



Cover image from Katamarino.co.uk

Heritage Statement
Amaryllis, Buzza Hill, Isles of Scilly
Conversion and extension of garage to form
retirement bungalow



A report by Enhance Land & Planning

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The information, opinion and advice contained in this document has been prepared and provided in accordance with the RTPI's Code of Professional Conduct.





Introduction

This Heritage Statement has been commissioned by the applicants to assess the potential impacts of their proposal on surrounding heritage assets. Pre-application advice that they received from the Council of the Isles of Scilly requested that any full planning application should be accompanied by a heritage statement focusing on the below heritage assets:

- Scheduled Monument – cairn with funerary chamber on Buzza Hill;
- Grade II listed Buzza Tower;
- Isles of Scilly Conservation Area; and
- Buzza Hill Archaeological Constraint Area

This heritage statement explains the proposal, gives a baseline assessment of the area, explains the significance of each identified heritage asset, and assesses the heritage impact of the proposal on these assets.

Each of the assets is significant. However, the proposal will have negligible impact on their significance. Local topography and intervening vegetation provide screening for the proposal, whilst its context surrounded by other modern residential development means that the proposal will be able to appear as an integral part of the street scene. Surrounding modern development means that any below-ground archaeological remains will have been lost/destroyed.

The Site

The site of this proposal is the existing garage at the residential dwelling Amaryllis, on Buzza Hill. The garage is shown in the image below.





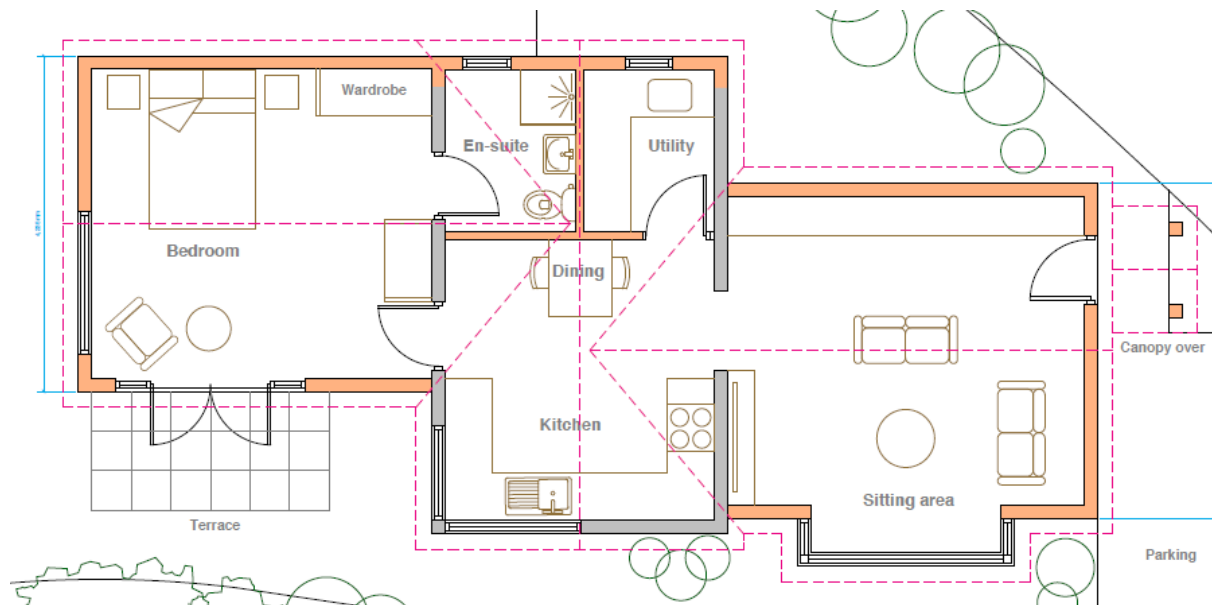
The garage is located well within the site and is well concealed from far-ranging views by the other surrounding development and vegetation.

The site is close to the following heritage assets, the cairn and funerary chamber on Buzza Hill Scheduled Monument, the Grade II listed Buzza Tower, the Isles of Scilly Conservation Area, and the Buzza Hill Archaeological Constraint Area.

