



Land to the south of Pungies Lane St Mary's, Isles of Scilly

HERITAGE IMPACT ASSESSMENT

Charlie Johns | Report No 2024/3 | 12 February 2024

<i>Land to the South of Pungies Lane</i>	
St Mary's, Isles of Scilly	
Heritage Impact Assessment	
Client	Duchy of Cornwall
Author	Charlie Johns
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The views and recommendations expressed in this report are those of Charlie Johns, Heritage Specialist, and are presented in good faith on the basis of professional judgement and on information currently available.

Charlie Johns is a Member of the Chartered Institute for Archaeologists (MCI(A) no. 381)

Font cover: *The Coastguard's Lookout Tower viewed from the site (photo: Nathan Dean).*

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Contents

1	Summary	5
2	Introduction	7
2.1	Project background	7
2.2	Methodology.....	7
2.2.1	<i>Policy and guidance</i>	7
2.2.2	<i>Scope</i>	8
2.2.3	<i>Aims</i>	Error! Bookmark not defined.
2.2.4	<i>Desk-based assessment</i>	8
2.2.5	<i>Significance</i>	8
2.2.6	<i>Settings</i>	9
2.2.8	<i>Author</i>	9
3	Location, setting and geology.....	10
4	The Historic Resource.....	11
4.1	Historic Landscape Character.....	11
4.2	Designations	11
4.2.1	<i>Conservation Area</i>	11
4.2.2	<i>National Landscape and Heritage Coast</i>	12
4.2.3	<i>Archaeological Constraint Areas (ACAs)</i>	12
4.2.4	<i>Scheduled Monuments (Figure 4)</i>	13
4.2.5	<i>Listed Buildings (Figure 4)</i>	13
4.3	Undesignated heritage assets (Figure 4)	14
4.4	Chronological summary.....	16
4.4.1	<i>Prehistoric (c10,000 BC–AD 43) and Roman (AD 43–410)</i>	16
4.4.2	<i>Medieval, post-medieval and modern (AD 410–present day)</i>	17
5	Assessment of Significance	22
5.1	Basis for assessing significance	22
5.1.1	<i>Cultural heritage value</i>	22
5.1.2	<i>Setting</i>	23
5.1.3	<i>Degrees of Significance</i>	23
5.2	Statement of Significance	24

5.2.1	Evidential value.....	24
5.2.2	Historical value.....	24
5.2.3	Aesthetic value.....	24
5.2.4	Communal value.....	24
6	Assessment of Potential Impacts.....	25
6.1	Details of the proposed development	25
6.2	Summary of potential impacts.....	25
6.2.1	Physical (direct) impacts.....	25
6.2.2	Visual and other non-direct impacts.....	25
7	Concluding remarks.....	27
8	References	28
8.1	Primary sources	28
8.2	Publications and grey literature	28
8.3	Websites	29

Figures

Figure 1	Location of the site on St Mary's, the 0.5km-radius study area is outlined in red. ..	6
Figure 2	Map showing the site and the foul drainage soakaway location outlined in red.....	6
Figure 3	Map showing the Historic Landscape Character of the site.	11
Figure 4	Map showing heritage assets within the study area.	13
Figure 5	The cup-marked stone incorporated in the hedge on the south side of Pungies Lane	14
Figure 6	The Long Rock prehistoric standing stone (NHLE 1013276).....	16
Figure 7	Detail from Graeme Spence's 1792 Survey showing the location of the site, the Newhouse standing stone and the settlement of Newford (UKHO, Taunton).....	17
Figure 8	Postcard of the Telegraph Tower in c1898.	18
Figure 9	Detail from the c1880 OS map, the site outlined in black.	20
Figure 10	Detail from the c1907 OS map, the site is outlined in black.	20
Figure 11	The Grade II Listed Coastguard Lookout Tower today.	21
Figure 12	The northern boundary of the development around the Coastguard's Lookout Tower.....	26
Figure 13	The back of the row of garages between the site and the Coastguard's Lookout Tower.....	26

1 Summary

This Heritage Impact Assessment has been commissioned by the Duchy of Cornwall to support a planning application for a housing development on land to the south of Pungies Lane, St Mary's, Isles of Scilly.

The site is close to the junction of Pungies Lane with Telegraph Road (NGR SV 91295 12096). To the north, south and west of the field are modern houses and other buildings. To the east is a shelter belt of trees and agricultural land.

The assessment is focused on the proposed development plot – 'the site' – but also identifies heritage assets within a wider 0.5km buffer around the site and considers potential impacts upon these assets – 'the study area'.

There are no recorded designated or undesignated heritage assets within the site. There are four Scheduled Monuments, one Listed Building and 21 undesignated heritage assets within the wider study area.

The assessment concludes that the proposed development will not have any physical (direct) impact on these heritage assets and will not have any visual, or other non-direct impacts, on the Scheduled Monuments and the undesignated heritage assets or their settings.

There will be a visual impact on the setting of the Grade II Listed Coastguard Lookout Tower (NHLE 1141182), which is located 25m west of the site. However, the setting of the tower is already compromised by the miscellaneous 20th century development around it, so the visual impact of the proposed development on the tower is assessed as Neutral.

There have been numerous finds of prehistoric flint artefacts and cist burials within the 0.5km radius study area, although none are recorded in the site. Therefore, the archeological potential of the site is assessed as Uncertain, but possibly Moderate. The impact of the development on any buried archaeological resource would be irreversible and archaeological monitoring of initial groundworks on the site and for the foul drainage soakaway in a field to the south should be considered.

The roadside hedge of the site may be protected under the Hedgerow Regulations 1997. Any plans to remove the hedgerow, or a section of it, if required for site access and visibility splay, will need to be discussed with the Local Planning Authority first to make sure it is legal to do so. Appropriate mitigation might be a photographic record and archaeological recording of sections through the hedge.

