



# **St Agnes Island Hall Refurbishment and Extension St Agnes, Isles of Scilly**

## **Archaeological Assessment**



**Historic Environment Projects**



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Refurbishment and Extension  
St Agnes, Isles of Scilly  
  
Archaeological Assessment**

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Help with the project background was provided by Jof Hicks of the Island Hall Steering Group.

The Project Manager was Charles Johns who also carried out the desk-based assessment and walkover survey.

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

## **Freedom of Information Act**

As Cornwall Council is a public authority it is subject to the terms of the Freedom of Information Act 2000, which came into effect from 1st January 2005.



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## **Cover illustration**

Island Hall, St Agnes, Isles of Scilly (photo: Eric Berry)

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## **Abbreviations**

AONB	Area of Outstanding Natural Beauty
CRO	Cornwall County Record Office
EH	English Heritage
HER	Cornwall and the Isles of Scilly Historic Environment Record
HEPAO	Historic Environment Planning Advice Officer
HE Projects	Historic Environment, Cornwall Council
HLC	Historic Landscape Character
NGR	National Grid Reference
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PBWC	Poynton-Bradbury-Wynter-Cole Architects Ltd
PPS5	Planning Policy Statement 5
PRN	Primary Record Number in Cornwall HER
UKHO	United Kingdom Hydrographic Office
WSI	Written Scheme of Investigation





## **1 Summary**

In late March / early April 2012 Historic Environment Projects, Cornwall Council, for the Council of the Isles of Scilly, carried out an archaeological assessment of the proposed refurbishment and extension of the Island Hall at Lower Town, St Agnes (NGR SV 8785 0838) in order to understand the site and its potential for recording of archaeological remains.

The present Island Hall is a former Bible Christian chapel thought to be built in 1832. Congregations declined during the 20<sup>th</sup> century and the building was subsequently used for island meetings, social events etc. The current proposal is for refurbishment of the chapel, which will include removal of the later porch and the 1990s extension, and construction of a community building at the rear of the chapel

The Island Hall is situated in one of a group of late 19<sup>th</sup> /early 20<sup>th</sup> century bulb strips, enclosed by stone-faced stone walls. The site is low-lying and screened by mature evergreen shelter hedges. To the west of the chapel the adjacent enclosure contains the island's tennis court and to the west of this is an electricity substation.

This assessment concludes that the development will not adversely affect the visual setting or historic character of any designated or undesignated Historic Environment assets in the vicinity other than the chapel itself (which is not a Listed Building) and the enclosure within which it is situated, both of which can be considered as being of Local Importance. As understood, the refurbishment proposals for the chapel will compensate for any adverse impacts to the building. It is recommended that the design, materials and construction of the new extension should complement the vernacular architecture of the chapel.

It is understood that the existing single drystone wall dividing the enclosure will be recorded, dismantled and rebuilt to the west of the tennis court, and the stone from a section of wall to the north of the Hall (possibly the remnant of an original enclosure wall around the chapel) will be reused on the north façade of the extension. The external boundaries of the enclosure should be retained and repaired in the traditional island style.

Impact on buried archaeological remains is more difficult to assess. There are no recorded archaeological sites or finds within the development area or its immediate vicinity other than some sherds of Late Bronze Age pottery and a worked flint core found during installation of the electricity substation in 2011. Any buried archaeological remains are likely to be of Local Importance but there is always a possibility that remains of Regional or National Importance could be uncovered.

It is therefore recommended that any planning permission for development should contain a condition for a programme archaeological recording which should include:

- An archive quality photographic record of the chapel and enclosure prior to commencement of work
- Evaluation trenching to assess the level of further archaeological recording required, depending on the results of the evaluation this could be watching brief, controlled soil strip or full excavation.



## **2 Introduction**

### **2.1 Project background**

In 2011 Historic Environment Advice, Cornwall Council was contacted by Emma Hosking of Poynton-Bradbury-Wynter-Cole Architects Limited (PBWC) requesting advice for a forthcoming application for the refurbishment and extension of the Island Hall, St Agnes, Isles of Scilly. PBWC had previously been in discussion with the Planning Department, Council of the Isles of Scilly over this development proposal. Following advice from Planning and HE Advice a Brief for archaeological assessment was prepared by the Historic Environment Planning Advice Officer (HEPAO) at the request of PBWC (Markham 2011; Appendix 1).

Historic Environment Projects (HE Projects) were subsequently commissioned by Emma Hosking on behalf of the Council of the Isles of Scilly to undertake the archaeological assessment. This was carried out according to a Written Scheme of Investigation (WSI) for the archaeological assessment (Johns 2012; Appendix 2) based upon a Brief prepared by the HEPAO (Markham 2011).

### **2.2 The proposed development**

The proposed development is for a new building that will connect to the rear of the Island Hall, providing facilities for workshops, study areas, modern standard kitchen and toilet. It is proposed that the existing hall will be returned to its original front and side elevation. All the symmetrical arches which characterise the Bible Christian chapels of the 19<sup>th</sup> century will be restored and original features such as the dado and seating remains retained.

### **2.3 Aims**

The site specific aims were to:

- Draw together the historical and archaeological information about the site.
- Review and analyse historic map evidence for the site.
- Inform whether historic/architectural features should be retained.
- Inform whether archaeological recording of any extant remains is required.
- Inform whether an archaeological evaluation or further archaeological recording of any potential buried remains is required.
- Inform whether palaeoenvironmental sampling would be required.
- Produce 'statements of significance' for all designated historic assets, that are identified as potentially impacted on by the current proposals. Where currently undesignated assets are identified their likely significance should be indicated i.e. 'national', 'regional' or 'local'.
- Identify the construction, use and 'end of life' impacts of the current proposals on the 'national importance' of any designated or undesignated historic assets as described in PPS5.

### **2.4 Methods**

#### **2.4.1 Desk-based assessment**

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

- Cornwall and Scilly HER
- Images of England online listed buildings database
- Early maps and photographs (see Section 8.1)
- Published histories (see Section 8.2)

### 2.4.2 Walkover survey

The purpose of the walk-over was to provide a good descriptive record of the development area, assess its condition and survival, to record information about features identified in the desk study and identify and describe any additional 'new' features or extant remains.

## 3 Location and setting

### 3.1 Location and setting

The site is located near the north coast of St Agnes, Isles of Scilly, south of Big Pool at NGR SV 8785 0838; it is low-lying and screened by mature evergreen shelter hedges. The field containing the chapel is currently grassed, and contains a polytunnel used as a storage area. To the west, the adjacent enclosure contains the island's tennis court and further west again is an electricity substation (Fig 1).

