



## **Borough Farm, Borough St Mary's, Isles of Scilly**

### **Historic building record and archaeological watching brief**



**Historic Environment Projects**

*Borough Farm, St Mary's, IOS: historic building record and archaeological watching brief*

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### **Historic building record and archaeological watching brief**

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#### **Acknowledgements**

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This study was commissioned by Adrian Smith of the Duchy of Cornwall and was carried out by Historic Environment Projects, Cornwall Council.

The Project Manager was Charles Johns. The building recording was carried out by Nigel Thomas and Eric Berry (who also provided valuable comment on the text) and the watching brief was carried out by Katharine Sawyer.

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**

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### **Cover illustration**

The front of Borough Farmhouse, photographed in July 2012.

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## **Abbreviations**

CRO	Cornwall County Record Office
DC	Duchy of Cornwall
EH	English Heritage
HER	Cornwall and the Isles of Scilly Historic Environment Record
HE	Historic Environment, Cornwall Council
NGR	National Grid Reference
OS	Ordnance Survey
PRN	Primary Record Number in Cornwall HER

*Borough Farm, St Mary's, IOS: historic building record and archaeological watching brief*



## **1 Summary**

A planned refurbishment of the Grade II listed Borough farmhouse and demolition of some of its later outbuildings prompted a historic building record and archaeological recording of this Scillonian farm complex.

Historic mapping and structural evidence indicated that the farmhouse was developed shortly before 1800, and was extended to the rear most likely in the early years of the nineteenth century. The house has a very distinctive, apparently unique, granite ashlar porch with a triangular section stone roof. A long single-storey stone outbuilding, the so-called 'fish house', plus another building to the south were added to the farmstead in the middle years of the nineteenth century.

The later development of this farmstead can be clearly seen through large scale OS mapping from 1887. This includes single storey annexes adjoining the north east side of the house, which were based upon a series of granite masonry water tanks and a probable small piggery. South of the farmhouse the present large concrete walled flower packing shed was based upon a shorter building and adjoining glasshouse. A stand-alone small granite walled building with gabled roof and granite flagged floor was initially sited at the edge of a field to the rear of the farm. This was later incorporated when the flower packing shed was extended eastwards and appears to have been later used as a tractor house.

The distinctive flower packing shed was one of the largest surviving on Scilly and was until recently still a working building with its packing benches still extant. Many other examples from this local industry have since been converted or demolished. As a result of the building recording, HE Projects recommended its retention if possible, although it was consented for demolition as part of the planning proposal.

The watching brief during groundworks was carried out intermittently between December 2012 and June 2013. No significant archaeological features were revealed and only modern finds were covered



## **2 Introduction**

Borough is one of the larger farms on St Mary's, Isles of Scilly, and like all others on the island, is owned by the Duchy of Cornwall (Fig 1). Borough farmhouse is a Grade II listed building situated on Watermill Lane towards the eastern side of the island. Following a change of tenancy the house has lain empty for several years, and requires complete refurbishment before it can be re-let.

### **2.1 Project background**

Borough Farm is now run from a different dwelling and some modern outbuildings and there are plans to construct a new purpose-built bulb shed. The older farmhouse will therefore eventually be separately let as a residential building. Planning applications P-11-096, P-12-046, P-12-047, and P-12-048 were submitted by the Duchy for 'refurbishment of the farmhouse, conversion of an adjacent redundant barn from agricultural to residential use, change of use of an adjacent barn from agricultural to B1 and B8 and demolition of redundant outbuildings'. The consent was subject to various conditions and Condition 6 refers to requirements for archaeological recording in advance of and during building works. A brief outlining the required historic building recording and below-ground archaeological work was prepared by Phil Markham, the local Historic Environment Planning Advice Officer (see Appendix 1). The Duchy of Cornwall approached Historic Environment Projects with a view to satisfying the planning requirements. Following agreement of costs a Written Scheme of Investigation (see Appendix 2) was prepared, approved by the planning authority and the project commenced.

### **2.2 Aims**

The aims are fully set out in the Brief and Written Scheme of Investigation. The work was designed to gain an understanding of the historic development and significance of the site and provide a lasting record before changes occur.

### **2.3 Methods**

Work comprised a brief desk-based study, followed by two elements of site fieldwork. The site materials were then analysed and prepared for archiving and this report compiled to summarise results.

#### **2.3.1 Desk-based assessment**

A rapid examination of historic maps and readily available historic sources was undertaken, 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 the Isles of Scilly HER.
- Heritage Gateway online database.
- Early maps and photographs (see Section 11.1).
- Published histories (see Section 11.2).

#### **2.3.2 Building survey fieldwork**

A visit to the farmstead was undertaken on the 10 and 11 July 2012, to undertake the equivalent of a Level 2 historic building record (a photographic and descriptive record).

Descriptive records were carried out by annotation of copies of architectural drawings, (based upon digital drawings by Nationwide Surveys and Smiths Gore, provided to the site team by the Duchy). Detailed notes were taken of architectural features in the interior of the farmhouse, as well as information on the exterior elevations and for the outbuildings.

Photography was a primary recording medium. Archive quality (monochrome film-based) photographs were taken with a 35mm SLR camera fitted with appropriate

lenses. Digital photographs were taken using an interchangeable lens camera having a resolution of 16 million pixels. The DSLR camera was also fitted with professional quality wide angle and other lenses.

### **2.3.3 Watching brief fieldwork**

The watching brief was carried out according to the methodology set out in the Written Scheme of Investigation (WSI) for the work (Appendix 2), based on the brief for archaeological recording by the Historic Environment Planning Advice Officer Adviser, Cornwall Council (Appendix 1).

### **2.3.4 Post-fieldwork**

The monochrome photos were processed by a photographic laboratory and the results output as a conventional contact sheet as well as scanning to CDR. Digital photos were processed using Adobe Photoshop Elements software. A selection of representative photos has been included in this report.

Digital drawings were finalised and annotated using AutoCAD.

## **3 Location and setting**

Borough Farm is situated in the eastern part of St Mary's island, on Watermill Lane at NGR SV 9202 1192; Figs 1, 5 and 6). The farmstead is in a rural, apparently relatively flat location at between 35 and 40m above sea level, with slightly higher ground to the south west.

Geologically the farm is on the Scillonian granite mass and this stone is used for all the older masonry around the site. Local soils are typical dark and peaty deposits above granite.

## **4 Designations**

### **4.1 National**

Borough farmhouse is listed at Grade II and its description reads:

'Farmhouse. Late C18/early C19. Squared random coursed granite; slurried Delabole slate roof; stone stacks. Double-depth plan. 2 storeys; 3-bay, 2-window first-floor, range. Central granite gabled porch with C20 door. Mid/late C19 horned 2/2-pane sashes. Prominent gable end stacks. C19 wing to left with pantile roof. Interior not inspected.'

### **4.2 Regional/county**

The following conservation designations apply to the site:

- Area of Outstanding Natural Beauty
- Heritage Coast
- Conservation Area

## **5 Site history**

*Nigel Thomas*

Layard (1933) says that one of the largest barrows on the island, now destroyed, gave its name to Borough Farm. The OS visited Borough in 1978 but nothing was visible in the area. The Historic Environment Record notes that some worked flints and one bead were found at the farm and given to the Isles of Scilly museum. Two flint arrowheads were also found at Borough Farm.

Joel Gascoyne's 1699 survey and Thomas Martyn's 1748 map are not detailed for Scilly. Neither indicates any prominent landmarks at Borough.

Spence's detailed map and hydrographic survey of the island, surveyed in 1792 (Fig 2) recorded that the farmstead at Borough did not then exist, but a wide spot in the road at its location probably indicates that construction may have begun around that time.

The 1840s Tithe Map for St Mary's unfortunately lacks any detail for farmsteads; it only shows the extent of the island, a few larger settlements and coastal features.

The best historic mapping for the farmstead is the earliest large scale surveys produced by the OS. The earliest, surveyed in 1887 (Fig 3) shows the farmstead, fish house, and the original buildings of what is now the flower packing shed. At this time the farmhouse was already apparently linked to the fish house (evidence from the present study indicate there are rainwater tanks on the north side). There was also a central roofed porch on the rear side, now long disappeared and with no obvious trace. A circular dashed feature to the north of the fish shed is probably a garden feature, since entirely disappeared.

The 1906 survey (Fig 4) reveals a few changes. The rear porch had been removed and the outbuilding to the north east had been extended, most likely a piggery and adjoining water tank. The building that is now the tractor shed had appeared by this date. A very small roofed structure – most likely an earth closet - had also been added at the north east corner of the rear garden. The footprint of the fish house had been reduced, with a small, probable lean-to structure at the west end (visible in 1887) removed.

Comparison of the two historic maps and the modern OS map indicate considerable changes to the layout of the fields to the rear of the farmhouse. The boundary of the field immediately behind the house was originally closer; the rear garden has since been extended. This change is likely to be coeval with construction of the flower packing shed on a longer footprint than the pre-existing glasshouse. The principal access to the rear fields was to the south of the farm in 1887 but by 1906 this had changed to the north.

## **6 Building description**

*Nigel Thomas*

### **6.1 Farmhouse**

#### **6.1.1 Plan form**

Borough farmhouse (marked 'A' on the site block plan, Fig 55) has a double depth plan, with a slightly later range added at the rear (Fig 57). This is clear from the exterior (south side) where original quoin work can be seen, slightly altered to key in the later build. The house faces almost due west and at the front it presents a typical double-fronted cottage style, with tall chimney stacks framing the ends (Fig 7 and front cover). In front of the house is a small rectangular garden space with a central iron gate (Fig 12). The garden wall has granite rubble masonry and round coping of cement mortar.

The floor plan of the front range is simple with a narrow central hallway and stairs, with a door to a reception room on either side. In the rear range are a further two rooms, the northernmost one used as a kitchen and the other originally an unheated space and most likely a pantry or dairy (Figs 17 and 18). Although altered in more recent decades the original back door was central, and the associated passage appears to have been separated from the rooms by tongue-and-groove wooden partitions.

The upper floor has a similar plan, with bedrooms in all the main spaces (Figs 19-21 and 57). A bathroom on the upper floor in the rear range has an original window and may have been converted from a central small box room, perhaps with some of the required space taken from the neighbouring room to the north.

A narrow doorway from north side of the kitchen leads into a series of single storey annexe room spaces and outhouses, including another bathroom and a laundry room/scullery (Figs 23-26). A passage leads to a side (north) exterior door, most likely to the laundry drying area at the back of the property. Part of this annexe also includes a former rainwater tank, later converted to a store with a doorway cut through its north wall. The annexe rooms also incorporate what was once a separate stone building; the purpose of this is not certain but given its location close to the back door, was most likely either a small piggery or washhouse (Fig 9). Adjoining at the south end of this building is a second larger rainwater tank fed from various gutters and downpipes. A tall modern stainless steel chimney serving an oil fired boiler has been attached to the north east side of the house. This replaced the original chimney which has probably been blocked off. The boiler has been inserted into the kitchen with much alteration/removal of the earlier cooking hearth.

