

LAND AT CARN THOMAS, ST MARY'S, ISLES OF SCILLY

(Centred on NGR SV 90715 10622)

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Historic Environment Impact Assessment

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and
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On behalf of:
Council of the Isles of Scilly
via Kirkham Board

Report No: ACD2788/1/0

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

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Appendix 1: Historic Environment Data

Table 1: Summary of historic environment data within the study area

Table 2: Summary of previous archaeological interventions within the study area

Appendix 2: Proposed site layout

Summary

A historic environment impact assessment has been completed by AC archaeology in October 2022 as accompanying information for a proposed residential development on land at Carn Thomas, St Mary's, Isles of Scilly (NGR SV 90715 10622). The application area covers c. 0.5 hectares of currently derelict land on the eastern edge of Hugh Town and is situated on north-facing high ground. It was formerly occupied by the mid 20th-century now demolished Carn Thomas Secondary School.

There is extensive evidence for prehistoric to Romano-British occupation across St Mary's, including several Bronze Age cairns and settlement, particularly on high ground elsewhere on the island. Although there are no records or known features within the application area itself, given its similar topography, there is a possibility for previously unknown buried archaeology of these periods to be present. There is also some currently unknown potential for the presence of remains relating to a former post-medieval settlement recorded as Down Derry, as well as a possible former industrial building.

Former buildings and boundaries present on historic maps and photographs are considered to have been eradicated by the development of modern school buildings within the northern part of the application area in the mid-20th century, now demolished. A section of post-medieval to early 20th century stone-faced stone or earth wall survives on the northern boundary.

*The proposed scheme will represent a change to a plot of land with the Isles of Scilly Conservation Area and within the settings of surrounding relevant designated heritage assets. An assessment has been carried out and it is considered that the proposed scheme will incur **negligible change** to the overall significance of the Conservation Area, and **no change** to the setting or significance of surrounding designated assets.*

1. INTRODUCTION

- 1.1 This historic environment impact assessment has been prepared by AC archaeology in September and October 2022, as accompanying information for a planning application for residential development on land at Carn Thomas, in the eastern part of Hugh Town on St Mary's, Isles of Scilly (NGR SV 90715 10622). The assessment was commissioned by Kirkham Board on behalf of the Council of the Isles of Scilly.
- 1.2 The application area comprises the former Carn Thomas Secondary School, now demolished, to the north and northeast of the Church of St Mary's (Figs 1-2). The application area covers c. 0.5 hectares and lies between 8m and 20m above Ordnance Datum. The scheme comprises the development of 27 no. 1-3 bedroom residential flats and houses situated in the northern part of the application area, with areas of public open space, a play area, and a small solar array in the southern part.
- 1.3 The whole of the Isles of Scilly was designated as a Conservation Area in 1975 and as an Area of Outstanding Natural Beauty (AONB) in 1976 and is also defined as a Heritage Coast. Five further designation types apply to the ecological, geological and marine environment of the islands. The underlying solid geology is granite of the Isles of Scilly Intrusion, an igneous bedrock formed approximately 358 to 252 million years ago during the Carboniferous and Permian periods (British Geological Survey 2022).

2. LEGISLATION AND POLICIES

2.1 Legislation, government policy and local plan policies relating to the protection, maintenance and enhancement of heritage assets relevant to this development may be summarised as follows:

Statutory

2.2 Scheduled Monuments, as defined under the *Ancient Monuments and Archaeological Areas Act 1979* are sites which have been selected by a set of non-statutory criteria to be of national importance. These criteria comprise period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. There is also a presumption against developments which have a significant impact on the integrity of the setting of scheduled monuments. Any works, other than activities receiving class consent under *The Ancient Monuments (Class Consents) Order 1981*, as amended by *The Ancient Monuments (Class Consents) Order 1984*, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Ancient Monument require consent from the Secretary of State for the Department for Digital, Culture, Media & Sport.

2.3 Listed Buildings and Conservation Areas are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Section 66 of the Act requires that 'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Section 72 of the Act requires that 'In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. Planning policies pertaining to Listed Buildings and Conservation Areas are set out within District Council Local Plans and County Council Plans.

The National Planning Policy Framework

2.4 General policy and guidance for the conservation of the historic environment are now contained in Chapter 16 (Paragraphs 189-208 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities and Local Government 2021). This document provides the definition of a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)' (*ibid*, 67). Designated heritage assets are defined as 'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation' (*ibid*, 66).

2.5 The following policies within Chapter 16 are relevant to this scheme:

Paragraph 189

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷.

Footnote 66: Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

Footnote 67: The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

Paragraph 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 196

Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraph 197

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.*

Footnote 68: Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Paragraph 201

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 203

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 204

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph 205

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Footnote 69: Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

Paragraph 206

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 207

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Local Authority Plan

2.6 The Isles of Scilly Local Plan, Including Minerals and Waste, 2015-2030 was formally adopted on the 25th March 2021. The adopted plan includes the following policies related to the historic environment:

Policy OE7: Development affecting Heritage

- 1) Great weight will be given to the conservation of the islands irreplaceable heritage assets. Where development is proposed that would lead to substantial harm to assets of the highest significance, including undesignated archaeology of national importance, this will only be justified in wholly exceptional circumstances, and substantial harm to all other nationally designated assets will only be justified in exceptional circumstances. Any harm to the significance of a designated or non-designated heritage asset must be justified.
- 2) Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal, and whether it has been demonstrated that all reasonable efforts have been made to sustain

the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long-term use of the asset.

- 3) *In those exceptional circumstances where harm to any heritage asset can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard in a public archive.*
- 4) *Proposals that will help to secure a sustainable future for the islands' heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.*
- 5) *Conservation Area Development within the Isles of Scilly Conservation Area will be permitted where:*
 - a) *it preserves or enhances the character or appearance of the area and its setting;*
 - b) *the design and location of the proposal has taken account of:*
 - i. *the development characteristics and context of the area, in terms of important buildings, spaces, landscapes, walls, trees and views within, into or out of the area; and*
 - ii. *the form, scale, size and massing of nearby buildings, together with materials of construction.*
- 6) *Listed Buildings*

Development affecting Listed Buildings, including alterations or changes of use, will be supported where:

 - a) *it protects the significance of the heritage asset and its setting, including impacts on the character, architectural merit or historic interest of the building; and*
 - b) *materials, layout, architectural features, scale and design respond to and do not detract from the Listed Building; and*
 - c) *a viable use is proposed that is compatible with the conservation of the fabric of the building and its setting*
- 7) *Scheduled Monuments and Archaeology*

Proposals that preserve or enhance the significance of Scheduled Monuments or Archaeological Sites, including their setting, will be supported where measures are to be taken to ensure their protection in situ based upon their significance. Where development would involve demolition or removal of archaeological features, this must be fully justified, and provision must be made for excavation, recording and archiving by a suitably qualified person(s) prior to work commencing, to ensure it is done to professional standards. Development within the Garrison on St Mary's (i.e. any land or building within the Garrison Wall Scheduled Monument) and its setting should accord with the Garrison Conservation Plan 2010 (or any successor plan). Proposals that would result in harm to the authenticity and integrity of the Garrison as a strategically important coastal defensive site should be wholly exceptional. If the impacts of a proposal are neutral, either on the site's significance or setting, then opportunities to enhance or better reveal significance should be taken.
- 9) *Non-designated Local Heritage Assets*

Development proposals that positively sustain or enhance the significance of any local heritage asset and its setting will be permitted. Alterations, additions and changes of use should respect the character, appearance and setting of the local heritage asset in terms of the design, materials, form, scale, size, height and massing of the proposal. Proposals involving the full or partial demolition, or significant harm to a local heritage asset will be resisted unless sufficient justification is provided and the public benefits outweigh the harm caused by the loss of the asset.
- 10) *All development proposals should be informed by proportionate historic environments assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) which identify the significance of all heritage assets that would be affected by a proposal, and the nature and degree of any effects; and which demonstrate, in order of preference, how any harm will be avoided, minimised or mitigated.*

2.7 The application area is allocated for housing under policy LC6 (H1):

H1: 0.54ha Former Secondary School, Carn Thomas, Hugh Town, St Mary's

A residential development of around 26 homes of an appropriate scale and design, which will require:

- i. Appropriate connections and upgrades to water and sewerage, with any planned improvements taken into consideration; and*
- ii. An appropriate heritage assessment to guide the design of the scheme, to ensure no harm to the setting and protect the significance of designated and undesignated heritage assets, in the vicinity of this site, given its prominent location.*

3. AIMS AND METHODOLOGY

3.1 This study has comprised a desk-based assessment, as defined by the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (updated October 2020) and the *NPPF*.

3.2 The scope of the study has included designated heritage assets, non-designated heritage assets and other historic environment data. The study area comprises a 500m radius from the centre of the application area.

3.3 The information derived from the study has been used:

- To identify any heritage assets recorded within the application area;
- To assess the potential for the discovery of additional heritage assets;
- To assess the significance of any heritage assets potentially affected by the scheme; and,
- To consider possible effects, whether adverse or positive, of the scheme on identified heritage assets and on the significance of these assets, in particular the impact on buried archaeological remains and on the settings of heritage assets nearby.

3.4 The following data sources have been examined:

- Archaeological records, historic building information and other relevant cultural heritage data held by the Cornwall and Scilly Historic Environment Record (HER);
- Historical cartographic, photographic and documentary information held online;
- Lidar data held by the Environment Agency;
- Historic England's National Heritage List for England (NHLE) website;
- British Geological Survey online database; and
- Other relevant published or unpublished information and online material.

3.5 The results of the searches are discussed in Sections 4 and 5 below. All historic environment data is summarised in Appendix 1 and depicted on Figs 1 and 2. Relevant extracts of historic maps are included as Figs 3 and 4.

3.6 This assessment has provided a summary of all recorded historic environment data within the study area as a result of a search of a range of archaeological databases. Each source has its own limitations. Aerial photographs are of variable effectiveness depending on geology, land use and weather conditions, while certain types of remains produce no cropmarks or soil marks. Documentary sources were seldom compiled for archaeological purposes, contain inherent biases, and provide a comprehensive basis of assessment only for the last two hundred years. National and county databases are also limited in that they only provide a record of known archaeological data.

3.7 A site inspection was undertaken on 17 October 2022.

Assessment of Significance

- 3.8** Advice on the criteria to be used in assessing the significance of heritage assets is included in Historic England's *Managing Significance in Decision-Taking in the Historic Environment*, *Historic Environment Good Practice Advice in Planning: 2* (2015) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. *Historic England Advice Note 12* (2019), as well as the earlier English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The *NPPF* also includes the criteria of archaeological, architectural and artistic value, and states that setting can also contribute to an asset's significance.
- 3.9** Taken together these documents identify the need (a) to understand the importance of heritage values; (b) to understand the level of significance of an asset and the contribution that its setting makes to its significance; and (c) for an assessment of the impact on significance; the latter two being requirements of the *NPPF*. However, neither document provides a methodology for the ranking of relative significance of heritage assets. This historic environment impact assessment therefore expresses the ranking using a scale of significance derived from Volume 11, Section 3, Part 2 of the *Design Manual for Roads and Bridges* (The Highways Agency 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS 2011). An understanding of the relative significance of heritage assets is important because of the issue of proportionality expressed in the *NPPF*. The ranking is presented in Table 1 below.

SIGNIFICANCE (VALUE)	FACTORS FOR RANKING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional heritage values
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high heritage values Hedgerows of national interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Conservation Areas containing important buildings Grade II Registered Parks and Gardens Assets with moderate heritage values Hedgerows of regional interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low heritage values Hedgerows of local interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest Assets with minimal heritage values
Unknown	The importance of the asset has not been ascertained

Table 1: Ranking of significance

Assessment of Effects on Significance

- 3.10** In the absence of a standard terminology for the scale of effects on heritage assets the magnitude of change is expressed using a five-point scale of impacts, whether negative or beneficial, based on the *Design Manual for Roads and Bridges* and guidance from ICOMOS (Table 2).

DEGREE OF CHANGE	FACTORS AFFECTING CHANGE
Major	ge in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is totally altered
Moderate	ge in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is substantially modified
Minor	ge in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is slightly altered
Negligible	ge in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the change in significance of the resource is barely perceptible
No Change	ge in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is not altered.

Table 2: Assessment of effects on significance

Assessment of Settings

- 3.11** Guidance on the potential impacts of any development upon the setting of heritage assets, including an outline methodology for assessment, is contained within Historic England's *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3* (Historic England 2017), in particular Sections 10-13 which identify views which may add to the significance of heritage assets, and assets which were intended to be intervisible. The *NPPF Planning Practice Guidance* (Ministry of Housing, Communities and Local Government 2019) has also been used to assess the contribution of setting to significance.
- 3.12** Any potential impacts of the proposed scheme on the settings of heritage assets have been assessed in accordance with the methodologies outlined in *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Second Edition)* as set out below:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

4. HISTORIC ENVIRONMENT DATA WITHIN THE STUDY AREA (Figs 1 and 2; Appendix 1)

Designated Heritage Assets

Conservation Area

- 4.1 The Isles of Scilly Conservation Area (Site 1) was designated in 1975 and comprises the entirety of the island group, comprising 200 rocks and islands, 50 of which support vegetation, and only 5 of which are inhabited. The Area recognises the importance of the islands location and setting in its extensive 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'...238 Scheduled Monuments, 130 Listed Buildings and one Registered Park and Garden (Council of the Isles of Scilly 2015, 6-7). As it encompasses the full extent of the Isles of Scilly, it is not depicted on the Fig. 1.

Scheduled Monuments

- 4.2 A platform cairn is situated to the south on Peninnis Head and a round cairn with large funerary chamber is situated on Buzza's Hill to the southwest (Sites 2-3). The latter cairn is the sole intact survivor of a group of three, one of which was excavated in the 18th century and is no longer extant (Site 57). The other (Site 56) forms the base of the later Grade II Listed windmill tower now landmark feature known as Buzza's Tower (Site 43).
- 4.3 The 16th century unfinished artillery castle known as 'Harry's Walls' is situated at Mount Flagon to the northeast of the application area (Site 4). Only the western sides of the lower parts of the fort survive, with the fort interpreted to be unfinished due to a shortage of funds (Bowden and Brodie 2011, 10-14). Its bounds contain a prehistoric standing stone which is included within the listing.
- 4.4 A post-medieval stone-lined smugglers cache is present as a short underground passage in the cliffside to the northeast of the application area (Site 5). The cache was shielded from view from Hugh Town by the Carn Thomas promontory and ridge, topography which includes the application area.

Listed Buildings

- 4.5 There are 39 Grade II Listed Buildings within the study area, mostly situated to the west of the application area and forming the centre of Hugh Town. The majority of the buildings are 19th century in date and include numerous houses and terraces with decorative railings that make a strong contribution to the historic streetscape, along with several shops and public buildings (Sites 8-44). The quay or pier was originally built in the 17th century and has been rebuilt and extended several times (Site 6), while the Bishop and Wolf public house adjacent dates to c. 1700 (Site 7). There are no Grade I Listed Buildings within the 500m study area.
- 4.6 The 19th century Church of St Mary's is situated close to the west side of the application area, with associated wall and gateway and two lead cisterns (Sites 37-40). The church was completed in 1839, one of many buildings new proprietor Augustus Smith established within the town after succeeding the Godolphin family in 1834 (Kirkham 2005, 22). The 19th century Chaplaincy with associated gateway neighbours the Church to the southwest of the application area (Site 41-42).

Non-designated Heritage Assets and other Historic Environment Data (Fig. 1)

- 4.7 There are a further 94 records on the HER which relate to buildings, sites and structures within the 500m study area. These records are summarised in Appendix 1, Table 1 and those that are relevant to understanding the archaeological potential of the area are briefly discussed below by chronological period.

Neolithic to medieval (c. 4,000 BC – AD 1540)

- 4.8** There is prehistoric evidence recorded across the study area, particularly at Buzza Hill, as discussed above, and Porth Cressa to the southwest, where a Bronze Age hut circle with midden was exposed in the cliff face, along with a Romano-British cist grave (Sites 58-60) and later pottery finds (Site 67). A prehistoric hut circle and field system is recorded in the intertidal zone at Porth Mellon to the northeast (Site 45) along with peat deposits dated to the Neolithic (Sites 52-53) and some Early Medieval pottery sherds (Site 64).
- 4.9** Finds have been recorded across the study area, including a series of stones now sited in The Parade (Site 47). These may be of prehistoric origin or may be later and may be cross-recorded as Sites 93 and 138. A column-length of possible Romano-British date is also recorded within The Parade (Site 62), with this, along with a further octagonal granite pillar recorded adjacent to a footpath at Porth Cressa (Site 63), may have derived from the Roman altar in Tresco Abbey gardens. Medieval cross shafts are recorded in The Parade which may have originated from St Maudut's Chapel (Site 66).

Post-medieval (AD 1540 – AD 1900)

- 4.10** The former settlement of Down Derry was reportedly situated in the approximate location of the application area, preserved in placenames recorded on historic maps. Remains may survive below later buildings and gardens. An industrial building north of the church is shown on early photographs (Site 69; Kirkham 2005, 43). A 1652 survey recorded 8-10 houses outside Hugh Town 'around Carn Thomas and Buzza Hill' (Kirkham 2005, 16) which may be the origins of this settlement. Down Derry was recorded in 1794 to comprise a farmhouse and small village of cottages 'sited about 200m south of the carn, east of the road from Hugh Town to Old Town church' (Kirkham 2005, 17-18), probably Church Road. The origin of its name is not wholly clear. 'Derry' could relate to a personal name (Mills 1998, 112) or could derive from the Celtic *doire* or *daire* meaning oak wood (Placenames Database of Ireland 2022), with 'Down' referring to the hill (Field 1989, 269). Alternatively, and given the military influences on the island, it may relate to the popular folk song refrain *derry down* which was adopted as the tune of political satire in the 17th and 18th centuries, as well as to criticise the French following the outbreak of war in 1793 (Goodman 2013; Padel 1988, 79).
- 4.11** Several schools are recorded, including a boy's school built in 1854 by Augustus Smith on the opposite side of the road to the application area at Carn Thomas, which no longer in use as a school (Site 80). It may be on the site of an earlier school, documented in 1822 also at Carn Thomas. A modern school was built within the application area, opening as a Comprehensive in 1958 and then becoming a Secondary Modern in 1965 (Johns 2019, 229) before being replaced in 2011 by the Five Islands School at Carn Gwaval to the southeast.
- 4.12** Evidence for maritime use and associated industry includes shipyards, slipways and lifeboat stations, as well as wrecks (Sites 94-107). Just to the north of the application area is a reputed cemetery documented in 1794 as in use for 'strangers' - unidentified victims of shipwrecks and drownings (Site 106). Stone was reportedly cut from Carn Thomas for the quay extension in 1889 (Johns 2019, 220).
- 4.13** Recorded within Hugh Town and set around post-medieval roads and alleys (Sites 85-90) are numerous mainly 19th century buildings and features which contribute to the overall streetscape, including railings and walls (Sites 70-74, 78-79, 83-84). A former parade ground, later a public park, is situated at its core (Site 91-92). A former hotel was once located within a shipyard, was later demolished to form the promenade also known as Holgates Green (Sites 76, 94 and 125). Patchwork field systems are recorded inland to the east and are interpreted as deriving from post-medieval bulb cultivation (Site 68). Flower exports began in 1860 and the industry expanded rapidly, 'the windbreak hedges and sub-divided fields which the industry required became a major feature of the landscape' (Kirkham 2005, 25).

Modern (AD 1900 - present)

- 4.14** Numerous modern period houses, terraces and public buildings are recorded, mostly in Hugh Town (Sites 112-128), as well as a 1980's industrial estate to the east of the application area (Site 126). There are pillboxes recorded across the study area, including to the north of the application area at Carn Thomas and Porth Mellon, little evidence of which now survives (Sites 129-134).

Undated

- 4.15** A structure and ditches recorded on aerial photographs at Mount Flagon to the northeast are of unknown origin (Sites 135-136), along with several finds (Sites 137-138).