Proposal

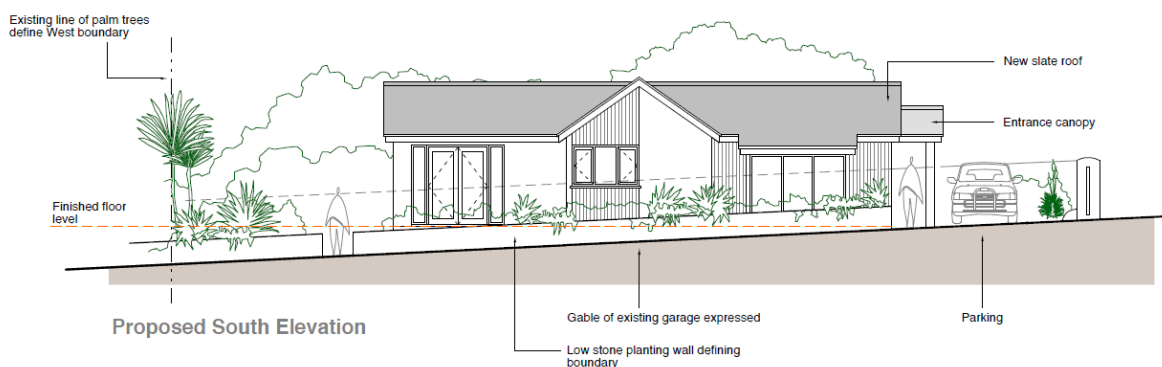
The planning application that this Heritage Statement is accompanying seeks to provide a new retirement home for the applicants who are over the age of 70, within the plot of their existing dwelling. The applicant's daughter will move into the host dwelling in order to provide any care that the applicants may need in the future.

The proposal involves extending the existing garage on either side to give enough space for living accommodation. A proposed floorplan showing existing and new walls is shown below.



The original garage will contain the kitchen/dining room, utility and en-suite, whilst the new extensions will provide the bedroom and sitting area.

Externally, the shape of the garage will be expressed with the gable being the central focus of the design. The ridge heights of the new extensions will be no higher than the existing garage ridge height. The front elevation can be seen below. The proposed design reflects the modern buildings in the surrounding area. It is considered that this design is particularly suitable for its context.



Baseline Assessment

The Isles of Scilly are the westernmost land mass of south west England. The islands feature an unusually high number of archaeological remains from over 4000 years of human activity. The geographical location of the islands, over 40km west/south west of the mainland has created a distinctive character to the archaeological remains. As such, there are many features which are important for our broader understanding of the social development of early communities.

The site of this proposal, Amaryllis, has several heritage assets close by. Amaryllis is not a historic building, and as a result is not present on historic maps.



OS Map from 1906 (National Library of Scotland).

The above historic map shows the area surrounding the site in 1906. The historic core of Hugh Town can be seen towards the top of the image. The site of Amaryllis, indicated by the arrow, is within an undeveloped area. The development that is present within this area now is all relatively modern, with St Mary's hospital occupying a large plot to the east of Amaryllis.



When comparing the above historic map to a modern aerial image, the modern expansion of the built form is clear. This building work will have disturbed the ground and likely any below-ground artefacts that were once present.



Hugh Town and the surrounding area in 2019 (image from Google Earth, 2020).

The aerial image above dates from 2019 and shows the expansion of modern development that has occurred to the west/south west of Hugh Town. The site of this indicated by the arrow, is a part of this modern expansion.

Statement of Significance

The heritage assets identified for this Heritage Statement are the Cairn with funerary chamber on Buzza Hill (Scheduled Monument), the Grade II Listed Buzza Tower, the Isles of Scilly Conservation Area, and the Buzza Hill Archaeological Constraint Area.

SCHEDULED MONUMENT – CAIRN WITH FUNERARY CHAMBER ON BUZZA HILL

Cairns are Bronze Age (c. 2000 – 700 BC) funerary monuments of mounds of earth, stone and rubble. They can be up to 40m in diameter, though most recorded cairns are much smaller. Some cairns also have a kerb of edge-set stones bounding the edge of the mound. Cairns can be isolated monuments, or can be located within a small cluster or a larger cemetery. There is considerable variation in form and longevity of the monuments providing information on the diversity of beliefs, burial practices and social organisations that existed in the Bronze Age.