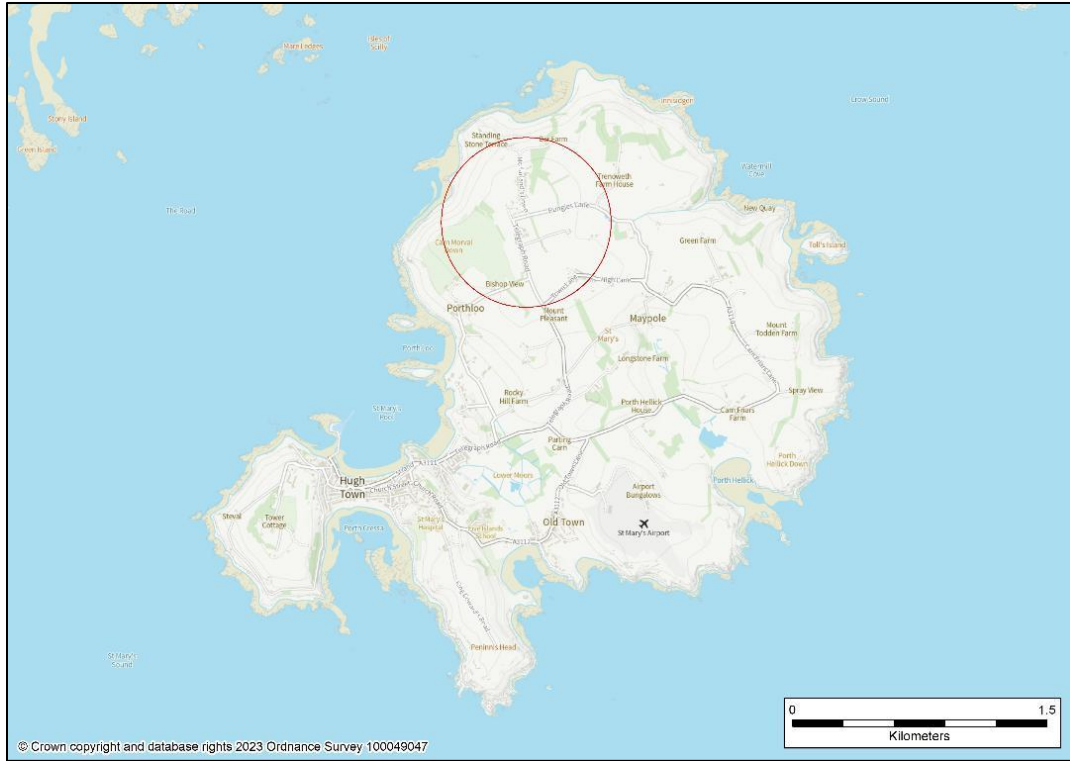


Figure 1 Location of the site on St Mary's, the 0.5km-radius study area is outlined in red.

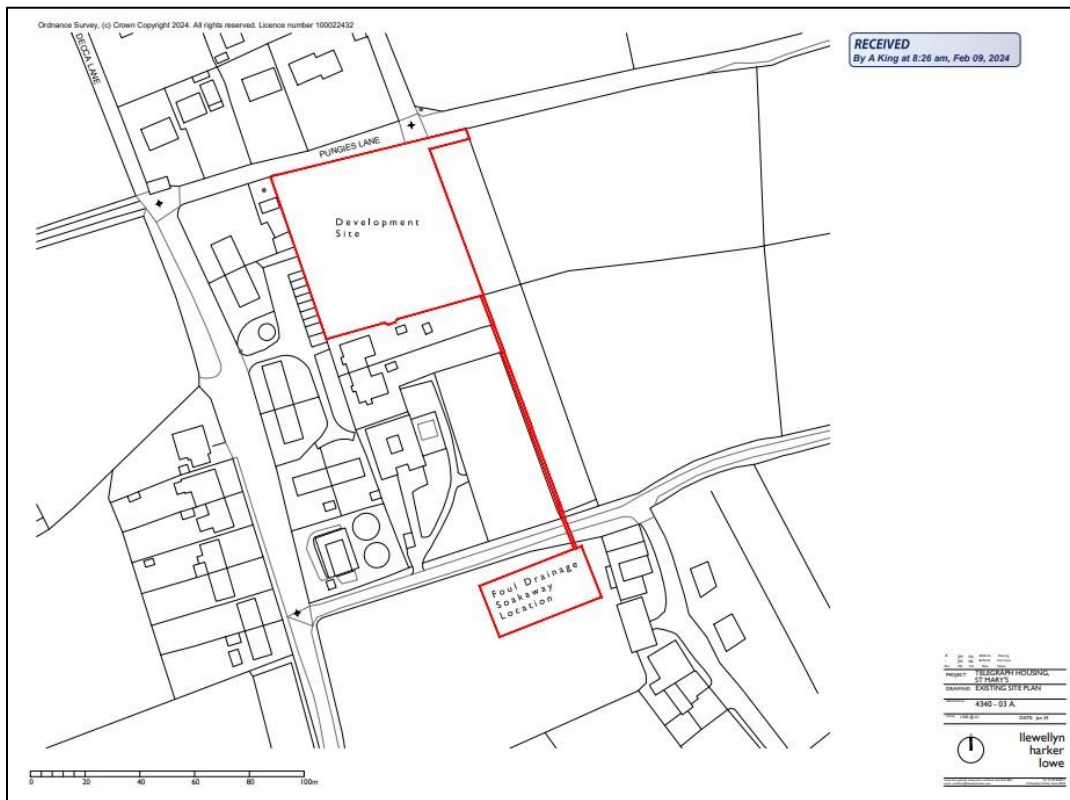


Figure 2 Map showing the site and the foul drainage soakaway location outlined in red.

2 Introduction

2.1 PROJECT BACKGROUND

In November 2023, Charlie Johns, Heritage Specialist, was commissioned by Nathan Dean, Head of Building (Rural) for the Duchy of Cornwall to carry out a Heritage Impact Assessment (HIA) to support a planning application for a proposed housing development on land south of Pungies Lane, St Mary's, Isles of Scilly, TR21 0JD.

2.2 AIMS

The primary aims of this study are to assess the following:

- The resource of identified heritage assets, both designated and non-designated, within the study area that are relevant to the site.
- The significance of the identified and potential heritage assets and resource within the site.
- The impacts of the proposal upon the significance of heritage assets and the settings of designated heritage assets within the study area.
- Appropriate measures for mitigating impacts upon the heritage assets and resource within the study area.

