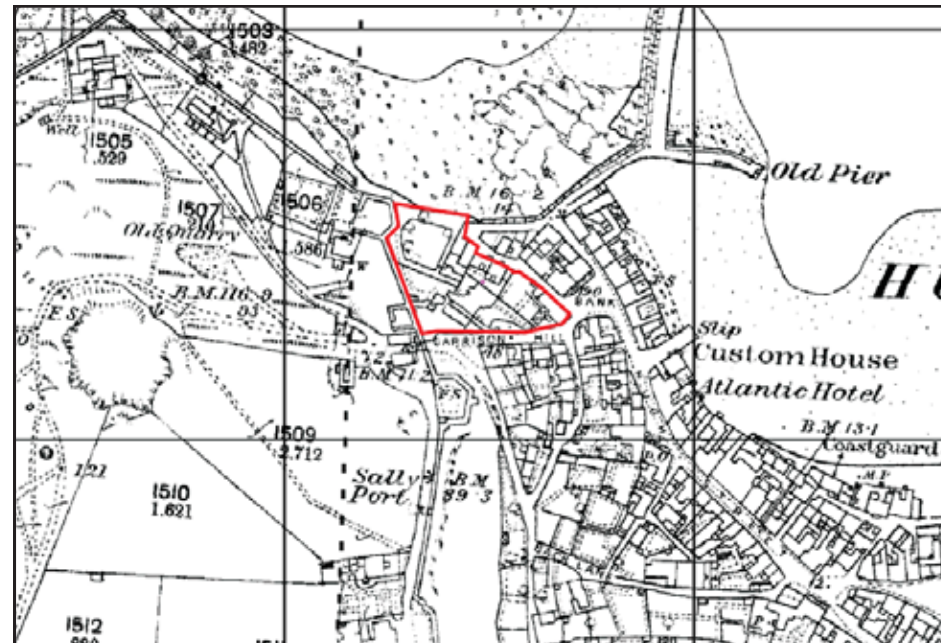


Figure 7: 1890 Ordnance Survey Mapping at 1:2500



Figure 9: 1963 Ordnance Survey Mapping at 1:10 000

3.0 ARCHITECTURAL AND HISTORIC APPRAISAL

3.2 HISTORIC MAP APPRAISAL

The earliest available historic mapping for the Site comes in the form of illustrative maps of the Isle of St Mary's dating from the mid-eighteenth century. [Figs 5 and 6] Owing to their scale and consequent lack of detail not much more than the presence of Hugh Town as an established settlement and its location in proximity to Star Castle can be ascertained.

By the 1890 OS mapping [Fig.7], the plan form of the settlement is established, defined almost exclusively by the restrictions imposed by the geography of the isle. The principal street is Hugh Street with a secondary Back Lane to the south and interconnecting routes to allow access between the two. Concentrated development is located on Hugh Street, with a second area on the slope up to The Hugh. To the south and west of the main routes development is much more loose grain.

Mapping from the early twentieth century [Fig.8] shows the extension of Tregarthen's Hotel to the southwest. Aside from this, and the addition of some small ancillary buildings within the garden plots to the south of the settlement, the plan form remains essentially unchanged.

From the 1963 mapping [Fig.9], post-war development of Hugh Town can be seen to the south-western and south-eastern settlement fringes, with considerable plot divisions marked indicating the intended spread of future development. This development pattern is substantiated by the 1980-1 mapping, the 1:2500 scale version of which [Fig.10] also indicates the increased footprint of the hotel itself, which has expanded further to the northwest.

By 1995 development has occurred adjacent to the south of Star Castle [Fig.11], which in its current use as a hotel has required two further ranges of accommodation in addition to that provided by the historic fabric. Within the settlement of Hugh Town, only a small degree of infill development is illustrated along Garrison Lane.

OS mapping from 2006 and 2015 illustrates the spread of urban development of Hugh Town to the east [Figs 12 and 13], including the building of new schools at Gwaval Farm.

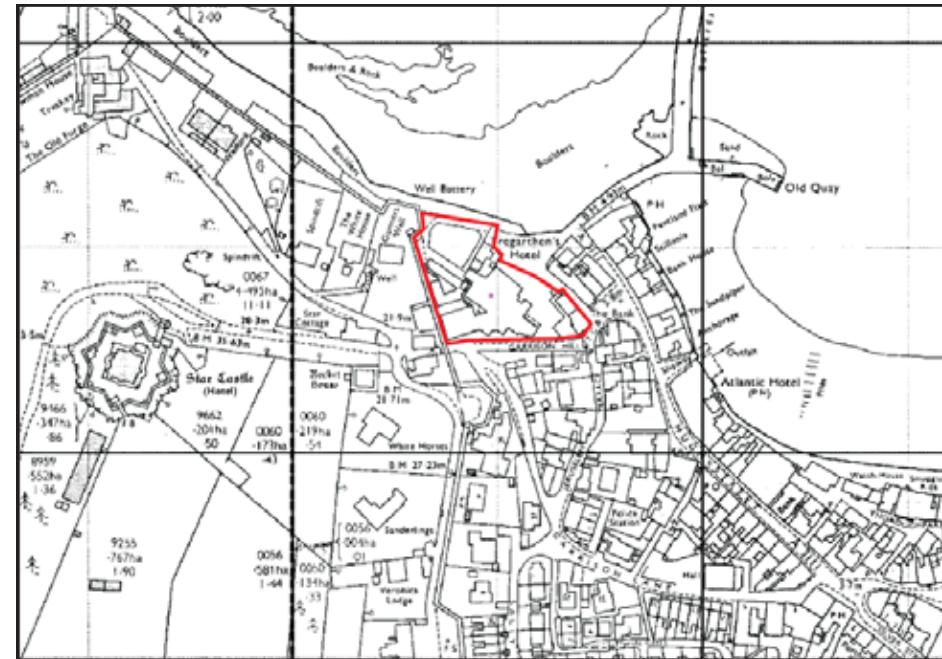


Figure 10: 1980–81 Ordnance Survey Mapping at 1: 2500

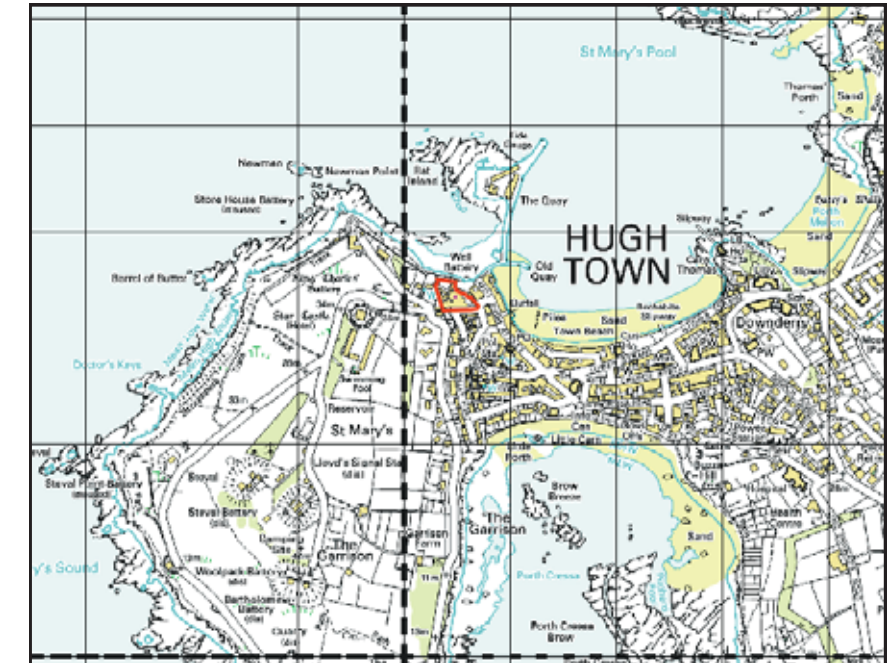


Figure 12: 2006 Ordnance Survey Mapping at 1: 10 000

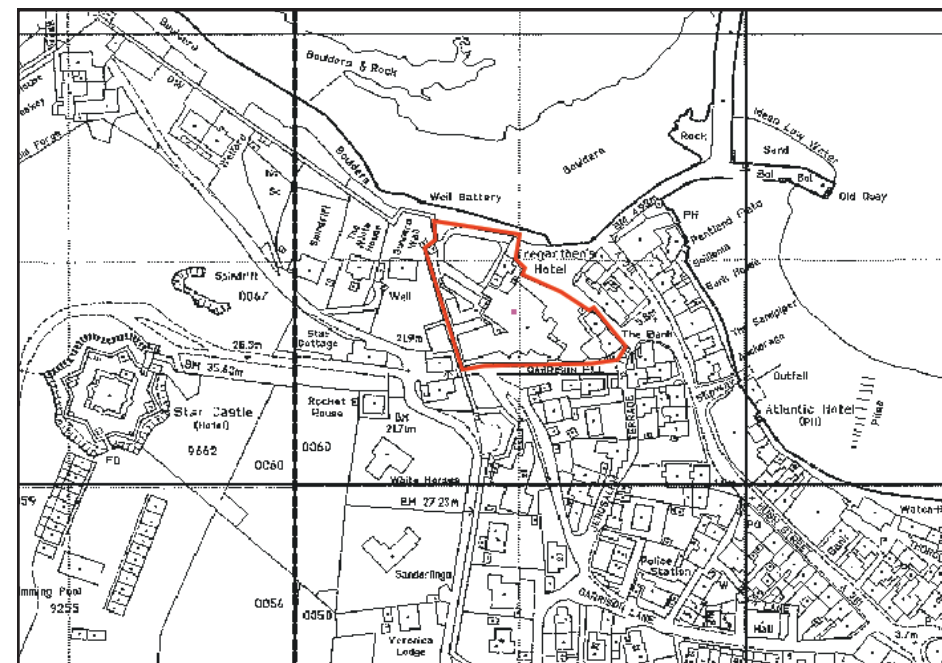


Figure 11: 1995 Ordnance Survey Mapping at 1:2500



Figure 13: 2015 Ordnance Survey Mapping at 1:10 000

3.3 SITE ASSESSMENT

Tregarthen's Hotel

Tregarthen's Hotel occupies an irregularly shaped site of approximately 0.3 hectares in a prominent position overlooking the Pier [Plate 2]. Due to this coastal hillside location the Site is steeply sloping and terraced over a number of levels. Towards the northern border of the Site, against the sea wall and Well Battery of the Garrison Walls, is a formerly treed garden area. Sited to the southeast of this greened area is 'Gibson and Hendra' one of two separate historic cottages on the Site, the other being the paired, semi-detached Grade II Listed cottages of 'Port Light' and 'Starboard Light'. These twin cottages are located to the south-eastern extremity of the Site abutting the street facing onto the junction of Hugh Street, Jerusalem Terrace and Garrison Hill, the Bank [Plate 24].

Rising above these buildings up the steep slope is the core of Tregarthen's Hotel itself. The main access is at a level off Garrison Hill, but further subsidiary access is provided by a series of staircases and ramped pathways from the Bank opposite the access to the Pier. The building is irregularly shaped with numerous extensions and conjoined elements often set at different angles. This wholly evidences the organic and piecemeal manner in which the Hotel has been continually developed and extended after its earliest days as a private residence. The earlier building sits centrally to the Site, surrounded by numerous later extensions. A further early hotel block is located in an elevated position close to the Garrison Gateway and is aligned approximately 45° to the core of the Hotel.

To the southeast and east, the main block of the Hotel is skirted by a single-storey, glazed extension dating from the early 1920s [Plates 1,2 & 28; Figs 15 & 19]. A mid-to-late twentieth-century single-storey, flat-roofed extension extends south-eastwards from the front of the original building, filling much of the garden space between the original front door and the Hotel's gate on Garrison Hill. A late twentieth-century double-storey range, the 'staff block', extends close to the Garrison Wall in the northwest portion of the Site. A more in-depth consideration of the phasing of the built fabric of the Hotel follows later in this section.