The following are the details given on the Buzza Hill funerary chamber by Historic England:

The monument includes a large prehistoric round cairn with a central funerary chamber situated on the western crest of Buzza Hill, overlooking Porth Cressa Bay and the isthmus to the Garrison, on south western St Mary's in the Isles of Scilly.



The round cairn survives with circular, steep-sided mound of heaped rubble, 13.2m in diameter, situated across the western crest of the hill such that it rises up to 2.5m high on its west side and up to 0.5m high on the east. The funerary structure is visible near the centre of the mound's upper surface and survives as a rectangular chamber whose interior measures 2.4m long, north east-south west, by 1.5m wide and 0.9m deep. The chamber's sides are defined by a combination of edge-set slabs and coursed slab-built walling, whose upper edges are level with the upper surface of the mound. Each end of the chamber is closed by a single large edge-set slab, that at the north east end rising above the level of the other chamber sides to a height of 1.1m from the floor of the chamber.

The south west end of the chamber interior is covered by a large slab, called a capstone, rising proud of the mound's surface and resting on the side walling and end-stone. The capstone measures 2m long, across the chamber, by 1.3m wide and 0.5m thick.

This monument is one of a group of three recorded chambered cairns located on top of the prominent ridge forming Buzza Hill. The other two, of a type called entrance graves and located on the crown of the ridge, 45m to the east and 50m to the ENE, were the subject of the earliest recorded excavations at such cairns in 1752 by the antiquary Borlase, but both cairns have subsequently been destroyed as visible monuments by stone robbing and by the early 19th century construction of Buzza Tower, formerly a windmill, believed to occupy the site of one of the cairns. A fourth funerary cairn, formerly visible from this monument until modern buildings intervened, survives on the northern end of the Peninnis Head ridge, 240m to the ESE. Prehistoric settlement sites are exposed in the cliff face on the eastern side of Porth Cressa Bay, from 180m to the SSE. Another, dispersed, cairn group is located on the southern end of Peninnis Head, with further prehistoric field systems around the flanks of the Head, from 950m to the south east.

Heritage assets are valued in different ways, as set out by the National Planning Policy Guidance:

- **Evidential value:** *the potential of a place to yield evidence about past human activity.*

The cairn on Buzza Hill is in good condition and has survived well. The mound is intact and there is a large walled and slab-built funerary chamber which is considered unusual. Records show the cairn as part of a group on the hill, though these are not easily visible.

It is clear that a cairn has archaeological interest, particularly so on the Isles of Scilly where there is a high number of historic assets and remains. This cairn has the potential to provide previously unknown information about the archaeology of both the cairn and the islands. Therefore, the asset has evidential value.

- **Historical Value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.*

Various records show the cairn as a part of a group. The relationships between the cairns and the settlement sites on the coast of Porth Cressa Bay and the cairns and field systems on the ridge of Penninis Head combine to illustrate well the diversity of funerary practices, the organisation of land use and the relationships between settlement and funerary activity among prehistoric communities. Therefore, this asset has historic interest due to insight it provides into ancient communities.



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

The cairn is an example of bronze age design and technology. It is a surviving example of ancient funerary forms. As such, the cairn has architectural interest.

The cairn occupies a picturesque spot on the hill, overlooking the bay at Porthcressa Beach. It is likely that this is a popular spot with visitors and tourists, who will draw sensory stimulation from the views, sounds and feelings experienced in this spot. However, the cairn has aesthetic value as a part of the wider scenery, not as an individual feature.

- **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

It is possible that the cairn goes unnoticed by some visitors. Due to its age, it is unlikely that the cairn has communal value.

GRADE II LISTED BUZZA TOWER



Image from Katamarino.co.uk.

The following is provided by Historic England:

1358/8/40 BUZZA HILL 14-DEC-1992 HUGH TOWN BUZZA TOWER

II A windmill of 1821, restored in 1911.

The squared and coursed granite windmill tower has a slate roof. The tower is circular on plan, stands three storeys high and has a ground-floor veranda with pent roof supported on alternate



iron posts and granite pillars, creating a series of covered seating areas. There are unmoulded openings to the first and second floors with a coped parapet, supported on a blocking course.

History: The windmill was constructed in 1821 on the site of a Bronze Age kerbed cairn previously excavated by William Borlase in 1752. It was restored and extended in 1911 in commemoration of a visit by King Edward VII.