2.3 METHODOLOGY

2.3.1 Policy and Guidance

This report takes account of various relevant aspects of national and local planning policies and guidance including:

- Government guidance on conserving and enhancing the historic environment.
- The National Planning Policy Framework (NPPF) (2021) – specifically policies for ‘conserving and enhancing the historic environment’ (paragraphs 184-202).
- The Isles of Scilly Local Plan (2015–2030).
- ‘A Heritage and Cultural Strategy for the Isles of Scilly’ (2004) and ‘Historic Environment Historic Topic Paper: Enhancing the historic environment of the Isles of Scilly’ (2017)’, this supports the Local Plan 2015-2030 and sets out a positive strategy for the protection of the islands important historic environment.
- Ancient Monuments and Archaeological Areas Act (1979).
- Planning (Listed Buildings and Conservation Areas) Act (1990).
- The Hedgerow Regulations (1997).

2.3.2 Scope

This HIA is focused on potential heritage assets identified within the proposed development plot, hereafter referred to as 'the site' (Figure 2). The HIA also identifies relevant heritage assets within a wider 0.5km buffer around the site and considers potential impacts upon the assets within this wider area, hereafter referred to as the 'study area' (Figure 4).

2.3.3 Desk-based assessment

This study was undertaken in accordance with the Chartered Institute for Archaeologist's (CIfA) guidance on undertaking desk-based assessment (CIfA 2020).

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

- Cornwall and Scilly Historic Environment Record (HER).
- The National Heritage List for England (a searchable database of designated heritage assets, excluding conservation areas).
- Accessible GIS data.
- Publicly accessible LiDAR data.
- Early maps, records, and photographs (see Section 8.1).
- Published histories and 'grey literature' (see Section 8.2).

2.2.4 Significance

Determination of the significance of heritage assets has followed guidance issued by English Heritage (now Historic England) in 2008. The following criteria have been used to measure significance:

- Evidential – 'the potential of a place to yield evidence about past human activity.
- Historical – 'derives from the ways in which past people, events and aspects of life can be connected through a place to the present'.
- Aesthetic – 'derives from the ways in which people draw sensory and intellectual stimulation from a place'.
- Communal- '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'.

2.2.5 Settings

In evaluating aspects of the settings of heritage assets the assessment followed Historic England's guidance on the subject (2017).

2.2.6 Site visit

The author is familiar with the area and at this stage it was not considered necessary to make a site visit. Photographs of the site were taken by Nathan Dean for use in this report.

2.6 AUTHOR

The author of this report is Charlie Johns BA (Hons), MCIfA (No. 381). Formerly a Senior Archaeologist with Cornwall Archaeological Unit, Charlie was the Unit's archaeologist for Scilly from 2002 to 2018. Notable projects include the Bryher sword and mirror burial in 1999 (Johns 2002-3; Mays *et al* 2023); the Lyonesse Project, a study of ancient sea level rise in the islands (Charman *et al* 2016); and compilation of the Scilly Historic Environment Research Framework (Johns 2019).

3 Location, setting and geology

St Mary's, the largest of the Isles of Scilly, is located in the centre of the archipelago. The main part of the island is roughly circular, measuring approximately 3km north to south and 2.5km east to west, with promontories extending from this at Peninnis in the south and the Garrison in the south-west. It rises to a maximum height of 49m above sea level at Telegraph.

The island has a varied topography with the main settlement at Hugh Town on a low-lying sandy isthmus between the main part of the island and the Garrison. The interior is mainly undulating agricultural land with two areas of pools and marshland; the coast includes both rocky stretches with heathland above and sandy areas with dunes.

Pungies Lane is located towards the north-west coast of the island. The site is a field, currently down to pasture, situated to the south of the western end of the lane close to the junction with Telegraph Road (NGR SV 91295 12096). The field is flat, an aerial photograph of 2019 shows it was ploughed at that time. To the north, south and west of the field are modern houses and other buildings. To the east is a shelter belt of trees and agricultural land.

The proposed foul drainage soakaway for the development is in a field to the south of the site (Figure 1).

The geology of St Mary's is granite, with weathered periglacial head, known locally as *ram*, covering the lower hill slopes and valley floors; the geology supports soils suitable for cultivation and pasture (Geological Survey of Great Britain, 1975, Isles of Scilly, Sheets 357 and 358).

4 The Historic Resource

4.1 HISTORIC LANDSCAPE CHARACTER

The study area is characterised as 'Farmland: late post-medieval enclosures (C19)' in the Isles of Scilly Historic Landscape Assessment (Figure 3; Land Use Consultants 1996).

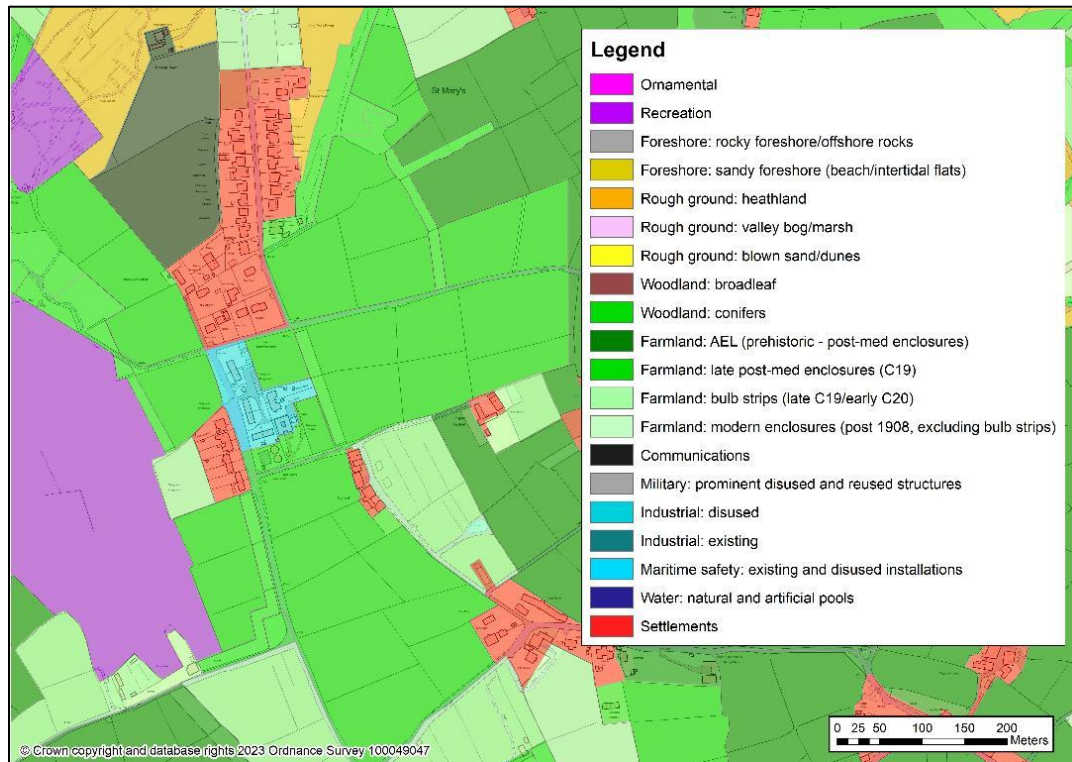


Figure 3 Map showing the Historic Landscape Character of the site.