A conservatory of concrete blockwork with wooden windows has been built at the south east corner of the farmhouse (Fig 8). This structure is roofed with asbestos sheets and plastic sheets to allow light. Access to the conservatory was created by conversion of the window in the former pantry to become a doorway. Probably at the same time the original central rear doorway was infilled to become a window.

### **6.1.2 Materials**

The front walls of Borough farmhouse are built entirely of dressed granite masonry. The end walls and all the walls of the rear range are built from granite rubble with granite dressings all walls bedded in *ram* (granitic earth) mortar and probably originally pointed with lime mortar. In the twentieth century the stonework has been re-pointed with cement-based mortar in a slightly raised and rounded pointing style. The prominent gable chimneys are constructed from a single skin of granite ashlar and have distinct weather-courses. Cement mortar flaunching has been added below the chimney pots.

Both parts of the double roof have scantle slate covering upon simple pegged A-frames. The roof of the front range appears to have been heightened slightly using small stones, probably when the rear range was added. Cement wash/slurry has been added to the roof covering in an effort to prevent slate slippage; the cement wash is now very weathered and fragmentary. The apexes have red clay ridge tiles.

Borough has a most unusual single-skin granite ashlar porch with a triangular shaped dressed stone roof made from a single piece of stone. This porch type is not known elsewhere in Scilly or Cornwall and appears to be unique (Fig 11).

The annexe buildings on the northeast side are of different ages and built of a wide variety of materials, much of it salvaged/reused. The granite rubble walls of the 'fish house' include beach pebbles and tile fragments. The former roof covering was red clay Roman profile tiles, many of which remain nearby. A building to the north-west of the house is built from granite rubble and is roofed with corrugated bitumen. The earliest structures to the south of the farmhouse are granite rubble masonry bedded in *ram* mortar. The north wall of the packing shed is built from rendered brick or concrete block piers dividing bays with glazing above mass concrete, the north-west corner cast to a roll-mould section. The south wall is built predominantly from brick. The road-frontage range is roofed with corrugated bitumen, the larger part of the packing house roofed with corrugated asbestos. Later twentieth century infill structures are built of wood framing, blockwork, steel sheet cladding and asbestos sheet. Windows are mostly reused. The whole group of structures is now under a shallow single-pitch roof of corrugated asbestos (Fig 9).

### **6.1.3 Rear garden**

The rear garden was relatively overgrown at the time of the survey and was not examined in detail. Its plan has been changed extensively since 1906, with the rear boundary of the field moved eastwards by approximately 12m. A granite gatepost situated between the flower packing shed and the garden is a relict feature from the line of the old field boundary.

Various plants survive from the old rear garden, including hydrangeas, a palm tree, echiums and a pink rose bush which now grows wild along the northern boundary (Figs 13 and 14). Grassy areas probably represent overgrown lawns, now with bracken growing in from the east boundary.

An area of Japanese knotweed is shown in the rear garden on the original version of the Nationwide Surveys measured plan of the property. No knotweed was seen during the HE Projects team's visit, despite the visit taking place during July when the weed would have been very clearly visible. The survey annotation therefore appears to be an error.

## **6.2 Fish house**

### **6.2.1 Plan form**

The 'fish house' (marked 'H' on the site block plan, Fig 55) is named here due to its more recent use, as a building for maintaining crab pots and other fishing equipment (Sarah Bennett, pers comm, see Figs 44-49). It is a rectangular single storey building (with at least a partial loft), oriented approximately east-west and is currently joined on to the main farmhouse at its east end by a series of annexe rooms (Fig 57).

The building has no internal divisions but its plan form with doorways in the side walls closer to the gable ends suggests it was once partitioned. This evidence is supported by locations of sockets for loft floor timbers; sockets at the west end beyond the west doorway are at a higher level than those toward the east. There are two small wooden windows in the northern side wall and another looking southward on to the front garden of the farmhouse. There is a larger window in the west gable wall while in the east gable there are traces of two openings, now blocked. The upper of these is a loading hatch into the loft level whereas the lower is probably a ventilator into the lower floor.

As there is no evidence of a fireplace the building is clearly an outbuilding, most likely originally a stable and hayloft, perhaps incorporating a workshop at the west end.

### **6.2.2 Materials**

The 'fish house' is built of granite rubble bedded in earth mortar. Broken tile has been incorporated into the rubble masonry. Re-pointing has been carried out with cement mortar. Drill marks (indicating splitting at the quarry with 'tare and feather' technique) are visible on a few quoin stones. Walling on the south side has failed, and the core masonry shows many rounded granite pieces presumably recovered from local beaches. The upper part of the north side wall (at and above door and window lintel level) is comprised of rougher stone, presumably quarried.

The roof of the building collapsed in a severe storm at the beginning of 2000 (Sarah Bennett, pers comm) and has been removed. The former roof covering was red clay Roman profile tiles and there are traces of these on the west gable and imprints in the mortar along the top of the north wall. Salvaged tiles and ridge tiles now lie in the garden of the farmhouse. Remains of timber joists lying inside the building and asbestos sheets suggest the roof had been patched up before its eventual failure.

## **6.3 Flower packing shed**

### **6.3.1 Plan form**

The flower packing shed (marked 'K' on the site block plan, Fig 55) is a complex of different structures based upon an L-shaped footprint comprising a long east-west oriented range and a stone building alongside Watermill Lane (Fig 59). Figures 3, 4 and 5 help to show the development of these structures from the later nineteenth century to the present day. The earliest surviving structures in the group are the stone masonry building on Watermill Lane and another once free-standing stone building to its east. The latter was originally sited at the west end of a field and perhaps served as a loose box or cart shed.

The 1906 map indicates that the east-west range replaced an earlier, shorter glasshouse. This glasshouse is likely to have been a tying house, similar to one shown

in [www.francisfrith.com/tresco/photos/tying-house-old-town-1894\\_33740](http://www.francisfrith.com/tresco/photos/tying-house-old-town-1894_33740). The present range is the core of the packing shed, illuminated by a series of windows along the north wall (Fig 33) and with a long flower packing bench still inside (Figs 37, 38 and 39). A pair of double doors in the east gable end once provided access to the neighbouring enclosure and fields beyond. The west end of the packing shed, facing the road, is the 'shop' area, where bulbs are still sold (Fig 36).

Between the two stone buildings are a large rainwater tank and a bulb cool room (Fig 40). The latter now shares a corrugated iron roofline with the eastern stone building (Fig 35). At the further eastern end of the complex is a more recent wooden store building.

### **6.3.2 Materials**

The stone masonry building alongside Watermill Lane is built of granite rubble bedded in earth mortar (Fig 31). No wedge or drill marks are visible. Fragments of tile are incorporated, suggesting it is roughly contemporary with the fish house. Its doorway at the south end has been considerably widened and much of the gable masonry rebuilt. The roof covering is corrugated bitumen sheeting, on simple nailed A frames.

Walling of the main range of the flower packing shed is built of shuttered concrete. This has been carefully finished off at the northwest corner (where it adjoins a path alongside the farmhouse) as a roll moulding (Fig 32). Windows are mostly in the north wall and overlook the rear garden of the farmhouse (Figs 14 and 33). These are created from a variety of reused panes, with the wooden window frames separated by rendered brick or concrete block piers. Glazing is usually by overlapping panes. A granite date/commemorative stone has been incorporated into the north wall which reads 'FR ....' incised into the stone. Roofing of the main range is of corrugated asbestos sheeting with occasional plastic sheets to let in light.

The western end of the flower packing shed is the shop area facing the road. This has a wide doorway at the front with a wooden sliding door. One northern window has been blocked in. A wooden door allowed pedestrian access from the shed to the rear of the farmhouse. The roof of this part is hipped and is covered with bitumen sheeting supported on boards.

From west to east the remaining structures are:

- A rainwater tank in rendered blockwork (marked 'water tanks' on the site block plan, Fig 55). This takes water from the principal neighbouring roofs.
- The bulb cool room (marked 'L' on the site block plan, Fig 55). This is externally a corrugated iron building with a pair of sheet metal doors but has an insulating lining of simulated wide tongue and groove boarding to its floor, walls and ceiling, all recovered from a shipwrecked container (Sarah Bennett, pers comm).
- A formerly independent stone masonry building (marked 'former cart shed' on the site block plan, Fig 55). This has granite masonry walls and a granite flagstone floor (Fig 41). Interior walls are limewashed and the west wall has the graffiti 'VM 1898 BM 1902' cut into the limewash (Fig 43). An original wooden window survives in the north gable wall (Fig 42). The roof is of wooden 'A' frames supporting corrugated sheeting. In recent times the west wallplate has been elevated to allow the roof trusses to work in conjunction with the roofslope of the adjoining cool room. The building has been slightly extended southwards probably to convert it to a tractor house.
- A wooden shed or store room built of planking and covered with mineralised felt (marked 'M' on the site block plan, Fig 55).



## **6.4 Tractor shed**

### **6.4.1 Plan form**

The tractor shed (marked 'I' on the site block plan, Fig 55) is a roughly rectangular structure with an open front to the south, facing the other buildings of the farmstead. It is oriented approximately east-west and is built against a field hedge.

Although now named as a tractor shed, this is probably a modern adaptation (Fig 50). It may have originated as a multipurpose building used sometimes as an animal shelter and also serving as an implement shed.

### **6.4.2 Materials**

Its north and west walls are of granite masonry (Fig 51) and the east wall is built from wood and corrugated sheeting. The masonry walls show several rebuilds; the westernmost wall and the northwest corner are the oldest parts of the structure, built of coursed stonework bedded in lime mortar. The remainder of the north wall has at least two rebuilds, with granite rubble masonry incorporating many rounded pieces. The front of the building has wooden cladding and the western (lower) end has a pair of doors supported on one side by a stone pier.

The shed has a single pitch wood-framed roof covered with corrugated bitumen sheeting. The east part of the roof is of a higher level, probably allowing space for modern implements (Fig 52).

## **7 Watching brief results**

*Katharine Sawyer*

The site was first visited on 6 December 2012 following a report that the northern gable wall of the farmhouse ('A' on the site block plan, Fig 55) had collapsed the previous day. The footings trench for the replacement wall and the exposed side wall were photographed. It was noted that the original walls had no foundations.

The next visit was on 13 December 2012 to observe the excavation, by machine, of foundation trenches for the single storey extension (on the north and east sides of building 'C' on the site block plan, Fig 55). Much of the topsoil had already been stripped and on the north side the trench, which was excavated to a depth of about 0.7m, revealed a clayey, then gritty, orange ram below the topsoil. On the east side the trench contained mainly rubble from the collapsed gable wall. There were no finds other than twentieth century glazed pottery which was not retained. The only feature was a modern drain.