The western Site boundary is strongly defined by the mass-masonry Garrison Walls formed in large blocks of well-faced, well-coursed and relatively finely jointed granite with turf capping. This is part of the extensive sixteenth and seventeenth-century fortifications on the headland to the west of Hugh Town, the Hugh. The stretch adjacent to the Hotel includes Well Battery, projecting beyond the line of the Wall at the northwest corner of the Site, and Jefferson Battery immediately north of the Garrison Gateway [Plate 3]. The latter is flush with the Garrison Wall and partially obscured from view by the



Plate 2: Tregarthen's Hotel viewed on the Pier from the northeast



Plate 3: Tregarthen's Hotel and Jefferson Battery, part of the Garrison Walls

Hotel. The Garrison Walls are designated as a scheduled monument and this section is also listed at Grade I, which includes the adjacent Garrison Gateway. The Hotel extensions to the west sit tight against the historic walling but do not touch.

In the wider context of the Site, its elevated location to the northwest of Hugh Town generates visual relationships with historic assets in proximity to the Site. Owing to the flatter topography of the area known as the Bank and the intervening built form, views further into the historic core of Hugh Town are less available. For this reason historic assets located on Hugh Street and further along Garrison Lane will be considered as a group within the appraisal of the Hugh Town element of the Isles of Scilly Conservation Area.

Hugh Town sits on a narrow neck of low-lying land attaching the roughly oval-shaped headland of the Hugh containing Star Castle and its associated fortifications, namely the Garrison, to the rest of St Mary's. The Site occupies a prominent elevated position backing onto the Garrison Walls overlooking the Pier and Rat Island. Consequently, the Hotel, whilst not particularly architecturally or aesthetically distinguished, is an uncommonly large building that occupies a visually notable position above the lower roofscape of Hugh Town, but below the skyline of the Hugh (unless at close quarters), not least due to its relatively uncommon white-painted render providing a contrast with the raw granite brown/grey of most buildings and structures in this part of Hugh Town.

Historic Development of Tregarthen's Hotel

Historic illustrations and mapping from the eighteenth and nineteenth centuries [Figs 4-6], whilst not entirely accurate in some respects of topography and buildings' positions, clearly show that the Site now occupied by the Hotel was open land through these periods.

Originally a private residential dwelling built in the Regency style by about 1800 [Kirkham, 2003] the entrance façade of the building originally faced southeast, looking towards Hugh Town and addressing Garrison Hill behind a well-stocked sub-tropical garden [Fig.18].

The house was converted to a hotel by its owner Captain Frank Tregarthen in 1849, to house visitors from Penzance. Tregarthen was Master of the Scilly Mail Packet between 1842 and 1858. This was following a family tradition; records show James Tregarthen as Master in 1786—1810 and owner of a vessel in 1803 (ancestry.com). It is possible that the family home's origins could consequently date to the late eighteenth century.

3.1 SITE ASSESSMENT



Figure 14: Illustration of Hugh Town and the Garrison from Buzza Hill, 1752 (Borlase 1756)



Figure 16: Illustration of Hugh Town and the Garrison in the early 1790s (Troutbeck 1796)



Figure 18: Photograph of Tregarthen's Hotel entrance from the mid nineteenth century



Figure 15: Photograph of Tregarthen's Hotel viewed from the Pier after 1920



Figure 17: Photograph of Tregarthen's Hotel from Rat Island before 1920 - demolished cottage arrowed



Figure 19: Photograph of Tregarthen's Hotel from Rat Island post 1944

3.4 ASSESSMENT OF HERITAGE ASSETS: LISTED BUILDINGS, SCHEDULED MONUMENTS AND CONSERVATION AREA

Historic photographs from the nineteenth century [Figs 15-18] demonstrate that the original core of the property had a pitched roof, and that the bays and bay windows to the entrance front were later additions, with that to the southeast being the first built followed by the one to the southwest. The gable end of the building's pitched roof is prominent in historic photographs taken c.1920 [Figs 15 & 17]. It is also apparent that at this time the building was not rendered, being formed and faced in granite with an open loggia-style area or veranda to the basement-level floor facing the Pier.

The OS mapping of 1908 [Fig.8] illustrates that the early east-facing extension, with its distinctive chimney stack over the central arched window and the linked extension to the rear were contemporaneous. In many of the historic photographs the distinctive roofscape, formed by the four large chimney stacks (now removed) on the elevated and hipped rear block, serves as a landmark feature.

Historic photographs including the Hotel show communications masts in the background [Figs 17 & 19]. These relate to the military usage of the fortifications of the Garrison. The Garrison was decommissioned in 1944, by which time the alterations undertaken at the Hotel had become a little care-worn. This would seem to suggest that subsequent renovations and extensions included: the alteration of the main block to fully extend the attic by dispensing with the pitched roof and raising a parapet; to punch through

extra fenestration to the ground floor; to form an enclosed veranda on the east-facing terrace after 1920 [Fig.19] and then to glaze the veranda by c.1930.

By the 1960s there was clearly insufficient vehicular provision available for the guests of the hotel, which necessitated the creation of adjacent car parking and an area of landscaped garden. In the building of the carpark and landscaping by the Pier, it appears that a further historic building originally found on the Site and evidenced in historic photography and mapping [Figs 7 & 17] was a casualty and is now lost.

The Star Castle, St Mary's (Star Castle Hotel) and Bastions and Walls of Star Castle

Description

This Scheduled Monument (NHL 1015671) and Grade I listed building (NHL 1291756) and fortification (NHL 1141188), is located c.115 metres west of the Site at the northern high point of the Hugh headland [Fig.20]. It provides a nationally important illustration of the evolution in military fortification design which took place during the sixteenth century.

The earliest phase of the wider fortifications on the Islands, Harry's Walls on St Mary's, dates from the mid-sixteenth century and forms part of a group with related structures on the neighbouring Isle of Tresco. After the Spanish Armada of 1588, the construction of Star Castle evinced the evolution of the angled bastion and rampart

fortification as the most effective form of defence. The intact nature of the fabric of the Castle and its surrounding bastions and related defensive wall structures make it one of less than ten such surviving fortifications nationally. Its attendant importance in the study of Elizabethan fortifications is further enhanced by its varied and evolving role as an integral part of the wider system of defences on the Garrison headland from the early seventeenth century until the twentieth century. [Bowden & Brodie, 2011]

The Grade I listed house within Star Castle dates from 1593, with late seventeenth-century alterations and was built by architect/Engineer Robert Adams. The asset is constructed of rendered granite rubble with granite and brick dressings and an M-shaped, hipped slate roof. The windows are of the sash variety and the door has its original moulded granite architrave with drip-moulded head. Two heated ground floor chambers with back-to-back stacks and stairs, as recorded in the plan of 1757, are all extant. To the interior on the ground floor, the main chamber has a late seventeenth-century moulded granite fireplace with polished wooden half-columns. The first-floor room above has a white marble baseless Greek Doric order fireplace and centrepiece with oak leaves and laurels. [ibid.]

The bastions of the Castle date from 1593 with later eighteenth-century additions. Constructed of roughly-coursed granite rubble with dressed quoins and slate roofs and granite stacks, the eight-sided star-shaped plan is drawn



Plate 4: Star Castle, aerial view (courtesy of cornwall-living.co.uk)



Plate 5: Entrance to the Garrison from Garrison Hill



Plate 6: View of Site from Star Castle (image from google earth)

3.4 ASSESSMENT OF HERITAGE ASSETS:

from a common Renaissance type, and forms an important part of the fortifications centred around Star Castle, to which it provides a key element of its immediate setting.

Setting

The immediate setting of the assets is the enclosed fortified land of the Hugh on which they are sited, together with the associated structures and fortifications that comprise the historic functional group of the Garrison. Owing to its historic function and visual prominence, many of the Garrison's assets have a strong relationship with their wider setting, with long views available in many directions over Hugh Town and across to adjacent islands. The presence of contemporaneous fortifications on Tresco create an historic functional link which is also an important element of the assets' wider setting.

The Site is to the immediate northeast of the Garrison, located adjacent to the Garrison Walls, and is visually experienced in the foreground with Star Castle and other elements of the Garrison in key views from Rat Island. Return views from Star Castle itself, despite its elevated position, allow views of sections of the Hotel experienced principally as a roofscape viewed as a part of the mass of urban development of Hugh Town [Plate 6].

The Site is situated within the *glacis* or prepared field of fire of the Garrison. The *glacis*, consisting of earthen slopes possibly faced with stones were placed in front of curtain walls and bastions (towers) and enabled a degree of defence against cannon fire, by absorbing and deflecting the impact. They also provided a clear field of fire. On balance, it is considered that due to the white rendered walls, the elements of flat roofing and its close proximity to the Garrison Walls, the Hotel currently has a minor negative impact on the setting of Star Castle. [Bowden & Brodie, 2011]

Significance

Star Castle and its Bastion Walls are of extremely high significance. This significance derives from a number of values, key among them being the evidential value of the Site in assisting the understanding of Tudor military defences, and the historical and architectural value of the built fabric of the asset, which is both of high architectural and aesthetic quality in construction and detail, and of exceptional importance in the rare survival of its typology.

The asset gains further historical illustrative value through its demonstration of the evolution of military architecture and defensive developments, and through its group status with contemporary military structures across the islands, but most particularly in this regard as part of the Garrison and, therefore, all the military structures on the Hugh. The Garrison represents the Castle's immediate setting.



Plate 7: The Rocket House, Powder Magazine and Blast Walls



Plate 8: Gateway to the Garrison at the top of Garrison Hill (Tregarthen's Hotel on the right)

The significance of Star Castle is also increased by its extended setting. Views are available of parts of Hugh Town, St Mary's and the off islands. Within these views a portion of the Hotel's built form comprises only a tiny part of vistas from the Castle, such that the Site currently presents a minor negative contribution to the setting of the asset (due to the Hotel's white rendered walls and elements of flat roofing, both uncharacteristic of Hugh Town's townscape). Whilst these views are an important visual amenity and functional element (in terms of a military field of fire), they are only one contributory element to the assets' significance and, in consideration of the overall significance of the asset, the Site is currently considered to have a **negligible** negative impact on the significance of the asset.

The Powder Magazine and Blast Walls and adjacent Prison on The Garrison

Description

This Scheduled Monument and Grade I building (NHL 1014553), located c.50 metres west of the Site's centrepiece, comprises a group of three structures constructed of ashlar and coursed granite [Plate 7]. The Powder Magazine (formerly the Rocket House), itself Grade I listed (NHL 1141187), was a seventeenth-century powder magazine. It is a masonry chamber with a ridged vaulted roof, a surrounding cobbled passage and is enclosed within a tall blast wall. The walls of the structure are vented to maintain airflow through the chamber, essential for the storage of dry powder, whilst allowing for the dissipation of pressure from any accidental explosion. Joist slots in the lowest vaulting ridge indicate that there was originally a room above.

The Prison extends south from an opening adjacent to the doorway in the blast wall, and runs along the exterior of the blast wall, beneath the present hill-slope surface. It is a single-roomed cell, measuring c.2.45 m north-south by 1.15 m east-west internally. Details of the masonry walling describe the phased construction of this scheduled monument, with the asset's constituent parts being raised and extended throughout the eighteenth and nineteenth centuries to reach their present form.

Setting

The historical function and physical construction of these elements of the Garrison group create a particularly inward-looking and enclosed immediate setting, with the historic structures being experienced almost exclusively in terms of their immediate physical relationship to each other. Indeed from within the complex there is no perception of the wider environs, with views outward restricted by the height of the blast wall.

3.4 ASSESSMENT OF HERITAGE ASSETS:

From within the environs of Star Castle, the asset is experienced by its wall parapets and roofline, but although a sense of its purpose may be identified from these elements, the special interest of its architectural typology is not perceivable. The Site is visible, again through roofline only, in views north-east over the asset and is therefore considered to make a very minor contribution to the asset's wider setting. However, such wide-ranging views are of limited importance to the significance of this asset, which by its location within the Garrison walls has a stronger visual and functional connection to the Star Castle and its ancillary structures.