Heritage assets are valued in different ways, as set out by the National Planning Policy Guidance:

- **Evidential value:** *the potential of a place to yield evidence about past human activity.*

There is a good record of the history of the tower, and a lot of information is readily available. The tower demonstrates human activity for the past 200 years (it was constructed in 1821). However, due to its age the tower will not provide evidence about life before this date. As such, the tower has some evidential value.

- **Historic value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.*

Historic England have noted one of the reasons for designation as being the site's historic interest. It has historic interest because it is a *distinctive, commemorative monument marking the visit of King Edward VII*. As such, the tower has historical value through its commemorative, associative nature.

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

Within information provided by Historic England it is stated that one of the reasons for the designation of the tower was the fact that it is *an interesting example of a pre-1840 windmill, later monumentalised*. The tower is eye-catching and occupies an exposed position on the hill. Therefore, the tower has aesthetic value.

- **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

The tower, as has been explained above, commemorates a Royal visit to the islands. The visit will be held in the collective memory of locals, and it is likely that younger generations will have been informed of the visit by their older relatives. Therefore, the tower has communal value because of its commemorative status.

ISLES OF SCILLY CONSERVATION AREA

This heritage asset is unlike most other conservation areas – the entire area under the jurisdiction of the Council of the Isles of Scilly is a single conservation area.

The following is an extract from the Isles of Scilly Conservation Area Character Statement Supplementary Planning Document (SPD):

“The Conservation Area comprises an urban centre at Hugh Town within a rural and marine setting. Consideration of the marine and maritime context of the islands provides important



background to the physical and historic environment. Scilly contains perhaps the highest concentration of nationally important prehistoric archaeological monuments in the British Isles and contains evidence of occupation and activity over at least ten thousand years. In addition, Scilly's location puts it on the frontline of military and maritime history. The links between archaeology, landscape, buildings and the sea create a place of unique quality and this is reflected in the numerous designations that apply to the conservation area. The strength of the conservation area designation is in its recognition of the importance of context and setting for the islands."

Heritage assets are valued in different ways, as set out by the National Planning Policy Guidance:

- **Evidential value:** *the potential of a place to yield evidence about past human activity.*

The Isles of Scilly Conservation Area is unusual because it covers the entirety of all the islands. Therefore, included within the designated area are many features of archaeological interest, such as the cairn and funerary chamber Scheduled Monument that is discussed above. As a result of this unusual characteristic, the conservation area has the potential to provide evidence about the past, and therefore has evidential value.

- **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.*

The conservation area helps to preserve the built form and landscapes of the islands. Past aspects of life are represented in the built form and the recorded history of buildings. The conservation area allows the past to be connected to the present through preservation and conservation. As such, the designation has historical value.

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

The conservation area covers all the listed buildings, scheduled monuments and features of historic interest on the islands. However, as the area covers the entire land mass, it also includes some of the more modern development on the islands, the design of which is less fitting with the historic buildings. Overall, the conservation area has aesthetic value.

- **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

The Isles of Scilly is a popular destination for holiday makers and visitors, and holds many annual events such as the World Pilot Gig Championships. The islands are experienced by numerous people every year, and as such the conservation area features in the memory of many people. Therefore, the conservation area has communal value.