### 3.2 Geology

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

### 3.3 Historic Landscape Character of the area

The land on which the chapel is built is characterised as late 19<sup>th</sup> century/early 20<sup>th</sup> century bulb strips. These are small narrow enclosures designed for the cultivation of flowers (daffodils and narcissi). Most of these strips are related to 20-year period between 1888 and 1908. The vast majority of bulb strips were created by the subdivision of Anciently Enclosed Land (AEL), and to a lesser extent, Late Post-medieval Enclosures (LPE) and there are only few cases of rough ground being newly taken in for this purpose. Despite being mainly subdivided AEL the distinctive pattern of parallel strips formed by the bulb fields tends to obscure the earlier field pattern, and it is often only by referring back to the 1888 map that this can be picked out. As the bulb strips are mainly modified AEL, there is always potential for prehistoric or medieval settlement remains (settlement or artefactual) to survive below ground within this landscape site (Land Use Consultants 1996, 3-4).

## 4 Designations and Policy

### 4.1 National

#### 4.1.1 Scheduled Monuments

Statutory protection is extended to archaeological sites and historic structures by scheduling. A Scheduled Monument is one designated by statute as a site of national importance and is protected by The Ancient Monuments and Archaeological Areas Act (AM&AA) of 1979, as amended by the National Heritage Act 1983. By law, any proposed work affecting such sites requires Scheduled Monument Consent from the Secretary of State for Culture, Media and Sport.

The 1979 AM&AA Act provided for scheduling to take place anywhere out to the 12 nautical mile limit of UK Territorial Waters, and since the 2002 National Heritage Act has English Heritage has the remit to advise the Government on Schedulings (and other matters pertaining to the historic environment) out to 12 nautical mile limit.

**There are no Scheduled Monuments within the study area.** The nearest scheduled monument is Scheduled Monument 15452:19<sup>th</sup> century horse engine and threshing machine at Lower Town Farm, St Agnes, approximately 75m east-north-east

of the Island Hall. This scheduled monument is not visible from the proposed development area, nor is any other scheduled monument.

#### **4.1.2 Listed Buildings**

The Secretary of State is required to compile lists of buildings of special architectural or historic interest for the guidance of local planning authorities. Demolition, alterations and extensions to listed buildings require Listed Building consent. Alterations to buildings attached to the main Listed Building or within the curtilage and in existence before 1948 also need Listed Building consent.

Development proposals that will have an impact on Listed Buildings and their setting do not need specific Listed Building consent unless they come into the above categories. However, their impact on the Listed Building is a material consideration in assessing the development.

**The Island Hall is not a Listed Building.** The nearest Listed Building is the Grade II early 19<sup>th</sup> century Church of St Agnes (PRN 7777), 200m to the south-east of the site.

St Agnes Lighthouse and the Parsonage are the other two closest listed Buildings respectively 225m south-south-east and south-east of the Island Hall.

The proposed development would only be visible from the top of the lighthouse and church towers.

#### **4.1.3 Planning Policy Statement 5 – Planning for the Historic Environment**

The Department of Communities and Local Government published Planning Policy Statement on 23rd March 2010. Re-numbered as PPS5, this high level policy document replaced Planning Policy Guidance Nos. 15 and 16 (Historic Environment and Archaeology) with immediate effect. It is supported by best practice guidance prepared by English Heritage entitled 'Historic Environment Planning Practice Guide'. HM Government have at the same time published a 'Statement on the Historic Environment for England 2010'.

PPS5 is a streamlined, high level policy document designed to simplify heritage protection and management. Consisting of 12 policies, it put in place c70% of the initiatives set out in the draft Heritage Protection Bill but excluding those that would require changes to primary legislation relating to the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. It separated out the key policies from PPGS 15 and 16 from the mass of detailed best practice. It is endorsed and underpinned through the Government's statement which sets out their vision for the Historic Environment: 'that the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation'.

PPS5 introduced important new concepts in terminology and philosophy. Those parts of the historic environment with historic, archaeological, architectural or artistic interests that hold significance are termed heritage assets. These 'incorporate all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora'. World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas are all now called designated heritage assets. The process of designation has identified them as having a level of significance that justifies special protection measures. Nothing in the PPS changed the existing legal framework for these designations. Other elements of the historic environment that have a heritage interest are termed non-designated heritage assets. These include: historic landscapes, buildings of local historic interest, artwork and non-Scheduled archaeological remains.

PPS5 requires developers to undertake desk-based assessments and evaluations ahead of submitting a planning application. The significance of the heritage asset has to be established and an understanding provided of the impact of development on that significance. This will allow archaeological remains to be properly identified and built into planning proposals at an early stage, reducing the risk of uncertainty for the applicant.

#### **4.1.4 National Planning Policy Framework**

The National Planning Policy Framework (NPPF) came into effect on 27 March 2012. A high level initial overview of the policies within the NPPF as they apply to the historic environment was prepared by English Heritage on the day of publication.

##### **Conservation of heritage and sustainable development**

All the policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. So that development that fails to adhere to the historic environment policies, because it fails to give due weight to conservation for example, is not sustainable development.

One of the key dimensions of sustainability is protecting and enhancing our historic environment. Economic, social and environmental improvement should be sought jointly and simultaneously. Pursing sustainable development involves seeking improvements to the quality of the historic environment, amongst other things.

There is presumption in favour of sustainable development, which means that development needs should be met by the way local plans are made and planning decisions taken, unless policies within the NPPF, such as those protecting heritage assets, indicate development should be restricted.

One of the 13 core principles that underpin both plan-making and decision taking is that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations.

Account should always be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; their potential to contribute to sustainable communities; and the desirability of new development making apposite contribution to the historic environment's local distinctiveness.

##### **Recording heritage assets that will be harmed or destroyed**

This is materially the same as for PPS5. Developers are required to record and advance understanding of the significance of any heritage assets to be lost, wholly or in part, as part of a permitted development. The obligation should be proportionate to the importance of the asset and the impact. The evidence should be made publicly available.

#### **4.1.5 Conservation Area**

The quality of the Islands' built environment merited the whole of Scilly being designated a Conservation Area in 1975.

The NPPF states that Conservation Areas are designated historic assets; so great weight should be given to their conservation. Loss of a building or other element that makes positive contribution (such as a designed square) requires clear and convincing justification and may amount to substantial or less than substantial harm, depending on the contribution to significance of the conservation area overall.

## **4.2 Local plans**

### **4.2.1 The Isles of Scilly Local Plan**

The Isles of Scilly Local Plan (adopted in 2005) sets out a framework of policies and proposals to achieve the most efficient and effective use of land in the public interest through the planning process.