Significance

The Powder Magazine and adjacent Prison represent an asset of very high significance, with this significance deriving both from the value of their historical and architectural special interest and the evidential value of their group survival.

The asset also has a limited amount of aesthetic value derived from the materials and construction methods employed. The immediate setting of the asset contributes to the understanding of its historic function and also describes how the complex has been altered and developed historically. Whilst the wider setting is an important contributor to the Star Castle and the Garrison group as a whole, its bearing on this specific asset is limited, and the minor negative contribution of the Site to the wider setting is therefore considered to have a **neutral** contribution to the significance of the heritage asset.

Garrison Walls and Gateway

Description

Listed as a Grade I building (NHL 1291751) in 1992 and located, at its nearest point, abutting the Site boundary [Plate 3], the Garrison Walls and the Gateway [Plate 8] were begun by Francis Godolphin soon after 1601, with the earlier section running from Well Battery in the north to Benham Battery in the south, separated the Hugh from the rest of St Mary's. The section was formed in large dressed granite blocks, with an external dry ditch and an external *glacis* (a prepared field of fire), which was possibly also faced in granite.

The later batteries and walls encircling the peninsula dated from 1716-46 were by Abraham Tovey, Master Gunner. The Garrison Walls are constructed of dressed granite facings with turf and granite coping. The batteries are mostly angular in plan and are located in large bastions, principally at



Plate 9: The Guard House, looking southeast (source: Images of England)



Plate 10: Garrison Cottage, looking southeast (source: Images of England)



Plate 11: Gatehouse Cottage, looking southeast (source: Images of England)

Morning Point, Woolpack Point and south of Steval Point.

To the east of the Gateway is a stone sentry-box with a segmental arched doorway and ball finial to its pyramidal roof. The Gateway itself has a moulded arch doorway with sunk spandrels and an eighteenth-century bellcote surmounting it.

Setting

As the outer walls of the Garrison encircle the peninsula of The Hugh, their setting varies greatly depending on their orientation. Clearly the walls all have a dominant shared focus within their setting of the Star Castle and the Garrison, to which they have a strong visual and historical functional connection, with each owing its existence to the presence of the other. The area of the wall adjacent to the Gateway exhibits a particularly concentrated grouping of structures in its vicinity within the Garrison enclosure, the siting of which relates to their respective functions within the Garrison. In the vicinity of the gateway, the Site, by virtue of its extreme proximity forms part of the immediate setting of the asset, and is partially visible in key views toward the asset [Plates 1, 2 & 28].

The Site is likely to sit within the glacis of the Garrison and this element of the setting is contributory to the understanding the function of the historic

3.4 ASSESSMENT OF HERITAGE ASSETS: LISTED BUILDINGS, SCHEDULED MONUMENTS AND CONSERVATION AREA

defences as a whole and has specific bearing on this section of the walling. It is noted, however in the accompanying Archaeological Desk-based Assessment, that no elements of a structural nature, whether formed in stone or other materials, were identified during intrusive archaeological investigations in the Hotel's northern garden in November 2015.

Additionally, whilst all parts of the wall are functionally important to the historic group, the focus of attention on the Gateway endows it elevated status within the hierarchy of the structure, and this is reflected through the level of detailing which has a decorative functional purpose rather than a military functional or structural benefit. Within the immediate setting of this element of the asset, the Site currently makes an adverse contribution by filling a portion of the former glacis and blocking many views of the Gateway and a portion of the Garrison Walls.

By virtue of distance, orientation and consequent lack of intervisibility, the Hotel has no impact on other parts of the Garrison Wall. Other later twentieth-century buildings to the south also block views of further portions of the original stretch of the Garrison Walls.

Significance

The Garrison Walls is an asset of very high significance, with this deriving principally from the historic and architectural special interest of their construction and historic function. As with other military structures and buildings on the Hugh, there is a strong group value.

The setting of the asset contributes to its significance through the provision of context for the siting of the Garrison group, with the wider setting providing some views of the asset which help to explain its relationship to other assets within the group and, therefore, contributing some understanding of their collective historic functions.

The immediate setting of the original stretch of Garrison Walls has been degraded to some extent with its former openness and consequent visual prominence significantly reduced by later twentieth-century development up to the Walls in Hugh Town, but also with a number of inappropriate later twentieth-century housing developments within the Hugh itself. The most prominent and wholly inappropriate examples of the latter include White Horses and Sanderlings to the south of the Powder Magazine, and Gunners' Well immediately adjacent to the Walls west of the Site.

The Walls loss of visual dominance has been noted elsewhere; Paul Ashbee [cited by Kirkham] condemned the impact of such development noting that 'In 1949 (...) the Garrison Curtain Wall stood stark and clear above Hugh Town

(...). *The tasteless synthetic stone-faced holiday-home development that now masks it is shameful.*

The Site, through its close proximity to the asset and its siting within the likely position of the former glacis, is considered to make a negative contribution to this section of the asset through similar masking of the Walls as passionately related above. Long views of the Site from Buzza Tower, Telegraph Road and from Porthloo [Plates 19 & 27] do not allow a clear understanding of the Garrison Wall. Closer views from within Hugh Town are almost absolutely limited by interweaving built form, but a small number of views through the Site do offer some experience of the Garrison Walls.

The dominant view through the Site to the Walls is afforded from Rat Island at the end of the Pier with some further views afforded from the Pier itself [Plates 1, 2 & 28]. The main bulk of the Hotel towards Garrison Hill wholly blocks views of the Garrison Wall, with the later flat roof 'staff block' and the two blockwork ancillary buildings providing some partial blocking. The former blocks a generic, non-diagnostic section of the Wall, with the Jefferson Battery to the north of the Garrison Gateway extended above this, while the latter mask portions of the Well Battery at the north-western end of the garden [Fig.43]. It is the two batteries in this section of the Garrison Walls that allow the Walls to be understood as a military installation, rather than merely a large boundary wall.

Whilst there are many sections of the Wall on which the Site has no impact. The Hotel masks parts of a c.60 m section of the original c.450 m section of the Garrison Walls. However, the importance of the Gateway to the asset and its associated group, means that the negative impact of the Site on the asset as a whole is considered to present a level of **minor harm** to its significance in this very much changed immediate setting.

The Guard House, Gatehouse Cottage and Garrison Cottage

Description

The Guard House (NHL 1218940) and Gatehouse Cottage (NHL 1218853) are both Grade II* Listed houses [Plates 9] & 11], located c.7 m west of the Site, which historically performed important functions within the operation of the Star Castle fort and the Garrison. The Guard House dates from the early seventeenth century, with later heightening, probably in the eighteenth century. It is constructed of coursed granite rubble, with a roughly dressed granite to the first floor and a gabled slate roof with a truncated left end stack. Fenestration dates from the nineteenth and twentieth centuries. It is shown as the Guard House in the 1715 plan of Hugh Fort.

Gatehouse Cottage was formerly a store for the Garrison and dates from the late-

sixteenth/ early-seventeenth century. Constructed of roughly coursed granite, with a gabled slate roof it has carved finials to its stone coping, and a seventeenth-century ovolo moulded window and doorway surround. Other fenestration is of nineteenth and twentieth-century date. It too is featured in the 1715 plan of Hugh Fort.

Garrison Cottage (NHL 1141185) is a Grade II Listed house [Plate 10], dating from the eighteenth century and included for group value within the Star Castle and the Garrison grouping. Constructed of squared and coursed granite blocks, the asset has a slate roof. It is of two-storey height with a three-window first-floor range. Fenestration dates from the twentieth century.

Setting

The three assets are located within the Garrison to the immediate west of the entrance gate. The Guard House and Gatehouse Cottage form the immediate setting for each other, as they are sited directly opposite on the north and south sides of the entrance route into the Garrison. Garrison Cottage sits to the north of the road, slightly further east and opposite the Powder Magazine aforementioned.

Each of the assets has its own private garden, forming an element of their immediate setting and appropriate to their modern-day function. Although sited at a greater distance, the architectural dominance of Star Castle hotel exerts its presence over the group and its elevated position within the Site



Plate 12: Newman House, looking north (source: Images of England)

3.4 ASSESSMENT OF HERITAGE ASSETS:

assists with the legibility of the hierarchy of buildings within the Garrison.

The Gateway and Walls also form an important part of the immediate setting of this group of assets through their visual and historic functional relationships. The proximity of the Site to this group means that it is experienced as part of the immediate setting of The Guard House and Gatehouse Cottage, and part of the wider setting of Garrison Cottage. The Site in its current state is considered to make a minor negative contribution to the settings of these assets, through the visual intrusion of its scale and massing, although the natural slope of the landform assists in reducing this impact, as does the mature three planting to the rear (south) of the Site.

Significance

The Guard House, Gatehouse Cottage and Garrison Cottage are heritage assets of high significance. Their significance is principally derived from the historic and architectural special interest of their building fabric, individually in terms of the aesthetic and architectural value of their methods of construction and detailing, and as a group, through which they gain additional historic illustrative value by describing the evolution of the fort's development.

Their settings contribute to their significance through provision of context, latterly in terms of their garden plots in respect of their current residential usage, but formerly and more importantly, in terms of their historic function within the operation of the Garrison. With regard to setting, the presence of Star Castle and the Garrison, its bastions and the outer walls of the fortress are key contributors, but the wider settlement of Hugh Town and its geographic location adjacent to the fort also furnishes a degree of historic illustrative value to the group. The Site contributes negatively to the setting of the assets, but in terms of their overall significance, is considered to have a **negligible** level of impact.

Newman House

Description

This Grade II* Listed building (NHL 1328846) was formerly the Garrison Stores and later a house [Plate 12]. Located c.190 metres northwest of the Site, the asset was originally constructed in c.1716-1718, with the porch and internal alterations by Richardson and Gill dating from 1927. The whole asset was restored in 1971.

Built of roughly coursed granite rubble with dressed granite details; stone-coped gabled slate roof and rendered end stacks, the asset has a double-



Plate 13: Master Gunner's House, looking northeast (source: Images of England)



Plate 14: Port Light Starboard Light, viewed from the Bank

depth plan raised over two storeys and attics. Fenestration is dispersed in a symmetrical five-window range, comprising segmental arches with dressed voussoirs and keystones over horned eight/eight-pane sashes. The porch with cambered roof has a similar sash to the front and a granite lintel over a four-panelled door to the left return. Dressed quoins rise from a plinth to a coved cornice, and at mid-roof level are hipped dormers with slate-hung cheeks and segmental-arched horned six/six-pane sashes.

The courtyard to the rear is enclosed by a mid nineteenth-century extension to the south, a 1960s rear (east) range and a mid nineteenth-century north range with a brick segmental arch over the entry. This is connected to bays in the same style as the early eighteenth-century range with a keyed segmental arch over horned eight/eight-pane sash windows above a double entry with a twentieth-century panelled screen and twentieth-century porch.

To the interior are chamfered reused beams and an early eighteenth-century dog-leg with landing staircase with a moulded handrail and turned balusters on a closed string.

Setting

The asset is sited to the northern-most point of The Hugh peninsula and orientated with a sea-facing view to the entrance façade of the principal building. Its immediate setting is therefore defined by this view, including the Garrison Walls which sit to the northeast and by the enclosed courtyard to the south. A lawned garden is situated to the west of the asset, with a further garden plot lying also to the west. To the south and southeast the landform rises towards Star Castle. There is a relatively heavily wooded area to the south-east between the asset and neighbouring listed buildings.

The Site is experienced as a very small part of this wider setting and is largely viewed as an element of roofscape within Hugh Town. Owing to its distance from the asset, the asset's orientation and the presence of buildings of substantially greater significance and visual dominance within the compound of the fortress, it is considered that the Site currently makes a neutral contribution to the setting of the asset.

Significance

An important and mostly complete example of its type, Newman House forms part of the Garrison group and is one of the most architecturally elaborate buildings on the islands. It derives its high level of significance principally from its historic and architectural value, which resides in the construction and detailing of its built fabric, and also its level of survival.