A fireplace which had been exposed inside the farmhouse was photographed (Fig 53).

On 1 March 2013 a pit measuring 3m by 3m for the septic tank was dug, by machine, in the north-east corner of the farmyard. There was a fine, brown-grey, clayey topsoil about 0.3m deep, grading into an orange clayey ram which became grittier further down. Excavation into this ram to a depth of about 0.7m was observed. A single large sherd of glazed earthenware was found in the topsoil.

A stone gatepost with splitting marks was noticed in the wall to the north of the pit and was photographed and further photographs were taken of the fireplace.

The final visits were made on 24 and 25 June 2013 when the soakaway trenches for the septic tank were dug, again by machine, in the field to the east of the farmyard. Two parallel trenches, joining just to the east of the tank, were excavated for a distance of about 25m. The more northerly one is about 2m to the south of the northern field boundary, the other about 1.5m to the south of the first (Fig 54)

Each trench is about 0.6m wide and revealed a fine, grey-brown ploughsoil with very few stones to a depth of about 0.6m. Below this was a soft, clayey orange ram which

became harder and grittier further down. In each trench three or four large stones were found lying, individually, on the top of the ram. They were unworked and the largest measured about 0.4m by 0.3m by 0.2m. It is possible that they were taken to the site when the drystone wall along the field boundary was constructed but were not used. There were no other features or finds other than a few sherds of twentieth century glazed pottery which were discarded.

Todd Stevens, one of the builders working at the site, mentioned that he had observed carved initials beside the door opening at the southern end of the masonry building described above in section 6.3.2 ('former cart shed' on the block plan, Fig 55). These were photographed (Fig 43). Another builder, Andy Williams, said that he believed that the initials VM were those of Victor Mumford, a stone mason who worked on many buildings on St Mary's.

## **8 Chronology/dating evidence**

*Nigel Thomas*

Wedge splitting (quarrying) marks in the granite quoins of the front range of the farmhouse indicate a build date most likely pre-1800. This supports the 1792 map evidence which suggests that the building of the original house probably took place only slightly later than the survey.

The rear part of the farmhouse was clearly added as a parallel range to the front. No traces of wedge marks have been found on the rear range, where the stones appear to have received a heavier amount of dressing which has erased any evidence. Similarly the interesting granite front porch has no visible clues as to its date. The lack of drill marks (indicating granite quarrying from 1800 onwards) suggests that the rear range of the house was constructed soon after the front, perhaps in the first decades of the nineteenth century. All these elements are visible on the first detailed mapping we have of the building.

At the time of the building survey there was no clear evidence as to the location of the original kitchen hearth. The fireplace revealed later (Fig 53) shows that the kitchen hearth was in the north room.

It is likely that the whole house was re-roofed at the time of the addition of the rear range, and there are likely to have been other changes, such as some revision of the staircase position and also creation of a landing into the upper floor of the rear range in the location of an original rear stair window.

Outside the farmhouse, a small stone building, likely to have been a wash house or piggery, is most likely mid nineteenth century and is recorded in 1887. Its earlier roofline is likely to have been removed when the building was incorporated into the remainder of the annexe structures in the twentieth century. There have also been changes to rainwater tanks in this area; a tank to the rear of the kitchen fireplace was discontinued and converted to a storeroom when the modern external boiler flue was built here.

The fish house is first mapped in 1887, and the drill marks on the quoins indicate a build date in the mid nineteenth century. As Borough was a relatively large landholding on Scilly draught animals would have been needed to run the farm and it seems likely that this building originally served as a stable. Structural evidence suggests that the stone building forming the roadside part of the flower packing shed is approximately contemporary with the fish house. A vent in the rear wall of this building suggests it was originally an animal house.

The tractor house is first mapped in 1906 and its plan does not appear to have been extended since then, although parts have undergone various rebuilds and the eastern part has been substantially rebuilt.

The most radical changes in the twentieth century include the construction of the main range of the flower packing shed. As this building has a longer footprint than its predecessor, it is likely that the addition of the newer building prompted extension of the rear garden. Since the construction of the flower packing shed, other smaller buildings to its south have been altered or added, these fronting onto a small yard or enclosure to the south of the farmstead.

## **9 Significance**

Borough represents a fine example of an island farmstead; at its core a solid granite farmhouse which has not had many modern alterations. Its outbuildings are relatively small but these are typical of the pattern of island buildings. Most have seen some alteration and repair in an *ad hoc* way, including many materials that have been reused or in some cases recovered from beaches. The fish house seems to have originally been a stable and workshop, the accommodation in this case most likely for donkeys or mules rather than larger draught animals. When mechanical power became available then this building was converted for other uses.

The most significant more modern structure was the flower packing shed; this represents the core Scillonian industry of the earlier twentieth century and the example at Borough is a very large and 'readable' building and probably one of the best surviving examples in Scilly. It was still in use as a flower and bulb packing workplace with its packing benches remaining in place.

## **10 Recommendations**

Borough farmhouse deserves sensitive restoration and refurbishment for modern living. The house contains many period features (recorded as part of this study) and these should be retained.

Other buildings such as the fish house appear to be readily restorable and potentially convertible to residential use. As this part is separate from the house it offers potential as holiday lets, helping to provide an income for the Duchy tenancy.

HE Projects recommended retention of the flower packing shed if possible, as it was a relatively rare survivor of an island industry although it was consented for demolition as part of the planning proposal.

## **11 References**

### **11.1 Primary sources**

Ordnance Survey, 1887. *25 Inch Map* First Edition (microfiche copy at HE)

Ordnance Survey, 1906. *25 Inch Map* Second Edition (microfiche copy at HE)

Ordnance Survey, 2012. *Mastermap Digital Mapping*

Spence, G, 1792. *A maritime survey of Scilly* (UKHO 637 Shelf no. 1g)

Tithe Map and Apportionment, c 1840. *Parish of St Mary's, Isles of Scilly* (microfiche copy at HE)

### **11.2 Publications**

English Heritage, 2006. *Understanding Historic Buildings: A guide to good recording practice*. Swindon

Layard, J, 1933. Unknown Title. *Scillonian Magazine*. **VII**, 35, 133-134

### **11.3 Websites**

Francis Frith old photos and postcards [www.francisfrith.com](http://www.francisfrith.com)

The Gibson Collection [www.gibsonsofscilly.co.uk/historical.htm](http://www.gibsonsofscilly.co.uk/historical.htm)

English Heritage's online database of Sites and Monuments Records, and Listed Buildings [www.heritagegateway.org.uk/gateway](http://www.heritagegateway.org.uk/gateway)

## **12 Project archive**

The HE project number is **146159**

The project's digital archive is housed at the offices of Historic Environment, Cornwall Council, Fal Building, New County Hall, Treyew 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 (file no 146159).
2. Electronic drawings stored in the directory R:\Historic Environment (CAD)\CAD Archive\Scilly\St Mary's Borough Farm 196159
3. Black and white photographs archived under the following index numbers: GBP 2257 and 2258
4. Digital photographs stored in the directory R:\Historic Environment (Images)\Scilly\St Marys\St Marys Borough Farm HBR and WB 196159
5. English Heritage/ADS OASIS online reference: cornwall2-154174

This report text is held in digital form as: G:\TWE\Waste & Env\Strat Waste & Land\Historic Environment\Projects\Sites\SCILLY\SITES.Q-T\ST\_MARYS\Borough Farm Watching Brief and Building Survey 146159\Report\Borough Farm report 2012R051.doc

The documentary and photographic archive will be deposited at the Isles of Scilly Museum, Church Street, St Mary's, Isles of Scilly, TR21 0JT.

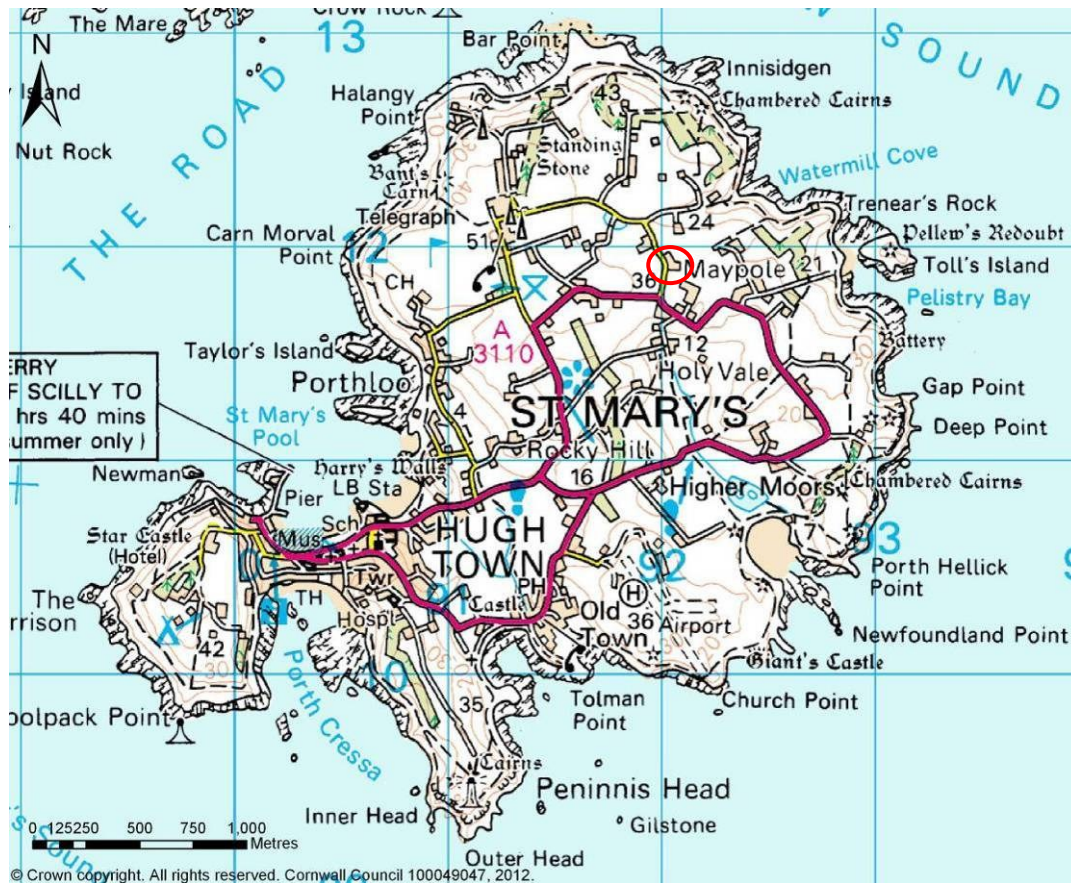


Fig 1 Location map



Fig 2 Extract from Graeme Spence's 1792 survey

Note that Borough was not built by this date; the wide section of road at the location suggests the farmhouse may have been in the early stages of construction