Previous archaeological investigations (Fig. 2)

- 4.16** An impact assessment was undertaken in 2015 within the northern part of the application area in advance of the demolition of the mid-20th century school buildings. The buildings were not considered to have any historic character or merit worth preserving, and their demolition was considered to be beneficial to the Conservation Area (Stride Treglown 2015). Photographs taken prior to demolition show the buildings to be modern, with the lower half of the building fronting the pavement comprising rubble stone construction. The school was relocated to a new site at Carn Gwaval following archaeological evaluation which revealed generally low results (E24 and E35).
- 4.17** A significance statement was compiled for the primary school on the opposite side of the road (Site 80) in 2016 (Priestley 2016). The undesignated building dates back to the early to mid-19th century and represents the earliest surviving purpose-built schoolhouse on St Mary's, of Scillonian vernacular style using local materials. Some useful historic photographs are included within that report and are considered in Section 5.8 below.
- 4.18** Monitoring undertaken in 2008 at Carn Thomas Children's Centre adjacent to the primary school on the opposite side of the road revealed 21 archaeological contexts, dated to c. 1900 onwards, with no finds or features of archaeological significance revealed (Site E20).
- 4.19** Watching briefs have been conducted in advance of new development across the study area, all revealing generally low-level results (E25, E27, E39, E47-E48), including Branksea House to the southwest of the application area, which revealed some historic granite quarrying but no pre-20th century artefacts (E18).
- 4.20** A five-year project between 1989-1993 to assess the paleoenvironmental potential of coastal cliff faces and intertidal deposits was undertaken (E5 and E8) which mainly revealed the two Neolithic peat deposits at Porth Mellon (Sites 52-53).
- 4.21** The Scheduled Monument of Harry's Walls to the northeast (Site 4) was re-interpreted in 1962 (E1) and underwent assessments and monitoring in advance of maintenance works between 2009 and 2013 (E23, E28, E38 and E42). Building recording was undertaken at the Grade II Listed Buzza's Tower (Site 43) between 2012-2013 (E40). Monitoring of a water pipe across Buzza Hill took place in 2014 (E44).
- 4.22** A rolling programme of management works initiated by the Isles of Scilly Management Plan (E3-E4) were undertaken across the islands between 1991-1994 and included survey and recording at Porth Mellon and Porth Cressa (E6 and E9). A programme of assessment, recording and monitoring was undertaken during the regeneration of the Porthcressa Beach area between 2010-2013 (E32-E24, E37 and E41), coastal defence maintenance between 1994-1996 (E10-E11 and E13), and quay widening works in 2014-2016 (E46). Assessment and recording of existing buildings were undertaken in advance of their demolition or conversion (E16, E43 and E49).

- 4.23** Several large-scale surveys cover part of St Mary's and encompass the application area, including the Urban Survey of Hugh Town (E15) and the monitoring of a subsea broadband cable installation (E45). A 2020 Historic England report encompassed the full land mass of the island (E51). An aerial reconnaissance survey undertaken in 2009 across Cornwall and the Isles of Scilly included Flight 92 across St Mary's (E22).
- 4.24** A number of large-scale surveys, assessments and management plans has been undertaken across the Isles of Scilly, encompassing the study area (E2-E4, E7, E12, E14, E17, E19, E21, E26, E29-E31, E36 and E50). These events are not depicted on the Fig. 2.

5. HISTORICAL DEVELOPMENT OF THE AREA (Figs. 3-4)

- 5.1** Historic maps reviewed as part of this report are based on a progression exercise relating to the study area. Research has been conducted using maps available online. Extracts of relevant maps are included here as Figs. 3-4.

17th and 18th century maps (Not reproduced)

- 5.2** A map of 1655, the earliest depicting the Garrison to the west of Hugh Town (MDV31563), is reproduced as Figure 22 in *Defending Scilly* (Bowden and Brodie 2011, 21). Although it shows the promontory of Carn Thomas and the approximate location of the application area, due to the scale and focus of the map there are no features depicted within it.
- 5.3** A 1742 map, also mainly focused on depicting the Garrison and also reproduced in Bowden and Brodie (2011, 38) as Figure 41, shows the western part of St Mary's island, including the edge of Carn Thomas. A row of buildings are depicted to the west of the approximate location of the application area and correspond with the location of Downderry or Down Derry as depicted on later maps and recorded on the HER (Site 69).

Island of St Mary Tithe Map and Apportionment, 1847 (Not reproduced)

- 5.4** The Tithe Map of the island shows no detail of the application area or any other parts of the island, the full extent of which is owned by His Royal Highness the Prince of Wales as Duke of Cornwall and tenanted by Augustus Smith, lessee. It is occupied by the latter '& others'. Hugh Town is loosely depicted within the study area. Old Town and several other farmsteads or settlements are depicted, along with the Garrison, Star Castle (NHLE 1015671), a church and a freshwater pond outside the study area. There are no field boundaries or other landmarks depicted, although the promontory of Carn Thomas is identifiable.

The First Edition Ordnance Survey 25-inch Map, 1890 (Fig. 3)

- 5.5** The 1890 map shows the application area to have comprised mostly open land to the east of St Mary's Church, with several buildings fronting the road to the north opposite a school. A number of pathways meandered through the application area. The characteristic narrow linear form of 19th century bulb cultivation plots are visible to the east. The area is depicted as Downderry (Site 69).

The Second Edition 25-inch Ordnance Survey Map, 1908 (Fig. 4)

- 5.6** By 1908, the northeast part of the application area had been divided into bulb cultivation plots. A flagstaff is depicted just to the west.

Post-War Maps (Not reproduced)

- 5.7** The Ordnance Survey 1:10,560 map of 1963 shows no significant changes to the application area.

Historic Photographs

- 5.8 Historic photographs included within the significance statement for the nearby primary school (Priestley 2016 – see Section 4.17), include glimpses of the northern part of the application area. Plate B (Priestley 2016, 5) dating from c. 1895-1900, shows the primary school from high ground within the application area. The northern part is shown as open ground with sporadic large boulders, with two stone buildings and a stone wall fronting the road. A further photograph shows clearer detail of the stone boundary wall fronting the roadside, with identical wall in front of the primary school opposite (Priestley 2016, 8 [Plate C]). Both boundaries comprise regular coursed stones capped with transverse vertically-set stones, a style used across the islands and attributed to Augustus Smith's improvement regime in the mid to late 19th century and continued by his successor T. A. Dorrien-Smith (Kirkham et al 2011, 23, 61). The walls are interpreted to be mid-19th century in origin, probably contemporary with the construction of the primary school.

Aerial Photographs

- 5.9 The Cornwall & Scilly Aerial Investigation and Mapping Programme (AIMP) has recorded several features within the study area which have been consolidated into HER records. These include linear features interpreted as a post-medieval field system to the east (Site 68) and a possible modern power cable to the southwest (Site 113). Several ditches and possible structures of unknown origin are recorded near Harry's Walls to the northeast (Sites 135-136). No features have been identified within the application area.
- 5.10 Modern aerial imagery dating from 2005 onwards (Google Earth 2005) shows the application area when it functioned as a school, with two large buildings in the northern part of the application area, and a basketball court and open greenspace in its southern part. Modern photographs included in Stride Treglown (2015) show the school buildings directly fronting the road, the historic stone wall present on historic photographs (see Section 5.8) having been removed. By 2017 the school buildings had been removed and the land to the south increasingly overgrown with vegetation (Google Earth 2017).

Lidar Data

- 5.11 Lidar data (Composite 1m DTM, 2020), available from the Environment Agency (<https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>), was consulted as part of this assessment. The application area is evident on a ridge, with several levelled platforms in its northern part in the location of the former school buildings, with some irregular undulations which may be related to demolition works. The basketball court is discernible in its centre as a levelled platform. There are no apparent features of particular archaeological interest.

Historic Landscape Character

- 5.12 *An Isles of Scilly Historic Landscape Assessment and Management Strategy* was published by Land Use Consultants in 1996 in which the application area is within an area characterised as part of the 'settlement' of Hugh Town (*Viewed in Council of the Isles of Scilly* 2015, 42).

6. SITE INSPECTION (Plates 1-14)

- 6.1 The purpose of the field visit was to provide a familiarisation of the land use and topography of application area, to visually check any recorded heritage assets within it and the wider study area, as well as an opportunity to identify evidence for any previously unrecorded assets in the form of earthworks, soil exposures, artefacts or standing remains. The field visit was undertaken on 17 October 2022 when the weather was bright and clear with good visibility for long-distance views.
- 6.2 The application area is situated on high and north-facing ground on a ridge extending southeast of Carn Thomas outcrop . It is accessed from Telegraph Road to the north via double vehicular gates in the centre and a pedestrian gate in the northwest corner (Plate 1). Stone walls survive

along the northern boundary of the application area, in two sections either side of the double gates (Plates 2-3).

- 6.3** The section of stone wall to the west of the double gates has been reduced to c. 0.5m high, with breeze blocks immediately behind it supporting wooden fencing above (Plate 2). The wall was previously interpreted (Stride Treglown 2015) as a surviving part of the modern school building as visible in photographs taken prior to demolition. The stone wall shown on historic photographs (see Section 5.8) having been demolished by the mid-20th century.
- 6.4** A section of 'stone-faced stone wall' or 'stone-faced earth wall' (Kirkham *et al* 2011) forms the northern boundary of the application area to the east of the double gates (Plate 3). It is possibly contemporary with the walls shown on historic photographs and still surviving alongside the primary school, which are interpreted as mid-19th century in date (Plate 4) or may have been associated with late 19th to early 20th century bulb cultivation plots in this part of the application area. The wall extending east from the former primary school on the opposite side of this section appears identical and the two mirror each other (Plate 5).
- 6.5** The northern part of the application area comprises two large cut terraces, recently cleared of the former school buildings (Plates 4-7). Elements of the buildings are still present in the form of exposed pipework, a stairwell, and fragments of stone and concrete block retaining walls (Plate 1 and 6). This part of the application area is currently used for storage, containing a shipping container and boat (Plates 5 and 7). A small area of vegetation is situated in the northeast corner against the road (Plate 3).
- 6.6** The land slopes steeply up a north facing slope densely covered with trees and shrubs to the central and southern part of the application area (Plates 6-10). A modern path and steps survive, although heavily overgrown, leading up through this central area to a former basketball court, which is on high level ground and surrounded by shrub vegetation (Plates 11-12). A further narrow pedestrian path leads from the road around the eastern side of the application area up into this southern part (Plate 3). The area south of the basketball court is densely overgrown with shrubs and poorly accessible (Plates 12-14).
- 6.7** With the exception of the stone boundary wall, no features of archaeological or historical interest were present within the application area. All other features relate to the former modern school. The dense vegetation within the application area hindered accessibility and visibility, however, and it is possible there may be extant features that were unable to be observed during the site visit.

Comments

- 6.8** Due to the position of the application area on a ridge, there are wide landscape views in most directions. The lower-lying sloping ground of the northern part has views to the north, east and west, including Harry's Walls (Plates 4-5) the Quay and Star Castle (Plate 7). The higher ground of the central and southern parts of the application area also has views to the north, east and west (Plates 8-9, 11), with further glimpsed views to the west, southwest and southeast, including towards St Mary's Airport (Plate 10), Buzza Tower (Plate 13), and the tower of the Church of St Mary's (Plate 14). There are distant views to the surrounding islands of Tresco, Bryher, Samson, and St Agnes (Plates 9, 11 and 13). The centre of Hugh Town was not visible, with views looking across rather than into the core of the town, although it is acknowledged that the dense vegetation across the majority of the application area restricted some views, which may appear more open when cleared.

7. ARCHAEOLOGICAL POTENTIAL

- 7.1 The application area forms part of a natural ridge of high ground that slopes down to the north concluding at the granite outcrop of Carn Thomas. There is evidence for prehistoric to Romano-British occupation across St Mary's, including several Bronze Age cairns and settlement, particularly on high ground and the western cliff face between Buzza Hill and Peninnis Head to the south and southwest. Although there are no records or known features within the application area itself, given its topography, there is a possibility for previously unknown buried archaeology of these periods to be present.
- 7.2 The small post-medieval settlement of Down Derry is recorded on the west facing slopes of the ridge, the HER record for which is centred within the western part of the application area. This may be of mid-17th century in origin and passed out of use by the late 19th century, when it survived as a place name. A later industrial building present on early photographs in this area may have related to ship building. Below-ground deposits relating to these buildings and settlement are more likely to survive below gardens to the west of the site, but it is possible evidence may be present within the application area.
- 7.3 Historic maps and photographs show several stone buildings and a wall fronting the road in the northern part of the application area. Small fields in the northeastern part probably supported bulb cultivation for the flower industry. Surviving evidence of these structures and boundaries is considered to have been mostly eradicated by the construction and subsequent demolition of the mid-20th century school buildings along the street frontage. A single section of stone-faced stone or earth wall along the eastern part of the northern boundary is interpreted to be of 19th to early 20th century date.
- 7.4 The central and southern parts of the application area, which comprises its highest point, has had some landscaping associated with this school usage, including steps, a path and a basketball court. There may therefore be greater potential for previously unknown below-ground deposits to survive in this part of the application area away from these landscaping works.

8. IMPACT ASSESSMENT (Plates 4-5, 7-11, 13-21) (Appendix 2)

- 8.1 Heritage assets may be affected by direct physical change or by change in their setting, both of which could affect their significance.

The Scheme

- 8.2 The proposed scheme comprises the construction of 27 no. 1-3 bedroom residential dwellings. Flats up to three-storeys high, with car parking provision, including electric vehicle charging, and cycle parking will front the roadside on the northern boundary. Five detached and semi-detached two-storey houses with gardens will be situated behind them and accessed by paths and steps up the hillside. The southern part of the application area will comprise public open spaces, a local area of play (LAP), and a solar array (Drawing number 21024/L01; Appendix 2).

Physical impacts: built heritage and below-ground archaeological remains

Built heritage

- 8.3 The stone-faced stone or earth wall forming the eastern part of the northern boundary of the application area is interpreted to be of 19th to early 20th-century date, possibly contemporary with the primary school and its boundary wall or enclosing former bulb cultivation plots. The wall is considered to be of **low significance**. The scheme will involve the removal of the wall to accommodate access to the buildings directly from the pavement.

8.4 No other upstanding historic features have been identified that would be physically impacted upon by the scheme. However, the dense overgrown vegetation impaired full access and visibility within the southern and central parts of the application area and there is some potential that extant remains survive beneath.

Below-ground archaeological remains

8.5 The depth and extent of excavations in association with the proposed development is not currently known, but any surviving below-ground archaeological deposits within the application area are likely to be physically impacted upon by groundworks associated with the proposed scheme.

8.6 Any potential surviving below-ground evidence relating to former buildings and field boundaries present on historic maps or relating to the former post-medieval settlement of Down Derry are currently unknown, but if present would be considered of ***low significance***.

8.7 No other known features of archaeological interest have been identified that would be physically impacted upon by the scheme. However, the application area is situated within a wider area where Roman and prehistoric occupation has been previously recorded. There is therefore potential for previously unknown below-ground archaeology to survive in areas not previously subjected to landscaping.

Physical impacts: the Isles of Scilly Conservation Area

8.8 The site is situated within the Isles of Scilly Conservation Area (Site 1) and therefore development has the potential to directly impact its special interests. Potential impact on the Conservation Area has been considered in detail below.

Assessment of the special interest of the Conservation Area

8.9 Conservation Areas are designated for being areas of special architectural or historic interest, the character or appearance of which it is deemed desirable to preserve or enhance. This recognises factors such as the quality and interest of areas, rather than that of individual buildings measured in the context of the overall quality of the district not just the immediate environs. The Isles of Scilly Conservation Area was designated in 1976 and is unusual in that it comprises the full extent of the island group, the whole of the Council of the Isles of Scilly Council jurisdiction. 'The strength of the conservation area designation is in its recognition of the importance of context and setting for the islands' which has placed them at the forefront of military and maritime history (Council of the Isles of Scilly 2015, 6).

8.10 A Character Statement was drafted for consultation and functions as an appraisal (Council of the Isles of Scilly 2015). No management plan has been completed. The Cornwall & Scilly Urban Survey of Hugh Town was completed in 2003 (Kirkham 2003). The special interests of the Conservation Area are drawn principally from these two documents. Based on this special interest and the high number of designated heritage assets within its bounds, the Conservation Area is considered to be an asset of ***high significance***. Supplementary guidance is included within the Isles of Scilly Local Plan (Council of the Isles of Scilly 2021) and the Isles of Scilly Design Guide (Council of the Isles of Scilly 2006).

8.11 The special interests of Conservation Areas are derived from the collective heritage values and cohesive historical integrity of the assets within them, and the overall preservation of the historic (and aesthetic) character of the area. The holistic integration between the archaeological heritage, built heritage, landscape, and marine environment of the Isles of Scilly Conservation Area 'create a place of unique quality and this is reflected in the numerous designations' that apply to it (Council of the Isles of Scilly 2015, 6).

- 8.12** The Isles of Scilly comprise over 200 rocks and islands, five of which are inhabited, with St Mary's having both the largest land mass and largest population, located 40km southwest of Land's End, Cornwall. The archipelago form part of the granite mass that extends through Cornwall and 'this geology is reflected both in the landscape and in the use of building materials' (Council of the Isles of Scilly 2015, 6). Numerous designations relate to the landscape, ecological, geological, and marine environment of the islands, including designations as an Area of Outstanding Natural Beauty and Heritage Coast. 'Each of the islands has its own unique character and distinctive feel derived from its position, shape, topography, landscape and relationship to the other islands and the sea' (Council of the Isles of Scilly 2015, 11).
- 8.13** This setting has accommodated human activity since the Mesolithic period, with substantial evidence of settlement and funerary activity dating from the Bronze Age onwards, including over 80 Bronze Age entrance graves. There have been several particularly notable discoveries, including the Iron Age sword and mirror cist burial on Bryher, which has national importance, and the Roman shrine on Nornour (Johns 2019, 123, 137-138). Early medieval and medieval activity was mainly ecclesiastical in nature, dominated by the monks of Tavistock priory on Treco and the lay lords at Old Town, St Mary's (Johns 2019, 15-16). Military fortifications were established from the 16th century onwards and led, in particular, to the economic development of Hugh Town on St Mary's, which continues to be the principal urban centre of the islands (Council of the Isles of Scilly 2015, 6-7).
- 8.14** The history of the islands is recognised by its numerous heritage designations, totalling 238 Scheduled Monuments, 130 Listed Buildings and a Registered Park and Garden. Hugh Town contains approximately 70% of the Listed Buildings in the Conservation Area (Council of the Isles of Scilly 2015, 42).
- 8.15** The Character Statement draws upon the Isles of Scilly Design Guide and the Hugh Town Urban Survey for the description and definition of St Mary's and Hugh Town and its character areas (Council of the Isles of Scilly 2015, 16). The majority of the island of St Mary's is of undulating rural character, with large fields, wooded valleys and low-lying marshy areas, and small settlements and dispersed farmsteads connected by winding narrow lanes. This interior is surrounded by a rocky coastline and areas of sandy beaches. The southwest part of the island is dominated by two distinct headlands of Peninnis Head and the Garrison, with further high ground situated on Salakee Down where the airport is situated, and Halangy Down. The settlement of Hugh Town is situated on the isthmus that connects the Garrison and the rest of the island and is flanked by the beaches of natural harbours to the north and south (Council of the Isles of Scilly 2006, 40-41).
- 8.16** One of the principal features of Hugh Town that contributes to its overall character is its small size. Its position on a narrow isthmus means open spaces and seascapes are close at all times, and the main axis of the town between the quay and the Church of St Mary's can be walked in minutes. Low traffic levels mean the streets are 'quiet enough to hear birdsong' and the natural landforms enclosing the town ensure its 'true scale is always evident' (Kirkham 2003, 33-34).
- 8.17** Despite this, the town is densely urban in character, with continuous frontages either directly situated on the pavement or set back behind small gardens, as well as architectural forms and landmark buildings including a Victorian town hall and formal park space, which contrast with buildings of vernacular style derived from the settlements rural and maritime origins. The town also has an urban function as the 'capital' of the Isles of Scilly. The historic core of the town is in its western part, close to the Quay, which then expanded eastwards over the course of the 19th century, notably along the planned Church Street which is wider, with its buildings set back from the road behind formal gardens enclosed by railings (Kirkham 2003, 33-35).
- 8.18** Good surviving historic fabric throughout the town contributes strongly to its character, including the prominent designated buildings and defensive structures on the Garrison. 'In general,

however, it is the quality, quantity and diversity of less intentionally prominent buildings which is so striking', including the late Georgian and Regency influenced buildings which are a strong element across the town. The good survival of original detailing is notable, including the cast iron railings along Church Street (Kirkham 2003, 36).