4.2 DESIGNATIONS

4.2.1 Conservation Area

In 1975 the islands were designated as a Conservation Area, under Section 277(1) of the Town and Country Planning Act 1971. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Authorities to designate as conservation areas “any areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. This duty extends to publishing proposals for the preservation and enhancement of Conservation Areas. Since its designation in 1975 no comprehensive appraisal of the Isles of Scilly Conservation Area has been undertaken. In 2015 the Local Planning Authority consulted on a Draft Conservation Area Character Statement for the Isles of Scilly as a Supplementary Planning Document.

4.2.2 National Landscape and Heritage Coast

In 1976 the islands were designated an Area of Outstanding Natural Beauty (AONB) – renamed The Isles of Scilly National Landscape in 2023 – and defined as a Heritage Coast. The quality of the environment of Scilly for designation as an AONB was first recognised in a report of the National Parks Committee in July 1947 (the Hobhouse Report).

The Heritage Coast definition protects 64 km² of coastline around the islands which is 23 km² of foreshore, cliff and dune environments. The management of the heritage coast was originally undertaken by a non-governmental organization, The Isles of Scilly Environmental Trust. It is now managed by the Isles of Scilly Wildlife Trust through the Isles of Scilly National Landscape Partnership and Management Plan, which is updated every five years. The Conservation Area, National Landscape and Heritage Coast all overlap and cover all of the islands and the heritage coast occupies a substantial portion of the Isles of Scilly National Landscape.

4.2.3 Archaeological Constraint Areas (ACAs)

The Isles of Scilly Archaeological Constraint Maps were compiled during February and March 1995 by Cornwall Archaeological Unit (CAU) with funding from English Heritage and the Council of the Isles of Scilly. The maps 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, and if necessary, archaeological consultation carried out prior to any planning decision being made. They are non-statutory and were intended to serve as a graphic aid to planning officers and others dealing with the management of the environment.

The site is 20m east of the Telegraph Hill ACA, approximately 200m south of the Pendrathen /Long Rock Down ACA, 300m north west of the Lower Newford ACA, 400m north of the Content Farm ACA and 4440m north east of the Porthloo Road ACA.

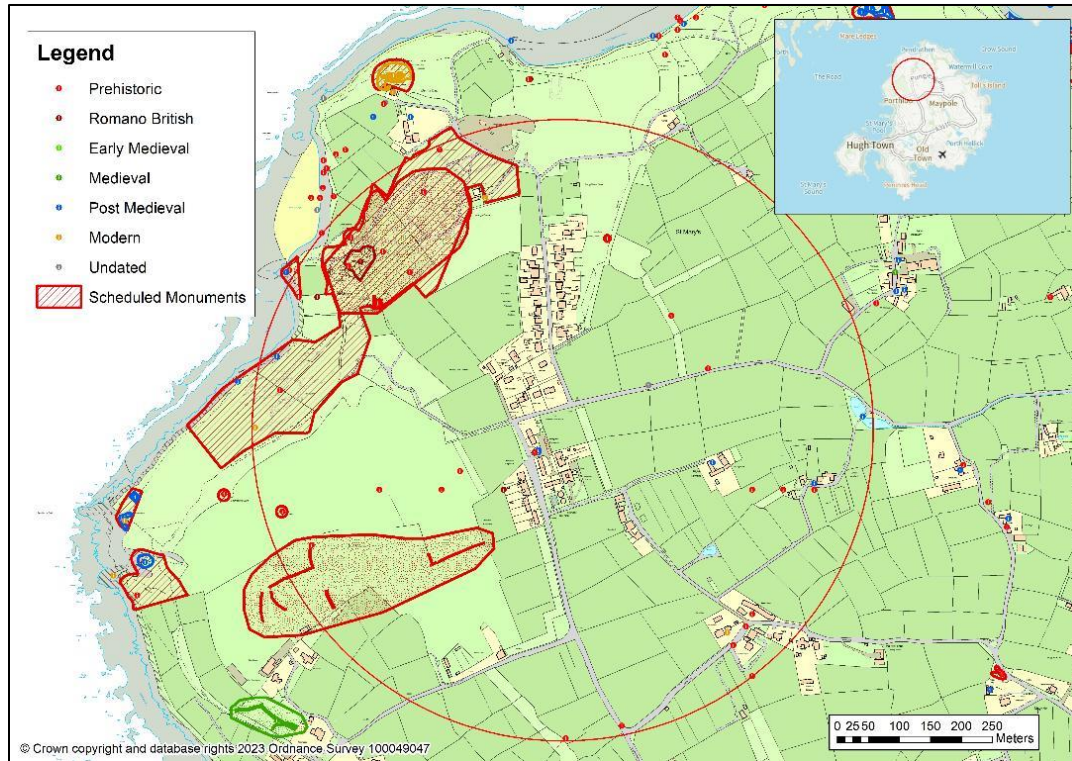


Figure 4 Map showing heritage assets within the study area.

4.2.4 Scheduled Monuments (Figure 4)

There are no Scheduled Monuments within the site but there are four Scheduled Monuments within the wider study area:

- The Long Rock prehistoric standing stone on Long Rock Down, St Mary's (NHLE 1013276) located 200m NNE of the site (Figure 6); and
- Entrance graves, standing stones, field systems, settlements and post-medieval breastwork, kelp pit and stone pits on Halangy and Carn Morval Downs, St Mary's (NHLE 013273), located approximately 280m north west of the site).
- Prehistoric settlement, Romano-British cist cemetery and Civil War battery in northern Toll's Porth, St Mary's (NHLE 1015664), located approximately 500m north west of the study area.
- Platform cairn on Carn Morval Down, 235m north of Isles of Scilly Golf Course Club House, St Mary's (NHLE 1010172), located approximately 500m south west of the site.