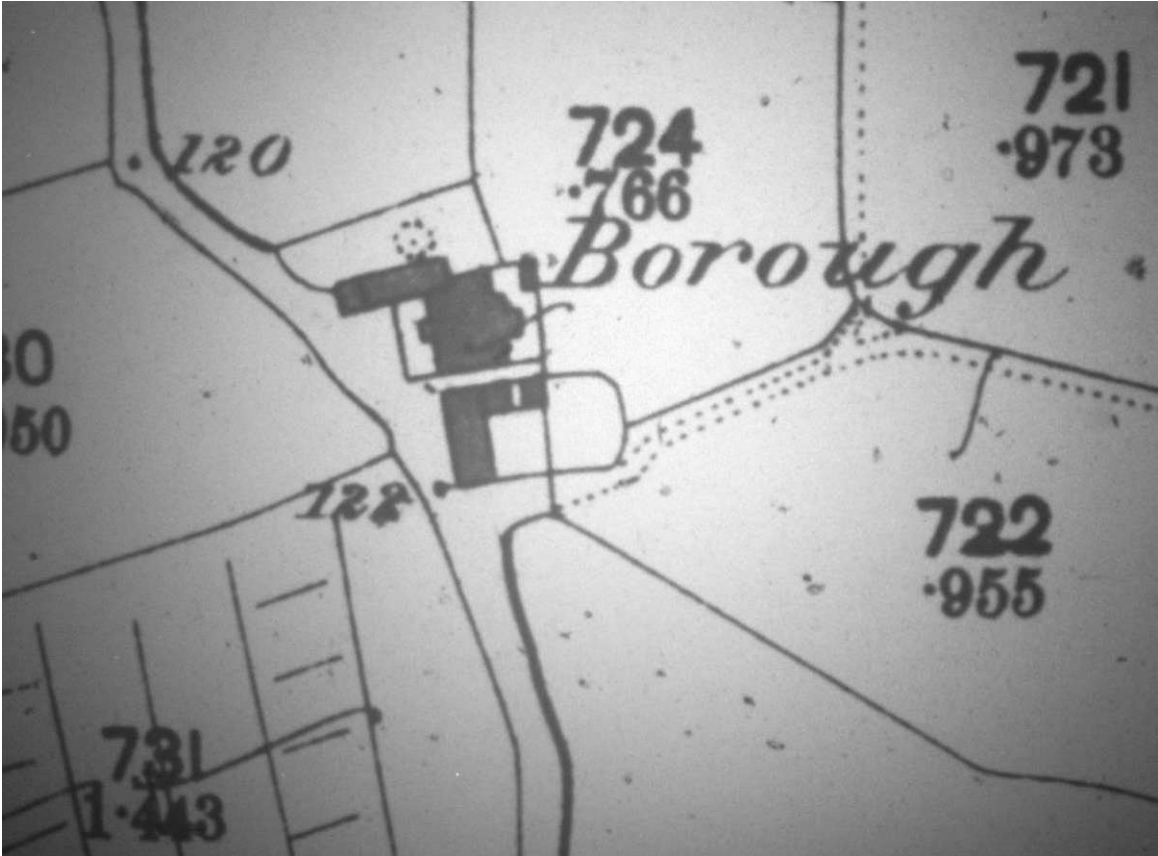
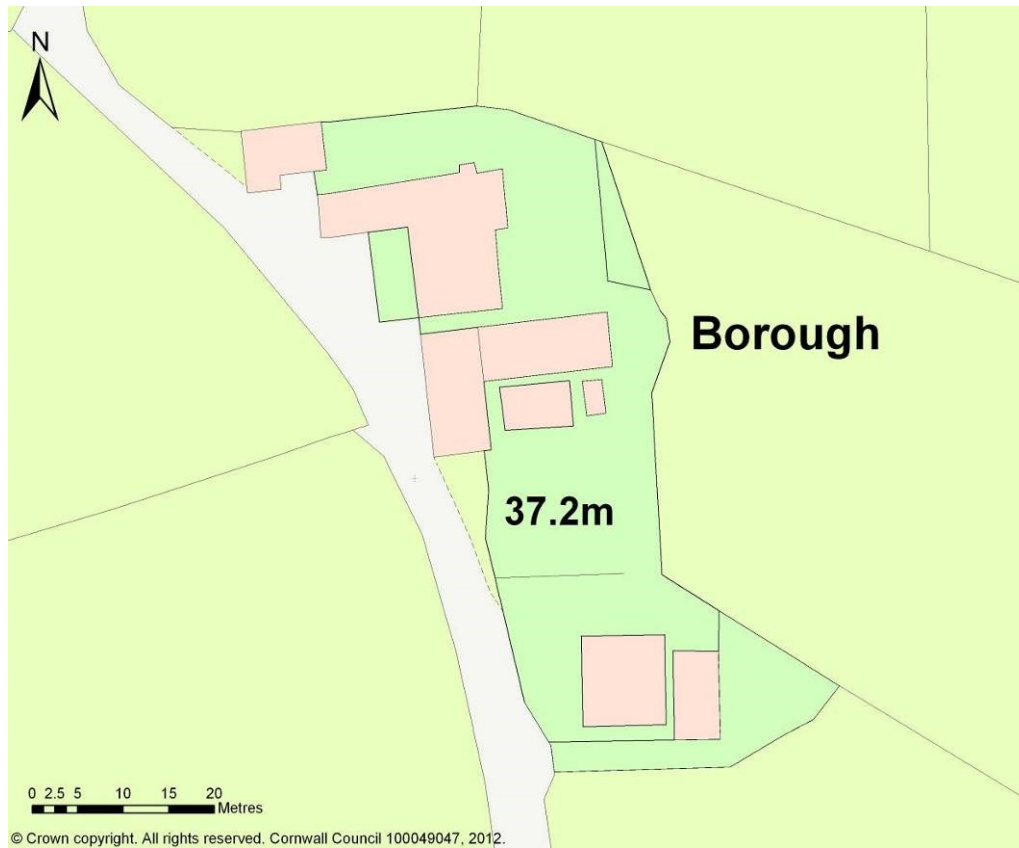


Fig 3 First Edition of the Ordnance Survey 25 Inch Map, 1887



Fig 4 Second Edition of the Ordnance Survey 25 Inch Map, 1906



*Fig 5 Ordnance Survey digital mapping showing the site and its environs (2012)*



*Fig 6 Air photograph of Borough, taken in 2005*



*Fig 7 Borough farmhouse, front, with the flower packing shed to the right*



*Fig 8 Rear of Borough farmhouse, with twentieth century blockwork conservatory to left*





*Fig 9 View of farmhouse from NE*

*This shows the former piggery and water tank, enclosed within a larger later extension with shallow lean-to roof*



*Fig 10 Iron tethering ring set into granite block on the front of the farmhouse*



*Fig 11 The probably unique granite ashlar and stone roofed front porch*



*Fig 12 Front gateway*



*Fig 13 Part of the abandoned rear garden*



*Fig 14 Part of the abandoned rear garden, with the flower packing shed in the background*



Fig 15 North reception room



Fig 16 South reception room



*Fig 17 Kitchen*



*Fig 18 Former pantry*



Fig 19 North west bedroom



Fig 20 South west bedroom



*Fig 21 North east bedroom*



*Fig 22 South east Bedroom*



Fig 23 Bathroom in ground floor annexe

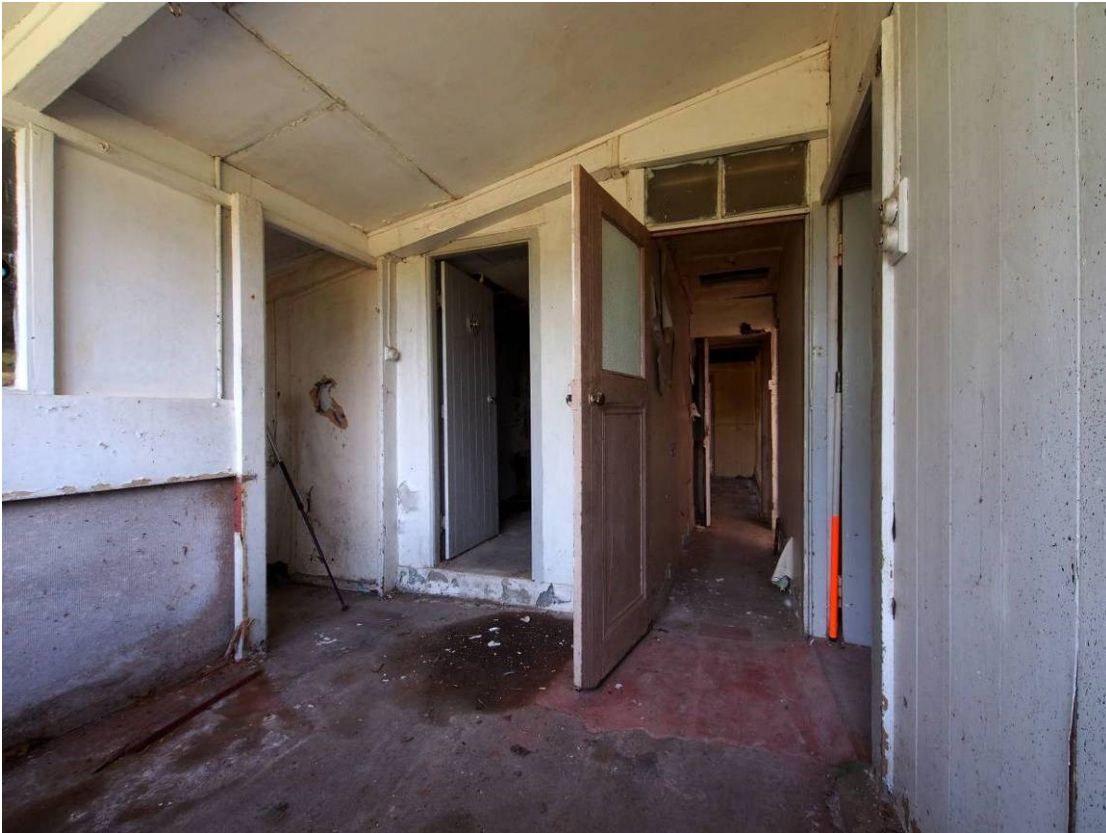


Fig 24 Wash house and corridor in ground floor annexe





*Fig 25 Former piggery or wash house*



*Fig 26 Doorway into former piggery or wash house*



Fig 27 Examples of mouldings on architraves and stair corridor arch



Fig 28 Ground floor former larder cupboard door and detail of eighteenth century H hinge



*Fig 29 Glazed front door and original stairway in hall behind*



*Fig 30 Examples of carpentry: reused (and narrowed) 6-panel door and double inset panels within front window reveals*



*Fig 31 West (front) view of flower packing shed*



*Fig 32 Shuttered concrete corner of flower packing shed, with round moulded detail*