8.19 The presence of greenery is a strong feature across the town, including trees and palms, with flowers and greenery overhanging and softening the appearance of historic rubble walls 'which are themselves a significant feature of lanes across the lower slopes of the Garrison and on rear property boundaries throughout the town' (Kirkham 2003, 39).

8.20 The application area is situated within Character Area 1: Church, Carn Thomas and Buzza Hill (Kirkham 2003, 4), described as:

Substantial houses and institutional buildings in their own grounds around the low ridge forming the eastern extent of Hugh Town. Trees, garden greenery, open spaces and prominent landforms contribute a strong 'natural' element.

8.21 The high ground of this character area forms 'a strong topographic boundary to the historic settlement, dividing Hugh Town from the remainder of St Mary's' (Kirkham 2003, 41). With the exception of Buzza Tower, the natural skylines of the landforms are unbroken and contrast with the townscape below. The presence of institutional buildings is noted within this area, including the primary school on the opposite side of the road to the application area, the Church of St Mary's, and the lifeboat house. The former modern secondary school within the application area also formed one of these institutional buildings until its recent demolition (Kirkham 2003, 41).

8.22 Substantial houses, including the Chaplaincy close to the southwest part of the application area, of late 19th to early 20th century origin represent the development of the suburbs of Hugh Town. Gardens and grounds around these buildings provide important green-space which are enhanced by, and provide the transition into, the natural heathy summits beyond, land which includes the application area (Kirkham 2003, 42). Much of this character area comprised late 19th to early 20th century bulb and potato plots, which have been built over in the mid to late 20th century.

8.23 A number of views from St Mary's are highlighted within the Character Statement and depicted on Figure 17 (Council of the Isles of Scilly 2015, 45-46). Important views and vistas generally look outward from the coast across the seascape and towards surrounding islands. However, several important views are identified that look across the island itself and take in the application area.

8.24 Despite being identified as a negative/detracting building within the Conservation Area, there are important views from the airport to the northwest and southwest 'affording extensive views across the islands including views of Old Town, Hugh Town and St Mary's quay as well as distant views of Samson' (Council of the Isles of Scilly 2015, 45-46 [Figure 17]). Important views are identified from the quay to the east and south across St Mary's Pool towards Town Beach, Porth Mellon Beach and Hugh Town. Both the airport and the quayside are key visitor entry points to the island. Important views are also identified from Star Castle and the fortifications on the northeast side of the Garrison to the west towards Town Beach (Council of the Isles of Scilly 2015, 45-46 [Figure 17]).

8.25 The application area forms part of an identified important skyline created by the ridge extending south-southeast from the granite outcrop of Carn Thomas (Council of the Isles of Scilly 2015, 45-46 [Figure 17]). This ridgeline is also identified as a major landform landmark for Hugh Town in the Urban Survey, emphasized by the position of the church (Kirkham 2003, 40). These identified natural landform landmarks contribute to Hugh Town's sense of place and 'offer striking views across the town to the Garrison and its historic buildings and a wide sweep to seaward'

(Kirkham 2003, 42). The adjacent Church of St Mary's is identified as a positive landmark within this skyline (Site 37). The 'only 'set-piece' townscape views' are easterly up Church Street towards the Church of St Mary's and the return westerly view from the church towards the Parade and Town Hall' (Kirkham 2003, 41).

- 8.26** Several important views have been identified that look from the surrounding inhabited islands of Bryher, Tresco, St Martin's and St Agnes towards St Mary's (Council of the Isles of Scilly 2015, 22, 28-29, 36-37, 62-63). Although these are considered to experience the island at distance without clear visibility of individual features.

Assessment of impact on the special interest of the Conservation Area

- 8.27** Potential impact can include physical alterations, changes to setting including to the topography, visual experience (in particular views), and to the broader experience comprising changes in traffic flows, dust, noise etc.
- 8.28** The proposed scheme will represent a change to land identified as forming part of an important skyline within the Conservation Area. This ridgeline topography is considered to form a natural backdrop to the urban settlement of Hugh Town, including the Church of St Mary's (considered separately below), enclosing it from the rest of the island (Plates 15-16, 18-19). The southern part of the application area contains the highest topography and makes strong contribution to this skyline. This part of the application area will mainly remain open greenspace within the scheme, with only a play area and small solar array situated within this part. Retaining greenspace within this part of the site will maintain the natural appearance of the hillside. The proposed upstanding features within this greenspace will be low in height and are unlikely to 'break' this skyline.
- 8.29** The northern part of the application area comprises sloping topography at the end of the ridgeline leading down to the road south of Carn Thomas and makes lesser contribution to the skyline as a feature within the town (Plate 19). This part of the application area will comprise three-storey terraced flats along the roadside, with two-storey houses behind. This is consistent with the size and mass of former school buildings previously located within the application area, as well as extant surrounding buildings situated along the roadside and on the lower slopes of the hillside. Positioning the buildings on the lower slopes and following the pattern of nearby properties, follows design principles as laid out in the *Isles of Scilly Design Guide* (Council of the Isles of Scilly 2006, 55-61). Development within this part of the application area is therefore considered to make minimal impact to the skyline.
- 8.30** The location and topography of the application area means it is situated in a visible position on the edge of the town. A series of views is identified which include the application area, these include views from Star Castle on the Garrison (Plate 15) and views from the Quay or Pier (Plate 16), which both look east across St Mary's Pool and over Hugh Town. The application area forms a comparatively small part of these wide views, without substantial change to its skyline as described above, based on its design and layout. Views from the airport look northwest across the interior of St Mary's towards Hugh Town and the Garrison (Plate 17). The southern part of the application area forms a very minor part of these wide views visible above residential housing on the east facing slope of the hillside.
- 8.31** The southern part of the application area is visible forming the backdrop for one of the only 'set-piece' townscape view looking easterly up Church Street towards the Church of St Mary's (Plate 18). The greenspace and low-level development within this part of the scheme, however, will not be visible from this position and this view is considered to remain unchanged. The Church is particularly noted as a positive landmark within the town and is visible in a number of views; this asset is considered separately below.

- 8.32** There is some potential for the solar array to introduce a reflective element into the landscape of the Conservation Area, particularly in views from the high ground of the Garrison and around St Mary's Airport (Plates 15 and 17). This is likely to be mitigated by the small size and low position of the panels.
- 8.33** In conclusion, the proposed scheme will comprise a change to a plot of land forming part of an important section of skyline on the edge of Hugh Town, St Mary's. This will be visible within several important views across the island. Potential impact has been mitigated by the layout and design of the scheme and the proposed scheme is overall considered to incur **negligible change** to the special interest of the Isles of Scilly Conservation Area.

Impacts on Setting and Significance

- 8.34** Other impacts to heritage assets are likely to involve change to their setting, in particular the visual aspect of setting, where this forms part of their significance. An initial appraisal has been carried out in accordance with the methodology contained within *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)*.
- 8.35** Consideration has been given to the essential character of heritage assets within the vicinity and viewshed of the application area to identify those where distant views are likely to have an impact on their setting. For example, graveyard structures, milestones, bridges, or roadside cottages are considered to have very intimate settings without reference to distant views. Particular emphasis has been given to churches, country houses with designed views, and monuments that were probably positioned to be intervisible.
- 8.36** Due to its prominent position, the application area has intervisibility with a number of designated assets, and those with settings that have potential to be impacted by the development have been considered below. Despite demonstrated intervisibility with the application area, the Pier or quayside (NHLE 1141209) as an individual asset is considered to have a functional setting, without intended views and has therefore been excluded from further assessment. Important views identified from the quay within the Conservation Area Character Statement have been considered above.

Star Castle

- 8.37** As a Scheduled Monument, the late 16th century artillery fort of Star Castle is of national importance. For decision making under the NPPF it is a designated heritage asset of **high significance**. The application area is situated to the east of the castle, on the opposite side of Hugh Town and Town Beach.

Assessment of significance

- 8.38** Star Castle is a late-16th century artillery fort (NHLE 1015671) designated in 1997 as a Scheduled Monument. The two-storey building situated within its centre and surrounding bastion walls were listed separately as Grade I Listed Assets (NHLE 1291756 and NHLE 1141188) in 1975 and updated in 1992.
- 8.39** The significance of the fort is mainly derived from its evidential/architectural values as an unusually small artillery fort with stone-faced earthen rampart dating to 1593. Its size resulted in the reduction of the angle bastions to form an eight-pointed star shape, which gives the castle its name, and is surrounded by a dry moat and outer ramparts. The fortified house in the centre is contemporary, with later 17th century alterations and is of rendered granite rubble with granite and brick dressings, with surviving 17th century internal features. Its star shaped eight-sided plan reflects that of the surrounding contemporary bastions, which are also of roughly coursed granite rubble with dressed quoins and have some 18th century alterations. 'Its form can be said to be an updated version of a large 1540s Henrician fort with pointed angles rather than rounded

bastions' appearing to have come out of a 'textbook of a Renaissance military engineer' (Bowden and Brodie 2011, 14). The asset has strong historical illustrative value as it can be readily identified as an historic fortified building. This is integrated with the wider setting of the castle, which comprises the nationally strategic location of the Isles of Scilly archipelago, where numerous phases of fortification across the island are testament to its defensible position ([STAR CASTLE HOTEL, St. Mary's - 1291756 | Historic England](#); [The Star Castle, St Mary's, St. Mary's - 1015671 | Historic England](#); [BASTIONS AND WALLS OF STAR CASTLE, St. Mary's - 1141188 | Historic England](#)).

- 8.40** Construction on the fort began in the late 16th century under the reign of Elizabeth I in response to the increasing threat following the Spanish Armada in 1588, an event which triggered urgent re-fortification of the islands. The fort was designed by Richard Adams, a leading military architect of the time under the governance of Sir Francis Godolphin. The fort is inscribed with the initials 'ER' of Elizabeth I, 'FG' of Francis Godolphin and 'RA' of Richard Adams. The fort acted as a prison in the 17th century and was held for Royalist troops between 1642-46 and 1648-51 where Prince Charles took refuge in 1646 after retreating from the Battle of Bodmin. The fort was converted into a hotel in the 1930's. The asset has historic associative value derived from these connections, events, and varying functions. ([STAR CASTLE HOTEL, St. Mary's - 1291756 | Historic England](#)).
- 8.41** The setting of the castle comprises the southwestern promontory known as the 'Hugh' until the 18th century, after which it became known as the 'Garrison', derived from the military function of the headland. The new location for the fort in this part of the island, rather than a return to the earlier unfinished Harry's Walls, demonstrates the strategic advantage of this new site over the former. The topographical coastal position of the site is best experienced from here, where there are wide long distance views, particularly to the northeast and northwest, as well as across Hugh Town and St Mary's Pool to the east. The built fabric and heritage values of the castle are best experienced from its north, east and west sides on the headland, and from its interior.
- 8.42** Surrounding curtain wall fortifications were established around the lower slopes of the Garrison promontory in the southwest part of the island from the early 17th century onwards. The walls are also Scheduled separately (NHLE 1018370). The fort has strong group value with this asset and numerous further buildings situated within its bounds and which contribute to its setting. These include a Scheduled and Grade I Listed powder magazine known as the Rocket House with adjacent prison cell (NHLE 1014553 and NHLE 1141187), the Scheduled late 19th to early 20th century battery's (NHLE 1014783, NHLE 1014784 and NHLE 1014785), Grade I Listed outer walls and gateway (NHLE 1291751), the Grade II* Listed The Guard House and Guard House Cottage (NHLE 1218940 and NHLE 1218853). The close grouping of King Charles Castle on Tresco, Harry's Walls, and the Star Castle on the Garrison demonstrate the evolution of 16th century military design and contribute to the wider setting of the asset ([The Star Castle, St Mary's, St. Mary's - 1015671 | Historic England](#)).
- 8.43** The topographical position of the fort means it is visible as a landmark building above the town, particularly from high ground, including its unfinished predecessor of Harry's Walls (NHLE 1013274) and from the open coastline and beaches of St Mary's Pool. Although its evidential/architectural values cannot be appreciated at distance, the strategic defensive setting of the building can be interpreted.
- 8.44** In conclusion, Star Castle is a designated heritage asset of **high significance** with this significance drawn from its evidential/architectural values, its historical values and aspects of its setting.

Assessment of impact

- 8.45** The application area is situated on the other side of Hugh Town to the east of Star Castle and the proposed development will therefore have no physical impact upon the structure of the fort or associated assets and there will be no impact on its evidential/architectural values or associated historical values. Any change to the significance of the asset would therefore occur through change to elements of its setting contributing towards its significance.
- 8.46** The site visit demonstrated there are views of Star Castle from the application area (Plates 7 and 14) and both the northern part of the application area and the dense vegetation of its southern part above it form a small part of wide easterly views from the asset (Plate 15). The position of the application area does not impair outward or seaward views, however, or impair intervisibility with assets with which the fort has group value, e.g. on the Garrison or Harry's Walls.
- 8.47** The northern part of the application area will comprise the development of a series of three-storey terraced flats along the roadside, with two-storey houses behind. These buildings will be visible within views from the fort (Plate 15). The proposed development is consistent with the previous size or position of the school buildings within the plot, however, nor is the scheme inconsistent with the existing buildings visible along The Strand and Telegraph Road, which are situated directly on the roadside (Plate 19).
- 8.48** The southern part of the application area will mainly remain open greenspace within the scheme, with only a play area and small solar array situated in this part. These upstanding features will be distant and low in height, although there is some potential for the features to be glimpsed from the fort due to the high topographical position of the Garrison. There is also some potential for the solar panels to introduce a reflective element into the landscape when viewed at distance and from high ground. This is likely to be mitigated by the small size and low position of the array and the distance from the scheme.
- 8.49** Although the proposed scheme will be visible in easterly views from Star Castle, the development will form only a small extension to existing urban development within wide landscape views. Its position will not impair outward views, nor will it impair appreciation of the strategic topography and coastal setting of the fort, aspects of setting which contributes to its significance.
- 8.50** The proposed scheme will comprise a small change to a plot of land forming part of the overall townscape visible from Star Castle. These changes are overall considered to incur **no change** to aspects of setting that contribute to the significance of the fort.

Harry's Walls

- 8.51** As a Scheduled Monument, Harry's Walls unfinished 16th century artillery fort and adjacent prehistoric standing stone at Mount Flagon (Site 4) is of national importance. For decision making under the NPPF it is a designated heritage asset of **high significance**. The application area is situated to the southwest of the walls, on the opposite side of Porth Mellon Beach.

Assessment of significance

- 8.52** Harry's Walls are the mid-16th century remains of an unfinished artillery fort (NHLE 1013274) originally designated in 1981 and amended in 1998.
- 8.53** The significance of the structure is mainly derived from its evidential/architectural values, drawn from the surviving massive stone curtain wall on its southwest side, terminating in a pointed bastion at each end and built of granite rubble faced with granite blocks. The acute angles of the bastion walls and 'orillons' are evident and enable the intended plan of the building to be interpreted as a type of bastioned defence developed in Italy and at the forefront of military

engineering design at the time. Harry's Walls was 'the first fortification in this country to have been provided entirely with angled-bastions and straight orillons'. This built fabric gives the asset historical illustrative value as it readily identified as the remains of an early fortification ([Harry's Walls unfinished 16th century artillery castle and adjacent prehistoric standing stone at Mount Flagon, St Mary's, St. Mary's - 1013274 | Historic England](#)).

- 8.54** The work on Harry's Walls is considered to have been abandoned due to the unsuitability of the site, both in size and as a strategic position, but may instead have been due to insufficient funds (Bowden and Brodie 2011, 13). Focus shifted to the slightly earlier King Charles Castle (NHLE 1013667) on Tresco. The abandonment of the construction of the fort 'preserves rare evidence for the manner in which such strongholds were constructed, evidence usually masked or destroyed in a completed structure' ([Harry's Walls unfinished 16th century artillery castle and adjacent prehistoric standing stone at Mount Flagon, St Mary's, St. Mary's - 1013274 | Historic England](#)).
- 8.55** Further evidential value is drawn from the position of a later Neolithic to Bronze Age standing stone which is situated on the summit of the hill within a slightly raised cairn truncated by one of the forts ditches. Its survival despite adjacent construction of the castle indicates a respect for the feature embedded in local folklore. It's also possible the stone acted as a navigational aid for seamen when entering St Mary's Pool ([Harry's Walls unfinished 16th century artillery castle and adjacent prehistoric standing stone at Mount Flagon, St Mary's, St. Mary's - 1013274 | Historic England](#)).
- 8.56** Construction on the castle began under the reign of Edward VI during fortification across the islands between 1547-1554, however its name of Harry's Walls probably refers to his father Henry VIII. The necessity to fortify the coastline was driven by Henry VIII's break from Rome which increased threat of invasion, and the high level of military expenditure in the final decade of his reign ultimately resulted in the abandonment of the castle (Bowden and Brodie 2011, 13). There is historical associative value derived from this period of planned fortification, which took place up all along England's south coast. This is integrated with the wider setting of the castle, which comprises the nationally strategic location of the Isles of Scilly archipelago, where numerous phases of fortification across the island are testament to its defensible position.
- 8.57** The localised setting of both the walls and the standing stone comprises the raised ground of Mount Flagon, a position which overlooks St Mary's Pool to the southwest. The walls are mainly accessed and experienced from above, which is where their evidential/architectural values and associated historical values can be best appreciated. The topographical and strategic coastal position of the site is also best experienced from here. A later detached building has been constructed close to its northwest and views are directed from the walls to the southwest across St Mary's Pool towards Hugh Town and the Garrison, with Star Castle beyond (NHLE 1015671). This castle represents the later completed 16th century replacement of the Harry's Walls fortification on a more suitable location. The fort has some group value drawn from the close grouping of King Charles Castle on Tresco, Harry's Walls, and the Star Castle on the Garrison, which together demonstrate the evolution of 16th century military design. These assets contribute to the wider setting of the fort ([The Star Castle, St Mary's, St. Mary's - 1015671 | Historic England](#)).
- 8.58** The topographical position of the walls result in the structure and its site being visible at distance, including from the high ground of the Garrison and from the open coastline and beaches of St Mary's Pool (Plate 15). As an unfinished curtain wall, however, this built fabric is visible as a long low structure in distant views and its core heritage values and appreciation of its intended function are poorly-experienced at distance. Intended strategic views can be interpreted from its plans, setting and initial construction, although as an unfinished structure, these views were never realised. The standing stone is set back from the edge of the fortified structure adjacent

to the vegetated edge of the property boundary to the northwest of the walls, and is not readily visible at distance.

- 8.59** In conclusion, Harry's Wall's and the adjacent standing stone is a designated heritage asset of **high significance** with this drawn mainly from its evidential/architectural values, with contributions from its historical values and aspects of its setting.

Assessment of impact

- 8.60** The application area is situated on the opposite side of Porth Mellon beach to the southwest of the asset and the proposed development will therefore have no physical impact upon the structure of the walls or the standing stone and therefore there will be no impact on its evidential/architectural values or associated historical values. Any change to the significance of the asset would therefore occur through change to elements of its setting contributing towards its significance.
- 8.61** The site visit demonstrated there are views of Harry's Walls from the application area (Plates 4-5 and 8) and both the northern part of the application area and the dense vegetation of its southern part above it, are visible in southwesterly views from the asset (Plate 20). The position of the application area does not impair outward views however, or impair intervisibility with assets with which the fort has group value, e.g., Star Castle.
- 8.62** The northern part of the application area will comprise the development of a series of three-storey terraced flats along the roadside, with two-storey houses behind. These buildings will be visible within views from the Harry's Walls. The proposed development is consistent with the previous size or position of the former school buildings within the plot, however, and the extant buildings visible on the eastern slopes of the hillside from Mount Flagon, although detached in form, are situated on similar topography to the dwellings proposed within the application area (Plate 20). The buildings are therefore considered to form an extension to existing urban development present in this part of the town.
- 8.63** The southern part of the application area will mainly remain as open greenspace, with only a play area and small solar array situated within this part. These upstanding features will be distant and low in height, although there is some potential for the features to be glimpsed from Harry's Walls due to its similar topographic position on Mount Flagon (Plate 20). There is also some potential for the solar array to introduce a reflective element into the landscape visible from here. This is likely to be mitigated by the small size and low position of the panels.
- 8.64** Although the proposed scheme will be visible in outward views from Harry's Walls, the development will form only a small extension to existing urban development within a wide landscape view. Its position will not impair outward views, nor will it impair appreciation of the strategic topography and coastal setting of the, albeit unfinished, fort, an aspect of setting which contributes to its significance.
- 8.65** The proposed scheme will comprise a small change to a plot of land forming part of the overall townscape visible from Harry's Walls. The proposed changes are overall considered to incur **no change** to aspects of setting that contribute to the significance of the structure.

