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## Capital Delivery Programme

### Historic Environmental Impact Assessment

Bishop and Wolf Pumping Station and Screening Plant

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# ISLES OF SCILLY CAPITAL DELIVERY PROGRAMME: ST MARY'S WASTEWATER – BISHOP AND WOLF PUMPING STATION AND SCREENING PLANT

(Centred on NGR SV 90241 10502)

## Historic Environment Impact Assessment

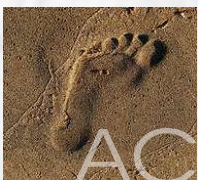
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Lorna Critchlow

On behalf of:  
South West Water Limited

Report No: ACD3013/13/3

Date: January 2025



archaeology

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(Centred on NGR SV 90241 10502)

## Historic Environment Impact Assessment

Client	South West Water Limited via Pell Frischmann
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Report Author	Lorna Critchlow
Contributions	-
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The assessment was commissioned by Pell Frischmann on behalf of South West Water Limited and managed for AC archaeology by John Valentin. The illustrations for this report were prepared by Sarnia Blackmore, with the site visit undertaken by Abigail Brown. HER data for a 250m study area/corridor was obtained from the Cornwall and Scilly Historic Environment Record.

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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## Summary

*A Historic Environment Impact Assessment has been completed by AC archaeology in January 2025 to provide accompanying information for a proposed new pumping station and screening plant at the site of an existing pumping station at the rear of the former Bishop and Wolf public house, Hugh Town, St Mary's, Isles of Scilly (NGR SV 90241 10502). A construction storage compound and lay-down area is proposed at Parsons Green just to the west (NGR SV 90177 10476).*

*There is known potential within the proposed compound area at Parsons Green for prehistoric and Romano-British archaeological remains and the area is within an Archaeological Constraint Area. There is some known archaeological potential in the vicinity of the pumping station site for prehistoric to post-medieval archaeological remains. Below-ground archaeology could potentially survive in areas which have not already been impacted by modern development, albeit beneath modern surfaces. Appropriate mitigation would comprise a programme of archaeological monitoring and recording during topsoil stripping within the Parson's Field compound area and during groundworks within the pumping station site in areas that have not already demonstrably been impacted by modern development.*

*The proposed scheme is located in the Isles of Scilly Conservation Area and within the wider setting of the Grade II Listed Bishop and Wolf Public House. The scheme will result in a neutral change within the application site which will have no impact on the significance of either asset.*

## 1. INTRODUCTION

**1.1** A historic environment impact assessment has been prepared to provide accompanying information for a proposed wastewater scheme at the existing South West Water Limited Bishop and Wolf Sewage Pumping Station (SPS) located off Little Porth Road, Hugh Town, St Mary's, Isles of Scilly, TR21 0JG (centred on NGR SV 90241 10502). This assessment has been commissioned by Pell Frischmann on behalf of South West Water Limited and updated by AC archaeology in January 2025.

### **The Scheme**

**1.2** The proposed scheme consists of the construction of an enlarged wastewater infrastructure building, which will replace the existing Bishop and Wolf SPS building. The new building will house new variable-speed pumps and a new screening plant. The screening plant will remove objects such as rags, paper, plastics, and metals to prevent damage and clogging of downstream equipment, piping, and appurtenances as well as ensuring they do not enter the marine environment. The existing SPS is located behind retail, leisure, and residential properties along Garrison Lane, in the middle of Hugh Town, and is accessed from Little Porth Road via a shared access point. Due to the increase in footprint of the building, a small section of the Bishop & Wolf Pub's outside space will be required. The existing pumping station building will be demolished, and ground impacts would be primarily foundation construction, breaking out existing concrete paths.

**1.3** It is proposed that Parsons Green will be used as a construction storage compound and lay-down area. Parsons Green comprises a 250m<sup>2</sup> triangular piece of amenity grassland located along Little Port Road, approximately 50m to the west of the Bishop and Wolf Pumping Station. It is expected that Parson's Green will be used for the storage of materials and equipment during the construction phase only. It is expected that topsoil will be stripped from Parson's Green and a compacted stone base will be installed. It is expected that the compacted stone aggregate will be separated from the underlying sub-soil using a geomembrane. This will allow

the stone aggregate to be recovered during the decommissioning of the compound and will allow the site to be reinstated to amenity grassland.

### **Geology and topography**

- 1.4 The underlying solid geology comprises granite of the Isles of Scilly Intrusion, an igneous bedrock formed during the Carboniferous and Permian periods. In the proposed site area a sedimentary superficial head deposit of clay, silt, sand and gravel is recorded, formed during the Quaternary period (British Geological Survey 2024). The site is situated within Hugh Town which is located on low-lying ground within the 'neck' of the Hugh, between a promontory on the western side of St Mary's previously known as the Hugh and later as the Garrison, and higher ground to the east. The site is on land situated at approximately 4m above Ordnance Datum (aOD).

### **Overview historic background of Hugh Town**

- 1.5 Hugh Town is the main settlement and only town on the Isles of Scilly and it developed during the 16th century to the east of the Garrison to support the newly constructed defences on the promontory to the west which gives the promontory its name. The quay is located to the northwest of the town in proximity to the entrance of the Garrison, with the historic core of the town being in this area. Later historic development has generally expanded the town eastwards.