4.2.5 Listed Buildings (Figure 4)

There are no Listed Buildings within the site but there is one Listed Building within the study area:

- Coastguard Lookout Tower, Telegraph Road (NHLE 1141182), located 25m west of the south-eastern edge of the site.

4.3 UNDESIGNATED HERITAGE ASSETS (FIGURE 4)

There are no undesignated heritage assets recorded within the site but the HER records 21 undesignated heritage assets within the wider study area:



Figure 5 The undated cup-marked stone incorporated in the drystone hedge on the south side of Pungies Lane, (MCO58413 (photo: Katharine Sawyer).

- A Neolithic or Bronze Age standing stone (MCO31547) is shown on Graeme Spence's 1792 chart in a field where the Telegraph Tower now stands (Figure 5).
- A possible Neolithic or Bronze Age standing stone (MCO31175). A square stone pillar, 1.5m high, situated in the corner of a field called 'Pungies', approximately 250m north east of the site. It was recorded in the late 18th century but has not been identified by more recent fieldworkers.
- An undated cup-marked stone is incorporated in the drystone hedge on the south side of Pungies Lane, 155m east of the site (MCO58413; Figure 5). The visible part of the stone measures 0.9m wide and 0.6m high. It has presumably been re-used from elsewhere.
- A prehistoric cup-marked stone is incorporated in the drystone hedge on the north side of Pungies Lane 255m east of the site (MCO5705).

- Prehistoric flint implements were found at Newford Farm, 325m south east of the site (MCO 30876).
- A Bronze Age cist was recorded in the 1750s by William Borlase at Lower Newford, in which was found an urn containing human bones (MCO30807).
- Borlase also recorded The probable remains of a prehistoric field system, recorded at Lower Newford (MCO30808).
- The possible site of a Bronze age cist is recorded at Town Lane, approximately 425m south east of the site (MCO31672).
- A cist, 0.9m long by 0.6m wide, at Town Lane possibly now beneath the metalled road surface, approximately 430m south east of the site (MCO31671).
- A prehistoric lithic scatter found at the junction between High Lane and Town Lane, approximately 425m south east of the site (MCO30646).
- Prehistoric flint thumb scrapers, cores, re-touched flakes and a blade found at High Lane, approximately 500m south east of the site (MCO30647).
- A Bronze Age cist found at Content Farm in 1939, 0.6m long by 0.4m wide by 0.3m deep, approximately 490m south of the site (MCO30443).
- Eight worked flints were found at Content Farm, approximately 500m south of the site (MCO30444). These include a barbed and tanged arrowhead, a small scraper and a re-touched blade of plano-convex knife type. Paul Ashbee (1974, 129) notes that flint working is common in the neighbouring fields. In 1965 a flint arrowhead, two scrapers and another worked flint from Content Farm were given to the Isles of Scilly Museum.
- A Bronze Age cist containing a child burial found on Carn Morval Down at the end of the 19th century, approximately 175m south west of the site (MCO30239).
- Prehistoric flint implements recovered from Klondike field on Telegraph Hill in 1967, approximately 200m south west of the site (MCO30755).
- A Bronze Age cist and a flint scraper recorded in 1927 (MCO31044 and MCO31045) – should be in the cliff at Pendrathen so incorrectly plotted by the HER.
- A prehistoric field system visible on air photographs as cropmarks across the golf course south of Carn Morval Downs, approximately 450m south west of the site (MCO41969).
- A Denarius coin of the Emperor Hadrian found approximately 125m south west of the site (MCO31549). At the same location two saddle querns from the debris of a stone wall near Telegraph Hill (MCO31546).
- A possible inland fortification or barracks known as 'New Fort' recorded at in the terrier of the 1652 Parliamentary Survey (MCO30806).
- A post-medieval cobbled floor was uncovered during gardening works at Higher Newford about 0.30m below the current ground surface. It has since been re-buried (MCO 63371).

- Two extant post-medieval retting ponds originally dug to hold water for washing flax, 380m east of the site (MCO30128).
- The Site of a World War Two Ground Controlled Interception Station at RAF Newford, approximately 425m south east of the site (MCO74971).

4.4 CHRONOLOGICAL SUMMARY

4.4.1 Prehistoric (c10,000 BC–AD 43) and Roman (AD 43–410)

In the Early Bronze Age (c2000–1500 BC) the site and wider study area would have been within a 'ceremonial landscape' which included the entrance graves at Bant's Carn and Halangy Down, the Long Rock standing stone, the Newhouse standing stone at Telegraph (see Figure 5) and the possible standing stones at Bant's Carn and Pungies.

The Long Rock standing stone has survived well with no recorded disturbance from its present location. A concentration of flint artefacts recorded near this stone provides evidence for this site having formed a focus for prehistoric activity. The relatively close grouping of standing stones known on this part of the island is also unusual, while the wider relationship between the monument, its topographical setting and the settlements and field systems on the slopes of Halangy Down demonstrates the organisation and development of ritual and settlement activity among prehistoric and Romano-British communities.



Figure 6 The Long Rock standing stone (NHLE 1013276) (photo: Clive Sibley).