The Plan's Vision is to 'Ensure the viability of resident communities on the islands by providing sufficient housing, local employment, means of transport and general social infrastructure in order to meet their needs and aspirations whilst preserving and enhancing the islands' outstanding environment and natural beauty'.

Policy 1 Environmental Protection of the Plan is relevant to this archaeological assessment:

To ensure that all relevant future development proposals respect and protect the recognised quality of the islands' natural, archaeological, historic and built environment, they will be permitted only where, as applicable, they:

- (a) Conserve or enhance the natural beauty, wildlife and cultural heritage of the Area of Outstanding Natural Beauty and protect the unspoilt character and good appearance of the Heritage Coast;
- (b) Preserve nationally important archaeological remains and their settings;
- (c) Preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings, including their features and settings.

### **4.2.2 The Isles of Scilly Community Strategy**

The Community Strategy sets the vision for achieving sustainable development for the islands and key objectives that underpin the Local Plan. The Community Strategy was prepared in the context of the Local Government Act 2000, which required local authorities to prepare strategies that will focus, shape and co-ordinate existing and future activities in the area, so that they effectively meet community needs and aspirations. This should be based on a partnership approach.

### **4.2.3 Cultural and Heritage Strategy for the Isles of Scilly 2004**

One of the key themes of the Cultural and Heritage Strategy is that:

*The quality of the natural and built environment of the islands is the key to the future of Scilly and must be the driving consideration behind all decisions.*

### **4.2.4 The Isles of Scilly AONB Management Strategy 2010-2014**

The following objectives from the current Isles of Scilly AONB Management Strategy are relevant to this assessment.

Objective 5: The historic environment and built heritage of the Islands are better understood and valued by residents and visitors.

Objective 6: The historic fabric of Scilly's built environment reflecting all phases of human settlement of the Islands is maintained and enhanced.

### **4.2.5 Scilly Historic Environment Research Framework**

The Scilly Historic Environment Research Framework (SHERF), commissioned by English Heritage with support from the Council of the Isles of Scilly, the Isles of Scilly AONB Unit and the Duchy of Cornwall is currently at a draft stage. Research Aim 43 in the draft Research Agenda is of particular relevance to this assessment.

***Research Aim 43: Utilise surviving buildings and records to understand liturgical and social change in post-medieval to Modern places of worship and cemeteries.***

1. Whilst much is known and much has been written about the buildings that represent the established church in Scilly, the stories that they contain in their records, in their monuments, and within their burial grounds needs to be further assessed and collated. Also, the buildings themselves deserve better analysis, and recognition for the influence they have had on the evolving building traditions of the islands.
2. Nonconformism was once a very influential aspect of the culture of the Isles of Scilly and deserves further study, particularly with respect to its surviving buildings. Two chapels have already been converted to domestic use and the most important chapel is used as offices. Consequently, the two chapels that remain in use as places of worship should be recorded as a matter of urgency.

## **5 Site history by period**

### **5.1 Prehistoric and Romano-British**

By about 3000 BC the rising sea level had already separated St Agnes, Gugh, Annet and the Western Rocks from the northern islands which then comprised one large island.

Remains of prehistoric and Romano-British houses have been identified at Porth Killier, approximately 200m north-east of the study area and in fields north of Higher Town (Scheduled Monument 15456), some 350m to the south-west, as well as east of Barnaby Lane and on the lower slopes of Kittern Hill, Gugh. Relict prehistoric field systems are recorded in heathland areas apart from Wingletang Down and the southern end of Gugh which appear never to have been enclosed as farmland. Both these areas are covered in numerous Bronze Age burial mounds (Land use Consultants 1996, 91-2).

There are no recorded prehistoric or Romano-British archaeological sites or finds within the study area although four sherds of Late Bronze Age pottery and a worked flint core were found during installation of the nearby electricity power station in 2011 (Shepherd 2011).

There are other recorded discoveries of prehistoric pottery in this general area. North, writing of Periglis in 1850, claimed that "*in the fields beyond this bay some urns or pots have, in digging the earth been discovered*" (North 1850 49). In 2007 two nested Early Bronze Age vessels were uncovered in a field some 350m to the east during a watching brief in 2007 (Johns and Quinnell forthcoming)

### **5.2 Early medieval and medieval**

By the medieval period the enclosed farmland had shrunk to roughly its present extent and settlement appears to have focussed on Middle Town and Periglis, the site of an early chapel and cemetery (Land Use Consultants 1996, 92). The Cornwall and Scilly HER records the possible site of the chapel and cemetery (PRN 7005) as being c250m south-east of the proposed development site.

There are no recorded early medieval or medieval archaeological sites or finds within the study area or its vicinity.

### **5.3 Post-medieval and modern**

According to local legends there is mass burial site of sailors from Sir Cloudisley Shovell's fleet which was wrecked on the Western Rocks in 1707, somewhere on the seaward side of the flat area of blown sand/dune which is now the island sports ground, and there are reports of bone having been found (and reburied) when the cricket pitch was relaid or holes dug for goalposts (Larn 2006, 19-20). A geophysical survey of the sports ground was carried out by Tim Young of Cardiff University in 2007 but this did not indicate the presence of any burial pits or graves (T Young, pers comm).



Big Pool, to the north of the study area was recorded by William Borlase in 1756. Deposits of sand in the pool have been dated to the mid-18<sup>th</sup> century by optically stimulated luminescence (OSL) and radiocarbon determinations and are thought to have been the result of the Lisbon Earthquake (Bannerjee *et al* 2001).

The group of enclosures in which the Island Hall is situated do not seem appear on Graeme Spence's 1792 survey (Fig 2) and the c1840 tithe maps for Scilly do not show field boundaries, so we do not have that valuable piece of evidence. However, the sinuous, curving nature of the northern boundary of the enclosures suggests that they might be Anciently Enclosed Land which was sub-divided into bulb strips. These are shown on the 1888 OS map which also indicates that there was an outbuilding at the rear of the chapel and two other buildings (cottages?) in adjacent enclosures (Fig 3). By the time of the 1908 OS map the outbuilding had gone and the two other building may have been ruins (Fig 4).

The intriguing remnant of wall about parallel to the north wall of the Hall could be the remains the remains of an original perimeter wall around the chapel, shown on the 1880 and 1908 OS maps (Figs 3 and 4) and also the modern LandLine (Fig 5). The north-south return of the wall must have been demolished quite recently

In 1821 the Bible Christians, a Cornish breakaway movement from Wesleyans, sent a young missionary, Mary Anne Wherry, to Scilly, and by the following year the sect had 144 adherents. After 1827 when Mr William O'Bryan visited Scilly the members became known as Bryanites. The Bible Christian chapel on St Agnes was built in 1832 and is shown on the 1888 and 1908 OS maps (Figs 3 and 4). (Note: An information sheet pinned to the door of the hall states that the chapel was opened on 24 July 1874, having cost £156 to build). The porch was added in the early 20<sup>th</sup> century, which although very functional in keeping the weather out, obscured the central arch of the main door. In 1907 the Bible Christian movement merged with the Methodist New Connexion and the United Methodist Free Churches. The chapel was then used by the combined congregations of the United Methodist Church until c1927. The building subsequently became used as public hall for island meetings, social events etc. In 1993 an extension was built by the residents on the east side to provide a small kitchen, two toilets and storage space.