## **2. LEGISLATION AND POLICY**

- 2.1 Legislation, government policy and local plan policies relating to the protection, maintenance and enhancement of heritage assets where planning applications will be submitted may be summarised as follows:

### **Statutory**

- 2.2 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**

- 2.3 General policy and guidance for the conservation of the historic environment are contained in Chapter 16 (Paragraphs 202 - 221 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities and Local Government 2024). 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., 73). 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., 72). Relevant policies in Chapter 16 can be viewed online: <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment>.

## Local Authority Plan

2.4 The *Isles of Scilly Local Plan 2015-2030* was formally adopted by the Council of the Isles of Scilly on 25 March 2021. It contains the following policy relevant 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.**
- Continued... 185 Isles of Scilly Local Plan 2015 - 2030 Section 3 The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.*

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.

### **Archaeological Constraint Areas**

- 2.5** The Local Plan also identifies several Archaeological Constraint Areas across the islands, all of which can be viewed in the Local Plans Policies Map available online (<https://islesofscilly.maps.arcgis.com/apps/View/index.html?appid=94f4f28abe2246da8c8f3a9f106e2760>). These include the area of the Garrison on St Mary's and a small area around Parson's field where the proposed compound will be located. The Archaeological Constraint Areas were drawn up in 1995 by the Cornwall Archaeological Unit, which at this time was attached to Cornwall Council, in order to protect areas of high archaeological potential and inform archaeological mitigation strategies. The *Local Plan 2015-2030* (2021) states that:

*Areas that have multiple heritage assets (both designated and non-designated) have been defined as Archaeological Constraint Areas (ACA). All of the ACAs on the islands have been identified on the Policies Map. In these areas it is likely that development proposals may also require archaeological monitoring, guided by a Written Scheme of Investigation (WSI) that sets out how archaeological findings are managed, recorded and published. The ACAs were defined in 1995 through funding by English Heritage (Historic England) and the Council of the Isles of Scilly. Their purpose is to indicate the location of recorded archaeological remains and historic sites and structures. For non-designated heritage assets, development proposals should take into consideration any impact upon archaeology within these areas.*

## **3. AIMS AND METHODOLOGY**

- 3.1** The study has consisted of 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 250m area around the proposed site.
- 3.3** The information derived from the study has been used:
- To identify any heritage assets recorded within the boundaries of the site;
  - To assess the potential for the discovery of additional heritage assets within the boundaries of the site;
  - 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 within the site and on the settings of designated 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);
  - Historic England National Heritage List for England (NHLE) website;

- Archaeology Data Survey online;
- British Geological Survey online database;
- DEFRA LiDAR data;
- Other relevant published or unpublished information and online material; and,
- A site inspection of the proposed site was undertaken on 19 April 2024. This did not specifically include the site of the proposed compound area.

**3.5** 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. 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.

#### **Assessment of significance**

**3.6** 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.

**3.7** Taken together these documents identify the need (a) to understand the importance of heritage values; (b) to understand the 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 heritage statement therefore expresses the ranking using a long-established scale of significance. 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 setting

**3.8** 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.

**3.9** 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)*. The assessment within Section 7 will use the first four of the five steps of the guidance where relevant, 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.

### Assessment of impact

- 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 (Table 2).

DEGREE OF CHANGE	FACTORS AFFECTING CHANGE
Major	Change 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	Change 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	Change 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	Change 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	Change 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

## 4. HISTORIC ENVIRONMENT DATA WITHIN THE STUDY AREA (Fig. 1)

### Designated Heritage Assets

- 4.1 There are numerous Listed Buildings within Hugh Town and the Scheduled Monument and Grade I Listed Building of the Garrison is located 55m to the west of the application site (NHLE List Entries 1018370 and 1291751). For the purposes of this assessment, only those assets likely to have the potential to be impacted by the proposed development are considered. In terms of designated heritage assets, this is limited to the Bishop and Wolf Public House, discussed further below and shown in Fig. 1, and the Isles of Scilly Conservation Area, which covers the entire archipelago.

#### *The Bishop and Wolf Public House* (NHLE List Entry 1328843)

- 4.2 The Bishop and Wolf Public House is a Grade II Listed Building designated in December 1992. It was originally constructed as a dwelling house and is located on the southern side of Silver Street in the centre of Hugh Town. Thought to be one of the earliest surviving houses on the islands, the building was probably constructed in c. 1700 for Thomas Ekins, the first land agent of the Godolphin Estate, resident on the islands from 1683. The HER record for the building states that the original building was damaged by a storm surge in 1744 and was replaced with the current house in the mid-18th century (MCO64352). The building is of two storeys with attics, constructed of coursed granite rubble with a frontage of dressed and coursed granite with a full-length bay window added in the 1950s. The roof is gabled slate with two hipped dormers and granite end chimney stacks. The ground floor was remodelled in the mid-20th century.

### Historic Environment Record data

- 4.3 Data available from the Cornwall and Isles of Scilly Historic Environment Record has been assessed within the vicinity of the application site, with relevant records discussed below in chronological order and located in Fig. 1.