The immediate and wider setting of the asset is important in understanding

3.4 ASSESSMENT OF HERITAGE ASSETS: LISTED BUILDINGS, SCHEDULED MONUMENTS AND CONSERVATION AREA

the significance of the asset in terms of its historic function, as the asset derives considerable illustrative value from its group status within the Star Castle fort complex.

The wider setting of the asset, including its relationship (as part of the group) to Hugh Town, helps evidence the historic development of the town in response to the presence of the Garrison. The Site contributes to this wider setting, but as experienced from the asset, has only a neutral contribution to this element of the asset, and consequently a **neutral** contribution to the significance of the asset.

Master Gunner's House

Description

Dating from the mid-eighteenth century, this Grade II listed house (NHL 1291742), located c.35 m west of the Site, is constructed of rendered granite with a gabled slate roof and rendered end stacks [Plate 13]. Raised from a two-unit central-entry plan, with a rear outshut and additional range to the rear, the asset sits centrally to its rectangular plot. It is oriented with its principal façade facing north, with views toward Rat Island. The two-storey principal façade has a symmetrical three-window range with fenestration of the late-

nineteenth-century sash type.

Setting

The immediate setting of the asset is considered to be the garden plot within which it is located, but extends to include neighbouring buildings within the Garrison Walls, which form part of the Star Castle and the Garrison grouping.

Whilst screened to the west by tree-planting, the sloping topography of the area means that the asset is experienced in relation to wider views to the south-east, in which it is experienced alongside the roofscape of development within Hugh Town, including the Site. The massing and scale of Tregarthen's Hotel means it is prominent in the landscape views towards the asset, but less so in return views from the asset, owing to the slope of the topography. The Site is currently considered to have a minor negative contribution to the wider setting of the asset.

Significance

The Master Gunner's House is an asset of high significance, with this deriving both from the historic and architectural special interest of the building fabric and the evidential and illustrative value it has within the context of the Star Castle and the Garrison complex.

Its immediate setting contributes very positively to its significance through the provision of historical context, with the wider setting likewise providing a secondary

element of context through the development of Hugh Town within the protection of the fort. The Site is currently considered to have a minor negative impact on this wider setting, but does not fundamentally affect the key elements of the asset's significance, and is therefore considered to make a **negligible** degree of contribution to the asset's overall significance.

Port Light Starboard Light

Description

This Grade II listed building (NHL 1141184), located within the Site [Plate 14], is a pair of eighteenth-century dwellings constructed of white-washed granite rubble. They have a scantled and machine-tiled roof, and brick and stone stacks. Ruinous in the late nineteenth-century, the asset has been restored, and retains some nineteenth-century fenestration and door fabric, but no interior features of interest. An ancillary pitched-roof outhouse to the north has a blocked in window in its northern elevation to allow the backfilling of the area and raising of levels between the Hotel and the Cornish hedge bordering the Bank and the car park fronting the Hotel.

Setting

The immediate setting of the asset is its private rear garden plot and the roadside frontage of the Bank, with both elements of this setting being



Plate 15: No.3 Garrison Hill looking southwest



Plate 16: View down Garrison Hill towards Hugh Town, Dolphin Cottage rear façade to centre of image



Plate 17: Pier House, viewed from the Pier (asset highlighted by arrow)

3.4 ASSESSMENT OF HERITAGE ASSETS: LISTED BUILDINGS, SCHEDULED MONUMENTS AND CONSERVATION AREA

experienced in relation to the presence of Tregarthen’s Hotel above and behind it. The elevated position of Tregarthen’s Hotel creates a high level of intervisibility between the asset and the Site.

In wider views of the asset, the level of built form in its immediate vicinity of the Bank and the level of tree screening to the north-east of Tregarthen’s Hotel allow only for glimpsed views of the asset’s roofline and stacks, seen in the context of surrounding built form, both historic and contemporary, which comprises this area of Hugh Town. In these wider views, the asset is also experienced in relation to the scheduled monument of Star Castle and elements of the Garrison, which can be said to form part of its wider setting. Owing to its proximity, and the scale of development associated with the hotel, the Site is currently considered to contribute in a negative manner to the setting of the asset.

Significance

Port Light Starboard Light is a heritage asset of high significance, with this significance deriving primarily from the historic and architectural special interest of the built fabric of the asset. The location of the asset within Hugh Town has some historic illustrative value through its contribution to the settlement’s relationship with the Garrison, and therefore the setting of the

asset contributes a secondary degree of value to its significance.

Within this setting, the Site is considered to make a negative impact, but as the asset’s significance principally relates to its historic and architectural special interest, it is considered that on balance the Site has a **minor negative** impact on its significance over all.

3, Garrison Hill

Description

Located c. 18 metres south of the Site’s southern boundary, this grade II listed house (NHL 1291851) dates from the late eighteenth century. It is constructed of coursed granite rubble with squared dressings and large quoins [Plates 15 & 16]. It is surmounted by a half-hipped scanted slate roof, with granite end stacks finished in brick. The two-room plan, with a central staircase is raised over two storeys with a symmetrical three-window range. Fenestration is of the sash variety, with granite lintels over, and slate cheeks to the dormer windows. The interior has ovolo moulding to the joists.

Setting

The asset is located towards the front of its very small garden plot and its immediate

setting is primarily its frontage onto Garrison Hill, with views towards the Site to the north. In views east, along Garrison Hill, the asset is viewed against the urban form of historic development along the Bank [Plate 16] and in return views is experienced alongside the entrance to the Garrison Gateway.

In views from the north, the asset is obscured by Port Light and Starboard Light and the Tregarthen’s Hotel. Owing to its prominence and proximity, but oblique orientation, the Site is currently considered to have a minor negative impact on the setting of the asset.

Significance

3, Garrison Hill is a heritage asset of high significance, with this significance primarily derived from the historic and architectural special interest and aesthetic value of its building fabric.

Through the provision of context, in the form of visual relationships between the asset, the Garrison Gateway and historic buildings within Hugh Town, the setting of the asset contributes to its significance, with the asset deriving an additional degree of aesthetic value from these views.

The principal view from the asset however is out over the open water, taking in the view over historic Hugh Town, with the Site forming only a very small



Plate 18: The Pier, viewed looking east



Plate 19: The Pier and Rat Island viewed from Porthloo, looking west



Figure 20: Dolphin Cottage, viewed from Hugh Street, looking south (source: Images of England)

3.4 ASSESSMENT OF HERITAGE ASSETS:

element within this view. Consequently, although the Site is considered to have a minor negative impact on the wider setting of the asset, it has much less impact on the principle aspect of the asset's setting, and none on its historic and architectural special interest. On balance, therefore, it is considered that the Site has a **negligible** impact on the significance of the asset.

Pier House

Description

This Grade II listed (NHL 1141219) seventeenth-century house, located c.30 metres east of the Site, is constructed in randomly coursed granite rubble, with a gabled slate roof and granite end stacks [Plate 17]. Originally of one storey height, the asset was heightened to two storeys plus an attic in the early nineteenth century, with sash fenestration dating from the later nineteenth century.

The interior has nineteenth-century joists and an open fireplace with a granite lintel over. The property has a two-storey extension to the southwest to form an L-shape plan.

Setting

Occupying a corner site with its principal frontage facing northeast, the asset looks out over Hugh Street towards the rear elevation of the Mermaid Inn and beyond this toward the old pier. In return views from the Quay and Rat Island, the asset is viewed as partially occluded by The Mermaid [Plate 17] and its rear garden plot is entirely screened from view.

The Site falls within the wider setting of the asset, although the asset's orientation and the presence of surrounding built form allow for intervisibility only from the extended area of the asset. The asset's quayside location is the principal element of its setting, with views along the historic pier available (although partially restricted by the Mermaid Inn). It is considered that the Site currently has a minor negative contribution to the wider setting of the asset.

Significance

Pier House is an asset of high significance, with this significance principally deriving from the historic and architectural special interest of its building fabric. Its setting contributes its significance by providing historic context and a degree of aesthetic value, although this latter has been somewhat eroded, principally by the presence of the Mermaid Inn. The Site likewise contributes negatively to the wider setting of the asset, but as this element of the asset's significance is secondary to its principal values, which are not affected by the



Plate 21: Crows Nest, The Cabin and The Forecastle, viewed looking northwest



Plate 22: The Anchorage (gable end visible), viewed looking north along Hugh Street

Site, it is considered that the Site has a **negligible** impact on the significance of the asset overall.

The Pier

Description

Located c.40 m northeast of the Site, this Grade II listed pier (NHL 1141209) was begun soon after 1601 by Francis Godolphin as part of the works in creating the new harbour of St Mary's Port, associated with the fortification works including Star Castle and the Garrison Wall [Plate 19]. The Pier was rebuilt in the middle of the eighteenth century, extended north to Rat Island in the early nineteenth century and further north again in the late nineteenth century.

The earlier part of the Pier is constructed of granite rubble, in vertically-coursed dry stonewall technique, with the later arms having shaped granite blockwork. Two granite piers are located at the south entrance, with cast-iron upturned cannon used as bollards.

Setting

Extending northwards from Hugh Town into St Mary's Pool, the visual prominence of the asset creates a very broad setting. Long views within which it is legible are available from numerous points from along the coast line as far as Carn Morval Point. Views obtained from Porthloo [Plate 19] show the asset in the context of Hugh Town and Rat Island. Within this view the Site is visually prominent, due to both its scale and choice of render. Owing to the broad frontage of the Tregarthen's Hotel, which is of a scale inappropriate to the urban grain of the neighbouring historic fabric, the Site is considered to make a minor negative contribution to the wider setting of the asset.

Significance

The Pier is a heritage asset of high significance, with this deriving primarily from the historic illustrative value of the building fabric. The asset also derives further significance from the historic functional relationship it has to the fortification of the Hugh, and the development of Hugh Town as a settlement. Its present day function as ferry terminus and point of departure to other islands endows it with present day communal value, as a viewpoint from which the historic townscape of Hugh Town and the Star Castle fort are experienced.

The asset further gains in historical associative value from its original

3.4 ASSESSMENT OF HERITAGE ASSETS:

architect, and by its being part of the wider fortifications and development of the Star Castle. It also gains associative value in the way it illustrates the development of the tourist trade in the islands

The setting of the asset contributes to the significance of the asset through assisting in the understanding of the historic relationship of The Pier to built fabric on the Hugh. Within this wider setting, the Site makes a minor negative contribution, but in terms of the overall significance of the asset, its impact is considered to be **negligible**.

Dolphin Cottage and House Adjoining to North

Description

This Grade II listed asset (NHL 1328844), located c.20 m southeast of the Site, consists of two dwellings dating from the eighteenth and nineteenth century, located c.40 m southeast of the Site [Plate 20]. The asset occupies a corner plot. It is constructed of whitewashed granite rubble on a T-plan over two storeys. The earlier Dolphin Cottage is a two-storey, two-window range building, with horned sash fenestration and a half-hipped roof. Extending to the east is a two-storey nineteenth-century service extension, which has a three-window range with twentieth-century window casements.

Setting

The asset is oriented facing northeast onto its enclosed, private garden plot opening onto Hugh Street, with its protruding gable end towards the north. To the northwest the rear elevation of the asset faces up Garrison Hill towards the Site, with a degree of intervisibility from first-floor windows of the asset. The Site therefore forms part of the asset's wider setting, although owing to the topography of Garrison Hill, the presence of shrub and tree-planting, and the presence of Port Light Starboard Light, the views of the Site in this direction are restricted to roofscape views.

The asset has stronger visual links with neighbouring buildings along Hugh Street, looking north-south, but the set-back of the front garden gives the asset an enclosed, inward looking character. In wider views of Hugh Town, the asset is not easily discernible, owing to quayside development and the sloping topography. The asset is not readily experienced in relation to the Site in these views.

Significance

Dolphin Cottage is a heritage asset of high significance, with this significance principally deriving from the historic and architectural value of its built fabric.