Church of St Mary

- 8.66** As a Grade II Listed Building the Church of St Mary (Site 37), for decision making under the NPPF it is a designated heritage asset of **medium significance**. The application area is situated close to the north and northeast of the Church.

Assessment of significance

- 8.67** The Church of St Mary is an early to mid-19th century parish church built under the direction of Augustus Smith, who oversaw substantial development across the Isles of Scilly over the 19th century.

- 8.68** The church has the following List description (NHLE 1328823) prepared in 1975:

Anglican Parish Church. 1836-1838 for Augustus Smith, Lord Proprietor of the Islands. Coursed granite ashlar; stone-coped gabled slate roof. Plan of single-vessel chancel and 7-bay nave with north tower. Early Pointed Gothic Revival style. Plinth, cill course and offset angle buttresses and corbel tables. Chancel has 3 east lancets with hood moulds. Similar lancets to 7-bay returns. West front has 3 graduated lancets above concave-moulded pointed-arched doorway with hood mould. Tower of 3 stages with similar buttresses framing recessed bays with similar corbel tables, lancets, paired lancets to bell stage and clock. Interior: simple chamfered chancel arch and some original panelling to chancel. Unusual seating with nave arranged as 3 ranks of stalls on either side of central aisle with some nave benches in 2 stalls and returned against west gallery supported on brackets. Queen-post trusses supported from arched struts on wall posts on granite brackets; plastered ceiling divided into compartments by joists and purlins. Coloured and gilded wooden lion from the flagship of Sir Cloudesley Shovel, wrecked in 1707. East window attributed to C.E. Kempe 1887; west window by A.C. Ward 1937; two north windows by Alfred Wilkinson 1967.

- 8.69** The significance of the building is mainly derived from its evidential/architectural values, drawn from its Early Pointed Gothic Revival style and built form and fabric, as well as its internal features as alluded to in Listing description. Its architecture, although simple, gives the building aesthetic value and historic illustrative value as a 19th century designed church.
- 8.70** The church has historic associative value drawn from its connection to Augustus Smith who succeeded the Godolphin family in the early 1830s as proprietor of the islands. It was one of the first key institutional buildings established as part of his improvement of the Isles, in replacement of the earlier ruinous church at Old Town. The church and the quay were both completed by the end of the decade (Kirkham 2003, 22).
- 8.71** The church is best experienced from its principal west elevation, which comprises its main entrance and is flanked by the Grade II Listed structures of two lead cisterns (NHLE 1141212 and NHLE 1264105) and a wall and gateway (NHLE 1218646). These assets contribute to the intimate setting of the building. The south elevation of the church can be experienced from its small side plot, however the north and east elevations of the building are poorly experienced due to surrounding houses.
- 8.72** The setting of the church is formed by its position on the lower slopes of the ridge on which the application area is sited. This slightly raised position makes the Church a distinct landmark in views across the town, as identified within the *Conservation Area Character Statement*. At distance, the church can therefore be experienced as a distant landmark against the ridgeline behind, but without appreciation of its evidential/architectural and associated values (Plates 15-16, 19, 21).
- 8.73** The building was originally established 'well outside the then built-up area of the town, but was located in a prominent position facing the settlement along the existing road from Old Town' (Kirkham 2003, 22). This road was subsequently developed with a series of polite terraces and detached buildings over the rest of the century. The streetscape has a designed quality with the

church at its head, its principal elevation facing directly down the street to the southwest with the greenery of the ridge forming its backdrop (Plate 18). This streetscape and views along this road both to and from the church form key aspects of setting that contribute to the significance of the building (Kirkham 2003).

- 8.74 In conclusion, the Church of St Mary's is a designated heritage asset of **medium significance**, with this drawn mainly from its evidential/architectural values, with contributions from its historical values and aspects of its setting.

Assessment of impact

- 8.75 The application area forms part of land close to the north and northeast of the church and will have no physical impact upon the building and therefore there will be no impact on its evidential/architectural values or associated historical and aesthetic values. Any change to the significance of the church would therefore occur through change to elements of its setting contributing towards its significance.
- 8.76 The site visit demonstrated there are views of the church tower from the southern part of the application area (Plate 14). The dense vegetation of the application area is visible behind the building forming the natural vegetated backdrop of the ridgeline in views towards the building from Church Street (Plate 18) and in more distant views (Plates 15-16, 19, 21).
- 8.77 The southern part of the application area will mainly remain as open greenspace, with only a play area and small solar array situated within this part. These upstanding features will be low in height and due to their position within the application area, will be set back from the slopes of the hillside. These features are therefore not considered to be visible from the church, its intimate setting, or core setting of Church Street.
- 8.78 There is potential for the solar panels positioned in the southern part of the application area to introduce a reflective element into the ridge landscape above the church when viewed at distance and from high ground (Plates 15 and 21). The solar array is small in size, however, and the low position of the panels will not impair the ability for the church to be visible as a landmark building.
- 8.79 The main built development of the scheme will be sited within the northern part of the application area and positioned on a north and northwest facing slope, orientated away from the Church. No intervisibility was observed between this part of the application area and the Church.
- 8.80 The proposed scheme will comprise a small change to a plot of land forming part of the backdrop setting of the Church of St Mary. The proposed changes are overall considered to be so minor as to incur **no change** to aspects of setting that contribute to the significance of the building.

Buzza Tower

- 8.81 As a Grade II Listed Building Buzza Tower (Site 43), for decision making under the NPPF it is a designated heritage asset of **medium significance**. The application area is situated to the northeast of the Tower.

Assessment of significance

- 8.82 Buzza Tower is a former windmill built in 1821 and restored in 1911. The tower has the following List description (NHLE 1291886) prepared in 1992:

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 un moulded 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.

REASONS FOR DESIGNATION DECISION Buzza Tower, Buzza Hill, St. Mary's, Isles of Scilly, a former windmill of 1821, is designated at Grade II for the following principal reasons:

** Architectural: An interesting example of a pre-1840 windmill, later monumentalised.*

** Historical: A distinctive, commemorative monument marking the visit of King Edward VII.*

** Related assets: The tower stands on an unscheduled kerbed cairn, and beside a scheduled cairn with funerary chamber.*

- 8.83** The significance of the building is derived from its evidential/architectural values as a former early 19th century windmill that has been adapted into a monument. The tower therefore has historic illustrative value as it can be readily identified as a former windmill and historic associative value drawn from its commemoration of the visit by Edward VII in 1911.
- 8.84** Further evidential value is drawn from the position of the tower on the site of a Bronze Age kerbed cairn, which, although previously excavated in the late 18th century, has potential for surviving, possibly associated, below-ground archaeological deposits.
- 8.85** The setting of the tower comprises open greenspace on the summit of Buzza Hill on the northwest part of the prominent headland topography of Peninnis Head. It is from here where the built fabric of the tower, its heritage values and its topography can be best appreciated. This setting contributes to the historic illustrative value of the tower, its prominent position facilitating the interpretation of the buildings former function as a windmill. This functional building would not have had any intended views as part of its setting, however its later iteration as a monument accommodates seating that takes advantage of this topography and its wide views. The adjacent cairn Scheduled Monument (NHLE 1010174) forms part of this aspect of setting and facilitates the interpretation of the unscheduled cairn the Tower was constructed upon.
- 8.86** Views from the tower look across the town to the west and northwest, along Peninnis Head to the southeast and across to the Garrison and St Agnes beyond to the south and southwest. Views to the northeast are less open due to intervening vegetation and the position of a modern electricity plan with tall tower that has been constructed within a former quarry close to its northeast (Kirkham 2003, 26) (Plate 21).
- 8.87** Buzza Hill shelters Hugh Town on its southeast side, and the tower forms a prominent feature upon it, visible at distance across much of the town (Plates 16 and 20). These views appreciate the building distantly as a landmark and its topographical setting, but without appreciation of its evidential/architectural and associated values.
- 8.88** Buzza Tower is a designated heritage asset of **medium significance** with this significance drawn mainly from its evidential/architectural values, with contributions from its historical values and aspects of its setting.

Assessment of impact

- 8.89** The application area forms part of land situated on similarly high topography to the northeast of Buzza Tower and will have no physical impact upon the building and therefore there will be no impact on its evidential/architectural values or associated historical and aesthetic values. Any change to the significance of the tower would therefore occur through change to elements of its setting contributing towards its significance.

- 8.90** The site visit demonstrated there are views of the tower from the southern part of the application area (Plate 13). The dense vegetation in this location is visible beyond the Church of St Mary's in northeasterly views from the tower looking over a tall hedgebank (Plate 21).
- 8.91** The southern part of the application area will mainly remain as open greenspace within the scheme, with only a play area and small solar array situated within this part. These upstanding features will be distant and low in height, although there is some potential for the features to be glimpsed from the tower due to its higher topographical position on Buzza Hill. There is also some potential for the solar panels to introduce a reflective element within views towards the application area. This is likely to be mitigated by the small size and low position of the array.
- 8.92** Views towards the application area to the northeast are acknowledged to make a lesser contribution to the setting of the tower than those in other directions and the application area forms only a small part of a wide landscape viewshed. In addition, the landscape position of the application area does not impair any significant views towards the tower which is experienced across the town and southwestern part of the island.
- 8.93** The main built development of the scheme will be sited within the northern part of the application area and positioned on a north and northwest facing slope, orientated away from the tower. No intervisibility was observed between this part of the application area and the tower.
- 8.94** The proposed scheme will comprise a small change to a plot of land forming a small glimpsed part of the wide landscape visible from Buzza Tower. This is considered to incur **no change** to aspects of setting that contribute to the significance of the building.

9. CONCLUSIONS

- 9.1** The application area forms part of a high north-facing ridgeline concluding at the granite outcrop of Carn Thomas on the edge of Hugh Town. There is evidence for prehistoric to Romano-British occupation across St Mary's, including several Bronze Age cairns and settlement, particularly on high ground elsewhere on the island. Although there are no records or known features within the application area itself, given its topography, there is a possibility for previously unknown buried archaeology of these periods to be present. There is also some currently unknown potential for the presence of below-ground archaeology relating to the former post-medieval settlement of Down Derry and a possible industrial building that may have been used for ship/boat building.
- 9.2** Former buildings and boundaries present on historic maps and photographs are likely to have been eradicated by the development and subsequent demolition of modern school buildings within the northern part of the application area in the mid-20th century. A section of post-medieval to early 20th century stone-faced stone or earth wall survives on the northern boundary.
- 9.3** The proposed scheme will represent a change to a plot of land with the Isles of Scilly Conservation Area and within the settings of some surrounding designated heritage assets. An appraisal has been carried out and it is considered that the proposed scheme will incur **negligible change** to the overall significance of the Conservation Area, and **no change** to the setting or significance of surrounding designated assets.
- 9.4** Based on the currently unknown potential for buried archaeology, particularly relating to the prehistoric and Romano-British periods, to be present on the high ground and previously undisturbed areas of the application area, development of the site is likely to be best-served by the implementation of a controlled archaeological watching brief to be carried out during relevant

groundworks for the scheme. This would be followed by appropriate reporting, analysis and archiving of the results.

10. SOURCES CONSULTED

Published and unpublished sources

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Cornwall and Scilly Historic Environment Record

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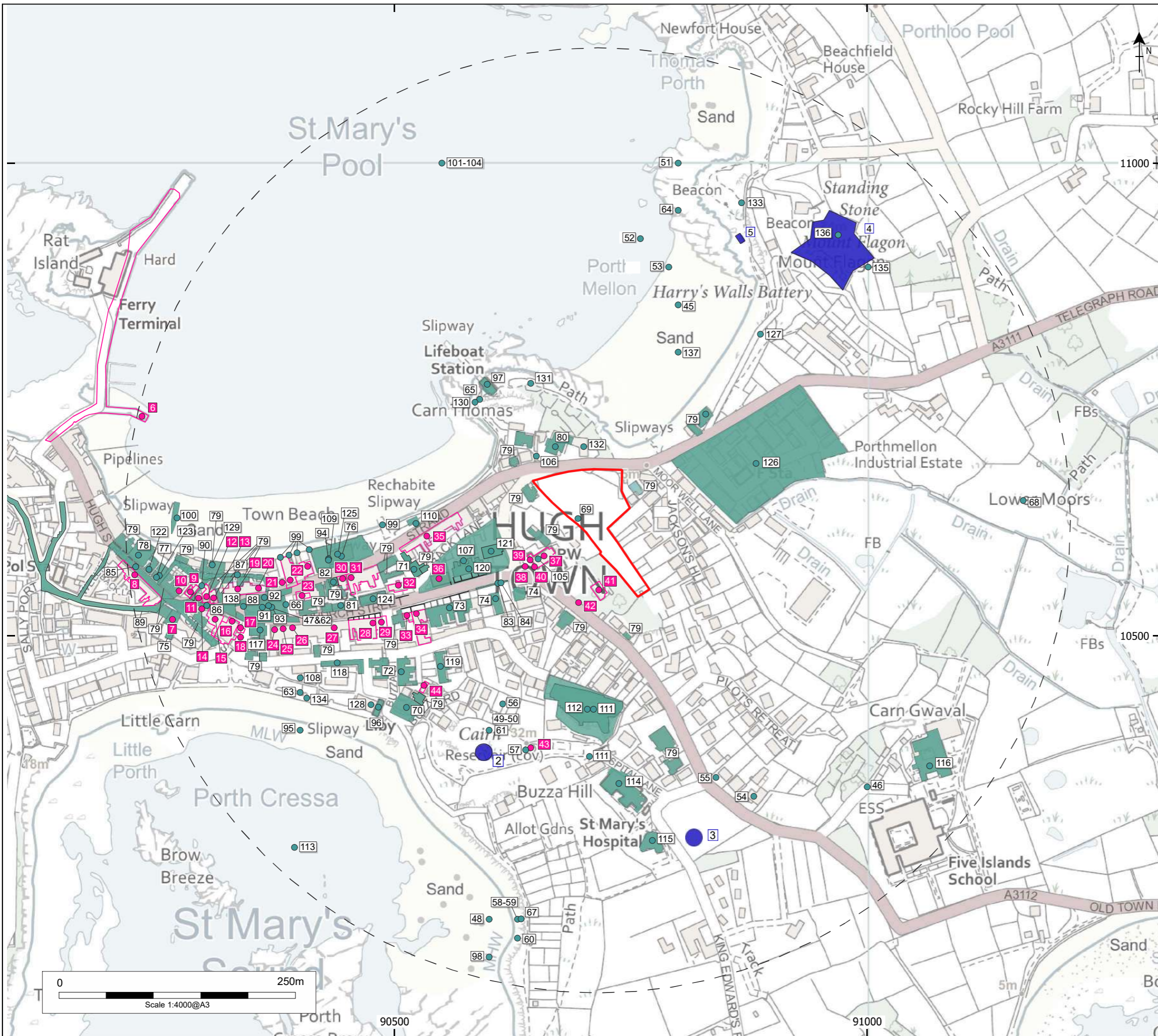
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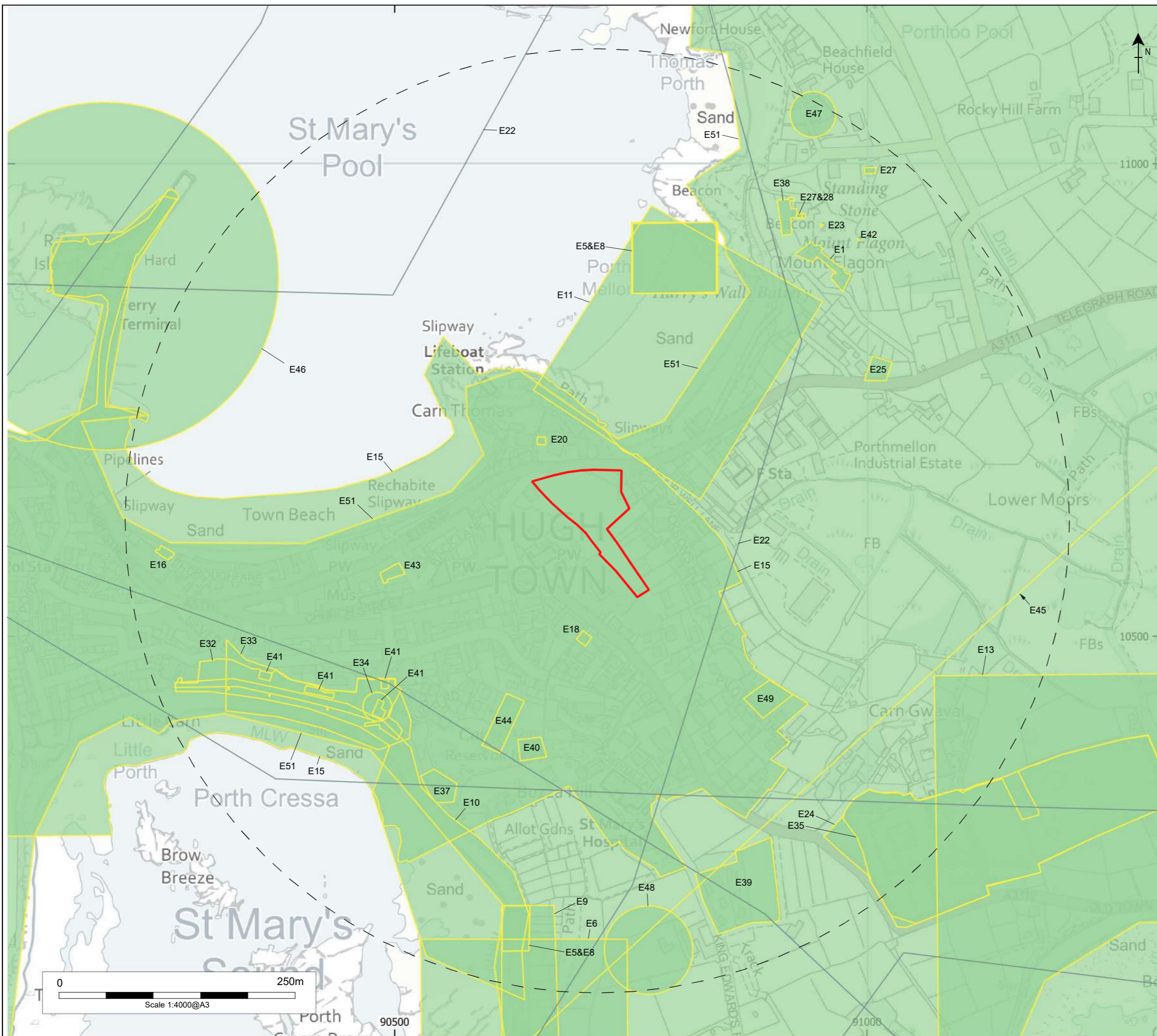


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- Key**
- Application Area
 - Study Area
- Designated Heritage Assets**
- Scheduled Monuments
 - Grade II Listed Buildings
- Non-designated Heritage Assets**
- Historic Environment Data