#### ***Iron Age to early medieval*** (c. 800 BC – AD 1066)

- 4.4** At Parsons Field (Parsons Green) within the proposed compound area and approximately 50m to the west of the proposed site, the HER records an Iron Age to Romano-British occupation site discovered during construction of modern housing in the mid-20th century and excavated by Ashbee in 1949-50 (MCO31027; ECO868; Ashbee 1979). A cemetery of 10 cist burials was also discovered, containing crouched burials, some of which were furnished with grave goods (MCO31029). An extensive shell midden of early medieval date was also present, containing predominantly limpet shells but with occasional animal and fish bones, along with grass-marked pottery (MCO31030). Also revealed was a terrace wall of coursed tabular blocks associated with Romano-British and earlier pottery and several flint flakes (MCO31028).
- 4.5** Further evidence associated with this site was exposed during later construction work at Poynters Garden in the 1960s approximately 25m to the west of the proposed site and 25m north of the proposed compound (MCO31167; ECO869). An additional five cist burials of a similar type to those found at Parsons Green were discovered which were probably post-dated by a terrace wall similar to that previously found (MCO31170; MCO31169). This distinctive type of Iron Age and Romano-British graves is now collectively known as a 'Porthcressa-type' grave based on these discoveries (Ashbee 1979). Two hut circles and an associated shell midden were also excavated, along with a further extensive shell midden bound within the wall (MCO31168). The terrace wall is thought to perhaps represent part of a field system of Iron Age to Romano-British date. In 1967, a rotary quern was also recovered from nearby (MCO30535). This site is consistent with other occupation sites uncovered on the Isles of Scilly in that it is located on low-lying coastal land and shows a continuation of settlement from the prehistoric through to the early medieval period. Further possible evidence for early medieval settlement is also present near the quay, where the site of a possible early chapel is recorded (MCO31483).

#### ***Medieval*** (AD 1066 – AD 1540)

- 4.6** There are no extant in-situ remains of a medieval settlement at Hugh Town, but the HER records the site of a possible medieval fort near the Garrison gate (MCO30850), and the locations of three elements of stone architecture of probable medieval date in the wider area, all of which have been reused or likely relocated (MCO30143, MCO31120, MCO31589).

#### ***Post-medieval*** (AD 1540 – AD 1900)

- 4.7** Two shipbuilding yards were present on Porthcressa beach to the southeast of the application site during the 19th century (MCO31131). Archaeological monitoring in this area during groundworks associated with the Porthcressa Regeneration scheme revealed no archaeological finds or features of significance. The area of shipbuilding has been cleared and levelled and subsequent additional damage has been caused by storm activity (ECO3853; Johns and Sturgess 2013).
- 4.8** Many historic post-medieval buildings survive within Hugh Town along the historic streets which developed as the town grew. In proximity to the application site, the HER records these as Garrison Lane (MCO64424) and Silver Street (MCO64351). The Bishop and Wolf pub and the building to its west are recorded as part of this expansion (MCO64352 and MCO64429).

#### **Historic Landscape Characterisation**

- 4.9** The Isles of Scilly Historic Landscape Assessment within the draft Conservation Area Appraisal characterises the area within and surrounding the application site as low-lying settlements (Cornwall Council 2015). *The Cornwall and Scilly Urban Survey: historic characterisation for regeneration* report for Hugh Town records the Bishop and Wolf pub and the 'historic plot' immediately south of it as being within a 'historic core – the Bank and Hugh Street' character area, which incorporates a narrow main street and several small and irregular 'squares', mostly enclosed by buildings. The building to the west of the pub is also included in

this character area, but the plot to the south of it is within an area of historic expansion in the 'Garrison Lane, Garrison Hill and Jerusalem Terrace' character area, which contains rubble boundary walls and greenery with narrow lands and sloping topography (Kirkham 2003).

#### **Previous archaeological investigations**

- 4.10 There have been few archaeological fieldwork events recorded in the HER in the vicinity of the application site. In addition to those discussed above, a watching brief was undertaken during the laying of a new electricity cables in 1991, which revealed no features or finds of significance (ECO1591).

### **5. HISTORIC MAPPING AND AERIAL IMAGERY (Figs 2-3)**

- 5.1 Historic maps reviewed as part of this report are based on a progression exercise relating to the proposed development site. Research has been conducted using maps available online. Extracts of relevant maps are included as Figs 2-3.

#### **Early maps (not reproduced)**

- 5.2 Maps from 1715 and 1742 reproduced in *Defending Scilly* (Bowden and Brodie 2011) show the early Garrison defences along with the early development of Hugh Town. Both maps depict a row of buildings in the broad location of the present-day Bishop and Wolf pub to the south of what is now Silver Street, although it is not clear if the building itself is represented. A short range is shown attached to the rear of this row, along with a yard area and separate detached building in the broad vicinity of the application site. Due to the scale and inaccuracies associated with maps of this period, it is difficult to say with certainty exactly where these were located. A mid-19th century tithe map is available for the Isles of Scilly but does not show any details due to the land falling within the Duchy of Cornwall's estate. A map of 1862 does appear to show the building, with a range at near-right angles to it to the rear as well as a rear yard. The application site is probably situated somewhere within this rear yard area.

#### **The First Edition 25-inch Ordnance Survey map, 1889 (Fig. 2)**

- 5.3 The 1889 Ordnance Survey map shows a similar layout to the 1862 map, although several additional buildings are depicted to the south and west of the rear yard area behind the Bishop and Wolf pub, resulting in a complex of buildings and boundaries of various phases. The building to the west of the yard appears to have been in use as the local post office, but the purpose of the others is unclear. Within the rear yard, a dashed line indicates a probable pathway or similar to the south of the building of the Bishop and Wolf pub, travelling south and circling an area in the centre of the yard, before curving west to the western boundary of the yard. It is unclear why the path forms a circle but a possible explanation is that a well was present in this location within the rear yard of the pub, which would be consistent with this type of urban property. The area of Parson's Field is shown within a field parcel to the south of the town and east of the Garrison.