Plate 23: Pentlands Flats, Scillonia and shop, looking northwest along Hugh Street



Plate 24: Port Light Starboard Light & gable end of 3 Garrison Hill viewed from Bank House looking west



Figure 25: Pier House, looking east (source: Images of England)

Its setting contributes towards the historic value of the asset, by illustrating how the settlement of Hugh Town developed historically, with views along Garrison Hill and High Street being particularly important in this regard.

Whilst the current Site has a minor negative contribution to the Garrison Hill view from the asset, this is only one element of the asset's wider setting, with other views remaining unaffected by the Site. In terms of significance the role setting plays is secondary to the historical and architectural value of the asset, which is entirely unaffected by the Site currently. On balance, the Site is therefore considered to have a **negligible** impact on the significance of the heritage asset.

Crows Nest, The Cabin, The Forecastle

Description

This heritage asset is a Grade II listed (NHL 1141183) row of three dwellings, located c. fifty-five metres south-east of the Site [Plate 21]. The asset is of eighteenth-century date and constructed of granite rubble rendered to the front façade with a scanted slate roof. Each dwelling is of a two-unit plan with a central staircase, raised over two storeys, with a six-window range.

3.4 ASSESSMENT OF HERITAGE ASSETS:

The fenestration is of mid-to-late nineteenth-century sash type.

Setting

The asset fronts onto Hugh Street and is experienced primarily within the context of the historic streetscape of this part of Hugh Town. To the south and west of the asset are located garden plots, with that to the south being particularly heavily planted.

The rear garden boundary of the asset faces onto Jerusalem terrace, an enclosed and narrow passage, flanked to the west by heavy tree planting to the garden adjacent to 3, Garrison Hill. In consequence, the only glimpsed views of the Site are likely to be from the extension to the rear of the asset and these are likely to be heavily restricted by the built form of neighbouring assets, Dolphin Cottage and Port Light Starboard Light. It is considered that the current contribution of the Site to the wider setting of the asset is therefore negligible.

Significance

This group of buildings is a heritage asset of high significance, with the historic and architectural value of the group being the principal element contributing to this significance. This value is best perceived from views along Hugh Street, and consequently this aspect of the asset's setting is of greatest importance in revealing its significance. The views obtainable of the asset in which the Site is prominent do not serve to fulfil this function, although they do contribute to the character of the area. It is therefore considered that the impact of the Site on the significance of the asset is **neutral**.

The Anchorage

Description

Dating from the eighteenth century, this Grade II listed house (NHL 1328826) is located c.60 m southeast of the Site. It is constructed of coursed and squared granite, with a gabled slate roof and granite end stacks [Plate 22]. The double-depth, central-entry plan is raised over two storeys plus an attic and has a symmetrical three-window range, with granite lintels over the late nineteenth-century sashes. The asset has a large mid-twentieth century flat-roofed extension to the rear (east) elevation.

Setting

The Anchorage fronts onto Hugh Street, with its entrance façade sitting back-to-pavement, and is located opposite Dolphin Cottage and the Crow's Nest.



Plate 26: The Post Office, Hugh Street, viewed looking southeast



Plate 27: Hugh Town viewed looking northwest towards Star Castle and the Site

To the east the asset fronts onto the harbour and is therefore experienced in long views from Rat Island, the Quay and Porthloo. However, in these views the presence of the post-war extension erodes the legibility of the historic value of the building fabric.

From the entrance façade it is possible that glimpsed views of the roofscape of Tregarthen's Hotel may be available from the attic windows of the asset, and the Site is therefore considered to fall within the wider setting of the asset. In return views, the asset is experienced as part of the roofscape of Hugh Town and is not easily discernible or legible

Significance

The Anchorage is a heritage asset of high significance, with this deriving predominantly from the historical and architectural special interest of the building fabric, and from a limited degree of aesthetic value. Its location within the settlement, and its relationship to neighbouring historic properties furnishes the asset with further historic illustrative value, through evincing the evolution of the historic planform of the settlement.

The asset's setting contributes principally to its significance in this regard, with the views to the Hugh Street façade having a greater contribution than long views available of the asset's altered sea-facing frontage. The Site occupies a very small element of the wider setting of the asset, but does not feature strongly within the Hugh Street views, and for this reason is considered to have a **negligible** degree of impact on the significance of the asset

Bank House, Pentlands Flats, Scillonia and Shop occupied by Michael Gray

Description

This Grade II listed terrace of four houses (NHL 1291785), now converted to house, flats and commercial premises, dates from the late eighteenth century and is located c. 45 metres east of the Site [Plate 23]. The asset is constructed in coursed and squared granite, with the parapeted roof not visible. The plan is double depth, with each dwelling having a central entrance hall, and being raised over two storeys with a three-window first-floor range to each dwelling. The window detailing comprises granite lintels over predominantly late-nineteenth-century sash window fenestration.

Pentland Flats and Michael Gray have later-nineteenth-century canted bay windows, with the latter additionally having a later nineteenth-century shop front with colonettes and arched spandrels to the plate glass windows, and decorative iron cresting to the cornice. To the rear, Bank House still retains

3.4 ASSESSMENT OF HERITAGE ASSETS:

its nineteenth century sash fenestration, but additional mid-twentieth-century flat-roofed extensions are also noted to the properties.

Setting

The asset is principally experienced in relation to the neighbouring properties along Hugh Street, including a number of the listed buildings above-mentioned, particularly Pier House, to the north, on the opposite flank of Hugh Street and Port Light Starboard Light to the west [Plate 24], which is the part of the Site most visible from the asset.

It is probable that views of the roofscape of the main hotel will be visible from some of the asset's first floor rooms, and as such the Site is considered to fall within the wider setting of the asset, forming part of the surrounding townscape of Hugh Town. From the asset, the inappropriate scale of the hotel is not readily appreciated, with the architectural special interest of Port Light Starboard Light being the Site's principal feature experienced in relation to the asset. It is considered therefore that the Site has a minor positive contribution to the wider setting of the asset.

Significance

This group of properties is an asset of high significance, deriving this principally from the historic and architectural special interest of its building fabric, and to a lesser extent from its role within the streetscape, which assists in illustrating the historic development of the settlement. The setting of the asset contributes to its significance in this regard, with the Site's minor positive contribution through the historic fabric of Port Light Starboard Light, having a **neutral** impact on the overall significance of the asset.

Hugh Town (Conservation Area)

Description

With the whole of the Isles of Scilly having Conservation Area status, this report addresses the contribution of the Site to the character and appearance of Hugh Town's townscape. The Town's individual designated heritage assets (those listed buildings not hitherto referred to) will be considered collectively in this context.

The historic centre of Hugh Town focuses on the joining of Church Street and Lower Strand, which converge from the east to become Hugh Street, with Garrison Hill branching off to the southwest to ascend to the Hugh, the Garrison and its associated listed buildings. Hugh Town is a dense, fine-grained urban area of generally low rise development, being one-and-a-half

to two-and-a-half storeys in height and generally gives the sense of a settlement.

Owing to the orientation and location of the Site, the topography of the landscape, the strong sense of enclosure created by built form and the sinuous curve of the main thoroughfare, the Site is not generally experienced in relation to the majority of the settlement or from within the town. The primary exception is within long views from Rat Island, parts of the Pier and, to a much lesser extent, Porthloo, where the distance renders most building forms indistinct. The Site's proximity to the settlement's historic core along Hugh Street and the Bank means that it falls within this section of the Conservation Area and also within the setting of Garrison Lane, Garrison Hill, Jerusalem Terrace and the north-eastern portion of the Garrison.

Within the historic core buildings are predominantly two-storey and small in scale. They are generally set back-of-pavement, with the continuous granite facades and fine urban grain creating a strong sense of enclosure to the street scene. This enclosure and fine grain of the historic core of Hugh Town is relieved by periodic openings off the main thoroughfare into alleys and lanes, and sudden glimpses of the sea. The occasional whitewash render of historic properties provides a similar visual relief from the brown/grey palette of the historic granite.

The Site does not maintain this sense of enclosure; its raised location affords it strong open views of the sea and there is a sense of openness onto Garrison Hill and with its northern garden adjacent to the Garrison Walls and the sea wall behind the Pier.

Two buildings of prominence architecturally within the core of Hugh Town are the eighteenth-century residence, formerly occupied by the Godolphin Steward (now the Bishop and Wolf Pub) and the late nineteenth-century post office, which is visually prominent on account of its 'Swiss chalet' style gables [Plate 26]. [Kirkham, 2006]

The broadly superior quality of building fabric within the settlement core attests to the generally high quality built character at the core of the settlement, which is unified by the use of local building materials, a harmonious colour palette, and reserved use of classically inspired decorative ornamentation to doorcases and windows. Beyond the core of Hugh Town close to the Bank some of the quality of the townscape is eroded by later twentieth-century piecemeal and low-quality extensions, particularly seen in the slope up to the Garrison, towards Porthcressa beach and the eastern end of Hugh Town. Tregarthen's Hotel is the one notable, visually prominent and large example of a building with such extensions that has eroded the character and appearance of the quality of the settlement's townscape in the north-western portion of Hugh Town.

Hugh Street and the Bank have operated as the commercial focus of Hugh Town over a long period and still continue to do so. It is this area that is most frequented by visitors due to its proximity to the Pier.

The many rubble boundary walls or 'Cornish hedges', echoing those of the Garrison

(albeit on a smaller scale and in a more rustic style and less well-jointed form) are noted as a key feature of the area. These, in conjunction with the narrow lanes, create a strong sense of enclosure, relieved by glimpses into private gardens, along lanes, and the opening up of seaward views over the western end of the settlement. The Site includes examples of such a treatment in its boundary to the Bank adjacent to Port Light/Starboard Light and in the northern garden.

The principal character feature of the area defined by Garrison Lane, Garrison Hill and Jerusalem Terrace is the enclosed lanes which thread through the area, creating vistas along their lengths, but obscuring lateral views in many areas. The historic fabric in this area is generally of two-storey height and modest proportions. The original historic fabric of Tregarthen's Hotel, as a house, would have been a typical example of this, although possibly grander than most. The Cornwall and Scilly Urban Survey [Kirkham, 2003] notes Tregarthen's Hotel as being visually prominent within the area, but does not consider it to be of historical or architectural interest owing to the high level of alteration and cumulative extension. It is neither recorded with the Cornwall and Scilly Historic Environment Record, nor is it noted in any other document or publication giving regard to Hugh Town's heritage or townscape quality.

There are thirty-seven listed buildings within the core of Hugh Town not already considered individually within this report, these are as follows:

- Custom House Strand House, Grade II —NHL 1141180
- Wahroonga, Grade II —NHL 1141181
- Parkside, Grade II —NHL 1141190
- House to west of south-west Electricity Board, Grade II—NHL 1141191
- Parade Cottage, Grade II— NHL 1141192
- Parade House, Grade II— NHL 1141193
- Shearwater and Attached Railings, Grade II— NHL 1141194
- Spanish Ledge Guest House , Grade II— NHL 1141195
- The Galley, Grade II — NHL 1141196
- Bellrock Hotel and attached wall and railings, Grade II—NHL 1141215
- The White Cottage and attached walls, Grade II—NHL 1141216
- Former Wesleyan Methodist Chapel, Grade II—NHL 1141217
- Lloyds Bank, Grade II—NHL 1141218
- The Atlantic Hotel, Grade II—NHL 1141220
- Crebinnick, Hazeldene, Thurleigh & Raveen, Grade II—NHL 1218655

3.4 ASSESSMENT OF HERITAGE ASSETS:

- Lynwood, Albany, Westford, Longras & Innisidgen, G II—NHL 1218666
- Church of St Mary (Methodist), Grade II—NHL 1218680
- Kavorna Bakery and Gift Shop, Grade II—NHL 1218783
- Rivera House, Grade II—NHL 1219007
- South West Electricity Board, Grade II—NHL 1219011
- Stanmore House, Grade II—NHL 1219064
- Town Hall, Grade II—NHL 1219066
- 1, Well Lane, Grade II—NHL1219099
- Evergreen Cottage Pelistry Cottage, Grade II—NHL 1291708
- Post Office, Grade II—NHL 1291788
- 1-10, Higher Strand, Grade II—1291818
- Penlee, Grade II—NHL 1328824
- Mumford, Grade II—NHL 1328825
- Lyonesse, Grade II—NHL 1328827
- Madura Parkview, Grade II—NHL 1328842
- The Bishop and Wolf Public House, Grade II—NHL 1328843
- Bordeaux, Grade II—NHL 1328848
- Shalom Trevesa Wingletang, Grade II—NHL1141197
- Simpson’s Shop, Grade II—NHL1291793
- Homeleigh and attached railings, Grade II—NHL 1291690
- Outbuildings south of Parade Cottage, Grade II—NHL 1291695

Whilst the Site forms a small part of the wider setting of Hugh Town, the orientation of the above buildings within the settlement, and their distance from the Site, means that there is no direct intervisibility, and the Site might only be experienced in relation to these assets insofar as they form part of the collective built fabric of the townscape of Hugh Town, alongside which the Site is experienced in long views.