*Fig 33 Window glazing in north wall of flower packing shed*



*Fig 34 The southern end of the flower packing shed*

*This part is based on an older stone building: the present doorway has been considerably widened and the masonry to the left rebuilt*



*Fig 35 Southern side of the flower packing shed, showing adjoining structures*



*Fig 36 Interior of the flower packing shed – shop area*



*Fig 37 Interior of the flower packing shed – office and packing bench*



*Fig 38 Interior of the flower packing shed – east end*



*Fig 39 Interior of the flower packing shed – south end*



*Fig 40 Interior of bulb cool room*

*Simulated wooden boards lining the floor, walls and ceiling were recovered from a shipwreck*





*Fig 41 Former cart house showing stone flagged floor*



*Fig 42 Original rear wooden window of cart house  
The window is designed to open on a central horizontal pivot*



*Fig 43 Graffiti within former cart house*



*Fig 44 'Fish house' or stable/outhouse from south west*



*Fig 45 'Fish house' or stable/outhouse from NE*



*Fig 46 West gable of 'Fish house' or stable/outhouse*



Fig 47 Interior of 'Fish house' showing reduced size of window frame and sockets for loft timbering



Fig 48 Interior of 'Fish house' showing water tank inside E gable



*Fig 49 Interior of 'Fish house', looking W*



*Fig 50 Front of tractor shed*



*Fig 51 Rear of tractor shed and adjoining field and lane*



*Fig 52 Interior of tractor shed*

*This open fronted building was probably originally an implement shelter. Its rear masonry wall (right) shows several rebuilds and alterations*



*Fig 53 Fireplace revealed in the farmhouse during the watching brief*



*Fig 54 The southern soakway trench*

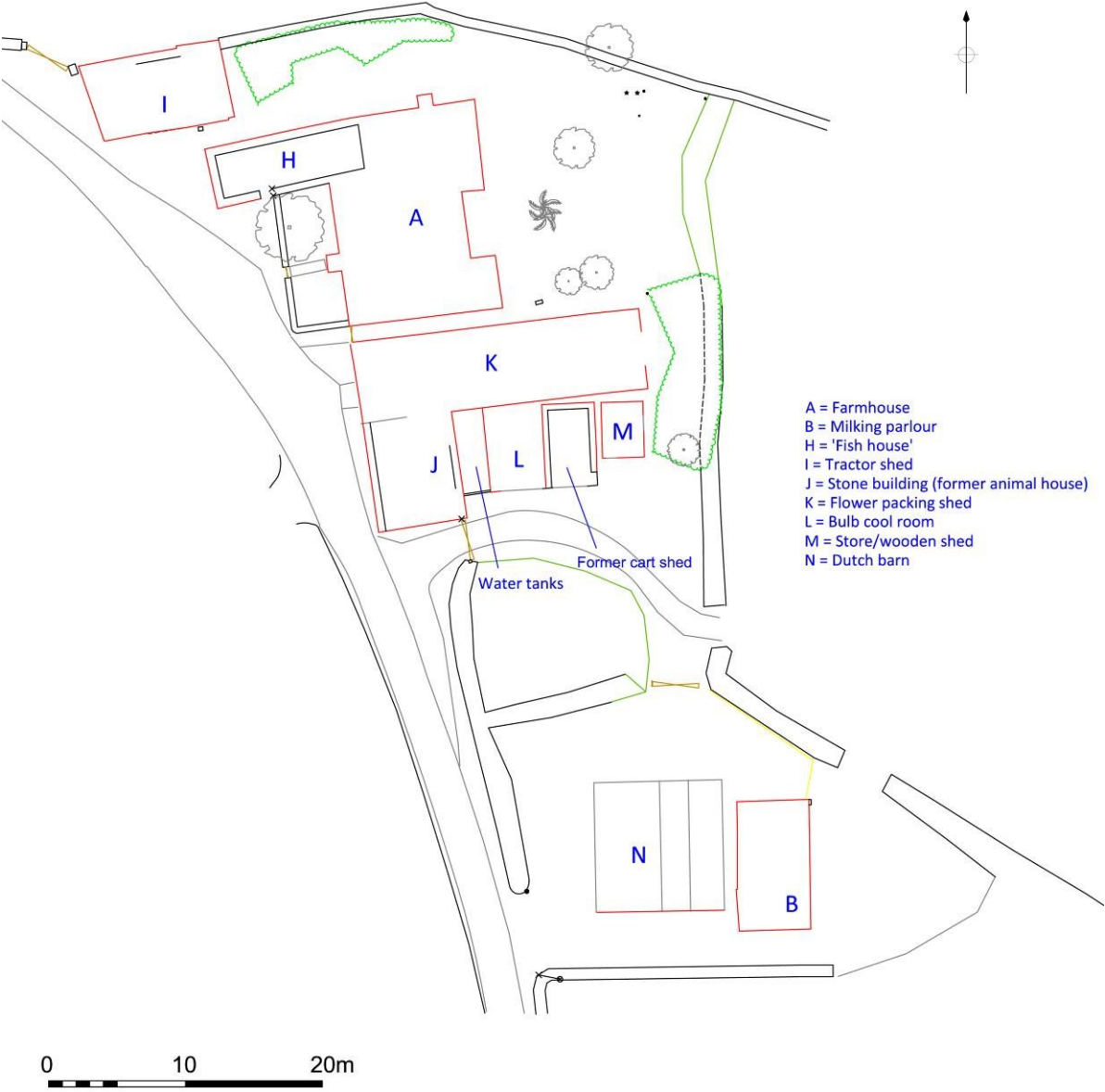


Fig 55 Block plan  
Based on measured survey by Nationwide Surveys, St Austell



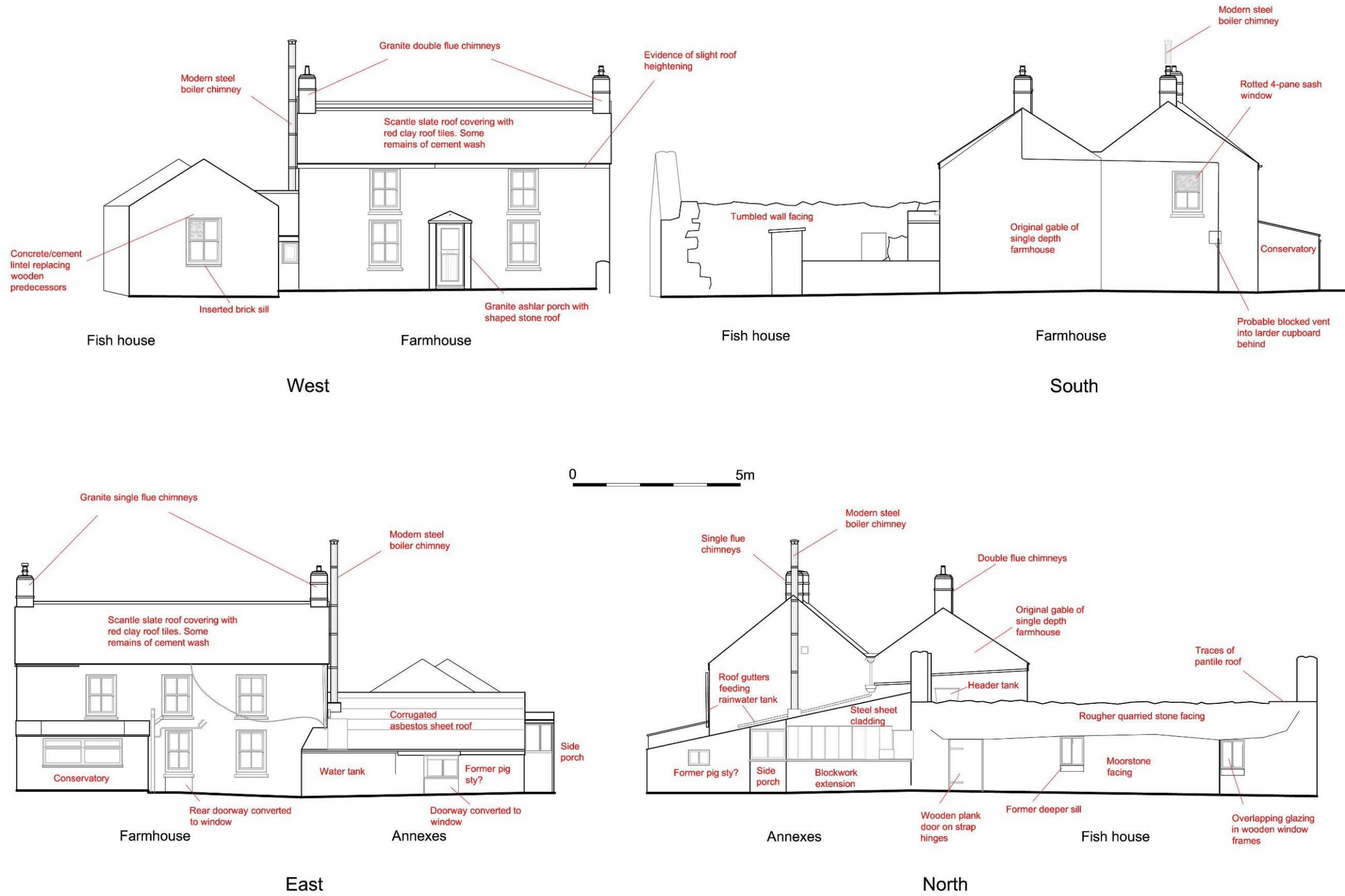


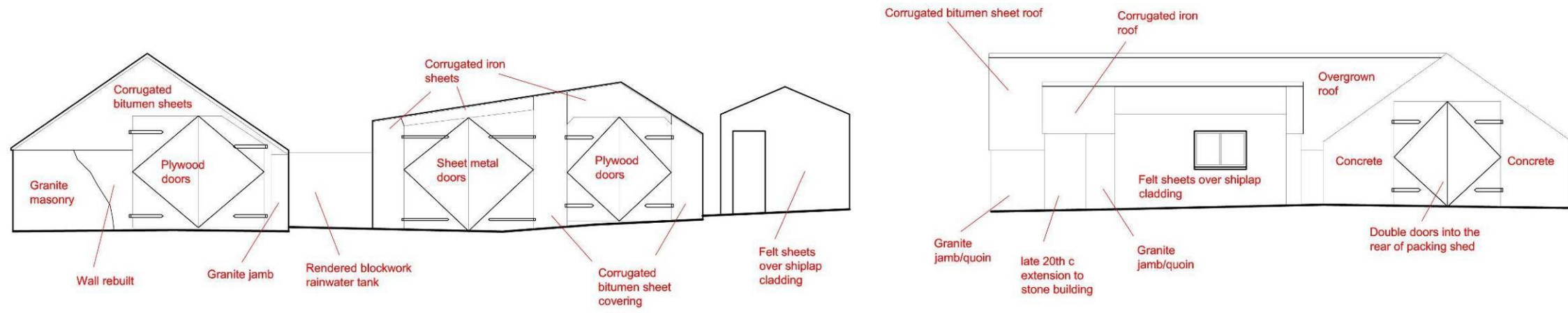
Fig 56 Farmhouse and 'Fish house' elevations  
Based on measured survey by Smiths Gore