#### **The Second Edition 25-inch Ordnance Survey revision, 1908 (Fig. 3)**

- 5.4 The revised Ordnance Survey map of 1908 shows no major changes to the area surrounding the application site since the First Edition, although there appears to have been some alterations to some of the boundaries and the possible pathway is no longer depicted. The Parsons Green area is shown still within a large field.

#### **The 1;10,560 Ordnance Survey map, 1963 (not reproduced)**

- 5.5 There had been no significant changes to the proposed site by the time of the 1963 Ordnance Survey map. Although published in 1963, this map is recorded as being surveyed between pre-1930 and 1962, with the exact date of the survey unknown. However, the map shows the houses at Parsons Green had been constructed by this time, surrounding the triangular

grassed area of the proposed compound location which appears to have avoided any development.

- 5.6 The historic maps discussed above were overlaid over modern satellite imagery and it appears that the wall currently bounding the eastern edge of the existing pumping station site was not present at the time any of these maps were produced. The maps show a dense complex of walls and buildings of various phases to the rear of the Bishop and Wolf pub and, due to possible inaccuracies of georeferencing historic mapping, it is difficult to ascertain the exact location of some of these former structures in relation to the application site area.

#### **Aerial photography**

- 5.7 Historic aerial photographs were accessed online via Historic England's Aerial Photo Explorer. An oblique aerial photograph taken in 1938 shows the area of the application site to the rear of the Bishop and Wolf pub (<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/EPW059847>). The rear courtyard of the pub is visible and is bounded to the east and south by stone walls and by buildings along at least part of the western boundary. The area of the proposed compound at Parsons Green appears not to have been built on, although a large shed is shown probably just to the west of it, and a drystone wall possibly immediately to the north forming part of the former field boundary.

#### **Satellite imagery**

- 5.8 Modern aerial imagery dating from between 2005 and 2022 available on Google Earth has been analysed. No discernible changes were made to the application site during this time, although the images are poor quality with the exception of the most recent image from 2022, which shows a rear yard area behind the Bishop and Wolf pub in use as a beer garden. The proposed compound area at Parsons Green remained a grassed area throughout.

### **6. SITE INSPECTION (Fig. 1; Plates 1-4)**

- 6.1 The purpose of the site visit was to provide a familiarisation of the land use and topography of the site and to visually check any recorded heritage assets directly affected by it and within the wider study area. It also provided an opportunity to identify evidence for any previously unrecorded assets within the site area. The site visit was undertaken on 19 April 2024 in dry conditions with good visibility.
- 6.2 Access to the site was gained from Little Porth Road to the south, where the site is contained within an area of modern structures behind the Bishop and Wolf pub (Plate 1). A small gateway from within a concrete yard area leads to the existing pumping station site (Plate 2). The existing site comprises a small pumping station within a walled area to the west of a rear yard to the south of the Bishop and Wolf pub, of which part is also included within the site. The existing pumping station is thought to have been constructed in the 1930s and is of concrete block construction. The small enclosed yard area it stands within is surfaced in concrete and bounded to the south, west and north by low concrete block walls and to the east by a stone wall which has been constructed in two phases (Plates 3-4).
- 6.3 The proposed scheme will necessitate the removal of this wall, which currently separates the existing pumping station site from a rear yard area behind the Bishop and Wolf pub. The dates of construction of this wall are uncertain but were probably post-1908 as it does not appear within historic mapping. Neither phase of wall appears to correlate with the structures visible in aerial photography from 1938. The phase to the north appears to be the earliest and is of roughly coursed rubble construction with occasional brick fragments, bonded with a sand-based mortar (Plates 3-4). The second phase to the south is of roughly hewn uncoursed granite

blocks bonded with a cement mortar. Both phases are capped with a single phase of concrete capping.

- 6.4 The site inspection did not specifically include the area of the proposed compound as this had not been identified at the time, but it was noted during the course of the site visit as being a grassed area surrounded by 20th-century housing and which may be one of the few areas in Hugh Town that has not been previously impacted by development.

## 7. ARCHAEOLOGICAL POTENTIAL AND IMPACT ASSESSMENT (Plates 4-5)

- 7.1 Heritage assets may be affected by direct physical change or by change in their setting, both of which could affect their significance. The change can be negative, neutral or positive depending on the nature of the change and on what level of contribution, if any, the affected area or setting has on the asset's significance.

### Archaeological potential, impacts and proposed archaeological mitigation

- 7.2 Any surviving below-ground archaeological features or deposits within the site have the potential to be physically impacted upon by groundworks associated with the proposed development.

- 7.3 There is a **high potential** for archaeological remains to be present within the proposed compound area at Parsons Green. Prehistoric and Romano-British settlement remains and cist burials have been found during the construction of houses in the mid-20th century in close proximity to this area, which itself appears to have remained unexcavated and has historically been on the periphery of Hugh Town's built development. This is reflected in the Council of the Isles of Scilly's identification of the area as an Archaeological Constraint Area within the *Local Plan* (Council of the Isles of Scilly, 2021). Topsoil stripping for the proposed compound has the potential to impact any below-ground remains, if present, which are currently of **unknown significance** but may be of local interest.

- 7.4 There is a generally high level of archaeological potential within the vicinity of the proposed site, based on the nearby presence of prehistoric and Romano-British cist burials, field systems and possible settlement discovered at both Parsons Green and Poynters Garden during the mid-20th century. There is a possibility that this activity may have extended further to the east and, although small in size, within the site area.