PROJECT
Land at Carn Thomas, St Mary's, Isles of Scilly

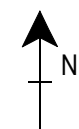
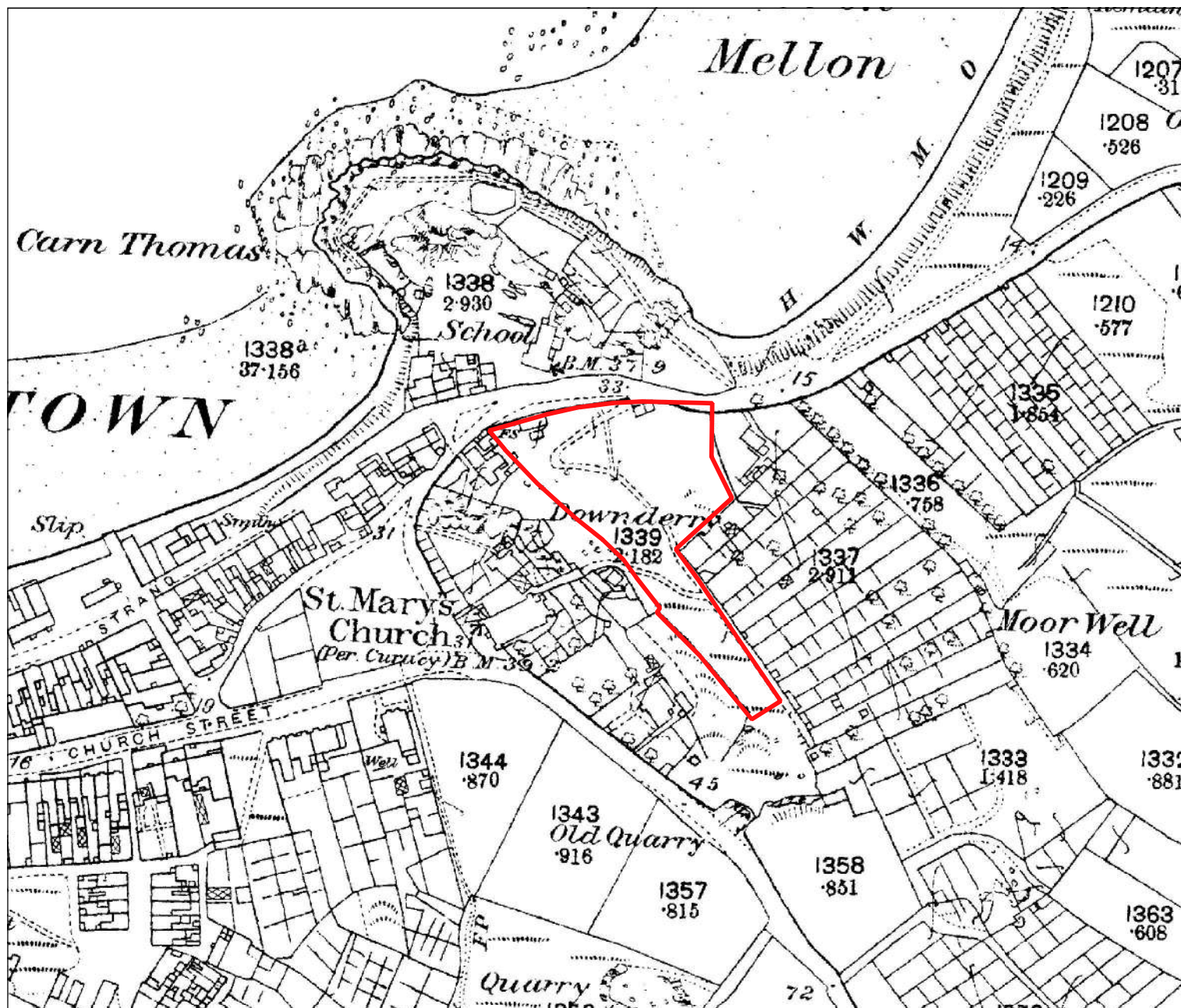
TITLE
Fig. 1: Location of application area and historic environment data within a 500m radius



Key

- Application Area
- Study Area
- Previous Archaeological Interventions

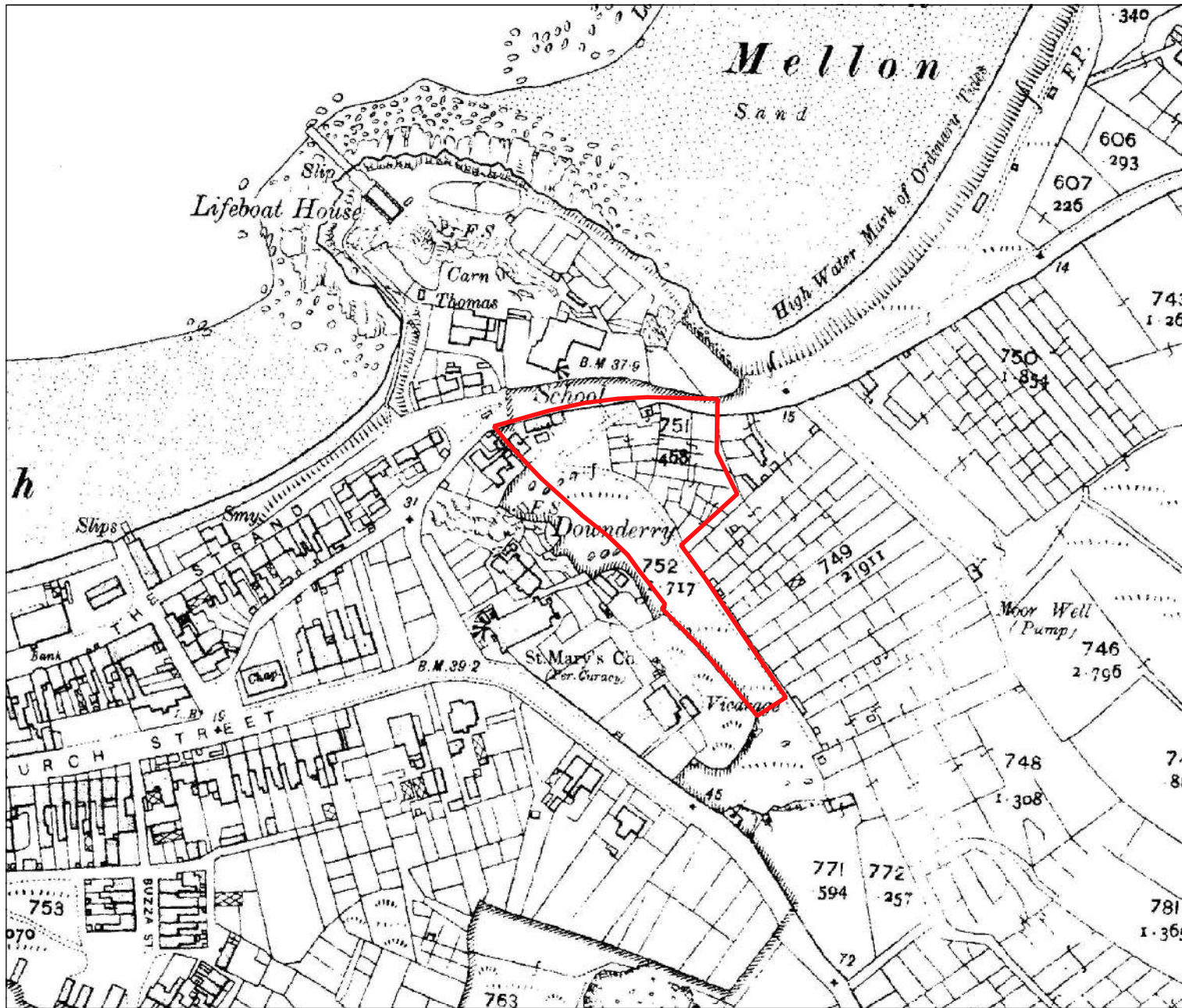
Fig. 2: Location of previous archaeological interventions within a 500m radius



 Site boundary

PROJECT
Land at Carn Thomas, St Mary's, Isles of Scilly

TITLE
Fig. 3: Extract from the First Edition Ordnance Survey 25-inch map, 1890



 Site boundary

PROJECT
Land at Carn Thomas, St Mary's, Isles of Scilly

TITLE
Fig. 4: Extract from the Second Edition Ordnance Survey 25-inch map, 1908



Plate 1: View looking east from Telegraph Road towards the application area rising to the southeast, with extant modern stairwell visible in the slope



Plate 2: Extant section of truncated stone wall along the northern boundary of the application area



Plate 3: Extant section of stone wall along the eastern part of the northern boundary, with path access into the application area to the left



Plate 4: View looking northeast across the northern part of the application area, showing the former primary school and stone boundary wall opposite with Harry's Walls visible beyond



Plate 5: View looking northeast from the northern part of the application area showing the stone boundary wall opposite and Harry's Walls beyond



Plate 6: View looking east across the northern part of the application area, showing fragments of stone and concrete retaining walls associated with former school buildings



Plate 7: View looking west across the northern part of the application area, with Star Castle and the Quay visible beyond



Plate 8: View looking northeast from the centre of the application area, showing overgrown vegetation with views over Porth Mellon beach towards Harry's Walls

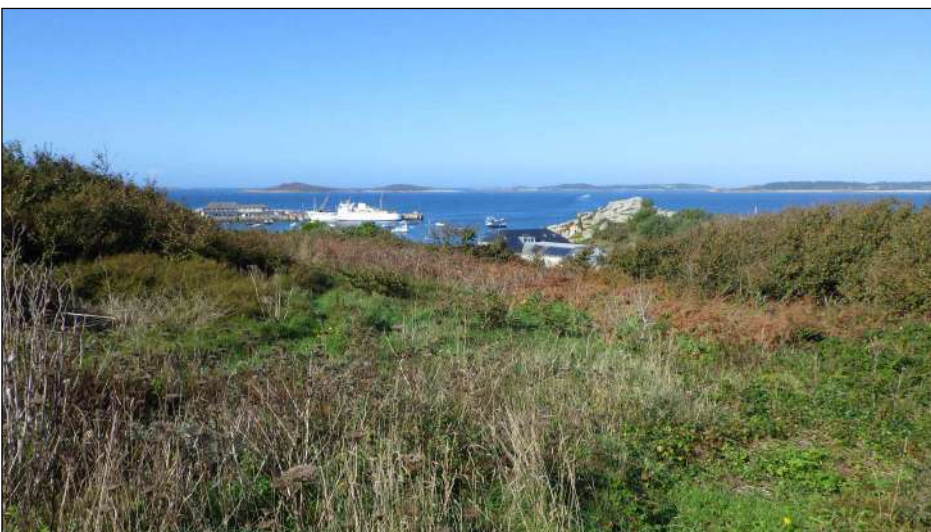


Plate 9: View looking northwest from the centre of the application area, showing overgrown vegetation with views towards the Quay and distant views over Carn Thomas towards Tresco, Bryher and Samson



Plate 10: View looking southeast from the centre of the application area, showing overgrown vegetation with glimpsed views towards St Mary's Airport beyond



Plate 11: View looking northwest from the southern part of the application area, showing the basketball court with distant views over Carn Thomas towards Tresco, Bryher and Samson



Plate 12: View looking south from the southern part of the application area, showing the basketball court and dense overgrown vegetation



Plate 13: View looking southwest from the southern part of the application area, showing glimpsed views towards Buzza Tower, the southern part of the Garrison and distant views of St Agnes beyond



Plate 14: View looking west from the southern part of the application area, showing glimpsed views towards the tower of the Church of St Mary's, with Star Castle and the Garrison beyond



Plate 15: View looking east from Star Castle across Hugh Town, showing the application area on rising ground behind and to the left of the Church of St Mary's with St Mary's Airport beyond, and Harry's Walls visible to the left and Carn Thomas visible centre left



Plate 16: View looking east from the Quay across Hugh Town and Town Beach, showing the application area on rising ground behind and to the left of the Church of St Mary's, with Carn Thomas visible to the left and Buzza Tower to the right



Plate 17: View looking northwest from St Mary's Airport, showing glimpsed views of the application area (centre-left), with Carn Thomas visible in centre view and Star Castle and Buzz Tower visible to the left



Plate 18: View looking east along Church Street showing the application area on rising ground behind the Church of St Mary's



Plate 19: View looking east from the Promenade showing the application area behind and to the left of the Church of St Mary's



Plate 20: View looking southwest from Harry's Walls showing the application area above Porth Mellon beach, with the tower of the Church of St Mary's and Buzza Tower beyond, and Carn Thomas visible to the right



Plate 21: View looking north from Buzza Tower showing glimpsed views of the application area on rising ground behind the Church of St Mary's

Appendix 1

Historic Environment Data



Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
Designated heritage assets								
1	-	-	Conservation Area	-	Conservation Area	-	ISLES OF SCILLY CONSERVATION AREA: Designated in 1975, the Conservation Area encompasses the whole of the Isles of Scilly, recognising its interconnected natural and maritime environment and heritage.	Encompasses the application area
2	DCO554 and MCO30225	SV 90594 10377	Cairn	Prehistoric	Scheduled Monument	1010174	ROUND CAIRN WITH FUNERARY CHAMBER ON BUZZA HILL, 45M WEST OF THE BUZZA TOWER, ST MARY'S: Round cairn remains intact and its large walled and slab-built closed funerary chamber is unusual. The southwest end of the chamber interior is covered by a large capstone, resting on the side walling and end-stone. One of three recorded chambered cairns on the prominent ridge.	225m to the southwest
3	DCO515 and MCO30721	SV 90817 10286	Cairn	Prehistoric	Scheduled Monument	1009284	PLATFORM CAIRN ON NORTHERN PENINNIS HEAD, 200M ESE OF BUZZA TOWER: The platform cairn survives with a turf-covered circular mound of heaped rubble, 10m in diameter. A row of three large slabs considered to derive from an unrecorded antiquarian excavation lie parallel to each other embedded in the turf beyond the western perimeter of the cairn, with a further slab partly exposed to their south.	250m to the south
4	DCO572 and MCO30632 and MCO30848	SV 90963 10913	Castle and standing stone	Prehistoric to post-medieval	Scheduled Monument	1013274	HARRY'S WALLS UNFINISHED 16TH CENTURY ARTILLERY CASTLE AND ADJACENT PREHISTORIC STANDING STONE AT MOUNT FLAGON, ST MARY'S: This mid-16th century artillery castle, known as 'Harry's Walls', has survived well to the point where its initial construction was abandoned, and it displays clearly the essential details of its design. It is the earliest fort whose plan was wholly based on Italian-derived designs of angled bastions and orillons. A prehistoric standing stone is situated adjacent to the northwest side of the artillery castle.	295m to the northeast

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
5	DCO646 and MCO31152	SV 90866 10920	Store	Post-medieval	Scheduled Monument	1015668	POST-MEDIEVAL SMUGGLERS' CACHE AT PORTH MELLON, 110M WEST OF HARRY'S WALLS BATTERY, ST MARY'S: A small stone-lined smugglers' cache, a hidden store for contraband goods, dating to the 19th century is visible as a short underground passage, 5m long, up to 0.9m wide and 1m high cut into the cliffside. Positioned at a point where it is hidden from most of Hugh town by the small coastal promontory of Carn Thomas and the ridge extending southeast from it.	270m to the northeast
6	DCO14299 and MCO30982	SV 90192 10788	Quay and breakwater	Post-medieval	Grade II Listed Asset	1141209	THE PIER: 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.	410m to the northwest
7	DCO14375 and MCO64352	SV 90268 10517	Public house	Post-medieval	Grade II Listed Building	1328843	THE BISHOP AND WOLF PUBLIC HOUSE: House, now public house. Built c.1700 for Thomas Ekins, first land agent of the Godolphin Estate, resident on the Islands from 1683. Coursed granite rubble, with front of dressed and coursed granite; gabled scanted slate roof; granite end stacks. One of the earliest surviving houses on the islands.	400m to the west
8	DCO14369 and MCO64376	SV 90225 10564	Terrace	Modern	Grade II Listed Building	1328825	MUMFORDS: Terrace of 8 Neo-Georgian style houses including shop – 1-8 Hugh Street, dating to c.1926 by Richardson and Gill for the Duchy of Cornwall. Coursed and dressed granite; flat concrete roof behind parapet.	410m to the west
9	DCO14335 and MCO64421	SV 90284 10546	House	Post-medieval	Grade II Listed Building	1219011	SOUTH WEST ELECTRICITY BOARD: Early/mid 19th century house now shop of random coursed granite rubble; half-hipped scanted slate roof; granite end stacks, rendered to left.	370m to the west
10	DCO14281	SV 90272 10547	House	Post-medieval	Grade II Listed Building	1141191	HOUSE TO WEST OF SOUTH WEST ELECTRICITY BOARD: Early/mid 19th century house of roughly coursed granite rubble, with larger blocks to front; half-hipped scanted slate roof; rendered right end stack.	385m to the west

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
11	DCO14283	SV 90293 10540	House	Post-medieval	Grade II Listed Building	1141193	PARADE HOUSE: Late 18th/early 19th century L-shaped house with rear left wing. Roughly coursed granite rubble with large quoins and rendered front; 1970/80s interlocking tiles to main half-hipped roof; slate roof to rear wing; brick end stacks, partly rendered.	375m to the west
12	DCO14380 and MCO64415	SV 90301 10541	Terrace	Post-medieval	Grade II Listed Building	1328848	BORDEAUX: Early 19th century house and shop with later alterations. Roughly coursed granite rubble with rendered front; gabled slate roof. Early 19th century tripartite shop front with reeded pilasters, frieze and cornice framing canted glazing-bar windows which flank central half-glazed door.	370m to the west
13	DCO14336 and MCO64414	SV 90308 10540	House	Post-medieval	Grade II Listed Building	1219064	STANMORE HOUSE: Early 19th century house of coursed granite blocks; late 20th century interlocking tiles to half-hipped roof; rendered end stack. Double-depth plan with central entrance hall.	365m to the west
14	DCO14286	SV 90296 10528	House and shop	Post-medieval	Grade II Listed Building	1141196	THE GALLEY THE GALLEY RESTAURANT: Early 19th century house with shop attached. Roughly coursed granite rubble with colourwashed render to front; gabled slate and scanted slate roof; rendered end stacks. Included for group value.	375m to the west
15	DCO14285 and MCO64401	SV 90310 10517	Houses	Post-medieval	Grade II Listed Building	1141195	SPANISH LEDGE GUEST HOUSE AND SPANISH LEDGE GUEST HOUSE AND HOUSE ATTACHED AT WEST: Early 19th century pair of houses. Roughly coursed granite rubble; half-hipped M-shaped roof; rendered ridge stacks. Double-depth plan.	365m to the west
16	DCO14337 and MCO30678	SV 90328 10515	Town hall	Post-medieval	Grade II Listed Building	1219066	TOWN HALL: Town Hall dating to 1889, by J. Goodfellow. Squared and roughly coursed and snecked granite with hammer-dressed dressings; stone-coped gabled slate roof. Rectangular plan with gable to street. Classical style. Included for group value within the town centre.	350m to the west
17	DCO14282 and MCO64399	SV 90337 10508	House	Post-medieval	Grade II Listed Building	1141192	PARADE COTTAGE: Late 18th/early 19th century house of colourwashed coursed granite rubble, with some squared stone to front; gabled slate roof; rendered left end stack.	345m to the west

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
18	DCO14348	SV 90337 10498	Outbuilding	Post-medieval	Grade II Listed Building	1291695	OUTBUILDING APPROXIMATELY 2 METRES SOUTH OF PARADE COTTAGE: Late 18th/early 19th century single storey outbuilding of coursed granite rubble; gabled pantile roof; brick end stack. Original double entry to west elevation; north gable has inserted doorway. Included for group value with Site 17.	350m to the west
19	DCO14349 and MCO64356	SV 90334 10549	Houses	Post-medieval	Grade II Listed Building	1291708	EVERGREEN COTTAGE PELISTRY COTTAGE: Two houses of 18th or early 19th century with later alterations. Granite rubble with rendered fronts; gabled mid 20th century plain tile roofs; granite end stacks with drip courses.	335m to the west
20	DCO14280 and MCO64356	SV 90356 10550	Houses	Post-medieval	Grade II Listed Building	1141190	PARKSIDE: Two 18th or early 19th century houses. Granite rubble with rendered fronts; gabled scantled slate roofs; granite right end stacks with drip courses.	310m to the west
21	DCO14374	SV 90381 10556	House	Post-medieval	Grade II Listed Building	1328842	MADURA PARKVIEW: Early 19th century pair of houses, with earlier origins. Coursed and roughly dressed granite, rendered to Madura; half-hipped slate roof; rendered ridge and rear stacks. Single-depth plan extended to double-depth plan in early 19th century.	285m to the west
22	DCO14270 and MCO64406 and MCO30468	SV 90408 10573	Custom house	Post-medieval	Grade II Listed Building	1141180	CUSTOM HOUSE STRAND HOUSE: Two houses, formerly custom house and club, now guest house of early 19th century origin, partly remodelled in 1927 by Richardson and Gill for Duchy of Cornwall estate. Coursed granite rubble clad in colourwashed render and stucco; hipped slate roof; rendered ridge stacks.	260m to the west
23	DCO14334 and MCO64355	SV 90402 10542	House	Post-medieval	Grade II Listed Building	1219007	RIVERA HOUSE: 18th century house of coursed and squared granite; gabled slate roof, with scantled slate roof to rear wing; rendered end stacks. L-plan with rear left wing.	270m to the west
24	DCO14347	SV 90373 10506	House	Post-medieval	Grade II Listed Building	1291690	HOMELEIGH AND ATTACHED RAILINGS: Early 19th century house of coursed granite rubble with front of roughly dressed granite; gabled slate roof; brick end stacks. Mid-19th century decorative cast-iron railings to front.	310m to the west
25	DCO14284	SV 90382 10507	House	Post-medieval	Grade II Listed Building	1141194	SHEARWATER AND ATTACHED RAILINGS: Early 19th century house. Roughly coursed granite rubble with pebbledash render front; gabled slate roof; brick end stacks. Mid-19th century decorative cast-iron railings to front.	300m to the west