The chapel was described, listed and illustrated in plan by Stell (1991) as an early 19<sup>th</sup> century chapel with gabled end walls, later rendered on three sides and with added porch to the south. The windows are tall and rounded with arches and keystones and original entrance inside porch is similarly arched. The interior is lined with a dado of vertical boarding and retains traces of a rostrum pulpit at the north end and fragments of seating at the south end. (Note the walkover survey recorded the seating remains at the south end but no obvious remains of the rostrum pulpit at the north end).

## **6 Statement of significance**

In the context of PPS5 the historic character of the area can be considered as an undesignated Historic Environment asset. The historic character of the area is agricultural, the Bible Christian chapel being situated in late 19<sup>th</sup> or early 20<sup>th</sup> century bulb strips. The chapel and the bulb strips can be considered to be of Local Importance.

Nonconformist chapels are an important building type in Scilly as they represent a cultural change to the way of life of the inhabitants of the Isles of Scilly. As happened in Cornwall, during the 19<sup>th</sup> century, Methodism was competing with the established church and Methodist chapels were built on all the currently inhabited islands except Tresco. Nonconformity was once a very influential aspect of the culture of the Isles of Scilly and deserves further study.

There are no recorded archaeological sites within the study area, however there is potential for buried archaeological finds and features as demonstrated the finds from the nearby electricity substation, and other discoveries (see above section 5.1). Any

buried archaeological remains are likely to be of Local Importance but there is always a possibility that remains of Regional or National Importance could be uncovered.

## **7 Assessment of impacts and recommendations for mitigation**

### **7.1 Visual setting and historic context**

#### **7.1.1 Potential impacts**

The development could affect the visual setting and historical context of the Scheduled Monuments, Listed Buildings and undesignated historic assets in the vicinity.

#### **7.1.2 Appraisal of impacts**

The nearest scheduled monument is Scheduled Monument 15452:19<sup>th</sup> century horse engine and threshing machine at Lower Town Farm, St Agnes, approximately 75m east-north-east of the Island Hall. The nearest Listed Building is the Grade II early 19<sup>th</sup> century Church of St Agnes (PRN 7777), 200m to the south-east of the site.

This assessment concludes that the construction, use and 'end of life' impacts of the proposed Island Hall extension will not adversely affect their visual setting or their historic context, or that of any other Scheduled Monument, Listed Building or undesignated historic asset in the vicinity.

#### **7.1.3 Suggested mitigation**

The design of the proposed development should complement the vernacular building style of the former Bible Christian chapel.

The external boundaries of the enclosure should be retained and repaired in the traditional island style. It is understood that the existing drystone wall dividing the enclosure will be recorded, dismantled and rebuilt to the west of the tennis court, and the stone from a section of wall to the north of the chapel will be recorded and reused on the north façade of the extension.

### **7.2 Damage to historic buildings and architectural features**

#### **7.2.1 Potential impacts**

The proposed development may cause damage to the historic fabric of the Island Hall.

#### **7.2.2 Appraisal of impacts**

The current proposals are that the existing hall will be returned to its original front and side elevation. All the symmetrical arches which characterise the Bible Christian chapels of the 19<sup>th</sup> century will be restored and original features such as the dado and seating remains retained. A new opening will be created in the north wall.

#### **7.2.3 Suggested mitigation**

This assessment considers that the proposals for the refurbishment of the Island Hall will enhance this undesignated historic asset if implemented as described above.

### **7.3 Damage to archaeological sites and features**

#### **7.3.1 Potential impacts**

Groundworks associated with the development may cause damage to buried or loss of buried

#### **7.3.2 Appraisal of impacts**

Groundworks associated with development will have a major and adverse impact on any buried archaeological remains.

### 7.3.3 Suggested mitigation

It is recommended that any planning permission for development should contain a condition for a programme archaeological recording which should include:

- An archive quality photographic record of the chapel and enclosure prior to commencement of work
- Evaluation trenching to assess the level of further archaeological recording required, depending on the results of the evaluation this could be watching brief, controlled soil strip or full excavation.
- (Note: The site is not suitable for magnetic survey because of its small area and the probability of a magnetic shadow cast by the chapel. Other geophysical survey techniques such as ground penetrating radar (GPR) or resistivity might be more effective but would be costly with no guaranteed results).

## 8 References

### 8.1 Primary sources

Ordnance Survey, 1888. *25 Inch Map* First Edition (licensed digital copy at HE)

Ordnance Survey, 1908. *25 Inch Map* Second Edition (licensed digital copy at HE)

Ordnance Survey, 2007. *Mastermap Digital Mapping*

Graeme Spence, 1792. Maritime survey of Scilly (UKHO 674 25e)

### 8.2 Publications

Bannerjee, D, Murray, A S, and Foster, A D L, 2001. Scilly Isles, UK: optical dating of a possible tsunami deposit, *Quaternary Science Review*, **20**, 715-8

Borlase, W, 1756. *Observations on the Ancient and Present State of the Isles of Scilly*, Oxford: W Jackson

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Land Use Consultants and Cornwall Archaeological Unit, 1996. *Isles of Scilly Historic Landscape Assessment and Management Strategy*, Cornwall County Council

Larn, R, ed, 2006. *'Poor England has lost so many men'*, St Mary's

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Markham, P, 2011. *Brief for Archaeological Assessment, Island Hall, St Agnes, Isles of Scilly*, Cornwall Council

North, I W, 1850. *A week in the Isles of Scilly*, Penzance. Reprinted Truro 2006

Shepherd, F, 2011. *Electricity Substation, St Agnes, Isles of Scilly: Archaeological Watching Brief*, Truro (HE Projects)

Stell, C, 1991. *An inventory of nonconformist chapels and meeting houses in south-west England*, London (HMSO)

### **8.3 Websites**

<http://www.heritagegateway.org.uk/gateway/> English Heritage's online database of Sites and Monuments Records, and Listed Buildings

## **9 Project archive**

The HE project number is **2012035**

The project's documentary, photographic and drawn archive is housed at the offices of Historic Environment, Cornwall Council, Kennall Building, Old County Hall, Station Road, Truro, TR1 3AY. The contents of this archive are as listed below:

1. A project file containing site records and notes, project correspondence and administration and copies of documentary/cartographic source material (file no 2012035).
2. Digital photographs stored in the directory ..\Images\Sites\Scilly\St Agnes\Island hall Archaeological assessment 2012035
3. English Heritage/ADS OASIS online reference: cornwall2-122572

This report text is held in digital form as: ..\HE Projects\Sites\Scilly\St Agnes\Island Hall Archaeological Assessment 2012035

## Appendix 1 Brief for archaeological assessment

### BRIEF FOR ARCHAEOLOGICAL ASSESSMENT

**Date:** 21<sup>st</sup> September 2011

**Site:** Island Hall, St Agnes, Isles of Scilly

**Ref:** 3033-K4-St Agnes

**HBSMR Ref:** CCO4691

**Agent:** Emma Hosking, Poynton-Bradbury-Wynter-Cole, Architects Limited. The Old Sail Lofts, St Ives, Cornwall TR26 1PB T: 01736 792000 F:01736 792001 PBWC Ltd [architects@pbwc.co.uk]

**Historic Environment Planning Advice Officer:** Phil Markham, Cornwall Council, Historic Environment Service, Dolcoath Avenue, Camborne, Cornwall TR14 8SX t.07973 813572

e. pmarkham@cornwall.gov.uk

**Planning Authority Officer:** Craig Dryden, Planning Department, Council of the Isles of Scilly, Old Wesleyan Chapel, St Mary's, Isles of Scilly TR21 0JD t. 01720 424350 e. [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

This brief is only valid for six months. After this period the Historic Environment Planning Advice Officer (HEPAO) should be contacted. The contractor is strongly advised to visit the site as there may be implications for accurately costing the project.

Contractors Written Scheme of Investigation (WSI)

No ground works are to be undertaken until the HEPAO and the Local Planning Authority (LPA) have approved the archaeological contractor's WSI.

#### 1 Introduction

This brief has been written by the HEPAO and sets out the minimum requirements for an archaeological assessment of the above site which will provide information on the significance and potential of archaeological remains on the site and to identify the likely impact of the proposals on that significance.

#### 2 Site Location and Description

The site is located on the north coast of St Agnes, Isles of Scilly in a rural position at Ordnance Survey Grid Reference SV8785 0838; at an approximate height of 5m Ordnance Datum.

#### 3 Planning Background

Historic Environment Advice (Archaeology) was contacted by Emma Hosking of PBWC limited requesting advice for a forthcoming application for the refurbishment and extension of the Island Hall, St Agnes. PBWC has previously been in discussion with the Planning Department, Council of the Isles of Scilly over this development proposal. Following advice from Planning and HES Advice PBWC limited have requested this brief.

#### 4 Archaeological Background

The Cornwall and Scilly Historic Environment Record (HER) records that the application site has numerous archaeological records in the vicinity dating from the prehistoric to the post medieval. The HER records the following for the Island Hall, *A Bible Christian chapel at Lower Town was built in 1832 and is recorded on both the 1890 and 1908 OS maps. The Bible Christian Society*

*established itself in 1821 and in the following year numbered 144 adherents. After 1827 when Mr William O'Bryan visited Scilly the members became known as Bryanites. It is now the public hall on St Agnes. Early C19 chapel with gabled end walls, later rendered on three sides and added porch to the south. Tall round arched windows with keystones and similarly arched entrance inside porch. The interior, lined with a dado of vertical boarding and retains traces of a rostrum pulpit at the north end and fragments of seating. Described, listed and illustrated in plan by Stell.* The proposed development may affect the material remains of the hall and the ground works associated with the creation of the foundations for this application may disturb buried archaeological remains.

## **5 Requirement for Work**

Ground works may disturb extant and buried archaeological remains. In order to understand the site and its potential for recording archaeological remains an assessment is required. This would involve a desk based assessment including a map regression plus a walk over survey of the extant remains of the site. This would provide evidence for any recommendations for archaeological recording.

The site specific aims are to:

- Draw together the historical and archaeological information about the site.
- Review and analyse historic map evidence for the site.
- Whether historic/architectural features should be retained.
- Inform whether archaeological recording of any extant remains is required.
- Inform whether an archaeological evaluation or further archaeological recording of any potential buried remains is required.
- Inform whether palaeo-environmental sampling would be required.
- Produce 'statements of significance' for all designated historic assets, that are identified as potentially impacted on by the current proposals. Where currently undesignated assets are identified their likely significance should be indicated i.e. 'national', 'regional' or 'local'.
- Identify the construction, use and 'end of life' impacts of the current proposals on the 'national importance' of any designated or undesignated historic assets as described in PPS5.

## **6 General Guidance**

- 6.1 The archaeological contractor is expected to follow the code of the Institute for Archaeologists (IfA).
- 6.2 All of the latest Health and Safety guidelines shall be followed on site.
- 6.3 Terminology will be consistent with the English Heritage Thesaurus.

## **7 Results**

- 7.1 The full report including all specialist assessments of artefact assemblages shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant, the archaeological contractor and Cornwall Council Historic Environment Service.
- 7.2 The archaeological contractor will undertake the English Heritage/ads online access to the index of archaeological investigations (OASIS).
- 7.3 This report both in paper and pdf format will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.
- 7.4 A copy of the report will be supplied to the National Monuments Record (NMR) Swindon.

7.5 The report must contain:

- A concise non-technical summary of the project results.
- The aims and methods adopted in the course of the investigation.
- A discussion of the archaeological findings in terms of both the site specific aims and the desk based research.
- A location map, a drawing showing those areas examined as part of the archaeological recording, and copies of historic maps and plans consulted and any archaeological plans and sections. All plans shall be tied to the national grid.
- All specialist reports and assessments.
- A summary of the archive contents and date of deposition.
- A copy of the brief and the approved WSI will be included as an appendix.

**8 Archive Deposition**

- 8.1 An ordered and integrated site archive will be prepared in accordance with: *Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006* upon completion of the project. The requirements for archive storage shall be agreed with the appropriate Museum.

**9 Monitoring**

- 9.1 The HEPAO will monitor the work and should be kept regularly informed of progress.
- 9.2 Notification of the start of work shall be given preferably in writing to the HEPAO
- 9.3 Any variations to the WSI shall be agreed with the HEPAO, preferably in writing, prior to them being carried out.