- 7.5 There is also potential within the overall historic core of Hugh Town for below-ground evidence for medieval features or structures and this includes the proposed site area, which is located on the periphery of what is considered to be the historic core of the town. Being within the area of the known post-medieval development of Hugh Town, there is a relatively high potential for post-medieval remains below-ground, particularly for those relating to structures and walls depicted in historic mapping and for earlier yard surfaces below the modern concrete surfaces within the proposed site area. There is a possibility for wells within the rear yard areas behind buildings with street frontages. If present, features such as these are likely to be associated with the rear yard behind the Bishop and Wolf pub building, but there is a possibility for earlier phases of the post-medieval development of the town to be present.

- 7.6 The archaeological potential described above is limited to areas where modern development has not already impacted and likely removed any archaeological remains, if they were once present. It is probable that there would be no surviving archaeology within the footprint of the existing pumping station and the wet well, where deep below-ground impact is likely to have occurred. Likewise, wall footings may have removed or disturbed earlier features, deposits or structures and on this basis the proposed site area is considered to have an overall **low**



**archaeological potential.** However, there may be some areas below the existing concrete where below-ground archaeology is preserved and these areas may be impacted by groundworks associated with the scheme.

- 7.7 There will also be a direct impact to the stone boundary wall that currently forms the eastern boundary of the existing pumping station site. This structure is in two phases, both probably of post-1938 date, and holds limited historic, architectural and aesthetic value.

**Direct impact within the Isles of Scilly Conservation Area**

- 7.8 The proposed scheme will have a direct impact within the Isles of Scilly Conservation Area. This is an asset of **high significance** which covers the entire archipelago of Scilly. The designation is based on the historic, architectural, evidential and aesthetic values of the islands as a whole.

- 7.9 The application site is on the periphery of the historic core of Hugh Town, with this area characterised in the *Urban Survey* report (Kirkham 2003) by its historic narrow main street with several small irregular squares, including one immediately to the north of the Bishop and Wolf pub. The application site is also on the periphery of an area of later historic expansion, the character of which is contributed in part by rubble boundary walls. The removal of the stone boundary wall as part of the scheme will alter a very minor part of this area's character, but within the Conservation Area as a whole this will not be perceptible. Material choices can be considered that would improve the character of the site relative to the existing pumping station.

- 7.10 The proposed site area in its current state does not make any significant positive contribution to the Conservation Area as a whole. The removal of the existing pumping station and replacement with a new screening plant will not change the character of the immediate area, which is within an enclosed yard area surrounded by modern buildings and well-screened from all but its immediate surroundings. The proposed compound will introduce a temporary change within the Conservation Area, but this will be within an area of modern development which contributes little to its character. The proposed scheme is therefore anticipated to result in a **neutral change** within the application site, which will not be perceptible considering the Conservation Area as a whole and would have **no impact** on its significance.

**Potential indirect impacts to the Bishop and Wolf Public House via change to setting (NHLE List Entry 1328843)**

- 7.11 The principal known asset which has the potential to be impacted by the scheme is the Grade II Listed Bishop and Wolf public house, via change to its setting. This is an asset of medium significance, drawn primarily from its historic and architectural values. Its historic value is two-fold, comprising some historic illustrative value derived from it being a possible early surviving example of 18th-century architecture on Scilly, with some additional evidential value potentially held within the historic fabric of the building. The building also holds some historic associative value as it is believed to have been built as a house for the first land agent of the Godolphin Estate.

- 7.12 The building's principal setting is within the informal square it fronts on to on Silver Street, where the layout of the buildings remains relatively unchanged since early mapping from the 18th and 19th centuries. From here, the architecture of the building can be best appreciated, albeit altered, by the large bay window added in the mid-20th century, and the pub can be appreciated in its historic context among other post-medieval buildings fronting on to the street (Plate 5).

- 7.13 The proposed site forms part of the building's wider setting to the rear, but the building cannot be well appreciated from here due to intervening modern extensions (Plate 4). The area to the rear of the building has clearly seen multiple piecemeal alterations throughout the 20th-

century, and the layout of the rear yard area visible in historic mapping and historic aerial photographs is no longer discernible. In its current state, the application site does not make any positive contribution to the significance of the Bishop and Wolf pub and, on a practical level, the proposed scheme will replace a modern structure with a different modern structure, which although across a larger area, will not alter the essential character of the site, resulting in a neutral change to this aspect of the asset's setting. The removal of the boundary wall will slightly alter the rear yard area which once formed part of the yard behind the Bishop and Wolf pub. However, this area has been subject to multiple alterations and its historic form is no longer recognisable. The wall itself is not contemporary with the building and does not make any contribution to its significance. It has therefore been concluded that the proposed development will result in **no impact** to the significance of the Bishop and Wolf Public House via change to its setting.