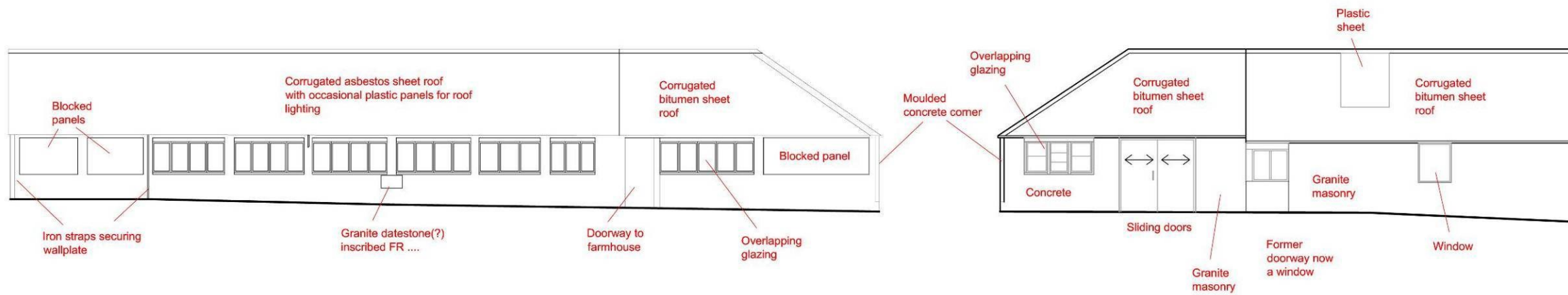
Fig 57 Farmhouse and 'Fish house' floor plans  
Based on measured survey by Smiths Gore





South

East



North

West

Fig 58 Flower packing shed elevations  
Based on measured survey by Smiths Gore



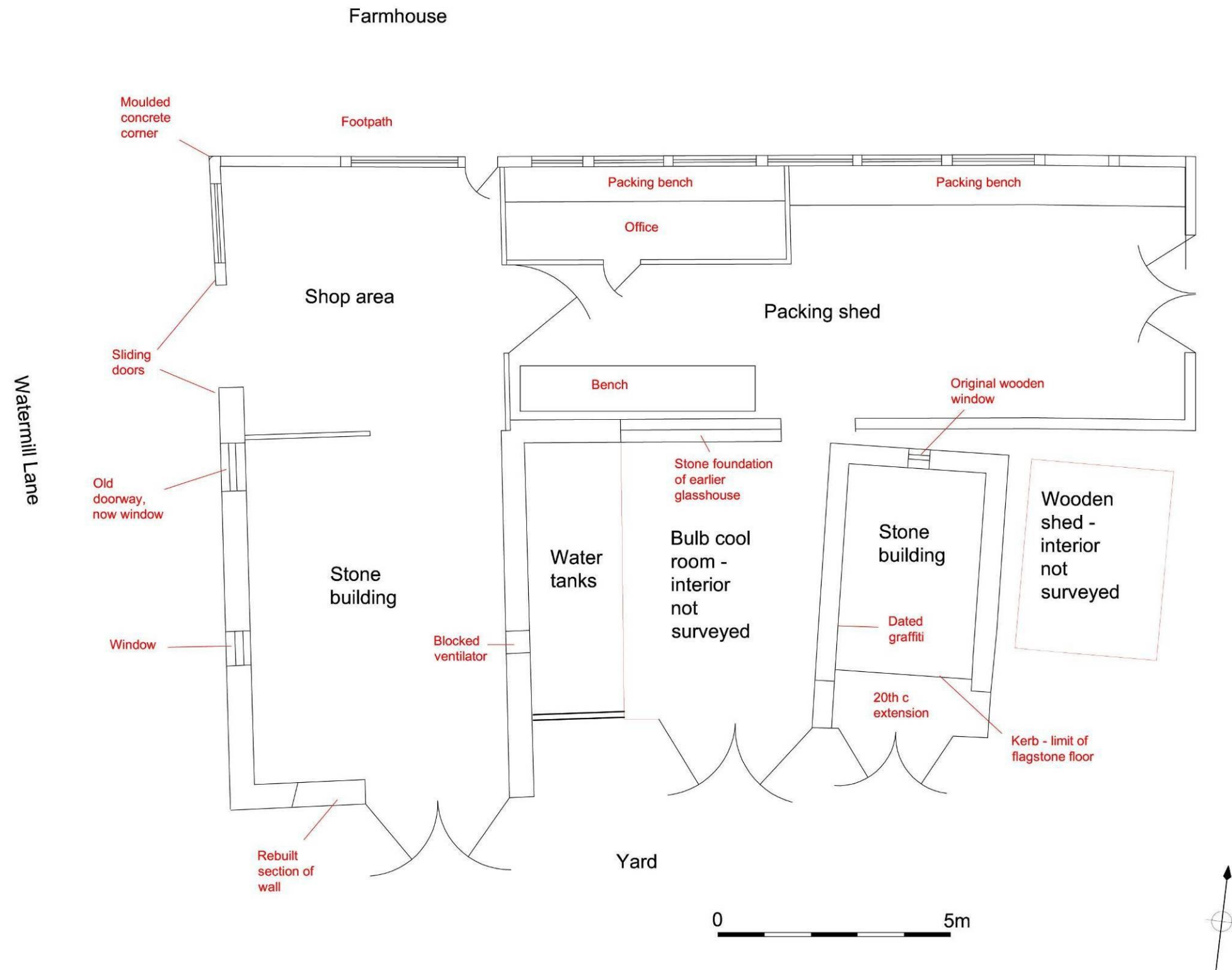


Fig 59 Flower packing shed plan  
Based on measured survey by Smiths Gore





## **Appendix 1**

### **BRIEF FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL INVESTIGATION**

**Date:** 31<sup>st</sup> May 2012

**Address:** Borough Farm, Borough, St Mary's, Isles of Scilly

**Applications:** P-11-096, P-12-047, P-12-048

**HBSMR:** CCO4774

**Applicant:** Duchy of Cornwall, Hugh House, St Mary's, Isles of Scilly TR21 0LS

**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

**Local Planning Authority Officer:** Craig Dryden, Planning & Development Department, Council of the Isles of Scilly, Old Wesleyan Chapel, Garrison Lane, St Mary's, Isles of Scilly TR21 0JD

This brief is only valid for six months. After this period the Historic Environment Planning Advice Officer (HEPAO) should be contacted. Any written scheme of investigation (WSI) resulting from this brief shall only be considered for the same period. The contractor is strongly advised to visit the site before completing their WSI 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**

- 1.1 This brief has been written by the HEPAO and sets out the minimum requirements for archaeological recording at the above site to discharge the archaeological recording conditions of the above planning applications.

#### **2 Site Location and Description**

- 2.1 The site is located at Ordnance Survey grid reference SV 9202 1192 in a rural area of St Mary's between existing structures with a relatively level aspect at an approximate height of 35m ordnance datum.

#### **3 Planning Background**

- 3.1 Planning applications P-11-096, P-12-047 & P-12-048 have been granted consent subject to archaeological recording conditions. These are along the following lines:
- 3.2 A) No demolition or development shall commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording, including a strip and record excavation and which must be undertaken prior to any works commencing on site, and archive photographic recording of all of the buildings to be either renovated or demolished
  2. The programme for post investigation assessment
  3. Provision to be made for analysis of the site investigation and recording

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation

5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

3.3 Reason: The site comprises an area of known archaeological interest where it is the Local Planning Authorities policy to provide for the examination of archaeological remains.

3.4 The applicant, their agents and any subcontractors should note that where there are other conditions requiring satisfaction in advance of the commencement of works on site; it is the responsibility of the applicant to liaise with the planning officer concerned to ensure that the timetabling of these works is managed.

#### **4 Historic Building/Structure Background**

4.1 Borough Farmhouse is listed grade II and the listing description includes: *Late C18/early C19. Squared random coursed granite; slurried Delabole slate roof; stone stacks. Double-depth plan. 2 storeys; 3-bay, 2-window first-floor range. Central granite gabled porch with C20 door. Mid/late C19 horned 2/2-pane sashes. Prominent gable end stacks C19 wing to left with pantile roof. Interior not inspected.* The structures to be demolished and those to be refurbished are considered worthy of recording prior to works.

#### **5 Archaeological Background**

5.1 The Cornwall and Scilly Historic Environment Record (HER) notes that the application site is near the site of a possible Bronze Age entrance grave, the HER records: *Layard says that one of the largest barrows on the island, now destroyed, gave its name to Borough Farm. The OS field worker records the name Borough Farm is probably a corruption of barrow. Miss Watts, of Watermill, St Mary's, remembers a possible chambered cairn as once being in a field, but it is now destroyed. Nothing was visible in the area in 1978.* The HER also records that prehistoric worked flints were found on the farm, the HER records: *Some worked flints and one bead were found at Borough Farm and given to the Isles of Scilly museum. Two flint arrowheads also found at Borough Farm are now back in the possession of J Williams.*

#### **6 Requirement for Work**

##### **6.1 Building Recording**

6.2.1 The present proposals will culminate in the potential destruction of material remains of the above site. It is therefore important that the site is recorded to an appropriate level; and that the results are made available to interested

parties. In this particular instance, for the photographic record, the recorder needs to consider:

- Site layout and organisation
- Character
- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations

## **6.2 Archaeological Recording**

6.2.1 Ground works associated with the development may disturb buried archaeological remains. It is therefore important that a suitably qualified archaeologist(s) is/are present during these works in order to identify and record any features of interest.

6.2.2 The site specific aims are to:

- Establish the presence/absence of archaeological remains
- Determine the extent, condition, nature, character, date and significance of any archaeological remains encountered
- To establish the nature of the activity on the site
- To identify any artefacts relating to the occupation or use of the site
- To provide further information on the archaeology of the above site from any archaeological remains encountered

## **7 General Methodology**

7.1 All stages of the investigation shall be supported by a written scheme of investigation (WSI).

7.2 The archaeological contractor is expected to follow the code of the Institute for Archaeologists (IfA).

7.3 Details including the name, qualifications and experience of the site director and all other personnel (including specialist staff) shall be included within the WSI.

7.4 All of the latest Health and Safety guidelines shall be followed on site.

7.5 The IfA's Standards and Guidance should be used for additional guidance in the production of the WSI, the content of the report and the general execution of the project.