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
26	DCO14287	SV 90392 10508	House	Post-medieval	Grade II Listed Building	1141197	TREVESSA AND WINGLETANG: Early 19th century two storey house of symmetrical three window range, of coursed and squared granite; Delabole slate roof; end stacks. Adjacent house with two window range.	290m to the west
27	DCO14327	SV 90436 10508	Terrace	Post-medieval	Grade II Listed Building	1218655	CREBINNICK, HOUSE, HOUSE ADJOINING TO EAST, HAZELDENE, THURLEIGH AND RAVEEN: Terrace of five early/mid-19th century houses. Coursed and roughly dressed granite with slate roof and rendered ridge stacks.	250m to the west
28	DCO14328 and MCO64366 and MCO64395	SV 90477 10513	Terrace	Post-medieval	Grade II Listed Building	1218666	LYNWOOD, ALBANY HOUSE, WESTFORD HOUSE, LONGRAS AND INNISIDGEN AND ATTACHED WALLS AND WESTFORD HOUSE: Early 19th terrace of five houses of rendered granite rubble with half-hipped slate roofs and brick stacks. Coursed and dressed granite forecourt walls with segmental coping.	220m to the west
29	DCO14368 and MCO64365 and MCO64395	SV 90486 10514	Houses	Post-medieval	Grade II Listed Building	1328824	PENLEE AND ATTACHED WALLS AND RAILINGS TO PENLEE AND RW BANFIELD: Pair of semi-detached houses dating to c.1840. Coursed and dressed granite; slate roof with ridge and end stacks finished in brick. Coursed and dressed granite walls to Penlee, surmounted by spear-headed railings with terminal urn finials.	210m to the west
30	DCO14371 and MCO64361	SV 90445 10560	House	Post-medieval	Grade II Listed Building	1328827	LYONNESSE: Early 19th century house of coursed granite rubble with rendered and painted facade; parapeted slate roof; rendered end stacks.	225m to the west
31	DCO14355 and MCO64358	SV 90454 10561	House	Post-medieval	Grade II Listed Building	1291793	SIMPSON'S SHOP: Early 19th century house with shop with later 19th century alterations. Coursed granite rubble with colourwashed pebbledash front; gabled slurried slate roof; rendered end stacks. Included for its good 19th century shop front and for its group value with Site 30.	215m to the west
32	DCO14305 and MCO64359 and MCO64395	SV 90504 10553	House	Post-medieval	Grade II Listed Building	1141215	LEMON HALL AND ATTACHED WALLS AND RAILINGS: House c.1820-30, colourwashed rendered granite with parapeted hipped slate roof and rendered end stacks. Granite walls, curved at east, flank cast-iron railings with palmette heads and 2-leaf central gate.	170m to the west

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
33	DCO14306 and MCO64416 and MCO64395	SV 90513 10521	House and walls	Post-medieval	Grade II Listed Building	1141216	THE WHITE COTTAGE AND ATTACHED WALLS: Early 19th century house of white-washed granite rubble with quoins; slate roof with rendered end stacks. 2-unit plan with central staircase. Coursed and dressed granite forecourt walls. A complete example of a 19th century Scillonian interior.	185m to the west
34	DCO14304 and MCO64360 and MCO64395	SV 90523 10523	Hotel	Post-medieval	Grade II Listed Building	1141214	BELLROCK HOTEL AND ATTACHED WALL AND RAILINGS: House, now hotel of early 19th century with mid-20th century additions and external details. Granite rubble with aggregate render; green cement tile roof and rendered ridge and end stacks. Coursed and dressed granite forecourt walls surmounted by spear-headed railings interrupted by urn finials.	170m to the west
35	DCO14356 and MCO64358	SV 90534 10605	Terrace	Post-medieval	Grade II Listed Building	1291818	1-10 HIGHER STRAND: Terrace of 10 early/mid-19th century cottages of coursed granite rubble with gabled slate roof, slurred except to No 1, and granite ridge and end stacks.	95m to the west
36	DCO14329 and MCO31480	SV 90547 10560	Chapel	Post-medieval	Grade II Listed Building	1218680	CHURCH OF ST MARY (METHODIST): Methodist chapel dating to 1899 by A.J. Treenear. Squared coursed granite rubble with slate roof. Single-vessel rectangular plan. Early Pointed style. An unaltered chapel of the period.	130m to the west
37	DCO14367 and MCO31478	SV 90658 10584	Church	Post-medieval	Grade II Listed Building	1328823	CHURCH OF ST MARY'S: Anglican Parish Church dating to 1836-1838 for Augustus Smith, Lord Proprietor of the Islands. Coursed granite ashlar; stone-coped gabled slate roof. Early Pointed Gothic Revival style.	35m to the west
38	DCO14326	SV 90638 10573	Wall and gateway	Post-medieval	Grade II Listed Asset	1218646	WALL AND GATEWAY TO WEST OF CHURCH OF ST MARY'S: Wall and gateway. 1836-8. Coursed and dressed granite wall with flat coping. Wrought-iron gates to front of steps, surmounted by wrought-iron overthrow with trefoils flanking lantern. Included for group value with Site 37.	70m to the west

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
39	DCO14302 and MCO31481	SV 90643 10580	Cistern	Post-medieval	Grade II Listed Asset	1141212	LEAD CISTERN TO NORTH OF WEST DOOR OF CHURCH OF ST MARY'S: Rectangular water cistern dated 1727, of lead, with chamfered granite plinth. Heraldic plaques and cartouches set in strapwork panels; maker's mark to north panel reads "HEZ WALKER LONDON". Moved to its present position from Star Castle.	65m to the west
40	DCO14345 and MCO31481	SV 90648 10573	Cistern	Post-medieval	Grade II Listed Asset	1264105	LEAD CISTERN TO SOUTH OF WEST DOOR OF CHURCH OF ST MARY'S: Rectangular water cistern dated 1727, of lead, with chamfered granite plinth. Heraldic plaques and cartouches set in strapwork panels; maker's mark to north panel reads "HEZ WALKER LONDON" above crown on laurel wreath. West panel has cherubs over GR crowns flanking arms with 3 cannon. Moved to its present position from Star Castle.	65m to the west
41	DCO14303 and MCO64410	SV 90716 10548	Rectory	Post-medieval	Grade II Listed Building	1141213	THE CHAPLAINCY: Rectory c.1830 of rendered granite rubble; hipped slate roof; rendered end stacks. Double-depth plan with central stairhall.	20m to the southwest
42	DCO14358 and MCO64411	SV 90695 10535	Gateway	Post-medieval	Grade II Listed Asset	1291873	GATEWAY TO WEST OF THE CHAPLAINCY: Early 19th century gateway. Dressed granite piers with pyramidal caps flank decorative wrought-iron gate. Included for group value with Site 41.	50m to the southwest
43	DCO14359 and MCO30230	SV 90644 10381	Tower	Post-medieval	Grade II Listed Building	1291886	BUZZA TOWER: Windmill constructed in 1821 on the site of a Bronze Age kerbed cairn previously excavated by William Borlase in 1752. Tower is circular in plan and comprises squared and coursed granite. It was restored and extended in 1911 in commemoration of a visit by King Edward VII.	190m to the southwest
44	DCO14271 and MCO64398	SV 90531 10447	House	Post-medieval	Grade II Listed Building	1141181	WAHROONGA: 18th century house of roughly coursed granite rubble; gabled slate roof with granite end stacks, with pantiles to rear outshut with brick lateral stack.	240m to the southwest
Non-designated heritage assets and other historic environment data								

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
45	MCO31154	SV 9080 1085	Settlement and field system	Prehistoric	-	-	PORTH MELLON - PREHISTORIC HUT CIRCLE, PREHISTORIC FIELD SYSTEM: A prehistoric field system survived in the intertidal zone on the southwest side of Porth Mellon and was recorded in 1990. It consisted of a possible field wall of ten boulders running up the beach, a possible poorly defined hut circle, and two clearly defined parallel boulder walls which possibly form the sides of a track.	185m to the northeast
46	MCO30273	SV 9099 1034	Findspot	Prehistoric	-	-	CARN GWAVEL - PREHISTORIC FINDSPOT: Built into the hedge in the lane leading down to the school is a pivot stone found in 1993. It is a roughly sub-rectangular cube measuring 20cm by 15cm and 10cm deep with a depression in the top c.5cm in diameter and c.2cm deep.	310m to the southeast
47	MCO31592	SV 9037 1053	Findspot	Prehistoric	-	-	THE PARADE - PREHISTORIC FINDSPOT: A collection of querns and perforated and grooved boulders have been reported found on St Mary's, but otherwise unprovenanced, which now lie in the public gardens (The Parade) adjacent to the Town Hall in Hugh Town. These may relate to Sites 66, 93 and 138.	305m to the west
48	MCO31128	SV 906 102	Findspot	Prehistoric	-	-	PORTH CRESSA - PREHISTORIC FINDSPOT: A saddle quern was found on the foreshore in the area where a Bronze Age midden is exposed in the cliff face (Site 58). Presumably it had fallen out of the cliff section and is associated with the settlement.	375m to the southwest
49	MCO30228	SV 906 103	Findspot	Prehistoric	-	-	BUZZA HILL - PREHISTORIC FINDSPOT: A large flat stone with a pecked hollow in one surface lies in a garden below Buzza Hill. This sounds like a post-hole stone.	210m to the southwest
50	MCO53363	SV 906 104	Findspot	Prehistoric to Romano-British	-	-	BUZZA HILL - PREHISTORIC FINDSPOT, ROMANO BRITISH FINDSPOT: Romano-British sherds have been recorded in the cliff face near Buzza Hill noted by Ashbee (Site 61) and a possible post-hole stone in a garden below Buzza Hill (Site 49).	210m to the southwest

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
51	MCO31606	SV 908 109	Findspot	Prehistoric to post-medieval	-	-	THOMAS PORTH - PREHISTORIC FINDSPOT, EARLY MEDIEVAL FINDSPOT, POST MEDIEVAL FINDSPOT: Assorted post-medieval and earlier artefacts were found in Thomas' Porth. These included 1 struck flint, 22 sherds of pottery, 1 clay pipe and 3 animal bones.	330m to the northeast
52	MCO31156	SV 9076 1092	Peat deposit	Neolithic	-	-	PORTH MELLON - PREHISTORIC PEAT DEPOSIT: An intertidal peat exposure first discovered in January 1992. Radiocarbon dating indicates the peat began forming around the Late Neolithic, 500 years earlier than nearby deposit (Site 53). Samples contained substantial and well-preserved pollen and plant macrofossils.	245m to the northeast
53	MCO31155	SV 9079 1088	Peat deposit	Neolithic	-	-	PORTH MELLON - PREHISTORIC PEAT DEPOSIT: An intertidal peat exposure first discovered in January 1992. Radiocarbon dating indicates the peat began forming around the Late Neolithic, 500 years later than nearby deposit (Site 52). Samples contained substantial and well-preserved pollen and plant macrofossils.	220m to the northeast
54	MCO31081	SV 9088 1032	Findspot	Neolithic to Bronze Age	-	-	PERNOLD - NEOLITHIC FINDSPOT, BRONZE AGE FINDSPOT: Two flint thumb-nail scrapers found at Pernold in 1963-64 are part of a collection donated to the Isles of Scilly Museum. Two hammer stones found at Pernold and measuring 17.8cm by 8.3cm by 5.1cm and 7.6cm by 5.7cm by 4.4cm, were donated to the museum in 1967.	245m to the southeast
55	MCO31088	SV 9083 1035	Findspot	Bronze Age	-	-	PILOTS RETREAT - BRONZE AGE FINDSPOT: An agate bead was found in the garden of Pilot's Retreat and donated to the Isles of Scilly Museum in April 1970.	210m to the southeast

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
56	MCO30226	SV 906 104	Cairn	Bronze Age	-	-	BUZZA HILL - BRONZE AGE ENTRANCE GRAVE: A cairn excavated by Borlase in the 18th century was apparently the largest of a group of three cairns attributed to Buzza Hill (including sites 2 and 57) and was destroyed in the early 19th century, presumably as part of the construction of the windmill which is said to have been in its stead (Site 43). The lower course of boulders could represent the perimeter of the former cairn, but the remainder is clearly of modern construction.	180m to the southwest
57	MCO30227	SV 906 103	Cairn	Bronze Age	-	-	BUZZA HILL - BRONZE AGE ENTRANCE GRAVE: A cairn excavated by Borlase in the 18th century was apparently the largest of a group of three cairns attributed to Buzza Hill (including sites 2 and 56). No longer extant.	200m to the southwest
58	MCO31121	SV 9062 1020	Settlement	Bronze Age	-	-	PORTH CRESSA - Bronze Age hut circle: The remains of a hut circle exposed in the cliff face, with associated midden was visible in 1984. Midden no longer visible in 1988 but a quarter of the hut circle survived comprising a layer of earth and limpet shells, with probable wall of former hut or boundary. Miscellaneous pottery from the cliff face on the east side of Porth Cressa, presented to the Isles of Scilly Museum in November 1967, may have been found here.	365m to the southwest

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
59	MCO53362	SV 9063 1020	Settlement	Bronze Age to Post-medieval			PORTH CRESSA - BRONZE AGE HUT CIRCLE SETTLEMENT, ROMANO BRITISH CIST, MEDIEVAL FINDSPOT, POST MEDIEVAL FINDSPOT: The remains of a hut circle was exposed in the cliff face, with associated midden (Site 58) and a Porth Cressa-type cist grave exposed in the cliff face, containing fragmented remains of a skull (Site 60). A settlement of four adjacent hut circles (MCO31123), and a wall curving SE into the north-south cliff face (MCO31122) are to the south. and an undated wall in the cliff face (MCO31125). Finds of a large granite saddle quern, found at high tide mark on the east side of Porth Cressa in 1993 (MCO31126). Medieval and 18th century pottery have also been found in the cliff face (Site 67).	365m to the southwest
60	MCO31127	SV 9062 1018	Cist	Romano-British	-	-	PORTH CRESSA - ROMANO BRITISH CIST: A Porth Cressa-type cist grave exposed in the cliff face, 1.3m above the boulder beach approximately 18m south of Site 58 (Bronze Age hut circle) was excavated in 1994. The north-south orientated cist was of boat shaped plan with sides of slab and course-wall construction and five capstones, and contained a crouched inhumation lying on its left hand side judging from the skull position.	385m to the southwest
61	MCO30229	SV 906 103	Findspot	Romano-British	-	-	BUZZA HILL - ROMANO BRITISH FINDSPOT: Some Romano-British sherds were found in the cliff face near the post-hole stone (Site 49).	210m to the southwest
62	MCO31593	SV 9037 1053	Findspot	Romano-British	-	-	THE PARADE - ROMANO BRITISH FINDSPOT: A granite column-length is recorded amongst the stones in The Parade, which may be associated with the Roman altar in Tresco Abbey gardens in that it could have been part of a shrine on Mount Holles. Alternatively, it could be from Saint Maudut's chapel or may be one of the recorded 'cross shafts' (Site 66).	305m to the west

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
63	MCO31120	SV 9040 1044	Findspot	Early Medieval	-	-	PORTH CRESSA - EARLY MEDIEVAL FINDSPOT: The remains of an octagonal granite pillar are recorded standing upright adjacent to a footpath. It measures 0.65m high by 0.35m diameter, and is possibly from a church arcade. It has been suggested that it was associated with the Roman altar in Tresco Abbey gardens as part of a shrine which may have stood on Mount Holles, or alternatively may have come from St Maudut's chapel.	335m to the southwest
64	MCO31157	SV 9080 1095	Findspot	Early Medieval	-	-	PORTH MELLON - EARLY MEDIEVAL FINDSPOT: A rim sherd of granitic bar-lug pottery was found in the intertidal zone in Porth Mellon, near peat exposures.	280m to the northeast
65	MCO31588	SV 9059 1075	Findspot	Medieval	-	-	HUGH TOWN - MEDIEVAL FINDSPOT: Some possibly 16th century pottery and iron was found beneath the cliff near the lifeboat house at Hugh Town and given to the Isles of Scilly museum in January 1971.	100m to the northwest
66	MCO31589	SV 90384 10532	Cross	Medieval	-	-	THE PARADE - MEDIEVAL CROSS: The remains of three cross shafts are situated in The Park (The Parade) (Site 92) at Hugh Town. Two of them are situated by the east gateway, and the other by the south pathway. Each measures about 0.6m high by 0.2m diameter, and all are octagonal. One of these shafts may be that recorded at High Cross in 1908 (MCO30643), and/or may have come from Saint Maudut's chapel.	295m to the west
67	MCO31124	SV 9063 1020	Findspot	Medieval to post-medieval	-	-	PORTH CRESSA - Medieval findspot, Post Medieval findspot: A glazed base sherd of 18th century pot was found in the cliff face on the east side of Porth Cressa, above the Bronze Age midden and hut (Site 58). A body sherd of green-glazed post-medieval pottery was also found in the cliff.	365m to the south

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
68	MCO41957	SV 91164 10642	Field system	Post-medieval	-	-	LOWER MOORS - POST MEDIEVAL FIELD SYSTEM: The remains of a field system are visible on Lower Moors, St Marys. The boundaries are each approximately 50m long and 6.0m apart. They lie in a patchwork fashion across the moors, and are likely to be disused sections of a system of post-medieval bulb strips. The system is visible on aerial photographs and was plotted as part of the NMP.	405m to the east
69	MCO64413	SV 9069 1062	Settlement	Post-medieval	-	-	DOWN DERRY - POST MEDIEVAL VILLAGE: A small village of cottages was reported called Down Derry in the post-medieval period. The placename survived to be shown on the 1908 Ordnance Survey mapping. Remains of this settlement may survive below gardens in this area, as may deposits relating to an industrial building north of the church shown on historical photographs.	Within the application area
70	MCO64417	SV 9051 1042	Cottages	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL ROW: Extant post-medieval cottage row, successor to a small settlement in this area since at least the mid 17th century. The curving rubble wall bounding the seaward frontage appears in the earliest photographs of the area c.1870. The cottages have an informal, 'unplanned' quality. Around them lie a variety of wooden and stone outbuildings, porches and glasshouses, accompanied by robust rubble walls.	250m to the southwest
71	MCO64374	SV 9051 1057	Terrace	Post-medieval	-	-	HUGH TOWN - MID 19TH CENTURY TERRACE: Extant severe, well constructed mid 19th century terrace of single and double-fronted dwellings at Well Cross. This reflects the prosperous industrial character of the area during this period	145m to the west
72	MCO64375	SV 9049 1046	Terrace	Post-medieval	-	-	HUGH TOWN - MID 19TH CENTURY TERRACE: Extant severe, well constructed mid 19th century terrace of single and double-fronted dwellings at Buzza Street. This reflects the prosperous industrial character of the area during this period.	230m to the southwest
73	MCO64407	SV 9055 1052	Terrace	Post-medieval	-	-	HUGH TOWN - LATE 19TH CENTURY TERRACE: Extant 19th century terrace. Includes bow and bay windows which are a feature of some of the Church Street terraces.	145m to the west