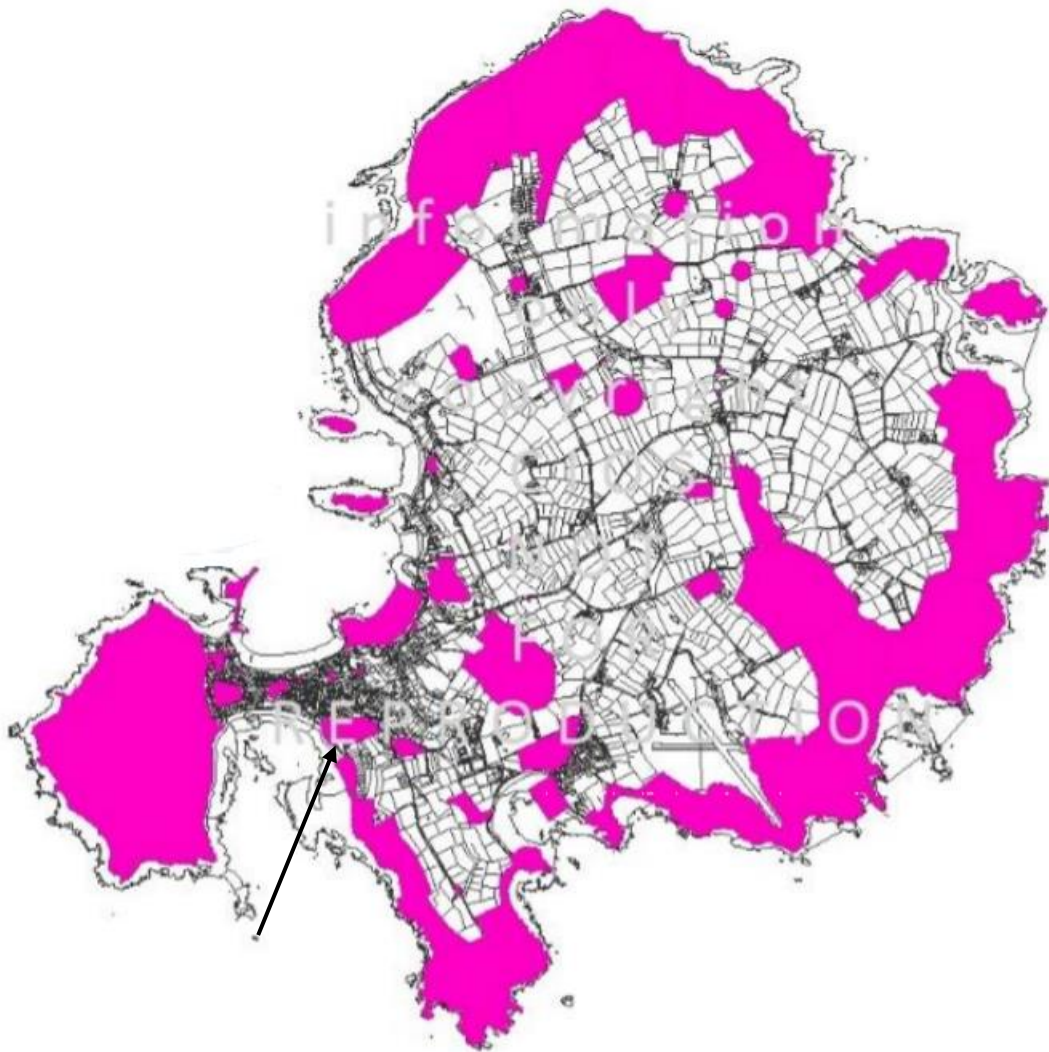
BUZZA HILL ARCHAEOLOGICAL CONSTRAINT AREA

The Scilly Isles benefit from extensive archaeological remains, which demonstrate clearly the gradually expanding size and range of contacts that previous communities had. By the post-medieval period the islands occupied a nationally strategic location. This resulted in an important concentration of defensive works which reflected the development of fortification methods and technology from C16 to C20.



There are a number of post-medieval monuments which reflect the islands' position as a significant hazard for shipping movements in the western approaches. Overall, there has been exceptional preservation of archaeological remains on the islands, a fact which has long been recognised.

In 1995, 174 Archaeological Constraint Areas across the islands were defined. The maps of these areas were drawn to indicate the location of recorded archaeological and historic sites and structures in order to make an initial assessment of the impact of any proposed development on these remains.



A map of the Archaeological Constraint Areas on St Mary's, with the Buzza Hill ACA identified by the arrow (image from the Historic Environment Topic Paper from the Isles of Scilly Local Plan 2015 – 2030).



Heritage assets are valued in different ways, as set out by the National Planning Policy Guidance:

- **Evidential value:** *the potential of a place to yield evidence about past human activity.*

The archaeological constraint area covers many historical features. It is designated because it has potential to yield evidence about past human activity. Therefore, the archaeological constraint area has evidential value.

- **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.*

The archaeological constraint area features scheduled monument and historic points. These features have the potential connect aspects of past life to the present, often serving as tangible reminders and links to past people. Therefore, the area has historical value.

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

Though aspects of archaeology can be above ground as well as below, it is unlikely that many people will be able to draw sensory and intellectual stimulation from the archaeological constraint area. Therefore, this asset has low aesthetic value.

- **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

The archaeological constraint area may feature in people's memory because of its natural beauty, but it is unlikely that it will feature in people's memory because of its archaeological status. Therefore, the asset has low communal value.