7.6 Terminology will be consistent with the English Heritage Thesaurus.

## **8 Building Recording Methodology**

- 8.1 Prior to the commencement of on site works the historic building contractor should familiarise themselves with the site by examining the information held by the Cornwall and Scilly Historic Environment Record (HER), the Cornwall records Office at Truro and the Cornwall Centre at Redruth, where appropriate.
- 8.2 Details of how all buildings and structures are surveyed and recorded shall be provided. The site plan will be tied to the national grid.
- 8.3 The photographic record shall be a comprehensive record to archive standard of the existing buildings and structures. This should include both external and internal coverage with black and white prints and negatives. Colour photography may be utilised for general shots and where it is appropriate for detail shots (negatives and where appropriate CD shall be included in the archive). For both general and specific photographs, a photographic scale shall be included. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.

## **9 Archaeological Recording Methodology**

- 9.1 Prior to the commencement of on site works the archaeological contractor should familiarise themselves with the site by examining the information held by the Cornwall and Scilly Historic Environment record (HER), the Cornwall Records Office at Truro and the Cornwall Centre at Redruth, where appropriate.
- 9.2 An archaeologist shall be present during all ground works associated with the development, unless circumstances dictate a different approach. A toothless ditching bucket can be used for the removal of any overburden until the first archaeological horizon is exposed. This will then be hand cleaned as appropriate.
- 9.3 Any surviving remains which will be disturbed or destroyed by the development shall be archaeologically excavated and recorded.
- 9.4 Details of how all archaeological contexts and artefacts will be excavated, surveyed, recovered and recorded shall be provided. The site will be tied into the national grid.
- 9.5 Details of the site planning policy shall be given in the WSI. The normal preferred policy for the scale of archaeological site plans is 1:20 and sections 1:10, unless circumstances indicate that other scales would be more appropriate.
- 9.6 The photographic record shall consist of prints in both black and white and colour together with the negatives. Digital photography may be used for report illustration. For both general and specific photographs, a photographic scale shall be included. In the case of detailed photographs it may be appropriate to include a north arrow. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.

- 9.7 If significant archaeological deposits are exposed, all works must cease and a meeting convened with the client and the HEPAO to discuss the most appropriate way forwards.

## **10 Finds**

- 10.1 All finds, where appropriate, will be retained from each archaeological context excavated.
- 10.2 All finds, where appropriate, shall be washed.
- 10.3 All pottery, and other finds, where appropriate, shall be marked with the site code and context number.
- 10.4 The WSI shall include an agreed list of specialist consultants, who may be required to conserve and/or report on finds, and advise or report on other aspects of the work including environmental sampling.
- 10.5 The requirements for conservation and storage shall be agreed with the appropriate museum prior to the start of work, and confirmed in writing to the HEPAO.
- 10.6 Finds work should be to accepted professional standards and adhere to the Institute for Archaeologists *Guidelines for Finds Work*.
- 10.7 Environmental sampling should be guided by *Environmental Archaeology* (English Heritage Centre for Archaeological Guidelines. 2001/02).
- 10.8 Further English Heritage guidance that may be helpful includes *Geoarchaeology* (2004) and *Archaeometallurgy* (2001).
- 10.9 The English Heritage Advisor for Archaeological Science will be able to provide archaeological science advice if required (Vanessa Straker 0117 975 0689).

## **11 Human Remains**

- 11.1 Any human remains which are encountered must initially be left in situ and reported to the HEPAO and the appropriate authorities (the Coroner), where appropriate. If removal is necessary this must comply with the relevant Government regulations. If burials are encountered their legal status must be ascertained and recording and/or removal must comply with the legal guidelines.
- 11.2 If human remains are not to be removed their physical security must be ensured, preferably by back filling as soon as possible after recording.
- 11.3 If human remains are to be removed this must be done with due reverence and in accordance to current best practice and legal requirements. The site must be adequately screened from public view. Once excavated, human remains must not be exposed to public view.

## **12 Results Building Recording**

- 12.1 The full report including any specialist assessments shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and the archaeological contractor, Cornwall Council Historic Environment Service and the Isles of Scilly Museum. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.
- 12.2 The archaeological contractor will undertake the English Heritage/ads online access to the index of archaeological investigations (OASIS).
- 12.3 This report will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.
- 12.4 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 recording. All plans shall be tied to the national grid.
  - Any 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.
- 12.5 A contingency shall be made within the costs for full publication in an appropriate journal. The HEPAO will notify the contractor of such a need within four weeks of receipt of the report.

## **13 Results Archaeological Recording**

- 13.1 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 and the archaeological contractor, Cornwall Council Historic Environment Service and the Isles of Scilly Museum. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.
- 13.2 This report will be held by the Cornwall and Scilly Historic Environment Record and made available for public consultation.
- 13.3 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 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 context register with brief descriptions shall be included as an appendix.

- A copy of the brief and the approved WSI will be included as an appendix.

13.4 A contingency shall be made within the costs for full publication in an appropriate journal. The HEPAO will notify the contractor of such a need within four weeks of the receipt of the report.

#### **14 Archive Deposition**

14.1 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 Isles of Scilly Museum.

14.2 If the finds are to remain with the landowner a full copy of the documentary archive shall be deposited with the Isles of Scilly Museum.

14.3 The archive including a copy of the written report shall be deposited with the Isles of Scilly Museum.

14.4 Where there is only a documentary archive this will be deposited with the Isles of Scilly Museum.

14.5 A copy of the report will be supplied to the National Monuments Record (NMR) in Swindon.

14.5 A summary of the contents of the archive shall be supplied to the HEPAO.

14.6 Only on completion of 14.1 to 14.5 (inclusive) will there be a recommendation for the discharge of any archaeological recording condition.

#### **15 Monitoring**

15.1 The HEPAO will monitor the work and should be kept regularly informed of progress.

15.2 Notification of the start of work shall be given preferably in writing to the HEPAO at least one week in advance of its commencement.

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

## **Appendix 2**

### **Borough Farm, St Mary's, Isles of Scilly: Written Scheme of Investigation for historic building recording and archaeological investigation**

Client: Duchy of Cornwall  
Client contact: Adrian Smith  
Client tel: 01720 422508  
Client email: [asmith@duchyofcornwall.org](mailto:asmith@duchyofcornwall.org)

#### **Project background**

Planning applications P-11-096, P-12-047, P-12-048 for refurbishment of the farm house, conversion of an adjacent redundant barn from agricultural to residential use, change of use of an adjacent barn from agricultural to B1 and B8 and demolition of redundant out buildings have been approved subject to a number of conditions. Condition 6 for P-12-048 states:

A) No demolition or development shall commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording, including a strip and record excavation and which must be undertaken prior to any works commencing on site, and archive photographic recording of all of the buildings to be either renovated or demolished
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.



Reason: The site comprises an area of known archaeological interest where it is the Local Planning Authorities policy to provide for the examination of archaeological remains.

This Written Scheme of Investigation (WSI) for historic building recording and archaeological investigation during the development has been prepared by Historic Environment Projects, Cornwall Council (HE Projects) for the Duchy of Cornwall. It is based upon a Brief written by the Historic Environment Planning Advice Officer, Cornwall Council (HEPAO) which sets out the minimum requirements for archaeological recording to discharge Condition 6 of the planning consent (Markham 2012).

## **Site location and description**

The site is located at Ordnance Survey grid reference SV 9202 1192 in a rural area of St Mary's between existing structures with a relatively level aspect at an approximate height of 35m ordnance datum.

## **Historic building/structure background**

Borough Farmhouse is listed grade II and the listing description includes: *Late C18/early C19. Squared random coursed granite; slurried Delabole slate roof; stone stacks. Double-depth plan. 2 storeys; 3-bay, 2-window first-floor range. Central granite gabled porch with C20 door. Mid/late C19 horned 2/2-pane sashes. Prominent gable end stacks C19 wing to left with pantile roof. Interior not inspected.*

The structures to be demolished and those to be refurbished are considered worthy of recording prior to works.

## **Archaeological background**

The Cornwall and Scilly Historic Environment Record (HER) notes that the application site is near the site of a possible Bronze Age entrance grave, the HER records: *Layard says that one of the largest barrows on the island, now destroyed, gave its name to Borough Farm. The OS field worker records the name Borough Farm is probably a corruption of barrow. Miss Watts, of Watermill, St Mary's, remembers a possible chambered cairn as once being in a field, but it is now destroyed. Nothing was visible in the area in 1978.* The HER also records that prehistoric worked flints were found on the farm, the HER records: *Some worked flints and one bead were found at Borough Farm and given to the Isles of Scilly museum. Two flint arrowheads also found at Borough Farm are now back in the possession of J Williams.*

## **Aims and objectives**

### **Building recording**

The present proposals will culminate in the destruction of the material remains of a number of buildings. It is therefore important that the site is recorded to an appropriate level; and that the results are made available to interested parties. In this particular instance, an English Heritage Level 2 record will be undertaken. For the photographic record, the recorder will consider:

- Site layout and organisation

- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status

Date/period of initial build and subsequent alterations

### **Archaeological recording**

Ground works associated with the development may disturb buried archaeological remains. Therefore the Project Archaeologist(s) will be present during any ground reduction works, including the establishment of any compound, in order to identify and record any features of interest.

The site specific aims are to:

- Establish the presence/absence of archaeological remains
- Determine the extent, condition, nature, character, date and significance of any archaeological remains encountered
- To establish the nature of the activity on the site
- To identify any artefacts relating to the occupation or use of the site
- To provide further information on the archaeology of the Porthcressa area from any archaeological remains encountered

### **Working methods**

All recording work will be undertaken according to the Institute for Archaeologists *Standards and Guidance for Archaeological Investigation and Recording*. 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**

Prior to the commencement of on site works the project archaeologist will familiarise themselves with the site by examining the information held by the Cornwall and Scilly Historic Environment record (HER) and in published sources.

#### **Building recording**

The building recording will be undertaken to be equivalent to an English Heritage Level 2 survey (see English Heritage 2006). It will comprise a walk-over, photographic survey and the production of brief building descriptions.

*Fieldwork: photographic recording*

The principal recording medium will be a photographic survey. This will include:

1. Black and white photographs using a 35mm camera on fine grain archive quality film.
2. Supporting colour photographs taken with a digital camera (5MP or higher), to be used to illustrate the report.

The photo record will comprise:

- general views
- principal exterior and interior elevations (where accessible)
- examples of structural and architectural detail.

Methodology for the archive standard photography is set out as follows:

- Photographs of details will be taken with lenses of appropriate focal length.
- A tripod will be used to take advantage of natural light and slower exposures.
- Difficulties of back-lighting will be dealt with where necessary by balancing the lighting by the use of flash.
- A metric scale will be included in all views, except where health and safety considerations make this impractical.

*Fieldwork: description*

Brief analysis of the building fabric will be undertaken on site (recorded as notes and annotations to existing architect's measured drawings).