Setting

The setting of Hugh Town’s townscape (as a small element of the Conservation Area) is vast and in the context of this report, much of it is not of issue. The setting of Hugh Town specifically is quite broad owing to the concave nature of the bay which creates the harbour and provides long views across St Mary’s Pool. Within these long views the Site is often visually prominent owing to the scale, a sprawling mass of extensions, and the white render which visually highlights this uncharacteristically broad sea-facing façade [Plates 1, 2 & 28].



Plate 28: View of Tregarthen’s Hotel from Rat Island

Given the extent of the area under consideration, however, and the broad context in which it is seen in long views from adjacent sites, the contribution of the Site to this aspect of the character and appearance of Hugh Town, whilst negative, is of a very low order. The glimpsed and clear views available of the Site from the two affected character areas identified, whilst negative, similarly do not compromise the key elements of character by which each area is identified. On balance, therefore, it is considered that the Site currently makes an aggregate minor negative contribution to the character and appearance of Hugh Town.

Specific elements and built forms of the Site that cause harm to the Conservation Area’s character and appearance can be readily identified. These include the flat roofed sections of the Site and the extended, sprawling mass of the whole Hotel, which is visually exacerbated by the white render finish. The flat roof negative elements include the northern extension to the dining room, the ‘staff block’ extending further north, the enclosed veranda fronting the Hotel’s eastern elevation and the extended single-storey reception area and lounge projecting towards the Garrison Hill access.

Significance

Hugh Town’s contribution to the significance of the Isles of Scilly Conservation Area resides heavily, although not exclusively, within the historic and architectural special interest of its many designated assets, including listed buildings and scheduled monuments. The high levels of aesthetic value that the settlement derives from the juxtaposition of these individual assets, is augmented by the scenic opportunities presented by the topography of this area of the island. The poor-quality later twentieth-century buildings and extensions have eroded the character and appearance of Hugh Town’s townscape in terms of breaking with traditional forms and materials, but not in terms of scale.

The Site is currently considered to make a minor negative contribution to Hugh Town’s character and appearance, but has a **negligible** impact in terms of its overall significance on the whole Conservation Area.

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

4.1 PROPOSALS

The proposed development is as follows:

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.

4.2 ASSESSMENT OF IMPACT

Unaffected Heritage Assets

A number of the heritage assets noted above will not be affected by the development proposal. This is predominantly due to a lack of intervisibility with those parts of the Site facing remodelling or new development. The lack of intervisibility and, in most cases, the lack of sequential views is caused by intervening built form in the densely developed north end of Hugh Town around the Bank. Previously considered designated heritage assets unaffected by the proposed development include:

- The Crows Nest;
- The Cabin;
- The Forecastle;
- The Anchorage;
- Bank House;
- Pentlands Flats;
- Scillonia; and
- Shop occupied by Michael Gray.

Of the assets situated within and as part of the Garrison, there are also a number that have no intervisibility or sequential views with that part of the Site that is facing proposed development. These include:

- The Prison; and
- Gatehouse Cottage.

Potentially Affected Heritage Assets

Star Castle

Star Castle is a Scheduled Monument and a Grade I listed building (located c. 115 metres west of the Site at the northern high point of the Hugh headland [Fig.4]). It is of very high significance and demonstrates the evolution in military fortification design which took place during the sixteenth century.

Its significance is primarily related to the architectural and historic special interest of its fabric, the strong group value it holds with other military structures in the Garrison and its immediate setting, the Garrison. The wider setting covers large areas of the Islands to the west, north and east, and much of the roofscape of Hugh Town. There is a limited degree of intervisibility between Star Castle and the Site, although this is restricted to the roof of the

1920s' hipped extension against the Garrison Walls, the second-phase, pitched-roofed element of the original house and a portion of the flat-roofed 'staff block'. [Plate 6]

There are notable sequential views from Rat Island and the Pier, with the roofline of Star Castle seen on the skyline above and to the right of middle-distance views of Tregarthen's Hotel [Plate 2]. Longer views, such as those across the bay from Porthloo, allow indistinct experiences of the Site and Star Castle, [Plate 19] but closer views such as those from Buzza Tower and from the former school allow for some visual interpretation of the relationship, differing historic functions and built development morphologies between the Site and Star Castle.

The proposed development will offer some change to the wider setting of Star Castle, which will be perceptible in sequential views from Rat Island and the Pier. The development fronting the eastern elevation of the Site will introduce pitched roofed and gabled lodges/cottages that will reintroduce a characteristic and historic townscape morphology and scale that will visually reduce the dominance of Tregarthen's Hotel in this asset's setting. The introduction of pitched roofs to the dining room extension and the staff block will similarly improve the townscape of the asset's wider setting. The higher roof height to the staff block (less than 1 m above existing) will have no impact on Star Castle's significance.

The proposed development will represent a small change to a tiny portion of this asset's huge extended setting and will result in a **negligible** degree of impact to Star Castle's significance.

The Powder Magazine, The Guardhouse, Newman House, Master Gunner's House and Garrison Cottage

The Grade I and scheduled Powder Magazine, the Grade II* Guardhouse and the three Grade II listed buildings are positioned across the north and north-eastern slopes of the Garrison. They are of high significance which is primarily related to the architectural and historic special interest of their fabric, the strong group value they hold with other former military structures in the Garrison and their immediate setting of the north-eastern portion of the Garrison.

Their wider setting is largely restricted to the Garrison, but also other islands to the north. Elements of the Site are also within their wider settings by virtue of those taller elements close to the Garrison Walls and these hold some limited but direct intervisibility with the assets, but are more visually available in sequential views. The sequential views are largely from within the north-eastern section of the Garrison but are also particularly available from Rat Island and the Pier [Plates 1, 2 & 28].

The proposed development will offer some change to the wider setting of these

assets, which will be mainly perceptible in sequential views from Rat Island and the Pier, with Tregarthen's Hotel in the middle distance.

The development fronting the eastern elevation of the Site will introduce pitched roofed and gabled lodges/cottages that will reintroduce a characteristic and historic townscape morphology and scale that will visually reduce the dominance of Tregarthen's Hotel in these assets' settings. The introduction of pitched roofs to the dining room extension and the staff block will similarly improve the townscape of the assets' wider setting. The higher roof height to the staff block (less than 1 m above existing) will have no impact on these assets.

The proposed development will represent a small change to a tiny portion of these assets' extended setting and will result in a **negligible** degree of impact to their significance.

The Garrison Gateway

The Gateway, as an element of the original section of the Garrison Walls, is a Grade I and scheduled heritage asset of very high significance. Its significance is primarily related to the architectural and historic special interest of its fabric, the strong group value it holds with other military structures in the Garrison, particularly the Garrison Wall and its immediate setting of the Garrison. Its immediate setting also includes the Site, Garrison Hill and Garrison Lane. Though quite a discrete element of the Walls, the asset's wider setting covers large areas of the Islands to the east and much of Hugh Town.

There is a strong degree of intervisibility between the Gateway and the Site, although this is restricted to the southern elements of the 1920s' hipped extension and the flat-roof reception and lounge extension towards Garrison Hill [Plate 8]. There is no intervisibility with other parts of the Site and the only sequential views are largely restricted to those available from Garrison Hill and the upper section of Garrison Lane.

The proposed development will offer a tiny degree of change at the hotel's entrance, to the setting of the Gateway which will be mainly perceptible from Garrison Hill only. The relevant element of the proposed development fronting the eastern elevation of the Site will introduce pitched roofed and gabled lodges/cottages that will reintroduce a characteristic and historic townscape morphology and scale that will visually reduce the dominance of Tregarthen's Hotel in these assets' settings. There will be some perception of this from an oblique angle on Garrison Hill. The proposal will also offer a

4.2 ASSESSMENT OF IMPACT

green roof remodelling to the pre-existing flat-roofed reception, and reduction and remodelling of lounge extension towards the access off Garrison Hill.

The proposed development will represent a small change to a portion of the Gateway's setting and will result in a **negligible** degree of impact to its significance.

3 Garrison Hill and Pier House

The two Grade II listed buildings are positioned in the northern portion of Hugh Town. They are of high significance which is primarily related to the architectural and historic special interest of their fabric and their part in contributing to the character and appearance of Hugh Town's townscape (as part of the Conservation Area).

Their settings are largely restricted to their immediate street scene in the northern part of Hugh Town. The intervisibility between the assets and Tregarthen's Hotel is restricted to limited parts of the Site and, in the case of Pier House, in sequential views from the Pier and Rat Island [Plates 1, 2 & 28].

The proposed development will offer some change to the settings of these assets. The development fronting the eastern elevation of the Site will introduce pitched roofed and gabled lodges/cottages that will reintroduce a characteristic and historic townscape morphology and scale that will visually reduce the dominance of Tregarthen's Hotel in these assets' settings (in this instance mainly in sequential views including the rear aspect of Pier House). The introduction of pitched roofs to the dining room extension and the staff block will similarly improve the townscape of the assets' wider setting.

The proposed development will represent a small change to a tiny portion of these assets' extended setting and will result in a **negligible** degree of impact to their significance.

The Pier

The Pier is a Grade II listed structure is of high significance which is primarily related to the architectural and historic special interest of its fabric, its functional association with the island's heritage assets and its part in contributing to the character and appearance of Hugh Town's townscape (as part of the Conservation Area).

The Pier has a wide setting that takes in much of the open areas around Hugh Town, the built edge of Hugh Town and the off islands to the north and

northeast. The intervisibility between the asset and Tregarthen's Hotel is strong [Plate 2].

The proposed development will offer some change to the settings of the Pier. The development fronting the eastern elevation of the Site will introduce pitched roofed and gabled lodges/cottages that will reintroduce a characteristic and historic townscape morphology and scale that will visually reduce the dominance of Tregarthen's Hotel in the asset's settings (in this instance mainly in sequential views including the rear aspect of Pier House). The introduction of pitched roofs to the dining room extension and the staff block will similarly improve the townscape of the asset's wider setting.

The proposed development will represent a small change to a tiny portion of the Pier's extended setting and will result in a **negligible** degree of impact to its significance, which will be largely positive.

Port Light/Starboard Light Cottages

This Grade II listed building is positioned in the northern portion of Hugh Town, specifically overlooking the Bank in the southeast corner of the Site. It is of high significance which is primarily related to the architectural and historic special interest of its fabric and its part in contributing to the character and appearance of Hugh Town's townscape (as part of the Conservation Area).

The asset's setting is largely restricted to its immediate street scene in the northern part of Hugh Town and includes the terraced garden fronting the Hotel and the car park fronting the access to the Pier. The intervisibility between the asset and the rest of the Hotel is restricted to the eastern and southern aspects of the main Hotel building. The primary aspect of the Cottages is to the east across the Bank.