## Appendix 2 Written Scheme of Investigation for archaeological assessment

### Island Hall Extension, St Agnes, isles of Scilly: Written Scheme of Investigation for archaeological assessment

Client: Council of the Isles of Scilly  
Client contact: Emma Hosking, Poynton-Bradbury-Wynter-Cole Architects Ltd  
Client tel: 01736 792000  
Client email: [architects@pbwc.co.uk](mailto:architects@pbwc.co.uk)

#### Project background

Historic Environment Advice, Cornwall Council was contacted by Emma Hosking of Poynton-Bradbury-Wynter-Cole Architects Limited (PBWC) requesting advice for a forthcoming application for the refurbishment and extension of the Island Hall, St Agnes, Isles of Scilly. PBWC had previously been in discussion with the Planning Department, Council of the Isles of Scilly over this development proposal. Following advice from Planning and HE Advice a Brief for archaeological assessment was prepared by the Historic Environment Planning Advice Officer (HEPAO) at the request of PBWC.

Historic Environment Projects (HE Projects) were subsequently commissioned by Emma Hosking of PBWC on behalf of the Council of the Isles of Scilly to undertake the archaeological assessment and this Written Scheme of Investigation (WSI) for the archaeological assessment is based upon a Brief prepared by the HEPAO (Markham 2012).

#### Site location

The site is located on the north coast of St Agnes, Isles of Scilly in a rural position at National Grid Reference SV 8785 0838; at an approximate height of 5m OD.

#### Site history

The Cornwall and Scilly Historic Environment Record (HER) records that the application site has numerous archaeological records in the vicinity dating from the prehistoric to the post medieval. The HER records the following for the Island Hall, *A Bible Christian chapel at Lower Town was built in 1832 and is recorded on both the 1890 and 1908 OS maps. The Bible Christian Society established itself in 1821 and in the following year numbered 144 adherents. After 1827 when Mr William O'Bryan visited Scilly the members became known as Bryanites. It is now the public hall on St Agnes. Early C19 chapel with gabled end walls, later rendered on three sides and added porch to the south. Tall round arched windows with keystones and similarly arched entrance inside porch. The interior, lined with a dado of vertical boarding and retains traces of a rostrum pulpit at the north end and fragments of seating. Described, listed and illustrated in plan by Stell.* The proposed development may affect the material remains of the hall and the ground works associated with the creation of the foundations for this application may disturb buried archaeological remains

#### Aims and objectives

Ground works may disturb extant and buried archaeological remains. In order to understand the site and its potential for recording archaeological remains an assessment is required. This will involve a desk based assessment including a map regression plus a walk over survey of the extant remains of the site. This will provide evidence for any recommendations for archaeological recording.

The site specific aims are to:

- Draw together the historical and archaeological information about the site.



- Review and analyse historic map evidence for the site.
- Whether historic/architectural features should be retained.
- Inform whether archaeological recording of any extant remains is required.
- Inform whether an archaeological evaluation or further archaeological recording of any potential buried remains is required.
- Inform whether palaeo-environmental sampling would be required.
- Produce 'statements of significance' for all designated historic assets, that are identified as potentially impacted on by the current proposals. Where currently undesignated assets are identified their likely significance should be indicated i.e. 'national', 'regional' or 'local'.
- Identify the construction, use and 'end of life' impacts of the current proposals on the 'national importance' of any designated or undesignated historic assets as described in PPS5.

### **Working methods**

All recording work will be undertaken according to the Institute for Archaeologists *Standards and Guidance for Desk-based Assessments (IFA 2001)*. Staff will follow the *IfA Code of Conduct* and *Code of Approved Practice for the Regulation of Contractual Arrangements in Archaeology*. The Institute for Archaeologists is the professional body for archaeologists working in the UK.

### **Desk-based assessment**

The project archaeologist will draw together the historical and archaeological information about the site by examining the information held by the Cornwall and Scilly Historic Environment record (HER), in published sources and in the Cornwall Record Office, Truro, the Cornish Studies Library, Redruth, the Royal Cornwall Museum, Truro and the Isles of Scilly Museum, as appropriate. The desk-based assessment will include review and analysis of historic map evidence for the site.

### **Walkover survey**

The purpose of the walk-over is to provide a good descriptive record of the development area, assess its condition and survival. It will record information about features identified in the desk study and identify and describe any additional 'new' features or extant remains. Information will be collected to allow completion of gazetteer entries if appropriate (see report; i.e., information on form, survival condition, etc). Where necessary, remains will be located and recorded by measured sketch survey at 1:200 or 1:500 scale as appropriate onto a prepared base map.

Preparation for the walk-over will include:

- Preparation of a base map with identified features.
- Liaison to arrange access to the site.
- Risk assessment.

The walk-over survey will achieve the following:

- Description of the study area.
- Assessment of condition and survival (to include identifying existing or previous land use that may affect the survival or condition of the archaeological resource).
- Inform whether historic/architectural features should be retained.
- Inform whether archaeological recording of any extant remains is required.
- Identify archaeological remains within the proposed development area and make recommendations for their recording.
- Identify areas which are likely to contain buried archaeological remains (including potential for palaeo-environmental evidence).
- Inform whether an archaeological evaluation or further archaeological recording of any potential buried remains is required.

- Identify the construction, use and 'end of life' impacts of the current proposals on the 'national importance' of any designated or undesignated historic assets as described in PPS5.
- Scaled digital photos will be taken for illustrative purposes.

### **Archiving**

During this phase the results of the desk-based assessment will be collated for archiving. This will involve the following task indexing of site drawings and photographs.

### **Report production**

A report will be produced which will describe the results of the desk-based study and the nature of the fieldwork undertaken, the circumstance and conditions under which it occurred and the results that were obtained. Production of the report will involve:

- Producing a descriptive text.
- Producing maps, scaled plans and section drawings.
- Selecting photographs.
- Report design.
- Report editing.
- Dissemination of the finished report.

The report will have the following contents:

- Summary
- Introduction - Background, aims, methods
- Results - A concise non-technical summary of the results including impacts of the current proposal
- Impacts - Identification of impacts of the current proposal and 'Statements of significance' for all designated historic assets, that are identified as potentially impacted on by the current proposals. Where currently undesignated assets are identified their likely significance will be indicated i.e. 'national', 'regional' or 'local'.
- Recommendations - Recommendations for retention of archaeological / historical features and for further evaluation or recording as appropriate.
- Archive - A summary of archive contents and date of deposition
- Appendices - Copies of the Brief and WSI
- Illustrations - Location map
  - Site location plan
  - Copies of relevant historical cartography & plans
  - Illustrative photographs
  - Note: All plans will be tied to the national grid.

### **Report dissemination**

The full report will be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and HE, with copies supplied to the client (two), Cornwall and Scilly Historic Environment Record, the Isles of Scilly Museum and the

Courtenay Library of the Royal Institution of Cornwall, River Street, Truro and national archive centres. A further digital copy shall be supplied on CD-ROM in 'Adobe Acrobat' PDF format. A draft will initially be submitted to the HEPAO for comment.