**Archaeological recording**

An archaeologist will be present during all ground works associated with the development, including the establishment of any compound, unless circumstances dictate a different approach. A toothless ditching bucket will be used for the removal of any overburden (ostensibly topsoil and disturbed modern deposits). The first revealed substratum will then be hand cleaned to test for the presence of archaeological features, deposits and finds with resulting evidence being recorded as appropriate.

Any surviving remains which will be disturbed or destroyed by the development will be archaeologically excavated and recorded.

If significant archaeological deposits are exposed, all works will cease and a meeting convened with the client and the HEPAO to discuss the most appropriate way forwards.

*Recording*

- A location plan will be made, plotting the areas of ground works onto the Ordnance Survey Mastermap at 1:200.
- The heights of all features identified will be tied into the Ordnance Datum if appropriate.
- The location of features recorded during the watching brief will be plotted onto a drafting film overlay to the prepared location plan.
- All finds from significant stratified contexts will be accurately located on the location plan at an appropriate scale.
- All archaeological contexts will be described to a standard format linked to a continuous numbering sequence. All contexts recorded will be recorded via the medium of HES pro forma context recording sheets.
- Registers of drawings, photographs, finds and contexts, samples will be maintained during the fieldwork.
- The excavated spoil will be carefully inspected for finds.

*Site planning policy*

- Site drawings (plans, sections, locations of finds) will be made by pencil (4H) on drafting film; all plans will be linked to the prepared location map

and to the national grid; all drawings will include standard information: site details, personnel, date, scale and north-point.

- Site plans will be drawn at 1:20 and sections at 1:10, unless circumstances indicate that other scales would be more appropriate.
- Site drawings (plans and sections) will be digitised and converted into AutoCAD drawings.

#### *Photographic record*

- The photographic record will consist of prints in both black and white and colour together with the negatives. Digital photography will be used for report illustration.
- For both general and specific photographs, a photographic scale will be included.
- In the case of detailed photographs a north arrow will be included if appropriate.
- The photographic record will be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.

#### *Finds*

- All finds will be retained from each archaeological context excavated.
- All retained finds, where appropriate, will be washed.
- All pottery and other finds where appropriate, will be marked with the site code and context number.
- This WSI includes an agreed list of specialist consultants, who might be required to conserve and/or report on finds, and advise or report on other aspects of the project including environmental sampling.
- The requirements for conservation and storage will be agreed with the appropriate museum prior to the start of work, and confirmed in writing to the HEPAO.
- Finds work will be to accepted professional standards and adhere to the Institute for Archaeologists' *Guidelines* (IfA 2001b).

#### *Sampling*

- The English Heritage Advisor for Archaeological Science will be consulted for advice if required (Vanessa Straker 0117 975 0689).
- Environmental sampling will be guided by *Environmental Archaeology* (English Heritage 2004).
- Other English Heritage guidance will be consulted as appropriate including *Geoarchaeology* (2004) and *Archaeometallurgy* (2001).
- The archaeologist undertaking the watching brief will assess the potential for environmental sampling.
- If suitable deposits are identified the following types of sample will be taken as appropriate:
  - Bulk sampling
  - Monolith sampling
  - Macro & Micro Flora Analysis (including pollen analysis)
  - Macro & Micro Fauna Analysis

- Radiocarbon dating for artefact analysis

#### *Human remains*

Any human remains which are encountered will initially be left *in situ* and reported to the HEPAO and the appropriate authorities. If removal is necessary this will comply with the relevant Government regulations. If burials are encountered their legal status will be ascertained and recording and/or removal will comply with the legal guidelines.

If human remains are not to be removed their physical security will be ensured, if possible by back filling as soon as possible after recording.

If human remains are to be removed this will be done with due reverence and in accordance to current best practice and legal requirements. The site will be adequately screened from public view. Once excavated human remains will not be exposed to public view.

#### **Archiving**

During this phase the results of the fieldwork will be collated for archiving. This will involve the following tasks.

- Indexing of site drawings and photographs
- Vernacular building records
- Processing and analysis of artefacts and environmental samples, if appropriate.

**Note:** The requirements for Archiving and Reporting will be reviewed in the light of the fieldwork results

#### **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 of building recording - A concise non-technical summary of the results including building recording descriptions
- Results of archaeological - A concise non-technical summary of the results
- Discussion - A discussion of archaeological findings in terms of both the site specific aims and the desk based research
- Specialists' reports - Specialists' reports or assessments as appropriate

- Archive - A summary of archive contents and date of deposition
- Appendices - Copies of the Brief and WSI, context register
- Illustrations - Location map
  - Site location plan
  - A drawing showing those areas examined as part of the archaeological watching
  - Copies of relevant historical cartography & plans
  - Plan and section drawings resulting from the archaeological recording.
  - Finds drawings (if appropriate)
  - Illustrative photographs
  - Note: All plans will be tied to the national grid.

#### *Contingency for analysis and publication*

A contingency is made within the accompanying estimate for assessment for specialist analysis and full publication in an appropriate journal. The HEPAO will notify the contractor of such a need within four weeks of receipt of the report.

#### **Report dissemination**

The full report including all specialist assessments of artefact assemblages 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 2006b) 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.
- Completion of the English Heritage/ADS OASIS online archive index.
- 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 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 fieldwork. When this has been approved by the HEPAO, then it should be possible for the client to commence building works
- Completion of archive report
- Deposition of the archive

### **Timetable**

The study is anticipated to be commenced during July 2012.

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

## **Project team**

### **HE Projects**

The project will be managed 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 '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.

The building recording will be carried out by **Nigel Thomas, BA, MIFA** and **Eric Berry, Historic Buildings Consultant**.

Nigel is Senior Archaeologist responsible for management of projects relating to historic building recording and surveys of historic landscapes. Past work has included recording and structural analysis at Launceston and Restormel Castles, medieval chapels at Rame, Bodmin and Hall (Bodinnick), as well as landscape surveys at Lanhydrock park and Godolphin gardens. Project manager for historic building analyses at Tintagel Old Post Office, Cotehele House, St Michael's Mount summit complex and Trevice for the National Trust. Has recorded numerous industrial structures including Harveys Foundry, Loggans Mill (Hayle), Town Mills at St Columb Major, and china-clay area features including the waterwheel at Virginia

CC Works, Greensplat engine house and Carrancarrow chapel. Project team leader for the Lostwithiel Town Characterisation Study. Member of the IfA Buildings Group and Graphic Archaeology Group. An experienced user of AutoCAD and is responsible for HEP's survey methodology.

Eric is a freelance Historic Buildings Consultant, with extensive experience of Listing reviews for English Heritage and has surveyed and photographed numerous early buildings in Cornwall. Eric formerly worked as a Conservation Officer for Carrick DC and serves on the committee of the Cornish Buildings Group.

The watching brief will be carried by Sean Taylor, **BA, AIFA**, Sean Taylor has worked for HE Projects since December 2000. During this period he has worked on assessments, watching briefs, excavations, buildings surveys, and landscape surveys. The emphasis has been on developer-funded work and Sean has run three large excavations for HE Projects, at Scarcewater, Camelford, and Plympton, as well as a large number of smaller sites. These have involved managing teams of up to 15 archaeologists, making decisions on site strategy, and supervising site recording. The smaller projects have involved site excavation and recording (context recording, planning, photographing), and include Tresco Playing Field (Taylor and Johns forthcoming), Carn Thomas, St Mary's watching brief (Taylor 2008) and the recent St Agnes Affordable Housing development (Taylor and Johns forthcoming). He is experienced in the use of EDM survey equipment for planning and landscape and buildings surveys, and GPS equipment for assessments. He is practised in the use of AutoCAD and GIS for analysing data and presenting the results of projects. He has also been responsible for post-excavation analysis, writing archive reports, and publishing the results in academic journals, and producing reports for clients required as part of the planning process. Sean has been an Associate Member of the Institute for Archaeologists since 2006

**Carl Thorpe BSc** will undertake initial finds processing, identification and cataloguing and has carried out all similar work for Scillonian projects in the last two decades including the Isles of Scilly Electrification Project (Ratcliffe 1991), the Bryher cist burial, Tresco Playing Field and the off-island quays refurbishment. He is currently reassessing the pottery assemblage from the 1971 excavations at East Porth, Samson with a view to final publication in *Cornish Archaeology* (forthcoming).

### **Specialists**

**John Allan MPhil – Medieval/post-medieval pottery specialist:** John works for the Exeter Archaeological Field Unit. He is the leading authority on medieval and post-medieval pottery in south-west England and author of many publications. He will carry out the pottery assessment and analysis in the event of medieval or post-medieval pottery being recovered

**Henrietta Quinnell BA, MIFA, FSA – Prehistoric, Roman, post-Roman pottery:** Henrietta is a freelance pottery specialist and the leading authority on prehistoric pottery in the south-west. She will carry out the pottery assessment and analysis in the event of prehistoric pottery being recovered.

**Julie Jones BA – Archaeobotanist:** An experienced freelance archaeobotanical specialist based in Bristol, Julie has carried out palaeoenvironmental assessments and analyses for numerous HES projects.

**Dana Challinor MA, MSc – Freelance Charcoal Specialist:** Dana's main area of expertise is charcoal analysis and wood species identification, but she also has experience with charred plant remains. For her Masters degree she specialised in Archaeobotany and received a distinction for her dissertation on charcoal in Bronze Age cremation burials. She has produced numerous assessment and evaluation reports, as well as reports for publication in journal and monograph formats and was formerly Head of the Environmental Department at Oxford Archaeology. She



will undertake assessment and analysis of any suitable charcoal samples, including identification of samples suitable for radiocarbon dating.

**Ralph Fyfe, PhD, Palynologist:** Ralph is lecturer in environmental change in the School of Geography at the University of Plymouth. He has carried out numerous archaeological evaluations for a variety of organisations, including English Heritage, County Councils, National Parks and Archaeological Consultancies and will undertake assessment and analysis of pollen samples if required.

**Laura Ratcliffe-Conservationist, BSc, The Royal Cornwall Museum, Truro:** Laura graduated In Archeological Conservation from Cardiff University in 2001. Since then she has gained a wide variety of experience both on excavations and in a lab working on a wide variety of archaeological and historical material. She is currently based at the Royal Cornwall Museum where she is the museum's Collections Manager. Laura will carry out the assessment and conservation of pottery and metalwork on a free lance basis if required.

**Radiocarbon Dating Laboratory, University of Waikato, New Zealand:** Samples for radiocarbon dating will be sent the University of Waikato.

## **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.

### **Project staff**

The project will be managed by Charlie Johns who will:

- Discuss and agree the detailed objectives and programme of each stage of the project with the client and the field officers, including arrangements for health and safety.
- Monitor progress and results for each stage.
- Edit the project report.
- Liaise with the client regarding the budget and related issues.

### **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.

## **Insurance**

As part of Cornwall Council, HE is covered by Public and Employers Liability Insurance and Professional Negligence Insurance

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*31 May 2012*

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