## 8. CONCLUSIONS

- 8.1** The proposed scheme comprises the introduction of a screening plant to replace the existing wastewater pumping station at Hugh Town, St Mary's. The screening plant will be located within the area of the existing wastewater pumping station off Little Porth Road to the rear of the Grade II Listed Bishop and Wolf Public House. The site will extend out slightly to the east and will necessitate the removal of a stone boundary wall of probable mid-20th century date currently separating the existing pumping station site from a rear yard area to the south of the pub. A proposed compound will be situated within a nearby grassed area at Parsons Green.
- 8.2** The proposed compound is situated within an Archaeological Constraint Area, and has a **high archaeological potential** based on nearby evidence for prehistoric and Romano-British settlement and cist burials and a lack of previous development within the identified area. Appropriate mitigation could be achieved via a programme of archaeological monitoring and recording during topsoil stripping for the proposed compound.
- 8.3** Although the proposed site of the pumping station and screening plant is not located within an Archaeological Constraint Area, there is some archaeological potential within the vicinity of the site based in part on the nearby findings at Parsons Green. There is also some potential for post-medieval or earlier structures, features or surfaces associated with the development of Hugh Town to be present, although modern disturbance caused by the construction of the existing pumping station is likely to have removed any archaeology within the footprint of the building and wet well, but some small areas may not have been previously impacted, and archaeological features may be present below-ground that could be impacted by the scheme. Overall, based on the limited nature of the proposed scheme, the small area it covers and the uncertain survival of any potential features, a programme of archaeological monitoring and recording during relevant groundworks appears to be an appropriate means of archaeological mitigation.
- 8.4** The proposed scheme would result in a direct impact to a small part of the Isles of Scilly Conservation Area, but this change would be neutral and would result in **no impact** to the overall significance of this asset. It has also been determined that the proposed scheme would result in **no impact** to the significance of the Bishop and Wolf Public House via change to part of its wider setting.

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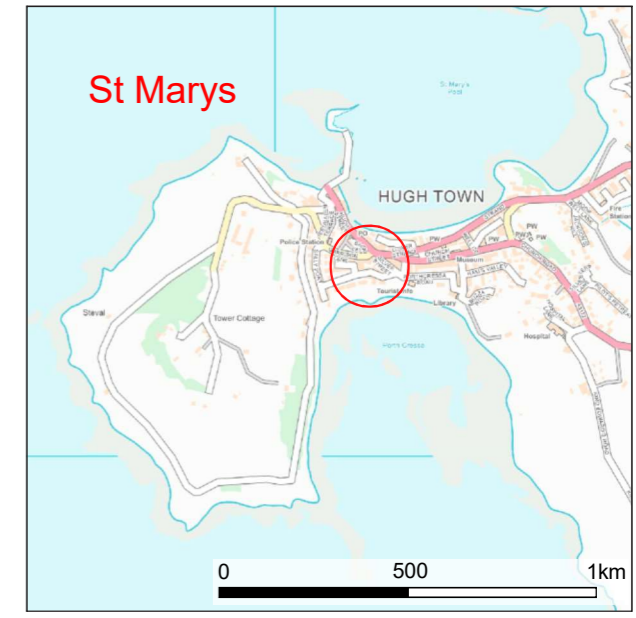
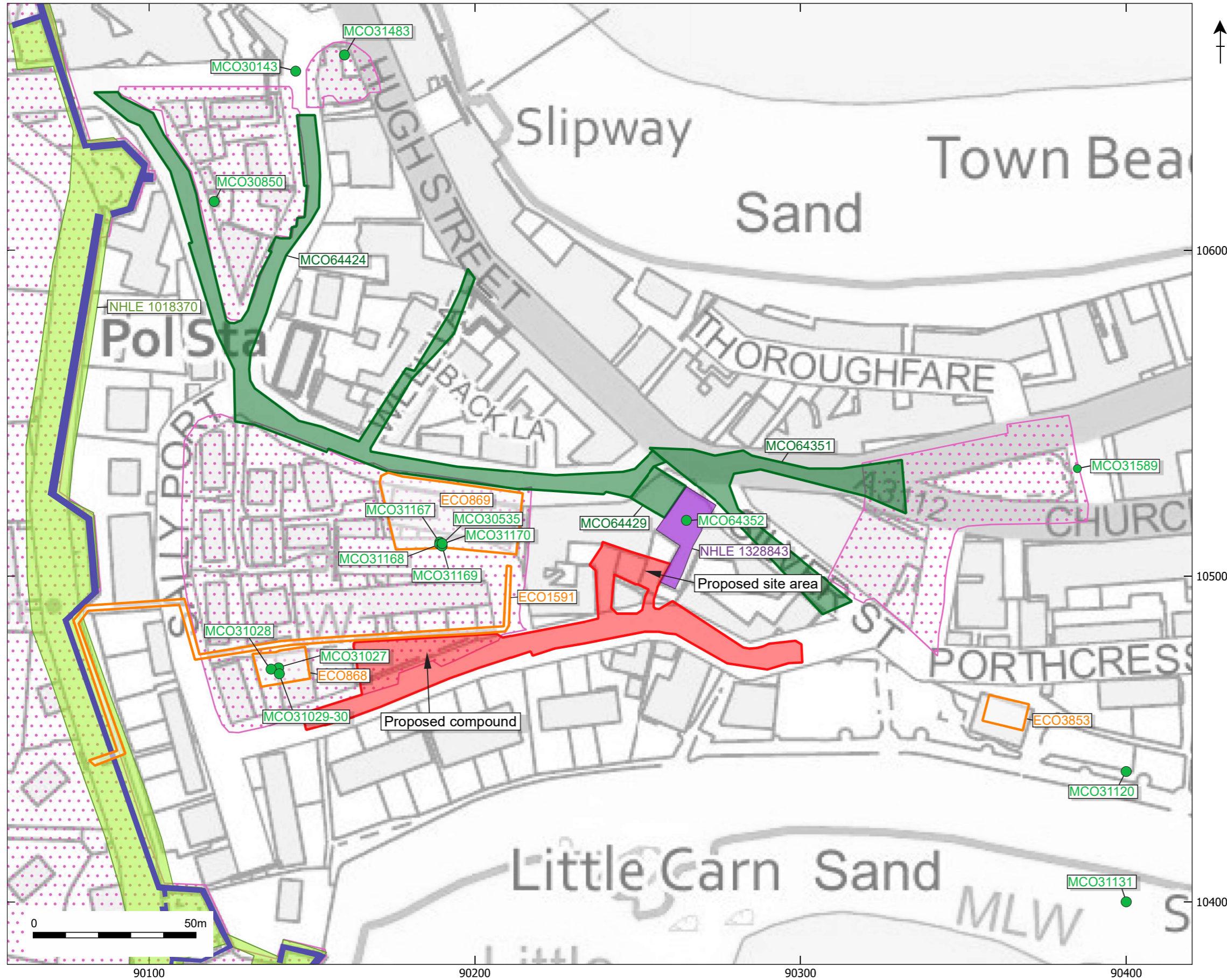
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## **Cornwall and Scilly Historic Environment Record**