The report will be held by the Cornwall and Scilly Historic Environment Record and made available for public consultation. Additional copies will be submitted to the National Monuments Record *via* OASIS and to the Planning Department of the Council of the Isles of Scilly.

### **Archive deposition**

- An ordered and integrated site archive will be prepared in accordance with *the Management of Research Projects in the Historic Environment (MoRPHE)* (English Heritage 2006) upon completion of the project. The requirements for final deposition of the project archive will be agreed by HEPAO and HE Projects.
- The archive including a copy of the written report will be deposited at the Isles of Scilly Museum within two months of the completion of the full report and confirmed in writing with the HEPAO.
- A summary of the contents of the archive shall be supplied to the HEPAO.

### **Monitoring and signing off condition**

Monitoring of the project will be carried out by the HEPAO. Where the HEPAO is satisfied with the archive report and the deposition of the archive written discharge of the planning condition will be expected from the Council of the Isles of Scilly.

Notification of the start of work will be given in writing to the HEPAO as far in advance of its commencement as possible. HEPAO will monitor the work and will be kept regularly informed of the progress.

Any variations to the WSI in shall be agreed with the HEPAO in writing prior to them being carried out.

Monitoring points during the study will include:

- Approval of the WSI
- Completion of the walkover survey
- Completion of report
- Deposition of the archive

### **Timetable**

The walkover survey will be carried out on 29 March and the report will be completed by 3 April 2012.

The deposition of the archive will be completed within 3 months of the completion of the report.

### **Project staff**

The project will be managed and carried out by Senior Archaeologist **Charlie Johns (BA, MIFA)**. As a Senior Archaeologist with HE Projects (1991- present) Charlie has special responsibility for projects in the Isles of Scilly where he has worked on numerous projects: notably directing the excavation of the Bryher Iron Age sword and mirror burial in 1999 (Johns 2002-3); updating the popular archaeological field guide 'Scilly's Archaeological Heritage' (Ratcliffe and Johns 2003); managing the Tresco Playing Field watching brief for the Tresco Estate (Taylor and Johns forthcoming); compiling the Isles of Scilly Rapid Coastal Zone Assessment Survey for English Heritage (Johns *et al* 2004) and managing archaeological recording during construction of the off-island quays for the Duchy of Cornwall (Johns and Sawyer 2008) and the St Agnes Affordable Housing site for the Cornwall Rural Housing Association (Taylor and Johns 2010 and 2011).

Current projects include the management of Lyonesse Project, a two-year study of the evolution of the coastal and marine environment of Scilly and the preparation of a Research Framework for the Historic Environment of Scilly (both for English Heritage). Since 2005 he has co-directed the ongoing 'Islands in a Common Sea' research project in Scilly with Dr Jacqui Mulville of Cardiff University (Johns and Mulville forthcoming; Johns *et al* 2006), and is currently an Honorary Research Fellow in Cardiff University's School of History and Archaeology and representative for Scilly on the CBA SW committee.

### **Historic Environment Projects**

Historic Environment Projects is the contracting arm of Historic Environment, Cornwall Council (HE). HE employs some 20 project staff with a broad range of expertise, undertaking around 100 projects each year.

HE is committed to conserving and enhancing the distinctiveness of the historic environment and heritage of Cornwall and the Isles of Scilly by providing clients with a number of services including:

- Conservation works to sites and monuments
- Conservation surveys and management plans
- Historic landscape characterisation
- Town surveys for conservation and regeneration
- Historic building surveys and analysis
- Maritime and coastal zone assessments
- Air photo mapping
- Excavations and watching briefs
- Assessments and evaluations
- Post-excavation analysis and publication
- Outreach: exhibitions, publication, presentations

### **Standards**



HE is a Registered Organisation with the Institute for Archaeologists and follows their Standards and Code of Conduct.

As part of Cornwall Council, the HES has certification in BS9001 (Quality Management), BS14001 (Environmental Management), OHSAS18001 (Health, Safety and Welfare), Investors in People and Charter Mark.

### **Terms and conditions**

#### *Contract*

HE Projects is part of Historic Environment, Cornwall Council. If accepted, the contract for this work will be between the client and Cornwall Council.

The views and recommendations expressed will be those of the HE projects team and will be presented in good faith on the basis of professional judgement and on information currently available.

#### *Report distribution*

Paper copies of the report will be distributed to the client, to local archives and national archaeological record centres.

A digital copy of the report, illustrations and any other files will be held in the Cornwall HER and also supplied to the client on CD or other suitable media.

#### *Copyright*

Copyright of all material gathered as a result of the project will be reserved to the Historic Environment, Cornwall Council. Existing copyrights of external sources will be acknowledged where required.

Use of the material will be granted to the client.

#### *Freedom of Information Act*

As Cornwall Council is a public authority it is subject to the terms of the Freedom of Information Act 2000, which came into effect from 1st January 2005.

HE will ensure that all information arising from the project shall be held in strict confidence to the extent permitted under the Act. However, the Act permits information to be released under a public right of access (a "Request"). If such a Request is received HE may need to disclose any information it holds, unless it is excluded from disclosure under the Act.

#### *Health and Safety statement*

HE follows the Council's *Statement of Safety Policy*. For more specific policy and guidelines HE uses the manual *Health and Safety in Field Archaeology* (2002) endorsed by the Standing Conference of Archaeological Unit Managers and also the Council for British Archaeology's Handbook No. 6 *Safety in Archaeological Field Work* (1989).

Prior to carrying out on-site work HE will carry out a Risk Assessment.

#### **References**

- English Heritage, 2006. *Management of Research Projects in the Historic Environment (MoRPHE)*, English Heritage
- IFA, 2001. *Standards and Guidance for Desk-based Assessments*, IFA
- Johns, C, Berry, E and Edwards, B, 2007. *The Samson Buildings Project 2006-7, Samson Isles of Scilly: Lichen Assessment, Archaeological Recording and Building Consolidation*, HES, Truro
- Johns, C, Larn R and Tapper, BP, 2004. *Rapid Coastal Zone Assessment Survey of the Isles of Scilly*, HES, Truro
- Johns, C and Mulville, J, forthcoming. *Islands in a Common Sea: Fieldwork in Scilly September 2005*, HES, Truro
- Johns, C and Sawyer, K, 2005. *Lower Benham Battery, The Garrison, St Mary's, Isles of Scilly: Archaeological Recording*, HES, Truro
- Johns, C and Sawyer, K, 2008. *Isles of Scilly Off-island Quays Refurbishment,: Archaeological Recording*, HES, Truro
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- Ratcliffe, J and Johns, C, 2003. *Scilly's Archaeological Heritage*, Twelveheads Press
- Taylor S, and Johns, C, forthcoming. *Archaeological recording on the site of the new sports field at Dolphin Town, Tresco, Isles of Scilly, Cornish Archaeol*