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Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
74	MCO64405	SV 9061 1053	Houses	Post-medieval	-	-	HUGH TOWN – LATE 19TH CENTURY VILLA: Extant two substantial late 19th century detached villas. They have painted render combined with raised quoins, canted bays, string courses and dormers.	90m to the west
75	MCO64352	SV 9026 1051	House	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL HOUSE: Site of a post-medieval house built for the Godolphin Steward. It was damaged by a storm surge in 1744 and replaced by the current mid 18th century house, now in use as the Bishop and Wolf pub (Site 7).	410m to the west
76	MCO64377	SV 9044 1058	Hotel	Post-medieval	-	-	HUGH TOWN – LATE 19TH CENTURY HOTEL: The site of a large, purpose-built hotel called Holgate's was constructed in the 1890s on the site of one of the former shipyards (Site 94), recorded on the 2nd edition OS map. Demolished in the 1970's and the area is now a promenade (Site 125).	205m to the west
77	MCO64381	SV 9024 1056	Market house	Post-medieval	-	-	HUGH TOWN - 18TH CENTURY MARKET HOUSE: Site of 18th century market and council house. Demolished and now the site of 20th century offices for the Isles of Scilly Steamship Company (Site 123).	410m to the west
78	MCO64420	SV 9023 1058	Building	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL BUILDING: Extant post-medieval building, one of the few larger historic buildings in the area. Now occupied by the CO-OP. It has been made uncharacteristically prominent in the streetscape by its stark external decoration, prominent signage and lack of detailing.	410m to the west
79	MCO64429	SV 9032 1059	Buildings	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL BUILDINGS: Several buildings are highlighted across the study area as being distinctive and historic components of the town, all of which predate WWII. These including buildings immediately to the east and west of the application area.	Numerous buildings across the study area including closely to the east and west
80	MCO30269	SV 9067 1070	School	Post-medieval	-	-	CARN THOMAS - POST MEDIEVAL SCHOOL: The boys school on St Mary's built by Augustus Smith (proprietor of the islands 1834-1872). The building is still in use as the Public Library and pre-school playgroup. A previous school was referred to as being located at Carn Thomas by Woodley in 1822.	20m to the north

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Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
81	MCO30414	SV 90447 10533	School	Post-medieval	-	-	CHURCH STREET - POST MEDIEVAL SCHOOL: The Infant School on St Mary's, built in 1854 by Augustus Smith, proprietor of Scilly 1834-72. No longer a school, the building is still in use as the Church Hall, identified in 2003	225m to the west
82	MCO31600	SV 9043 1055	School	Post-medieval	-	-	THE STRAND - POST MEDIEVAL SCHOOL: The Girls' School on St Mary's was built in 1860 by Augustus Smith (proprietor of Scilly 1834-72). The former classroom is now the Catholic chapel of Our Lady (Stella Maris - 'star of the sea'), with the rest of the building being the priest's house, behind which there is an enclosed garden. On the west wall of the chapel, there is a mosaic plaque commemorating the 1633 visit of two ships (the 'Ark' and the 'Dove'), whose companies were persecuted Roman Catholics sailing across the Atlantic to found the new colony of Maryland in North America.	230m to the west
83	MCO64395	SV 9053 1054	Railings	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL RAILINGS: Cast iron railings running along the frontages of both Listed (Sites 28-29 and 32-34) and unlisted buildings (Site 73-74 and 120). The quality of these railings rivals that of any other British urban streetscape of a similar period. Includes sections topping wall (Site 84).	95m to the west
84	MCO64412	SV 9060 1055	Wall	Post-medieval	-	-	HUGH TOWN - LATE 19TH CENTURY WALL: Extant dressed granite wall topped by ornamental railings (Site 83) fronting Field House.	95m to the west
85	MCO64350	SV 9023 1056	Road	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL STREET: Extant Hugh Street, beyond Kavorna Bakery, has a planned aspect, shown in 1715 with a straight alignment and a continuous row of buildings on both sides.	400m to the west
86	MCO64351	SV 9029 1051	Road	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL ROAD: By 1715 the settlement of Hugh Town had expanded along the two roads now fossilised in the lines of Silver Street and the narrow link between Hugh Street and The Parade (Site 92).	340m to the west
87	MCO64391	SV 9030 1056	Road	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL LANE: Extant Thoroughfare, also known as Blood Alley, represents a former post-medieval back lane that also provided access to working buildings along the shorefront.	300m to the west

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Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
88	MCO64354	SV 9036 1053	Road	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL ROAD: Extant post-medieval roads, shown on an illustration dated 1752, to Old Town and the eastern part of St. Mary's. The alignment of these roads established what subsequently became the north and south sides of the Parade (Site 92).	280m to the west
89	MCO64424	SV 9017 1058	Lane	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL LANE: Extant Post Medieval lanes known as Garrison Lane, Well Lane and Jerusalem Terrace. These provided access to the fields and garden plots which formerly lay on the slopes of the Garrison.	410m to the west
90	MCO64353	SV 9029 1054	Alley	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL ALLEY: Extant post-medieval alley linking Thoroughfare to the area in front of the Godolphin steward's house which has since been converted into the Bishop and Wolf pub (Site 7).	355m to the west
91	MCO31594	SV 9035 1053	Parade ground	Post-medieval	-	-	THE PARADE - POST MEDIEVAL PARADE GROUND: Now a public garden and crossroads (Site 92), this area is named because it was a parade ground during the early 19th century. Previously known as 'The Green', but renamed due to its use by the 'Sea Fencibles'.	315m to the west
92	MCO64367	SV 9036 1053	Park	Post-medieval	-	-	HUGH TOWN - LATE 19TH CENTURY PARK: During the late 19th century the central area of the Parade (Site 91) was enclosed as a public park, still extant. This contributed to the emerging urban character and developing air of gentility around this end of Hugh Town.	290m to the west
93	MCO31591	SV 9037 1053	Findspot	Post-medieval	-	-	THE PARADE - POST MEDIEVAL FINDSPOT: There are two millstones recorded in The Park (The Parade) (Site 92) at Hugh Town. They lie at the southwest and northwest corners respectively, and each has a diameter of 0.6m and 0.1m thick.	305m to the west
94	MCO31670	SV 9042 1058	Shipyards	Post-medieval	-	-	TOWN BEACH - POST MEDIEVAL SHIPYARD: By 1850 two shipbuilding yards existed on Town Beach. The last ship to be built on this beach was the 179-ton brigantine 'Gleaner' in 1878, except for two small craft in the 1880s.	230m to the west

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Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
95	MCO31131	SV 904 103	Shipyards	Post-medieval	-	-	PORTH CRESSA - POST MEDIEVAL SHIPYARD: By 1850 two shipbuilding yards existed on Porthcressa beach. The last ship to be built on this beach was the 'David Auterson', launched in 1870.	360m to the southwest
96	MCO64418	SV 9048 1042	Lifeboat shed	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL LIFEBOAT SHED: Extant Post Medieval rubble-built former lifeboat shed. It was probably associated with the shipbuilding industry located in this area until c.1870. The building has since been converted into a library.	275m to the southwest
97	MCO30270	SV 90599 10763	Lifeboat station	Post-medieval	-	-	CARN THOMAS - POST MEDIEVAL LIFEBOAT STATION: A lifeboat station built in 1899, consisting of a lifeboat house and slipway, with a flagstaff also shown on the carn behind on the early OS maps. It passed out of use in 1981 when the boat was upgraded to the larger Arun class boat.	100m to the north
98	MCO31130	SV 9060 1016	Slipway	Post-medieval	-	-	PORTH CRESSA - POST MEDIEVAL SLIPWAY: The remains of a slipway was found in 1988. The remains ran NNE - SSW for a total length of 34m with a long alignment of large boulders adjacent forming a breakwater. Impacted by tidal erosion.	415m to the southwest
99	MCO64371	SV 9043 1060	Slipway	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL SLIPWAYS: The site of post-medieval slipways some of which remain extant are recorded on the 1st edition OS map.	160m to the west
100	MCO58046	SV 9026 1062	Slipway	Post-medieval	-	-	TOWN BEACH - POST MEDIEVAL SLIPWAY: 11 parallel timber piles set into the beach, recorded on aerial photographs and Ordnance Survey maps possibly relating to one of three shipyards on Town Beach active in the 19th century.	375m to the west
101	MCO43458	SV 9054 1099	Wreck	Post-medieval	-	-	ST MARYS POOL - POST MEDIEVAL WRECK: Vessel lost on the west point of Taylor's Island in 1793. A French prize vessel, whose captain had lost a vessel on Carn Morval Point ten or twelve years previously.	350m to the northwest
102	MCO43464	SV 9054 1099	Wreck	Post-medieval	-	-	ST MARYS POOL: OSIRIS - POST MEDIEVAL WRECK: On voyage from Dominica to France in 1838, a French vessel struck Crim Rock and was brought into St Mary's pool, after which it was considered wrecked and sold for breaking up.	350m to the northwest

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Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
103	MCO43467	SV 9054 1099	Wreck	Post-medieval	-	-	PORTHLOO: GEM (BUILT 1858) - POST MEDIEVAL WRECK: The ship was wrecked in a gale in 1881 after coming into St May's Pool suffering from leaks.	350m to the northwest
104	MCO43653	SV 9054 1099	Wreck	Post-medieval	-	-	TAYLORS ISLAND: LYON - POST MEDIEVAL WRECK: On voyage from Boston (Massachusetts) to Portsmouth (Hampshire), the vessel was wrecked 'at island Scilly' in 1776. Crew and passengers (including soldiers) were saved.	350m to the northwest
105	MCO31479	SV 90655 10583	Findspot	Post-medieval	-	-	ST MARYS - POST MEDIEVAL FINDSPOT: A coloured and gilded wooden lion from the flagship of Sir Cloudesley Shovel, wrecked in 1707 on the Gilstone Ledges, is housed inside the church.	50m to the west
106	MCO30268	SV 9064 1068	Cemetery	Post-medieval	-	-	CARN THOMAS - POST MEDIEVAL CEMETERY: A reported former burial ground at Carn Thomas was used for stranger victims of shipwreck and drownings. A 1794 survey record it as being on the south side of the carn and on the north side of the road and says it was formerly enclosed, but in 1794 was a piece of common ground.	25m to the north
107	MCO64362	SV 9057 1058	Timber yard	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL TIMBER YARD: Photographs from about 1870 show this area as an open space used to store timber for the shipbuilding industry. The site was redeveloped in the late 19th and early 20th century (Site 36, 120-121).	55m to the west
108	MCO64370	SV 9040 1045	Saw pit	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL SAW PIT: The site of a post-medieval saw pit recorded on the 1st edition OS map.	320m to the southwest
109	MCO64372	SV 9043 1058	Saw pit	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL SAW PIT: The site of post-medieval saw pit is recorded on the 1st edition OS map.	230m to the west
110	MCO64373	SV 9051 1062	Smithy	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL SMITHY: The site of a post-medieval smithy is recorded on the 1st edition OS map.	130m to the west
111	MCO64382	SV 9069 1041	Quarry	Post-medieval	-	-	HUGH TOWN - POST MEDIEVAL QUARRY: Extant Post Medieval quarry, now disused and the site of a 20th century electricity generating plant (Site 112).	110m to the south

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Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
112	MCO64383	SV 9070 1042	Power station	Modern	-	-	HUGH TOWN – 20TH CENTURY ELECTRICITY GENERATING PLANT: Extant 20th century electricity generating plant built within a disused quarry (Site 111).	115m to the south
113	MCO41956	SV 90393 10275	Structure	Modern	-	-	PORTH CRESSA - MODERN STRUCTURE: A linear feature approximately 233m long is visible on air photos and was plotted as part of the NMP. It is likely to be a modern power cable.	450m to the southwest
114	MCO64384	SV 9074 1033	Hospital	Modern	-	-	HUGH TOWN – 20TH CENTURY HOSPITAL: Extant 20th century hospital, the first hospital on the Isles of Scilly, built in 1938.	185m to the south
115	MCO64389	SV 9077 1028	Health centre	Modern	-	-	HUGH TOWN – 20TH CENTURY HEALTH CENTRE: Extant health centre, built on high ground in the 1990s.	250m to the south
116	MCO64387	SV 9106 1037	School	Modern	-	-	CARN GWAVAL – 20TH CENTURY SCHOOL: Extant primary school, built at Carn Gwaval in 1976.	320m to the southeast
117	MCO64386	SV 9035 1050	Housing	Modern	-	-	HUGH TOWN – 20TH CENTURY RESIDENTIAL ACCOMMODATION: Extant Park House residential accommodation for the elderly, built on the Parade in about 1970. Part of the building of several modern institutional buildings in Hugh Town during this period. Although of granite, the semi-coursed rubble construction, modern fenestration and subsequent lean-to extension, do not maintain the strong air of quality in design and materials which dominates elsewhere in the area.	320m to the west
118	MCO64419	SV 9044 1046	Housing	Modern	-	-	HUGH TOWN – 20TH CENTURY COUNCIL FLATS: Extant substantial L-shaped block of flats, originally constructed as public housing. Part of the infilling of the former open area at Porth Cressa during the post WWII period.	260m to the southwest
119	MCO64378	SV 9055 1046	Terrace	Modern	-	-	HUGH TOWN – 20TH CENTURY TERRACE: Extant small 20th century terrace called Porthcressa Terrace consisting of ground floor plus attic cottages is an example of the interesting and distinctive architecture produced for the Duchy of Cornwall during the inter-war period, with distinctive tripartite sashes.	195m to the southwest

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Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
120	MCO64363	SV 9057 1057	Terrace	Modern	-	-	HUGH TOWN – 20TH CENTURY TERRACE: Extant terrace which may date to the early 1900s. Includes bow and bay windows which are a feature of some of the Church Street terraces	95m to the west
121	MCO64364	SV 9060 1058	House	Modern	-	-	HUGH TOWN – 20TH CENTURY HOUSE: Extant house, known as St Mary's Hall, now St Mary's Hall Hotel, built in 1933. The building has fine quality granite stonework and two-storey bay windows.	70m to the west
122	MCO64379	SV 9024 1057	Bank	Modern	-	-	HUGH TOWN – 20TH CENTURY BANK: Extant 20th century bank built for Barclays Bank in the 1930s. The building is of a nicely determined scale for its immediate context and incorporates design references to older buildings nearby.	405m to the west
123	MCO64380	SV 9025 1056	Office	Modern	-	-	HUGH TOWN - 20TH CENTURY OFFICE: Extant 20th century office built as premises for the Isles of Scilly Steamship Company in the 1930s. This building replaced the 18th century market (Site 77) and council house. The building is of a nicely determined scale for its immediate context and incorporates design references to older buildings nearby.	395m to the west
124	MCO64385	SV 9047 1053	Museum	Modern	-	-	HUGH TOWN – 20TH CENTURY MUSEUM: Extant Isles of Scilly Museum building completed in the late 1960s, part of the building of several modern institutional buildings in Hugh Town during this period. A bold design of its period but its scale and horizontal massing are inappropriate to its high-quality setting. The blank rectangular side elevations and inactive coloured panels facing the ground floor are over prominent in the streetscape.	195m to the west
125	MCO64390	SV 9044 1058	Promenade	Modern	-	-	HUGH TOWN – 20TH CENTURY PROMENADE: Demolition of the late 19th century Holgate's Hotel (Site 76) on Lower Strand during the 1970s enabled the creation of an informal grassed promenade overlooking the eastern portion of Town Beach.	185m to the west
126	MCO64388	SV 9088 1069	Industrial estate	Modern	-	-	PORTHMELLON – 20TH CENTURY INDUSTRIAL ESTATE: Extant industrial estate, built in the 1980s.	55m to the east

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
127	MCO31158	SV 90886 10819	Structure	Modern	-	-	PORTH MELLON - MODERN FLYING BOAT STATION: The remains of a WW1 seaplane base lies behind the dune at Porth Mellon. The base was subsequently moved to New Grimsby. All that now remains at Porth Mellon is the concrete hard-standing.	205m to the northeast
128	MCO54347	SV 90474 10427	Fire station	Modern	-	-	HUGH TOWN - MODERN FIRE STATION: Fire Station, built in the 20th century. Still extant, now Restaurant 'Dibble & Grub'.	290m to the southwest
129	MCO42806	SV 90306 10574	Pillbox	Modern	-	-	HUGH TOWN - MODERN PILLBOX: This is referred to as pillbox no 9 and was probably a gun position within one of the buildings fronting the bay.	350m to the west
130	MCO42807	SV 90584 10746	Pillbox	Modern	-	-	CARN THOMAS - MODERN PILLBOX: This site is referred to as pillbox no 10 and was situated on a natural shelf of granite outcrops south-west of the Lifeboat Station (Site 97). A small concrete platform can be found measuring 1.5m by 0.8m with a small hole at the centre.	105m to the northwest
131	MCO42808	SV 90644 10766	Pillbox	Modern	-	-	CARN THOMAS - MODERN PILLBOX: This is referred to as pillbox no 11 and is situated on a coastal cliff. Its superstructure has been demolished and only parts of its base survive.	100m to the north
132	MCO42811	SV 907 106	Pillbox	Modern	-	-	PORTH MELLON - MODERN PILLBOX: This is referred to as pillbox no 12. Nothing now remains of this site.	25m to the north
133	MCO42813	SV 90867 10957	Pillbox	Modern	-	-	THOMAS PORTH - MODERN PILLBOX: This site is referred to as pillbox no 13 and was situated on the headland between Porth Mellon and Thomas Porth. Nothing now remains of the site.	310m to the northeast
134	MCO42835	SV 90406 10433	Pillbox	Modern	-	-	PORTHCRESSA - MODERN PILLBOX: This site is referred to as pillbox no 26 and may have been demolished during the building of successive coastal defence works.	330m to the southwest
135	MCO41958	SV 91001 10889	Structure	Undated	-	-	MOUNT FLAGON - UNDATED STRUCTURE: Two small stone structures are visible on air photos. They appear to be the remains of a structure. Each has dimensions of approximately 3.0m by 4.0m. They were plotted as part of the NMP.	340m to the northeast

Table 1: Summary of historic environment data within the study area

Site no.	Cornwall & Scilly HER reference	NGR	Form	Period	Status	NHLE reference	Summary	Approximate distance from application area boundary
136	MCO41962	SV 90969 10923	Ditches	Undated	-	-	MOUNT FLAGON - UNDATED DITCH: Ditches visible on air photos in fields behind Harry's Walls Battery (Site 4), are possibly the remains of structures. One is 12m by 3.0m, the other 30m by 4.0m. They were plotted as part of the NMP. The site is included within the Scheduled area (Site 4).	335m to the northeast
137	MCO31153	SV 908 107	Findspot	Undated	-	-	PORTH MELLON - UNDATED FINDSPOT: A fish bone needle found in a rock pool at Porth Mellon was given to the Isles of Scilly museum in June 1970.	140m to the northeast
138	MCO31590	SV 90339 10530	Findspot	Undated	-	-	THE PARADE - UNDATED FINDSPOT: A smooth rounded stone, 0.4m high and 0.5m diameter with a hole in the top, somewhat resembling a small barrel is situated in the northwest corner of The Park (The Parade) at Hugh Town (Site 92).	330m to the west