Historic Environment Record Data to 250m either side of the scheme area

### **Internet Sources consulted May-July 2024**

- Archaeology Data Service: <https://archaeologydataservice.ac.uk/>
- Britain From Above: <https://www.britainfromabove.org.uk/>
- British Geological Survey: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- Cornwall Council Interactive Map: <https://map.cornwall.gov.uk/website/ccmap/>
- Google Earth: <https://earth.google.com/web/>
- Heritage Gateway: <https://www.heritagegateway.org.uk/gateway/>
- Historic England Aerial Photo Explorer: <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>
- National Heritage List for England: <http://www.historicengland.org.uk/listing/the-list>
- National Library of Scotland: <http://maps.nls.uk/>
- Old Maps Repository: <https://www.old-maps.co.uk/#/>
- Open Domesday: <https://opendomesday.org/>
- Portable Antiquities Scheme: <https://finds.org.uk/>



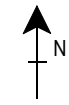
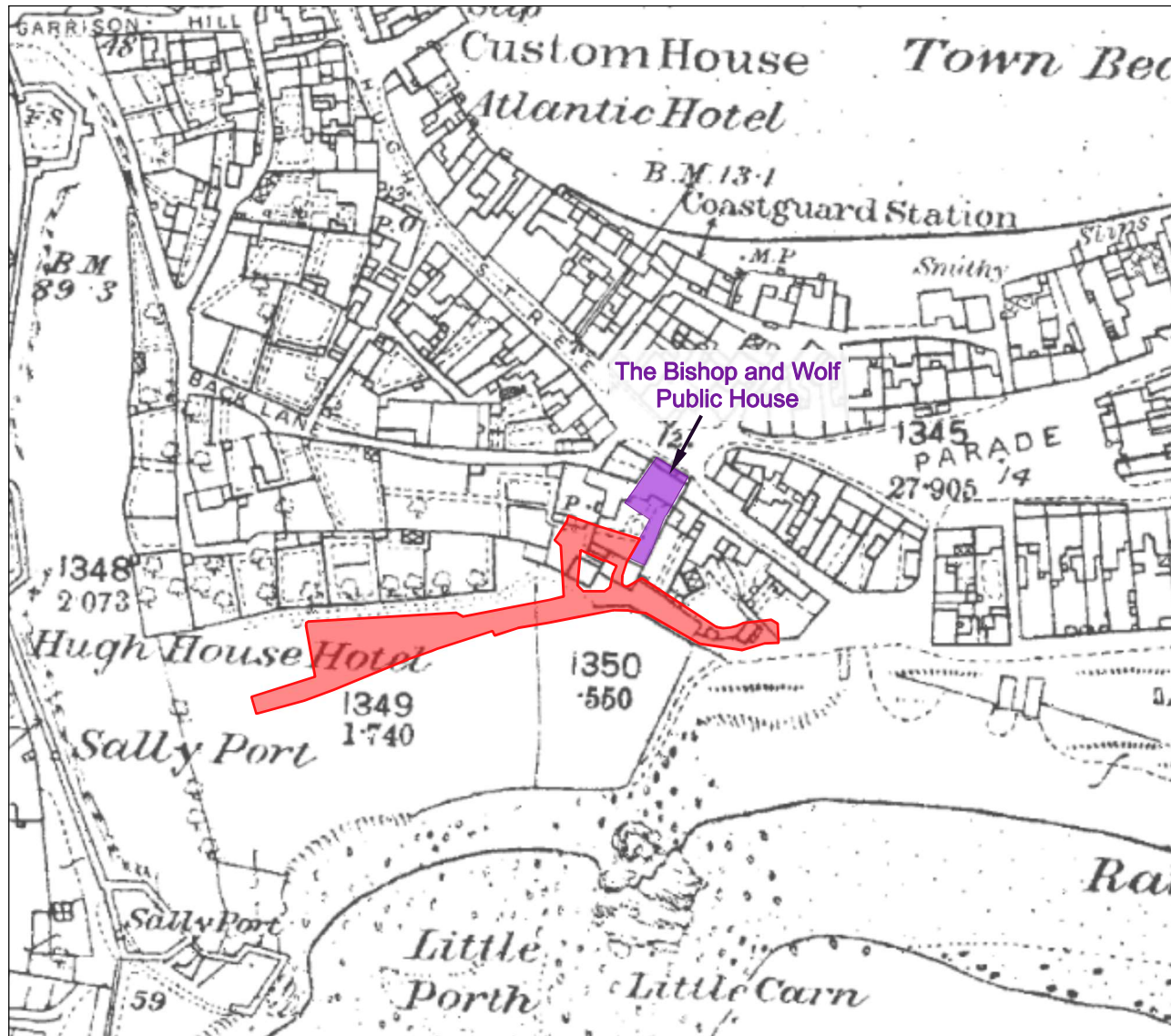
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- Key**
- Application Site
  - Scheduled Monuments
  - Grade I Listed Building (NHLE)
  - Grade II Listed Building (NHLE)
  - Historic Environment Records (MCO)
  - Previous Archaeological Interventions (ECO)
  - Archaeological Constraint Areas