Impact Assessment

The National Planning Policy Framework (NPPF, 2019) Section 16 paragraph 184 states that heritage assets are an irreplaceable resource and should be conserved in a manner that is appropriate to their significance so that they can continue to be enjoyed by current and future generations.

In order to achieve the protection and conservation of heritage assets, paragraph 189 of the NPPF states that any planning proposals affecting heritage assets should be accompanied by a description of the significance of any heritage assets affected by the proposal, including any contribution that is made by the asset's setting. This report has satisfied this requirement in the above sections.

Heritage significance can be harmed through alteration or destruction, or from development within the setting of assets. The level of harm of a proposed development should also be considered against the public benefits of the proposal.

Conserving heritage should not be about preserving places to remain stuck at a point in time. Places, people and society are constantly evolving, and as such heritage needs to be relevant with a sustainable future. It is important that heritage assets can also change through time.



SCHEDULED MONUMENT – CAIRN WITH FUNERARY CHAMBER ON BUZZA HILL

The cairn is a low-lying monument on Buzza Hill. As a result of topography and intervening hedgerows there is no uninterrupted line of sight between the site of this proposal and the scheduled monument. The cairn occupies an open expanse of land, which is surrounded by built development. There are long-ranging views across the beach and Hugh Town. The immediate surrounding development is, on the whole, well screened by existing vegetation. This proposed development will result in a structure that is no taller than the existing garage. The bungalow is modest and will be large screened by the rear hedgerow. From the cairn, there will be very little visible of the bungalow. The small building will appear as a part of the surrounding residential development and will have negligible impact on the setting of the scheduled monument.

GRADE II LISTED BUZZA TOWER

It is possible to see some ridge tiles of the existing garage from Buzza Tower. As the image below demonstrates, the other dwellings in the vicinity form the character of the area. The garage is within this photograph, showing how well concealed it is.



The proposed bungalow is of an attractive design that fits well into the surrounding context. As stated above, the ridge height will be no higher than the existing garage, and the building will appear subservient to the host dwelling. From Buzza Tower, the building will appear as an integral, ancillary building to the residential dwellings visible in the photograph above. It is considered that the proposed bungalow will have negligible impact on Buzza Tower, as inter-visibility is so limited.

ISLES OF SCILLY CONSERVATION AREA

As has been demonstrated in the baseline assessment, the site of this proposal is located within an area of modern built development that has extended to the west of Hugh Town. The surrounding dwellings are modern in design, and the proposed bungalow reflects this surrounding characteristic. The proposed design is modest and attractive, suitable for the



surrounding context. It is considered that the proposal will have negligible impact on the significance of the Isles of Scilly Conservation Area.

BUZZA HILL ARCHAEOLOGICAL CONSTRAINT AREA

The modern development surrounding the site will have disturbed any below-ground remains during the construction process. The area has undergone significant development over the past century. The proposal involves extending an existing structure to form a modest bungalow. Given the previously developed nature of the site, it is considered that the proposal will have a negligible impact on the Buzza Hill Archaeological Constraint Area.

Conclusion

To conclude, this Heritage Statement was commissioned by the applicants to assess the potential impacts of their proposal on surrounding identified heritage assets. The statement will accompany an application for planning permission.

The heritage assets that have been assessed in this statement are: the cairn with funerary chamber on Buzza Hill (Scheduled Monument), the Grade II listed Buzza Tower, the Isles of Scilly Conservation Area, and the Buzza Hill Archaeological Constraint Area.

This statement has explored the significance of each asset and considered the potential impact that this proposal could have on each asset's significance and/or setting. The proposal is appropriately designed for its context and will result in a modest retirement bungalow. The choice of materials and architectural features reflect the surrounding modern development that has expanded to the west/south west of Hugh Town over the course of the past century.

Due to local topography and intervening vegetation, the site of this proposal is well-screened from long-ranging views. The proposal will have negligible impact on the cairn and funerary chamber as there is a lack of direct inter-visibility, and the proposal will appear as a part of the existing residential development. The proposed bungalow will also have negligible impact on the Grade II listed Buzza Tower due to lack of inter-visibility. It is considered that there will be negligible impact on the Conservation Area and Archaeological Constraint Area as a result of the surrounding modern development providing a modern street scape, and disturbing/destroying any below-ground archaeological remains through extensive construction work.