The proposed development will offer some change to the setting of the Cottages. The development fronting the eastern elevation of the Site will introduce pitched roofed and gabled lodges/cottages that will reintroduce a characteristic and historic townscape morphology and scale that will visually reduce some of the dominance of Tregarthen's Hotel in the asset's setting when viewed in the limited sequential views. The proposal will introduce built form to the north of the asset, but this will be sympathetic in character, reflecting the traditional scale and form of the Cottages. Additionally, the development along the eastern frontage of the Site will reintroduce domestic-scale built form to an area that included traditional housing up until the 1960s [Figs 14 & 16].

The proposed development will represent a change to a portion of the asset's setting and resulting in a **negligible** degree of impact to its significance.

Garrison Walls

The Garrison Walls are designated as both a Scheduled Monument and as a Grade I listed structure. A c.60 m section of the early seventeenth-century Garrison Walls, running from Well Battery in the north, through Jefferson Battery and to the Gateway in the south, forms the western boundary of the Site. It is of very high significance. Fourteen metres of this section are wholly screened by the Hotel's 1920s' hipped-roof extension in all but the most acute angled views of the Walls (e.g. from the top of Garrison Hill).

The Garrison Walls' significance is primarily related to the architectural and historic special interest of its fabric, the strong group value it holds with other military structures in the Garrison and part of its immediate setting, also the Garrison.

The immediate setting on the Hugh Town side has had its former openness and, consequently, the previous visual dominance of the Walls profoundly eroded by the later twentieth-century development on the slope up to the Walls. Tregarthen's Hotel is a prime example of such a negative effect on the Walls, with the 1920s' block, the staff block and the two ancillary buildings (shed and garage) causing significant screening of the Walls' external elevation. Additionally, the whole sprawling and visually dominant extent of the Hotel with inappropriate flat roofs acts as a negative townscape element in the external, Hugh Town setting of the asset.

The section of the Wall adjacent to the Site has a setting which covers large areas of the Islands to the north and east, specifically Rat Island, the Pier and the northern tip of Hugh Town adjacent to the Pier [Plates 1, 2 & 28]. There is a strong degree of intervisibility between the immediate section of the Wall with the Site. Views of this section is largely restricted to those from the Site's northern garden, the car park to the east of the Site, the Pier and most particularly from Rat Island, the key view [Plate 28]. Longer views, such as those across the bay from Porthloo and from off islands, allow indistinct experiences of the Walls and the asset's significance is not legible [Plates 19 & 27].

The proposed development will offer some changes to the immediate setting of this section of the Garrison Walls. These will cause both positive and negative impacts to the significance of a limited section, specifically c.46 m, of the whole of the Garrison Walls. The experience of the Walls and particularly that of the Well Battery will be improved by the scheme's demolition of the two unsympathetic and screening blockwork ancillary buildings. Their removal will reveal a combined c.22.68 m² currently screened area of the Walls (about half of this reveal specifically being of the Well

4.2 ASSESSMENT OF IMPACT

Battery), thereby providing a minor enhancement to the significance of the asset. Further minor enhancement will be provided with the removal of the current chimney stack and boiler house extension on the north end of the staff block. This will reveal a further c.1.20 m² currently screened area of the Walls.

Other minor enhancements will be provided by improvements to the quality of the immediate townscape. The development fronting the eastern elevation of the Site will introduce pitched roofed and gabled lodges/cottages that will reintroduce a characteristic and historic townscape morphology and scale that will visually reduce the dominance of Tregarthen's Hotel in the asset's setting. The introduction of pitched roofs to the dining room extension and the staff block will similarly improve the townscape of the asset's setting. These will remodel flat-roofed elements that have a negative impact on the character and appearance of the immediate townscape. The proposal will not change the current level of enclosure caused by nineteenth and particularly later twentieth-century development in Hugh Town up to the Garrison Walls.

The higher roof height to the staff block (less than 1 m) will have a degree of impact on the significance of a small section of the Walls, specifically a c.15.75 length, by masking a c.9.51 m² visual experience of the Wall in the prime view from Rat Island. This screening will be to a generic portion of straight walling rather than to Well Battery and to the Jefferson Battery (above and adjacent to the staff block), both of which allow the walling to be understood and legible as formerly having a military function. The inclined profile of the turf capped Wall will remain broken here when viewed from Rat Island (this break will increase in the order of c.0.78 m), but the profile and the incline of this short section of Wall will remain legible.

It has already been noted that the immediate setting of the Garrison Walls above Hugh Town has had its openness and consequent prominence largely eroded. Tregarthen's Hotel has also already contributed to this situation, however, the development proposal will reveal an aggregate c.14.37 m² section of the Garrison Walls that is currently screened from all views other than those currently had from within 1.5 m of the Walls (between the Hotel's current structures and the Walls) and from acute angles in the Hotel's northern garden.

The landscaping of the northern garden will not affect the experience of the Garrison Walls in the key views from Rat Island and the Pier.

To summarise, as an aggregate, the proposed development will reveal a 14.37 m² portion of a small length (c.46 m) of the whole asset (c.2,750 m - representing less than 1.7% of the whole asset's length), a section that is

mainly experienced only from Rat Island and parts of the Pier. The proposed development will have no impact on the vast majority of the asset which extends around the whole of the Hugh and it will have no effect on the two batteries in the key views.

It is clear that the Garrison Walls are of very high national significance and despite the small degree of negative impact, specifically from the introduction of pitched roofs to the dining room extension and the staff block, the tiny proportion of the asset affected and the aggregate c.14.37 m² de-screening of the Walls by the scheme, the very high sensitivity of the asset means that the consequent impact is notable. It is, however, of the order of less than substantial harm and specifically within that spectrum of a level of **minor harm** to the significance of the Garrison Walls.

Hugh Town Townscape (Isles of Scilly Conservation Area)

Hugh Town's contribution to the significance of the Isles of Scilly Conservation Area resides heavily, although not exclusively, within the historic and architectural special interest of its many designated assets, including listed buildings and scheduled monuments. The high levels of aesthetic value that the settlement derives from the juxtaposition of these individual assets, is augmented by the scenic opportunities presented by the topography of this area of the island. The poor-quality later twentieth-century buildings and extensions have eroded the character and appearance of Hugh Town's townscape in terms of breaking with traditional forms and materials, but not in terms of scale.

The Site is currently considered to make a minor negative contribution to Hugh Town's character and appearance, but has a **negligible** impact in terms of the overall significance of the whole Conservation Area. The Site is currently a dominating and negative element in the northern part of Hugh Town's townscape. Specific elements and built forms of the Site that cause harm to the Conservation Area's character and appearance can be readily identified. These include the flat roofed sections of the Site and the extended, sprawling mass of the whole Hotel, which is visually exacerbated by the white render finish. The flat roof negative elements include the northern extension to the dining room, the 'staff block' extending further north, the enclosed veranda fronting the Hotel's eastern elevation and the extended single-storey reception area and lounge projecting towards the Garrison Hill access.

The proposed development will offer some change to the character and appearance of this small part of the Conservation Area. The development fronting the eastern elevation of the Site will introduce pitched roofed and gabled lodges/cottages that will reintroduce a characteristic and historic townscape morphology and scale that will visually reduce the dominance of Tregarthen's Hotel (in this instance mainly in sequential views including the rear aspect of Pier House). The removal of the

enclosed veranda, the introduction of pitched roofs to the dining room extension and the staff block will similarly improve the townscape quality of this part of the Conservation Area. The lobby entrance flat roof will be retained, it will, however, be reduced in area and will have its felt roof replaced with a green roof. Additionally, the introduction of a more traditional palette and some traditional materials will further break up the currently domineering character of the Hotel.

The proposed development will represent a small change to a tiny portion of the whole Conservation Area and will result in a **small positive enhancement** to the character and appearance of the Isles of Scilly Conservation Area. This will be a notable positive enhancement to the townscape of the northern part of Hugh Town at an important point of focus of the settlement, both functionally and historically, between the Pier and those elements of the Garrison that remain externally perceptible elements.

5.0 CONCLUSIONS

This statement includes an appraisal of the significance of heritage assets potentially affected by the development, including the contribution of setting to that significance, and an assessment of the eventual scheme's impacts on designated and non-designated built heritage assets. In particular this draft is provided to inform the LPA's deliberations in terms of scoping opinion in regard to any potential EIA requirements. This statement is written in tandem with the archaeological desk-based assessment, which holds the same status.

The proposed Site is situated within the settlement of Hugh Town, which is entirely contained within the Isles of Scilly Conservation Area. Several scheduled monuments and numerous listed buildings, including the Grade I listed Star Castle Hotel, associated Grade I, II* and II listed buildings within the Garrison Walls on The Hugh, fall within a 250 metre radius of the Site. Additionally a number of other listed buildings surround the Site within Hugh Town itself.

Due to the topography of the surrounding landform, the presence of dense, intervening built form and the presence of some mature tree planting, most of the assets within this radius will not be affected by the Site's development and are therefore not considered further in this statement. Thirty-seven designated built assets within the historic core of Hugh Town are unlikely to be affected by development in the Site and are collectively considered within the assessment of Hugh Town as part of the Isles of Scilly Conservation Area.

The proposed development will have a neutral or negligible impact on the vast majority of the identified built heritage assets. The scheme will, however, have a less than substantial negative impact, specifically of a minor level within that spectrum, to the significance of a small section of the Garrison Walls. The scheme will also offer a minor enhancement to a tiny part of the Isles of Scilly Conservation Area.

Consequently the proposed scheme offers an **aggregate minor/negligible negative impact within the spectrum of less than substantial harm** to the historic built environment as embodied by the built heritage assets identified.

The decision maker has a statutory duty to give consideration to keeping the identified heritage assets from harm under the auspices of s.66 (in regard to listed buildings) and s.72 (in regard to conservation areas) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Following the statutory test, the decision maker will need to weigh any harm that the scheme causes to heritage assets' significance with the scheme's public benefits, as required by paragraph 134 of the NPPF.

As set out in the Supporting Planning Statement, it is shown that the public

benefits of the scheme outweigh the minor/negligible harm the proposal will cause to the historic environment. In terms of the scheme's positive impacts on the townscape of Hugh Town and, therefore, the character and appearance of the Conservation Area, it can be further concluded that the proposed development meets and facilitates the planning authority's statutory duty under s.72 of the 1990 Act such that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance'* of the Conservation Area. The scheme delivers an enhancement to the Conservation Area.

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Photographs

All photographs taken by Author, with the exception of the following:

Figures 16—21—courtesy of Isles of Scilly Council

Figures 22,25, 29-31, 38 and 42—courtesy of Images of England

Figure 24—courtesy of Google Earth

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APPENDIX A: LISTED BUILDING CITATIONS

Star Castle Hotel

NHL 1291756

Grade I

Listed 12 Feb 1975—latest amendment 14 Dec 1992

House within Star Castle Fort. 1593 with late C17 alterations. Architect/Engineer Robert Adams. Rendered granite rubble with granite and brick dressings; slurried M-shaped hipped slate roof with lateral, central valley and ridge stacks. Star-shaped eight-sided plan reflecting that of surrounding bastions (q.v.). 2 storeys with attics; 3 bays to each facade with central two-sided salient projections. Each front has two ground-floor 8/8-pane sashes, two 2/2-pane sashes and salient projections; two first-floor 2/2-pane and 8/8-pane sashes. Original granite moulded door architrave with drip-moulded head. Flat-roofed dormers with late C19 horned 2/2-pane sashes. Interior: built with two accommodation floors above basement for storage. Plan recorded in 1757 by Abraham Tovey, Master Gunner, had 2 heated ground-floor chambers with back-to-back stacks and stairs all extant. Includes some 2-panelled doors. Late C17 wooden dog-leg staircase through both upper floors, with rectangular moulded handrail and continuous newel to first floor only. Ground-floor main chamber has late C17 moulded granite fireplace with polished wooden half columns. First-floor room above has white marble baseless Greek Doric order fireplace and centrepiece with oak leaves and laurels. Some blocked first-floor angle fireplaces. The main fort in a defensive system built under Francis Godolphin to counter the threat posed by the Spanish after the 1588 Armada. With its outer bastions-and walls (qv), Star Castle comprises an important and complete example of an Elizabethan fort built to a common Renaissance plan. It was also used as a prison, notable inmates including Dr. Bastwick (1637) and Sir John Ireton (1662). Star Castle was the last Royalist stronghold, Prince Charles and his suite taking refuge here in 1646 after their retreat from the Battle of Bodmin. It was converted into an hotel in 1933.