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PROJECT  
**Isles of Scilly Capital Delivery Programme:  
 St Mary's Wastewater - Bishop and Wolf Pumping  
 Station and Interim Screening Plant**

TITLE  
**Fig. 1: Location of proposed site and relevant  
 historic environment data**



Key

Application Site

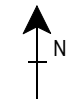
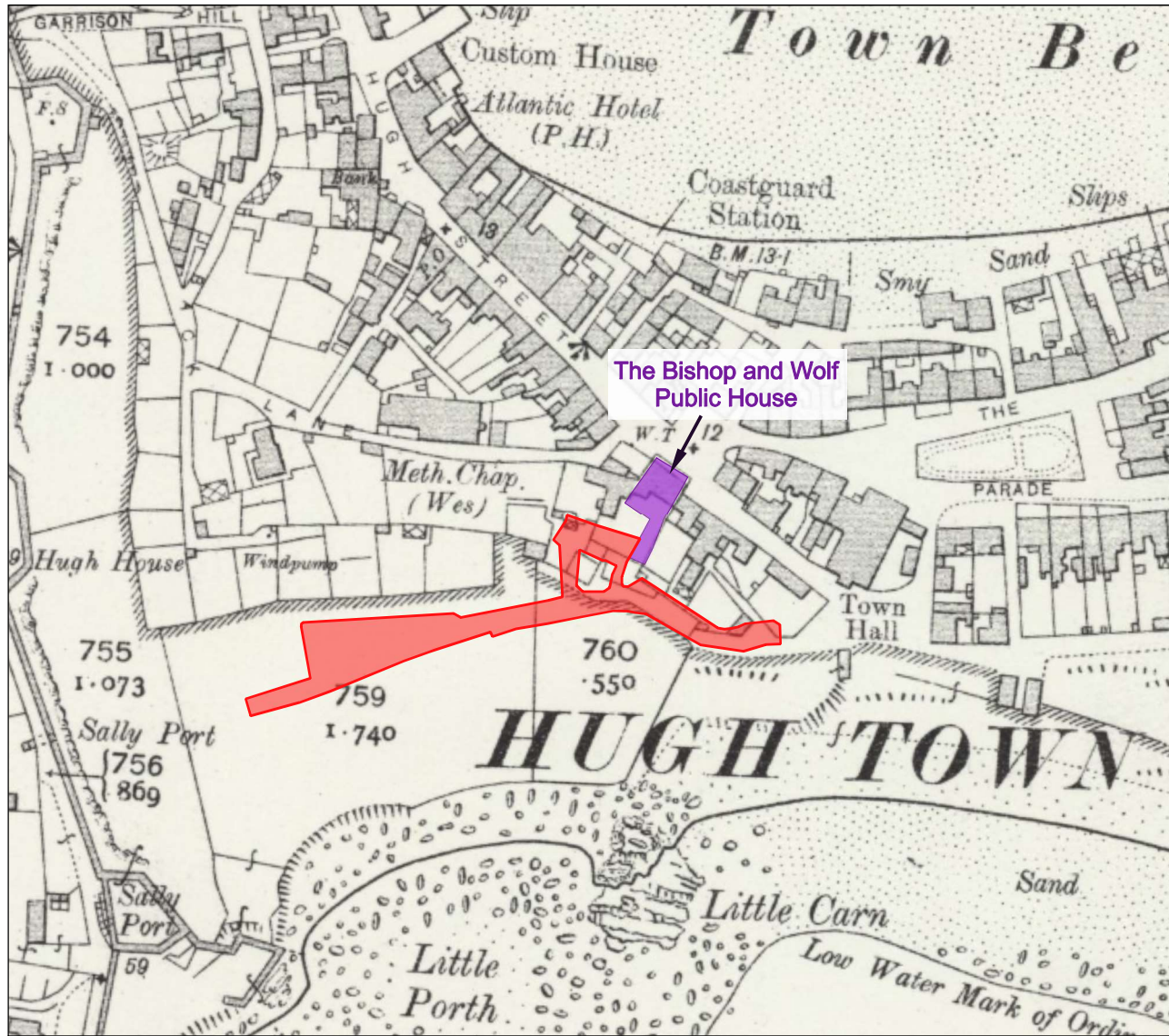
PROJECT

Isles of Scilly Capital Delivery Programme:  
St Mary's Wastewater - Bishop and Wolf Pumping Station and Interim Screening Plant

TITLE

Fig. 2: Extract from the First Edition 25-inch Ordnance Survey map, 1889

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Key

Application Site

PROJECT  
 Isles of Scilly Capital Delivery Programme:  
 St Mary's Wastewater - Bishop and Wolf Pumping Station and Interim Screening Plant

TITLE  
 Fig. 3: Extract from the Second Edition 25-inch Ordnance Survey revision, 1908

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Plate 1: View looking northwest towards the proposed site from Little Porth Road



Plate 2: Access to existing pumping station site, looking west



Plate 3: Two phases of stone wall bounding the existing pumping station site, view to southeast





Plate 4: View of stone boundary wall with Bishop and Wolf pub in the background, looking northeast



Plate 5: Bishop and Wolf public house street frontage from Silver Street, view to southwest

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