Table 2: Summary of previous archaeological interventions within the study area

Site no.	Cornwall & Scilly HER Reference	NGR	Type of Investigation	Date	Summary	Approximate distance from application area
E1	ECO3944	SV 9095 1089	Assessment	1962	HARRY'S WALLS, ST MARY'S, ISLES OF SCILLY (CORNISH ARCHAEOLOGY NO 1, 1962): New interpretation of Harrys Walls was published, suggesting that the fort was built around 1551 designed on the Italian model but with the flaw that the design was too big for the actual site.	295m to the northeast
E2	ECO1479	SV 8807 1134	Environmental Sampling	1986	GEOMORPHOLOGY OF THE ISLES OF SCILLY: The soils and geomorphology of the islands are recorded and described. The main soils of the islands are formed in granitic Head, loess (wind-blown silt) and blown sand. Most soils are podzolic and their nature reflects the parent material type whilst man has strongly influenced soil development via vegetation change and more directly by the addition of seaweeds and by deep and intensive cultivation.	Encompasses the study area
E3	ECO957	SV 8898 1232	Assessment and management plan	1988	ISLES OF SCILLY MANAGEMENT: An assessment of archaeological and historical sites was undertaken with recommendations for protection, management, interpretation and presentation and future archaeological work.	Encompasses the study area
E4	ECO1193	SV 8898 1232	Management plan	1988	ISLES OF SCILLY ENVIRONMENTAL MANAGEMENT PLAN: A management plan was compiled for land leased by the Isles of Scilly Environmental Trust.	Encompasses the study area
E5	ECO1842	SV 9045 1241	Palaeo-environmental survey	1989-1993	ISLES OF SCILLY ENVIRONMENTAL REPORT: A programme of small-scale recording and sampling was undertaken over 5 years to assess the palaeoenvironmental potential of early coastal sites. An English Heritage funded project undertaken by the Cornwall Archaeological Unit.	345m to the southwest and 200m to the northeast
E6	ECO537	SV 9057 1339	Management works	1991-1992	ISLES OF SCILLY MANAGEMENT 1991-1992: A rolling programme of management works, survey, conservation and other investigative works were undertaken between 1991-92.	185m to the northeast
E7	ECO3127	SV 9012 1258	Publication	1992-1995	ISLES OF SCILLY BOOKLET: This book provides an up-to-date summary of the archaeology and history of Scilly and brief descriptions of the best monuments to visit island by island.	Encompasses the study area
E8	ECO2437	SV 9045 1241	Artefact Analysis	1993	ISLES OF SCILLY ENVIRONMENTAL PROJECT: A report collated the analysis of artefacts collected from prehistoric (and later) sites exposed in the cliff face or intertidal zone around the Isles of Scilly. Most of this material was retrieved during 1989 to 1993 by the Cornwall Archaeological Unit (E5).	345m to the southwest and 200m to the northeast
E9	ECO538	SV 9020 1260	Management works	1993-1994	ISLES OF SCILLY MANAGEMENT, 1993-1994: A rolling programme of management works, survey, conservation and other investigative works were undertaken between 1993-94.	340m to the southwest
E10	ECO978	SV 9053 1026	Assessment	1994	SCILLY COASTAL DEFENCES: An impact assessment was undertaken in advance of new coastal defences at Porth Cressa.	290m to the southwest

Table 2: Summary of previous archaeological interventions within the study area

Site no.	Cornwall & Scilly HER Reference	NGR	Type of Investigation	Date	Summary	Approximate distance from application area
E11	ECO1190	SV 9127 1043	Assessment	1995	PORTH MINICK, ST MARYS, ISLES OF SCILLY: An assessment was undertaken in advance of a coastal protection scheme.	20m to the northeast
E12	ECO2042	SV 8898 1232	Assessment and management plan	1995-1996	ISLES OF SCILLY HISTORIC LANDSCAPE ASSESSMENT AND MANAGEMENT STRATEGY: A study was undertaken to assess the landscape of the Isles of Scilly with particular reference to enclosed agricultural land, and, based on this, the preparation of a strategy to guide its future management.	Encompasses the study area
E13	ECO1584	SV 9138 1014	Environmental Impact Assessment	1996	OLD TOWN BAY, ST MARYS, ISLES OF SCILLY: An impact assessment was undertaken in advance of the reinforcement of 60m of the granite sea wall adjacent to the settlement of Old Town.	320m to the southeast
E14	ECO1118	SV 8807 1134	Ecological Survey	1997-1998	ISLES OF SCILLY HABITAT AND BIOTOPE: A survey of the Isles of Scilly was undertaken to map the extent of subtidal sediment habitats, differentiating between different biological components to the most detail possible, using a combination of Biomar lifeform and MNCR biotopes.	Encompasses the study area
E15	ECO867	SV 9039 1053	Assessment	2001-2003	CSUS: HUGH TOWN, ST MARY'S, ISLES OF SCILLY: The Cornwall & Scilly Urban Survey assessed 19 historic towns including Hugh Town and including historic character assessment and management recommendations.	Encompasses the application area
E16	ECO1031	SV 9025 1058	Assessment	2003	CO-OP STORE, HUGH TOWN, SCILLY: A store building facing Town Beach on the northern side of Hugh Town was assessed in advance of proposed demolition and replacement. Site investigation confirmed that this structure is predominantly of late 20th century build but incorporates a few elements of earlier buildings.	390m to the west
E17	ECO1300	SV 8898 1232	Assessment	2003-2004	ISLES OF SCILLY RAPID COASTAL ZONE ASSESSMENT: A large scale coastal zone assessment was undertaken to improve the knowledge and understanding of the submerged heritage by extending existing terrestrial, shoreline and intertidal assessments of the islands out to the 12 nautical mile limit in order to achieve integrated management of the whole of the historic environment in Scilly. The survey identified numerous new records and added information to existing records.	Encompasses the study area
E18	ECO2559	SV 9070 1049	Watching brief	2006-2007	BRANKSEA HOUSE, ST MARY'S, ISLES OF SCILLY: No structures or pre-20th century artefacts were discovered. Pieces of cut granite were discovered pointing to granite quarrying in the area prior to the construction of the house.	65m to the southwest

Table 2: Summary of previous archaeological interventions within the study area

Site no.	Cornwall & Scilly HER Reference	NGR	Type of Investigation	Date	Summary	Approximate distance from application area
E19	ECO5328	SW 6600 6289	Geo-archaeological survey	2007-2008	GEOARCHAEOLOGICAL REGIONAL REVIEW OF MARINE DEPOSITS ALONG THE COASTLINE OF SOUTHERN ENGLAND: This provided a synthesis of the location and nature of geoarchaeologically significant marine deposits around the southern English coastline and identified any areas where future work is needed.	Encompasses the study area
E20	ECO2182	SV 9065 1070	Watching Brief	2008	ST MARY'S, CARN THOMAS CHILDREN'S CENTRE, ISLES OF SCILLY: Excavation revealed thick deposits of cement and concrete waste and did not reach natural strata. A total of 21 archaeological contexts were recorded, none of which were likely to be older than c.1900. Nothing of archaeological significance was found at the site.	35m to the north
E21	ECO3819	SV 9119 1269	Survey	2008-2011	ISLES OF SCILLY: MILITARY DEFENCES, 1540-1951: A comprehensive archaeological survey of the unique collection of military defences, many unfinished, on all the main islands was undertaken between 2008 and 2010, which are vulnerable to coastal erosion.	Encompasses the study area
E22	ECO3445	SV 8903 1103	Aerial Photograph Survey	2009	CORNWALL AERIAL PHOTOGRAPH RECONNAISSANCE PROJECT: FLIGHT 92: A aerial reconnaissance survey was undertaken to record sites and landscapes on Scilly.	75m to the east
E23	ECO3690	SV 9095 1093	Assessment	2009	STANDING STONE, MOUNT FLAGON, ST MARY'S, ISLES OF SCILLY: An archaeological assessment was undertaken of the standing stone forming part of the Scheduled asset of Harry's Walls, as part of the Asset Management Plan Survey.	335m to the northeast
E24	ECO3152	SV 9113 1029	Building recording and evaluation	2009-2010	FIVE ISLANDS SCHOOL, ST MARY'S, ISLES OF SCILLY: A programme of archaeological assessment and evaluation was carried out at the site of the new Five Islands School Base site at Carn Gwaval, revealing little of particular archaeological significance. Building recording was undertaken at two adjacent ruinous farm buildings.	310m to the southeast
E25	ECO3129	SV 9101 1078	Watching brief	2009-2010	BAY VIEW TERRACE, ST MARY'S, ISLES OF SCILLY: Some evidence of former quarrying, and a single flint flake from topsoil were revealed during a watching brief in advance of the construction of houses.	275m to the northeast
E26	ECO3682	SV 9012 1258	Environmental Sampling	2009-2010	THE LYONESSE PROJECT: The Lyonesse Project was a 2-year project to study the evolution of the coastal and marine environment of the Isles of Scilly, and was reviewed at Year 1.	Encompasses the study area
E27	ECO3225	SV 9100 1099	Watching brief	2010-2011	MOUNT FLAGON HOUSE, ST MARY'S, ISLES OF SCILLY: The results of the watching brief indicate that there was sustained agricultural activity in this area, probably from late prehistory onwards. Although no features or sites were identified within the project area, it is likely that any sites in the vicinity will be relatively well preserved because of the hillwash deposit.	405m to the northeast

Table 2: Summary of previous archaeological interventions within the study area

Site no.	Cornwall & Scilly HER Reference	NGR	Type of Investigation	Date	Summary	Approximate distance from application area
E28	ECO3235	SV 9092 1094	Watching Brief	2010-2011	HARRY'S WALLS, SCILLY: A watching brief undertaken during works north of Harry's Walls revealed no archaeological structures, features, or deposits on the site and only a singular 19th or 20th century blue and white sherd of china, which was discarded.	325m to the northeast
E29	ECO4104	SV 8871 1171	Survey and assessment	2009-2013	LYONESSE PROJECT: The Lyonesse Project aimed to reconstruct the evolution of the physical environment of the Isles of Scilly during the Holocene. The project extended over a 4-year period and involved geophysical survey, assessment, analysis and dating of collected samples, and a public outreach programme.	Encompasses the study area
E30	ECO4195	SV 8871 1171	Environmental sampling	2009-2013	OPTICALLY STIMULATED LUMINESCENCE DATING OF COASTAL AND INTERTIDAL SEDIMENTS: SCIENTIFIC DATING REPORT: This report presents the findings of a study using optically stimulated luminescence (OSL) dating undertaken at Aberystwyth University to determine the ages of coastal and intertidal sediments from the Isles of Scilly, undertaken as part of the larger Lyonesse Project (E29).	Encompasses the study area
E31	ECO3116	SV 9031 1270	Assessment	2010	ISLES OF SCILLY FIELD BOUNDARIES FEASIBILITY STUDY, DESK STUDY: A desk-based study was undertaken to inform the future conservation management of field boundaries on the Isles of Scilly. The dry-stone wall field boundaries differ from those of the mainland and are a characteristic feature of Scilly's farmed landscape.	Encompasses the study area
E32	ECO3316	SV 9040 1044	Assessment	2010	PORHCRESSA, ST MARY'S, SCILLY, HISTORIC ENVIRONMENT AUDIT: An historic audit/archaeological assessment was undertaken in advance of the proposed Porthcressa Beach Phase 1 Regeneration area.	255m to the southwest
E33	ECO5116	SV 9041 1043	Assessment	2010	HISTORIC REPORT: PORHCRESSA: An assessment of the former Lifeboat Station/Bulb Treating Station was undertaken in advance of regeneration proposals for a community library and registry office extension. This was followed by building recording (E34).	255m to the southwest
E34	ECO5141	SV 9048 1042	Building recording	2010	HISTORIC BUILDING REPORT: FORMER LIFEBOAT STATION/BULB TREATING STATION: Building recording of the former Lifeboat Station/Bulb Treating Station was undertaken in advance of regeneration proposals for a community library and registry office extension.	270m to the southwest
E35	ECO3010	SV 9114 1029	Geophysical Survey	2010	FIVE ISLANDS SCHOOL, ST MARY'S, ISLES OF SCILLY: A magnetometry and resistivity survey was undertaken at the site of a new school, revealing several linear anomalies interpreted as land division or possible modern agricultural cultivation. A ring-like feature was interpreted as possible structural remains, and a round feature corresponded with a low circular mound.	310m to the southeast

Table 2: Summary of previous archaeological interventions within the study area

Site no.	Cornwall & Scilly HER Reference	NGR	Type of Investigation	Date	Summary	Approximate distance from application area
E36	ECO3784	SV 9012 1258	Assessment	2010-2012	ISLES OF SCILLY HISTORIC ENVIRONMENT RESEARCH FRAMEWORK: This project comprised the first two stages Resource Assessment and Research Agenda of a wider Research Framework. It is envisaged that the third stage, the Research Strategy, will follow on as separate project.	Encompasses the study area
E37	ECO3357	SV 9054 1034	Watching Brief	2011	PORTHCRESSA PLAY AREA: A programme of archaeological recording was undertaken ahead of the development of a play park on the east side of Porthcressa.	275m to the southwest
E38	ECO3503	SV 9091 1094	Watching brief	2011	HARRY'S WALLS, ST MARY'S, ISLES OF SCILLY - ARCHAEOLOGICAL RECORDING: The clearance of an area around the south-west part of a building north of Harry's Walls was observed as well as the excavation of a septic tank pit and soakaway trenches. Natural subsoil was encountered at a depth of 0.2m to 0.3m with garden soil above this. The only finds were three sherds of 19th or 20th century glazed pottery.	305m to the northeast
E39	ECO3932	SV 9086 1023	Watching brief	2012-2013	PENINNIS FARM, ST MARY'S, ISLES OF SCILLY: The excavation of service trenches and a septic tank pit and associated soakaway were observed. The stratigraphy consisted of topsoil to a depth of 0.3m to 0.4m with ram underlying it. The only finds were a total of eight sherds of 19th or 20th century glazed pottery.	290m to the southeast
E40	ECO3997	SV 9064 1038	Building recording	2012-2013	BUZZA TOWER HISTORIC BUILDING SURVEY, ST MARY'S, ISLES OF SCILLY: Building recording was undertaken between December 2012 and July 2013 to satisfy a planning condition.	180m to the southwest
E41	ECO3853	SV 9042 1043	Building recording and watching brief	2012-2013	PORTHCRESSA REGENERATION PROJECT, ST MARY'S, ISLES OF SCILLY: Building recording was undertaken of the public shelter and toilet block, library, former lifeboat house and bus garage. This was followed by a watching brief which revealed no finds, features or deposits of archaeological significance.	275m to the southwest
E42	ECO3818	SV 9099 1091	Watching brief	2013	HARRY'S WALLS, ST MARY'S, ISLES OF SCILLY: A watching brief carried out at the unfinished 16th century artillery fort of Harry's Walls, St Mary's, Scilly during the replacement of an electricity pole. This was achieved without digging another pit, so this project had very little or no impact on any significant buried remains.	350m to the northeast
E43	ECO4426	SV 9049 1056	Building recording and watching brief	2013-2015	WELL CROSS YARD, HUGH TOWN: Historic building recording and watching brief were carried out during conversion of a former greenhouse and two barns or sheds into affordable housing. The green house had been used as the workshop of pilot gig builder in the mid to late 20th century.	165m to the west

Table 2: Summary of previous archaeological interventions within the study area

Site no.	Cornwall & Scilly HER Reference	NGR	Type of Investigation	Date	Summary	Approximate distance from application area
E44	ECO4087	SV 9061 1040	Watching Brief	2014	BUZZA HILL WATER PIPE: A trench for a new water pipe was dug from the hilltop of Buzza Hill, St Mary's, Isles of Scilly down the slope to the NNE in order to improve the flow and pressure of the water supply to properties in the Ram's Valley area of Hugh Town.	165m to the southwest
E45	ECO4141	SV 8994 1272	Watching brief	2014	ISLES OF SCILLY SUPERFAST BROADBAND PROJECT: Archaeological recording was undertaken during subsea cable crossing from Cornwall and a watching brief was undertaken during installation of cable at five landing places on the Isles of Scilly.	Encompasses the application area
E46	ECO4552	SV 9019 1088	Building recording and watching brief	2014-2016	ST MARY'S HARBOUR WORKS, ST MARY'S, ISLES OF SCILLY: Historic building recording was undertaken prior to quay lengthening and widening and was followed by archaeological monitoring of the works.	320m to the northwest
E47	ECO4952	SV 9094 1105	Watching brief	2016-2017	NEW HOUSE AT SUNHOLME: A watching brief was carried out at the site of a new house which was to be built on the footprint of an earlier, demolished structure. The trenches for the new building were dug in blown sand. The excavation of the septic tank pit and soakaway were not observed due to lack of notification. No structures, features or finds were uncovered.	405m to the northeast
E48	ECO5210	SV 9076 1016	Watching brief	2016-2018	NEW HOUSE AT PENINNIS FARM, KING EDWARD'S ROAD, ST MARY'S, ISLES OF SCILLY: A watching brief was carried out at the site of a new house in a field at Peninnis Farm. No structures or features were identified but several sherds of 19th to 20th century pottery, a piece of clay pipe stem, a small piece of animal bone and six flints (three waste flakes and three unworked) were found on the ground surface and in the topsoil.	325m to the north
E49	ECO5211	SV 9089 1043	Assessment	2018	'COLOSSUS', 2 PILOTS RETREAT, HUGH TOWN, ST MARY'S, ISLES OF SCILLY: A Heritage Statement was undertaken in advance of the proposed demolition of an existing outbuilding and erection of a dwelling. No further archaeological works were recommended in connection with this development.	155m to the southeast
E50	ECO5248	SV 8956 1196	Research framework	2018-2019	ISLES OF SCILLY HISTORIC ENVIRONMENT RESEARCH FRAMEWORK: The resource assessment and research framework originally completed in 2012 was updating following several major publications that represented major advances in the understanding of Scilly during prehistory.	Encompasses the study area
E51	ECO5451	SV 8914 1158	Assessment	2020	ISLES OF SCILLY: An Historic England report on the Isles of Scilly was undertaken in 2020.	Encompasses the application area

Appendix 2

Proposed site layout

House Type Schedule			Unit GSA		Total GSA	
House Type Ref	Description	Quantity	m2	sq ft	m2	sq ft
1b2p (Type 1)	1B2P - 1S	2	50.00	538	100.00	1,076
1b2p (Type 2)	1B2P - 1S	6	50.00	538	300.00	3,229
1b2p (GF)	1B2P - 1S	1	52.10	561	52.10	561
1b2p (FF)	1B2P - 1S	1	56.20	605	56.20	605
1b2p (GF)	1B2P - 1S	1	52.70	567	52.70	567
1b2p (FF)	1B2P - 1S	1	50.70	546	50.70	546
2b4p	2B4P - 2S	10	83.30	897	833.00	8,966
3b5p house	3B5P - 2S	5	93.20	1,003	466.00	5,016
Total		27			1,910.70	20,567

Schedule summary			Total GIA	
Accommodation type	Quantity	%	m2	sq ft
1 x Bedroom	12	44	611.70	6,584
2 x Bedroom	10	37	833.00	8,966
3 x Bedroom	5	19	466.00	5,016
Total	27	100	1,910.70	20,567

Site Density	Density	
	Area Ha	Area Acre
Gross Site Area	0.583	1.442
Open green space	0.129	0.319
Solar farm	0.052	0.129
Net Developable Area	0.531	1.312
Coverage	38,725	Sq ft/H
Net Density	51	Units/H
		21

House type designs

Three storey arrangement comprising of either one or two single aspect 1no. bedroom flat(s) accessed from street level with two 2no. bedroom duplex flats over. Non-habitable rooms (WC, kitchen, bathroom) on entrance side with bedroom facing internal raised access deck utilising roof lights for privacy

Two storey house split level with single aspect sleeping accommodation on the ground floor and living areas on the first floor opening out onto private terraced rear gardens

One storey flats at ground and first floor accessed from street level comprising 1no. bedroom with combined living/kitchen/dining areas

One storey flats at ground and first floor accessed from both street level and first floor at the rear. 1no. bedroom with combined living/kitchen/dining areas

Approach

Units positioned on an east-west axis to follow existing topography in two rows separated by a communal landscaped green corridor allowing access to higher level flats and dwellings located further into the site. Ramped and stepped paths serve the higher parts of the site including the solar farm with flatter areas given over to public open space and potential play areas. Shared bays for car and other vehicle usage are predominantly accessed from the existing junction into the site. This junction and area of hard-standing separates the dwellings creating a green vista into the site forming the principal landscaped route.

An active street frontage is created with ground floor flats accessed directly off the public footpath. The 2no. bedroom duplex flats over are accessed from the landscape corridor at the lower side of the sloping topography with the 3no. split level houses set further up the slope. A series of steps configured over the communal bin store serves the multiple levels. All dwellings are designed through their sectional arrangement to work with the existing site gradients.

General Legend	
	Site boundary
DUPLEX 2b4p	House type reference refer to house type drawings for details
AS/OPP	Handing demarcation
	Plot numbers
	Refuse store communal
	Cycle store communal
	Materials store
	Electric vehicle charging spaces
1	Parking numbers

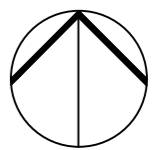


Site layout

dma ARCHITECTS

Project: Carn Thomas, Isles of Scilly
 Title: Site Layout
 Client: Livewest
 Date: Sep 2021
 Drawn by: RIA
 Checked by: DMA
 Scale: 1:500 @ A2
 Drawing No.: 21024 / L01 Rev.: D

21.07.22	D	Refuse store under central external steps, new flats type introduced, 5no. houses in higher part of site
17.06.22	C	Work in progress issue
25.05.22	B	Work in progress issue
09.12.21	A	Historic data added - demolished buildings in plan and section
date	rev	comment



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