4.4.2 Medieval, post-medieval and modern (AD 410–present day)

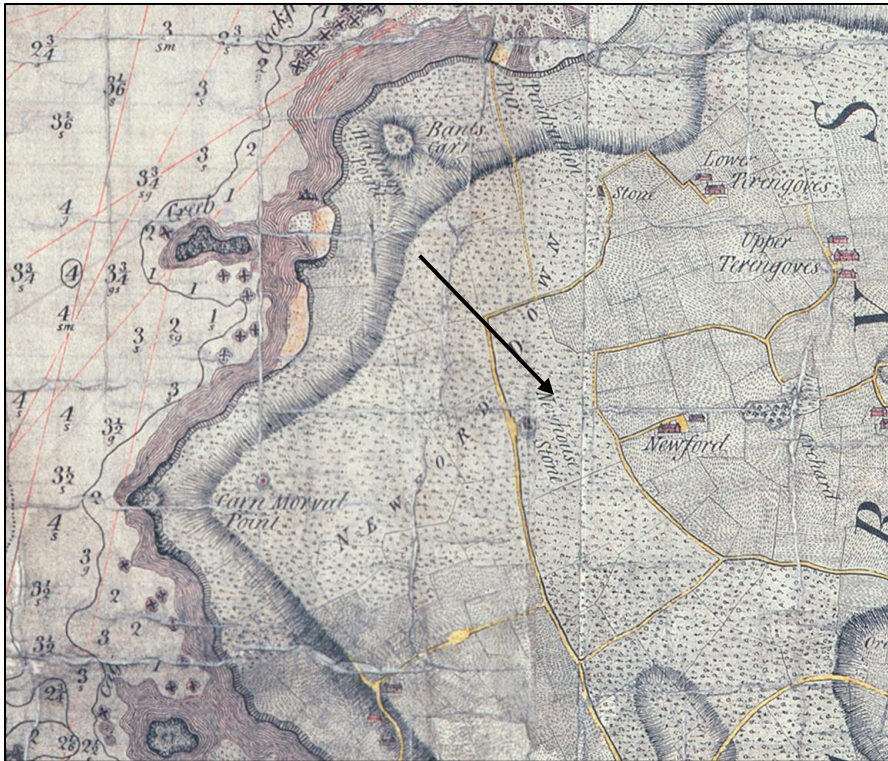


Figure 7 Detail from Graeme Spence's 1792 Survey showing the location of the site, the Newhouse standing stone and the settlement of Newford (UKHO, Taunton).

Newford

During the medieval and early post-medieval periods, the site would have been heathland – rough ground used for seasonal grazing.

A map of 1792 by Graeme Spence, a maritime surveyor for the Royal Navy, shows that this area of heathland was known at this time 'Newford Down' (Figure 7). The map also shows the prehistoric 'Newhouse standing stone' at Telegraph. The process of post-medieval enclosure had already begun to the east of the site at Newford Farm.

Newford was the main settlement in the area at this time. It was recorded in the 1652 Parliamentary Survey as 'Newfort ten: a faire dwelling house with large outhouses, gardens, orchards within closes and common adjacent, all lying under the New Fort' (Pounds 1984, 143-4). William Borlase (1756, 11) described it as 'a farm of Mr. Smith's, on which he has made considerable improvements', although after Mr Smith's death the land was divided among several tenants (Troutbeck c1794, 101).

The Coastguard's Lookout Tower

The Grade II Listed Coastguard Lookout Tower, probably better known as the Telegraph Tower, was built as semaphore signal station of 1814, with early-20th century telegraph house added to the roof. The following description is extracted from the List Description.



Figure 8 Postcard of the Telegraph Tower in c1898.

The tower is circular in plan, stands four storeys (12m) high and is built of coursed, shaped, granite blocks. There are four four/four-pane sash windows with sills to each face and gabled wooden porch. One of the ground-floor window openings is sealed in granite, and probably marks a former door opening. To the right of the opening, a downpipe with hopper is attached below parapet level. The granite surrounds of the window openings show signs of disturbance, and some heads are scored vertically to give the appearance of decorative, flat arches. The upper floors are slightly set back from the projecting ground floor. There are string courses beneath the parapet surrounding a flat roof on which the early-20th century timber telegraph house stands (Goodwin 1993).

The tower is located on the highest point of St Mary's, at 49m above sea level on the site of the Newhouse standing stone (Figure 7). The stone is mentioned by Troutbeck (c1794). His account also identified the ruins of a watch house on the site, and a lookout is marked on Christian Lilly's map of c1715. Following the breakdown of the Peace of Amiens (1802), hostilities between Britain and France resumed. Prior to this, signal posts had been constructed along the English coast

to alert naval squadrons and ports to the route of an invading French force. In 1804 it was agreed that a further signal post should be built on the Isles of Scilly in response to attacks on merchant ships by French privateers. A signal house was built on the island of St Martin's, and unlike the mainland examples which were constructed of timber and canvas, was built of local granite to resist the ill-effects of the exposed location (Goodwin 1993).

In May 1812 Lieutenant General Vigoureux, military governor of Scilly, asked for a new signal tower station to be built on Newford Down, St Mary's. After a series of delays, the tower was erected by Messrs Hambledon by 1814. The officer in charge of the station was a Lieutenant Trinder, who appears to have been unhappy with his posting and consequently complained constantly about the condition of the building, the quality of his staff and the usefulness of the station. The result was that further works were carried out to the tower. However, in December 1816, after only two years in operation, it was closed down. The building reverted to the custody of the landowner - the Duke of Leeds. In 1831 the site was taken over by the Coastguard as a subsidiary to the main station situated on the Garrison (Goodwin 1993).

In 1898 Guglielmo Marconi is said to have heard wireless signals at this tower transmitted from Porthcurno in west Cornwall, 30 miles away (Figure 6). The tower now serves as the Coastguard headquarters and weather reporting station (Madden 1996, 41; Johns and Ratcliffe 2003, 40).

In 1903 a wireless mast and receiving office were built nearby, and in 1908 a telegraph house was erected on the tower's roof by the contractor, Arthur Carkeep. The Newford Down semaphore station became known as Telegraph Tower, and the wider site was developed into a modern radio transmitting and communications site by the late-20th century. The tower appeared to stand empty in 2010.

1880 to the present day

The Telegraph Tower (Coastguard station) is shown on the c1880 Ordnance Survey map but there are no other buildings around it, the nearest being at Content Farm, approximately 0.5km to the south (Figure 9). The map shows that Pungies Lane had been extended to form a right-angled junction with Telegraph Road. The site is now an enclosed field. The roadside field boundary is a Cornish hedge, a stone-faced earth bank, which appears to date from the mid-19th century. The level of the field is 0.3 – 0.5m higher than the road so the hedge may be a retaining structure. It is about 1.2m high on the road side with quite large stones at the base.