Bastions and Walls of Star Castle

NHL 1141188

Grade I

Listed 12 Feb 1975—latest amendment 14 Dec 1992

Bastions and walls. 1593 with C18 additions. Architect/engineer Robert Adams. Roughly coursed granite rubble with dressed quoins; slate roofs; granite stacks. Eight-sided star-shaped plan. Single storey with some second

storey additions. Battered walls to ditch has string-course divisions and coped parapet. Stairs, piers and walls across ditch to 2-storey entrance porch, slightly brought forward with moulded square-headed architrave, date 1593 and tablet with monogram ER above, and pyramidal roof to bracketed-out top storey above parapet level; C18 bellcote on parapet wall to left. Parapet with sally port openings. Ramparts above 3 pyramidal-roofed rectangular rooms, built as guardhouse, office, lock-up etc, with slit windows, stacks, and C19/20 plank doors and glazing-bar casements; that to the south-west angle is roofless. Raised platform at north-west angle. An important component of the late C16/17 fort centred around Star Castle

Powder Magazine and Blast Walls

NHL 1141187

Grade I

Listed 14 Dec 1992

Powder magazine and blast walls. Early C17. Coursed granite blocks; steeply-pitched scantled slate roof with roll-moulded stone ridge. Rectangular plan. Segmental-arched entry to magazine and blast walls and ventilation ports to magazine. Interior: vaulted stone roof. Built soon after 1601 as part of Francis Godolphin's plans to fortify the Hugh. A rare example of this type, and an important component of the late C16/17 fort centred around Star Castle (qv). Scheduled as an Ancient Monument.

Outer Walls and Gateway

NHL 1291751

Grade I

Listed 14 Dec 1992

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.

The Guard House

NHL 1218940

Grade II*

Listed 12 Feb 1975—latest amendment 14 Dec 1992

House, former guard room. Early C17 with later (probably C18) heightening. Roughly coursed granite rubble with first floor of coursed and roughly dressed granite; gabled slate roof with truncated left end stack. 2-unit plan. 2 storeys; 2-window range. Ground floor has 2 late C19 four-pane casements set in chamfered surrounds; first floor has two 2-light 6-pane casements. C20 door set in chamfered surround of 3 granite monoliths. Left gable end has C20 window set in chamfered rectangular surround. with stubs from removed mullions. Interior: ring beams on stone corbels; open fireplace to left set in chamfered surround of 3 granite monoliths. Shown as a guard house in plan of Hugh Fort by Colonel Christian Lilley, dated 1713.

Gatehouse Cottage

NHL 1218853

Grade II*

Listed 12 Feb 1975—latest amendment 14 Dec 1992

Store, now house. Late C16/ early C17 with later C17 extension to right. Roughly coursed granite with dressed blocks to right; gabled slate roof with carved finials to stone coping; rendered granite ridge stack with drip course. 2-unit plan. One storey with attic; 2-window range. Granite lintels over late C19 central plank door and late horned C19 3/3 and 2/2-pane sashes, that to right with C17 ovolo-moulded lintel and jambs. Late C19 sash set in chamfered surround to right gable end. C20 rear left outshut. Interior: chamfered window architrave adjoins C17 doorway with ovolo-moulded surround to rear left. One C17 principal rafter with curved foot. Shown as a store on 1713 plan of Hugh Fort by Colonel Christian Lilley. An important component of the late C16/C17 fort centred around Star Castle (qv).

Garrison Cottage

NHL 1141185

Grade II

Listed 14 Dec 1992—latest amendment 14 Dec 1995

Shown on O.S. Map as Star Cottage. House. C18. Squared and coursed granite blocks; slate roof, half-hipped to right and hipped over outshut to left. Double-depth plan. 2 storeys; 3-window first-floor range. Granite lintels over

APPENDIX A: LISTED BUILDING CITATIONS

mid C20 door to right and mid C20 windows. Large mid C20 dormer to outshut on left. Interior not inspected. Included for group value, as part of the important group of buildings around Star Castle (q.v.).

Newman House

NHL 1328846

Grade II*

Listed 12 Feb 1975

Garrison Stores, later house. c.1716-1718; porch and internal alterations by Richardson and Gill, 1927; restored 1971. Roughly coursed granite rubble with dressed granite; stone-coped gabled slate roof; rendered end stacks. Double-depth plan. 2 storeys and attics; symmetrical 5-window range. Segmental arches with dressed voussoirs and keystones over horned 8/8-pane sashes. Porch with cambered roof has similar sash to front and granite lintel over 4-panelled door to left return. Dressed quoins rise from plinth to coved cornice. Hipped dormers with slate-hung cheeks and segmental-arched horned 6/6-pane sashes. Courtyard to rear enclosed by mid C19 extension to south, 1960s rear (east) range and mid C19 north range with brick segmental arch over entry connected to bays in same style as early C18 range with keyed segmental arch over horned 8/8-pane sash above double entry with C20 panelled screen and C20 porch. Interior: chamfered reused beams and early C18 dog-leg with landing staircase with moulded handrail and turned balusters on closed string. Originally built as the garrison storehouse at a cost of £306 15s 10d. An important and mostly complete example of its type, part of an important fortification and one of the most architecturally elaborate buildings on the islands.

Master Gunners House

NHL 1291742

Grade II

Listed 14 Dec 1992

Shown on O.S. Map as The White House. House. Mid C18. Rendered granite with gabled slate roof and rendered end stacks. 2-room central-entry plan with rear outshut and additional range at rear. Two storeys; symmetrical 3-window range. Mid C20 stone porch with doors to returns, architrave surround and pedimented glazed centre; 6-panelled raised and fielded door with 3-pane overlight. Late C19 horned 2/2-pane sashes. Rocket house projecting at right angles to rear has gable-end door and angle ventilation

hole. Interior not inspected. The cost of this house is recorded as being £128 8s 4d. It is shown on Shaw's map of 1744.

Port Light Starboard Light

NHL 1141184

Grade II

Listed 6 April 1959—latest amendment 14 Dec 1992

Two dwellings. C18, remodelled early C20. White-washed granite rubble, rendered to Starboard Light; scantled and machined slate roofs; brick and stone stacks, including massive stone stack to east (left). Double-depth plan. 2 storeys; 5-window range. Starboard Light, of 3-window range, to east (left) has C19 central 6-panelled door (2 upper panels glazed), 2-storey bow window with tripartite 4/16/4-pane sashes to left and 2-storey bay window with 4/12/4-pane sashes and moulded cornice to right; left end and front lateral stacks. Port Light, of 2-window range, has timber lintel over late C19 two-panelled door and C20 window to right and 1980s plastic casements to first floor; massive stack to left. Interior has no features of interest. Shown as ruinous in 1890s photograph: the bay windows etc. are early C20.

3, Garrison Hill

NHL 1291851

Grade II

Listed 6 April 1959—latest amendment 14 Dec 1992

House. Late C18. Coursed granite rubble with squared dressings and large quoins; half-hipped scanted slate roof; granite end stacks finished in brick. 2-room plan with central staircase. Two storeys with attics; symmetrical 3-window range. Granite lintels over central plank door and two ground-floor and 3 first-floor 8/8-pane horned sashes. Hipped dormers with slate cheeks and 4-pane sashes. Interior: ovolo-moulded joists. Shown on 1829 "Plan of the Garrison" by A. Hillman.

Pier House

NHL 1141219

Grade II

Listed 12 Feb 1975

House. C17, remodelled in early C19. Randomly coursed granite rubble; gabled slate roof; granite end stacks. Originally of 2-room plan with central entry. 2 storeys with attics; symmetrical 3-window range. Granite lintels over C20 plank door and late C19 horned 2/2-pane sashes. Interior: C19 joists and open fireplace with granite lintel. C17 house was of one storey with attic, its steeply-pitched gable being clearly visible

on the gable-end wall.

The Pier

NHL 1141209

Grade II

Listed 12 Feb 1975

Quay and breakwater. Begun by Francis Godolphin soon after 1601, rebuilt 1740 and 1748; new pier extending north to Rat Island built 1835-8 for Augustus Smith, Lord Proprietor of the Islands; lengthened 1889 for the flower trade. Granite rubble to earlier arm into harbour partly in vertically-coursed dry stonewall technique, and shaped granite blockwork to later arms. Breakwater has canted wall on sea side. Two granite piers at south entrance and cast-iron upturned cannon reused as bollards. The construction of a pier for the new harbour, St. Mary's Port, was associated with the fortification of the Hugh begun by Godolphin which included Star Castle and the Garrison walls (q.v.).

Dolphin Cottage and house adjoining to north

NHL 1328844

Grade II

Listed 6 Apr 1959—latest amendment 14 Dec 1992

Two dwellings. C18 and C19. Whitewashed granite rubble with machined and scantled slate roofs; stone ridge stacks. T-plan. 2 storeys. Dolphin Cottage, of 2-window range, has horned 6-pane sashes and C20 half-glazed door; half-hipped roof to left and large stack to right (south); C19 service extension to east of adjoining house which is of 3-window range with 1980s plastic casements and door. Interior not inspected. Shown on the 1829 "Plan of the Garrison" by A. Hillman (in Duchy of Cornwall office).

Crows Nest The Cabin The Forecastle

NHL 1141183

Grade II

Listed 6 April 1959—latest amendment 14 Dec 1992

Row of 3 dwellings. C18. Rubble granite, rendered to front; scantled slate roof, with C20 replacement slates to Nos. 2 and 3; rendered granite ridge and end stacks. Each dwelling of 2-unit central-staircase plan. 2 storeys; 6-window range. Granite lintels over late C18 six-fielded-panelled doors to Nos

APPENDIX A: LISTED BUILDING CITATIONS

1 and 3 and mid C19 five-panelled (top light glazed) door to No 3. Mid C19 or later horned and unhorned 2/2-pane sashes. Interior not inspected but noted as having C19 joists.

The Anchorage

NHL 1328826

Grade II

Listed 12 Feb 1975

House.C18. Coursed and squared granite; gabled slate roof; granite end stacks. Double-depth central entrance plan. 2 storeys with attics; symmetrical 3-window range. Granite lintels over late C19 horned 2/2-pane sashes and early C20 half-glazed door. Large mid C20 flat-roofed extension to rear. Interior not inspected.

Bank House Pentlands Flats Scillonia Shop occupied by Michael Gray

NHL 1291785

Grade II

Listed 12 Feb 1975

Terrace of four houses, now houses, flats and shop. Late C18. Coursed and squared granite; parapeted roofs not visible; brick stacks. Double-depth plan, each with central entrance hall. 2 storeys; each of 3-window first-floor range. Granite lintels over late C19 horned 2/2-pane sashes, except 6/6-pane sashes to first floor of Michael Gray and early C20 (probably 1920s Duchy of Cornwall) tripartite sashes with glazing bars flanking first-floor central 6/6-pane sash to Bank House. Pentland Flats to left has trellis porch to front of doorcase with plain wooden architrave and scroll brackets to flat hood; panelled reveals framing 1930s door; later C19 canted bay windows with plate-glass sashes (of 2/2-panes to front) to ground-floor bay on left and of 2 storeys to right. Scillonia has 6-panelled door set in raised moulded architrave. Bank House has C20 glazed door set in doorcase with plain wooden architrave and scroll brackets to flat hood. Michael Gray has similar 2-storey bay with rendered walls to left and late C19 shop front with colonettes and arched spandrels framing plate-glass windows and decorative iron cresting to cornice above canopy box and plain fascia. Rear elevation has sashes with glazing bars to Bank House and mid C20 flat-roofed extensions. Interiors not inspected but noted as having panelled shutters, doors and original staircases.

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