*Charles Johns*

*Senior Archaeologist*

*28 March 2012*

*Historic Environment Projects*

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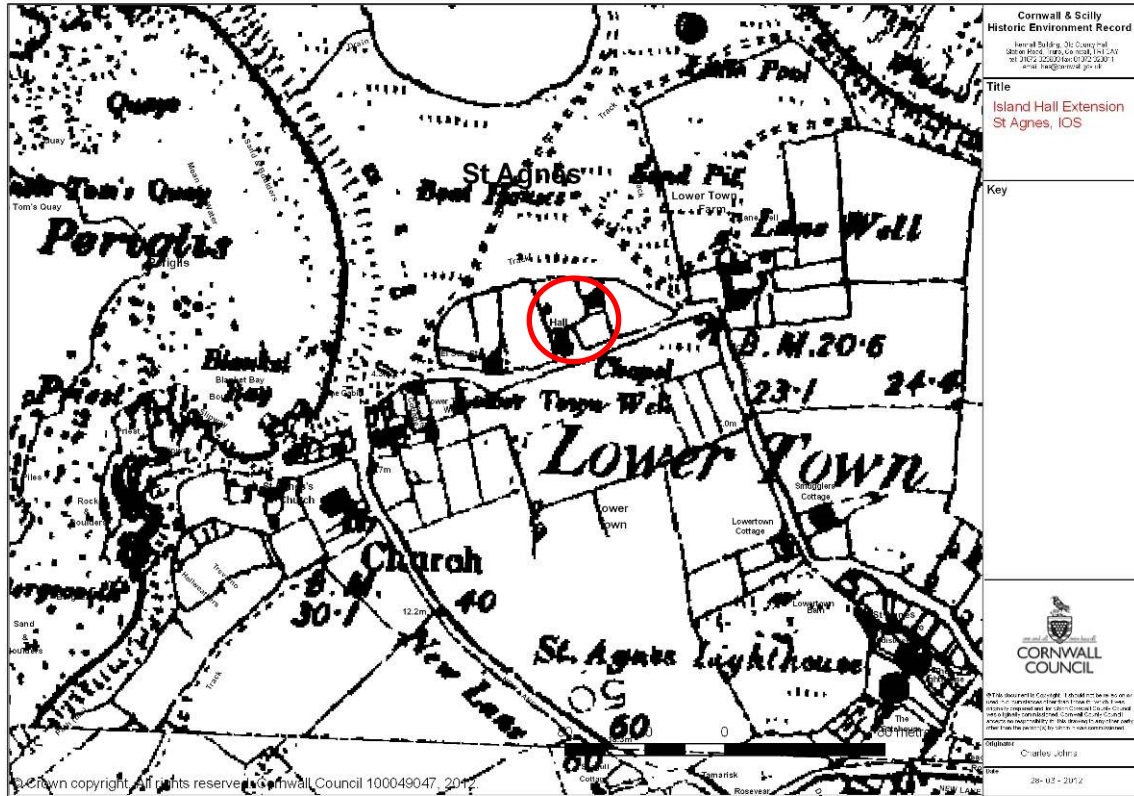


Fig 3 First Edition of the Ordnance Survey 25 Inch Map, 1888



Fig 4 Second Edition of the Ordnance Survey 25 Inch Map, 1908



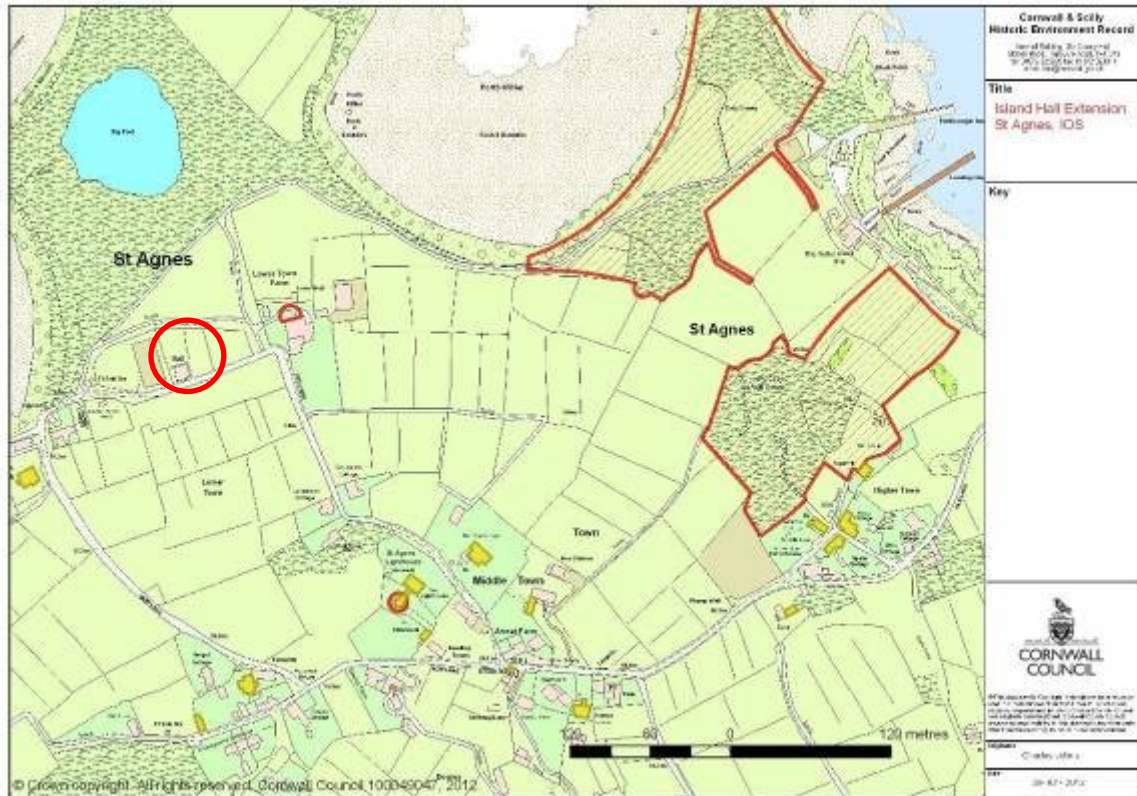


Fig 5 Scheduled Monuments (hatched red) and Listed Buildings (shaded yellow) in the vicinity of the site



Fig 6 Sites listed in the Cornwall and Scilly HER in the vicinity of the proposed development