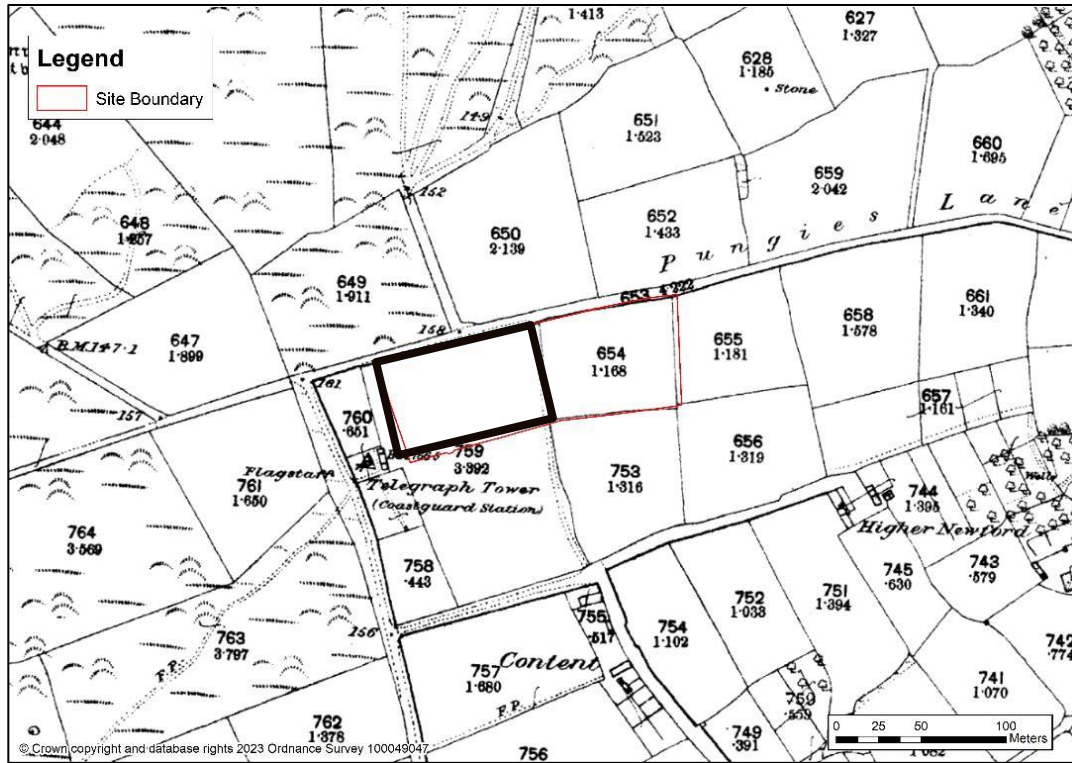


Figure 9 Detail from the c1880 OS map, the site outlined in black.

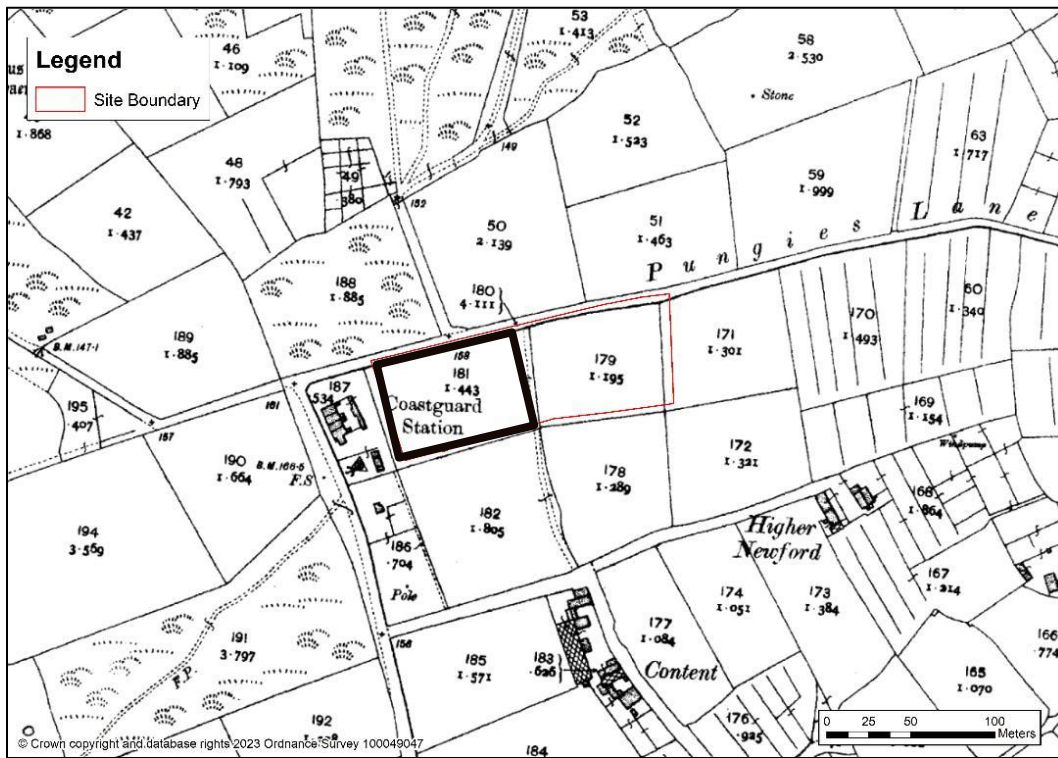


Figure 10 Detail from the c1907 OS map, the site is outlined in black.

The tower is shown on the Ordnance Survey Map of c1907 (Figure 10), along with a group of other buildings marked Coastguard Station to the north. The tower is shown as circular on plan, set within a triangular boundary, and an indistinct marking on the south-west corner. To the south of the station is a small rectangular structure, possibly a mast.

Most of the development around the Telegraph Tower dates to the mid- and late-20th century, including a new row of garages between the tower and the site (Figure 11), the linear development of McFarland's Down to the north and Telegraph Bungalows to the south west. There is a new telecommunications mast to the north and a Repeater Station (telecommunications) with mast and what looks like sewage treatment works to the south.



Figure 11 The Grade II Listed Coastguard Lookout Tower today, note the row of garages behind the tower (photo: Katharine Sawyer).

5 Assessment of Significance

5.1 BASIS FOR ASSESSING SIGNIFICANCE

'Significance' is 'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting' (NPPF 2021).

5.1.1 Cultural heritage value

Significance means the sum of the cultural heritage values of a place as set out in Historic England's 'Conservation Principles' (English Heritage 2008). Cultural heritage value has many aspects, including:

- Evidential value (includes archaeological value) — the potential of a place to yield primary information about past human activity. This means that there is potential, but its full extent is not yet known, e.g., below-ground archaeology before it is excavated. Once excavated it becomes historic, as we know what it can tell us about the past. In a building, an example might be when there is potential to uncover a blocked doorway hidden by plaster. Once discovered it would become historic.
- Historical value — the ways in which it can provide direct links to past people, events and aspects of life. This can be broken down into 'illustrative' and 'associative value.' Historic is an example of how the site works and what that tells us about the time.
- Aesthetic value (includes architectural value) — the ways in which people respond to a place through sensory and intellectual experience of it. This can be designed or fortuitous – the outcome of the way in which a place has evolved and been used over time.
- Communal value — the meanings of a place for the people who identify with it, and communities for whom it is part of their collective memory. Tends to be a more recent history rather than historic e.g., recent social history and current art connections etc.

In addition, the historic environment is a cultural heritage resource shared by communities characterised not just by geographical location but also by common interests and values. As such, emphasis may be placed upon important consequential benefits or potential, for example as an educational, recreational, or economic resource, which the historic environment provides.

The seamlessly linked cultural and natural strands of the historic environment are a vital part of everyone's heritage, held in stewardship for the benefit of future generations.

5.1.2 Setting

The NPPF defines setting of a heritage asset 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

Historic England (2017) has published good practice advice on the setting of heritage assets which provides guidance on setting and development management, including assessment of the implications of development proposals on the setting and significance of designated heritage assets.

5.1.3 Degrees of Significance

- **Outstanding Significance:** elements of the place which are of key national or international significance, as among the best (or the only surviving example) of an important type of monument, or outstanding representatives of important social or cultural phenomena, or are of very major regional or local significance.
- **Considerable Significance:** elements which constitute good and representative examples of an important class of monument (or the only example locally), or have a particular significance through association, although surviving examples may be relatively common on a national scale, or which make major contributions to the overall significance of the monument.
- **Moderate Significance:** elements which contribute to the character and understanding of the place, or which provide an historical or cultural context for features of individually greater significance.
- **Low Significance:** elements which are of individually low value in general terms or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.
- **Uncertain Significance:** elements which have potential to be significant (e.g., buried archaeological remains) but where it is not possible to be certain on the evidence currently available.
- **Intrusive:** items which detract visually from or which obscure understanding of significant elements or values of the place. Recommendations may be made on removal or other methods of mitigation.

5.2 STATEMENT OF SIGNIFICANCE

5.2.1 Evidential value

There are no recorded heritage assts within the site and examination of LiDAR coverage of the site does not indicate any potential archaeological features. However, there have been numerous finds of prehistoric flint artefacts and cist burials within the 0.5km radius study area. Therefore, the evidential value of the site is assessed as of **Uncertain but possibly Moderate Significance**. Any cist burials or finds or features that might be revealed which are with associated the Bronze Age ceremonial landscape are potentially of National Importance, any other features or finds are likely to be of Local Importance.

5.2.2 Historical value

The site illustrates the ongoing enclosure of heathland in the post-medieval period and is associated with the historic settlement of Newford Farm.

The roadside hedge of the site may be **Protected** because it appears to meet the following criteria of The Hedgerow Regulations 1997:

- Length – it is more than 20m long.
- Location – it is on land used for agriculture.
- Importance – it appears to be more than 30 years old and part of a field system that existed before 1845 (as shown on Graeme Spence's 1972 map – Figure 5) and is therefore deemed as Important.

The other field boundaries appear to have been modified during the 20th century. The historical value of the site is assessed as of **Moderate Significance**.

5.2.3 Aesthetic value

The whole of the Isles of Scilly has been designated as a National Landscape because of its outstanding natural beauty. The aesthetic quality of the site, however, has been compromised by miscellaneous modern development in the vicinity, including bungalows, a row of garages, transmitter masts and a sewage treatment plant. Therefore, the aesthetic value of the site is assessed as of **Moderate Significance**.

5.2.4 Communal value

There are no obvious connections with recent social history or current art connections. Therefore, the communal value of the site is assessed as of **Low Significance**.

6 Assessment of Potential Impacts

6.1 DETAILS OF THE PROPOSED DEVELOPMENT

The proposal is for a housing development on the site. No further details were available at the time of writing this report.

6.2 SUMMARY OF POTENTIAL IMPACTS

6.2.1 Physical (Direct) Impacts

The main impact of the proposed housing development is a direct impact on any buried archaeological remains located on the site – although the archaeological potential is uncertain but possibly moderate. The impact of the development on any buried archaeological resource would be irreversible. Excavations for the foul drainage soakaway in the field to the south would have similar direct impacts.

There may also be direct impacts on the protected roadside hedgerow, if required for site access and visibility splay. Any proposal to remove the hedgerow, or a section of it, will need to be discussed with the Local Planning Authority (LPA) first to make sure it is legal to do so and plans relating to the hedgerow will need to be provided.

There will be no direct impacts on any of the other designated or undesignated heritage assets identified in this assessment.

6.2.2 Visual and Other Non-Direct Impacts

The assessment concludes that the proposed development will have no visual or other non-direct impacts on the scheduled monuments or undesignated heritage assets in the study area, or on their setting.

The proposed development will have a visual impact on the setting of the Coastguard's Lookout Tower. The tower is designated at Grade II for the following principal reasons:

- Architectural: An interesting example of a pre-1840 semaphore signal station.
- Rarity: This is an early example of its type
- Intactness: The station remains largely unaltered externally.

However, the setting of the Coastguard Lookout Tower has already been compromised by the miscellaneous modern development around it such as a row of garages, bungalows, transmitter masts and a sewage treatment plant (Figures 11, 12 and 13). The visual impact of the proposed development on the Coastguard Lookout Tower is therefore assessed as **Neutral**.



Figure 12 The northern boundary of the site showing development around the Coastguard's Lookout Tower (photo: Nathan Dean).



Figure 13 The back of the row of garages between the site and the Coastguard's Lookout Tower (photo: Nathan Dean).

7 Concluding remarks

Because of the numerous finds of prehistoric flint artefacts and cist burials within the 0.5km radius study area, archaeological recording during initial groundworks on the site and for the foul drainage soakaway should be considered. This might take the form of a controlled soil strip or a watching brief.

A controlled soil strip (or strip, map, and sample – SMS) is where the archaeologist controls the machining and strips the overburden on the site, records any archaeology features and implements an appropriate sampling strategy.

A watching brief involves the archaeological monitoring of groundworks as they proceed. Time should be allowed for the archaeologist to carry out excavation, recording (at an appropriate level which may include description, photography, or drawing in plan or section), the recovery of any artefacts or samples, and the identification of any further investigation needed.

The archaeological should be carried out according to a Written Scheme of Investigation (WSI) approved by the Local Planning Authority.

If it is necessary to cut through the roadside hedgerow for access or visibility splay, appropriate mitigation might be a photographic record and archaeological recording of sections through the hedge.

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