



Well Cross Yard, Hugh Town St Mary's, Isles of Scilly Historic Building Recording and Archaeological Watching Brief



Well Cross Yard, Hugh Town St Mary's, Isles of Scilly

Historic building recording and archaeological watching brief

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Help with the historical research was provided by Cath Sherris and the Isles of Scilly Museum.

The Project Manager was Charles Johns. The historic building recording and archaeological watching brief were carried out by Katharine Sawyer.

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

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Cover illustration

Well Cross Yard in December 2013 (photo: Katharine Sawyer)

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Abbreviations

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
CRHA	Cornwall Rural Housing Association
HER	Cornwall and the Isles of Scilly Historic Environment Record
NGR	National Grid Reference
OD	Ordnance Datum – height above mean sea level at Newlyn
OS	Ordnance Survey
UKHO	UK Hydrographic Office, Taunton

1 Summary

In 2013 and 2015 the Cornwall Archaeological Unit carried out a programme of historic building recording and an archaeological monitoring for the Cornwall Rural Housing Association Ltd during a development at Well Cross Yard, Hugh Town, St Mary's, Isles of Scilly in order to satisfy a planning condition.

The site consisted of a yard and a small complex of three barns and sheds (Buildings A, B, and C) all single storey and built of granite blocks and rubble, originally bonded with *ram* mortar. The buildings probably date from the late nineteenth or early twentieth century. The site is accessed from Well Cross via a double timber gate in a high granite wall on the eastern side. Vernacular buildings of this period are becoming increasingly rare so these buildings were worthy of recording prior to development and it is commendable that some of the historic fabric has been incorporated into the modern design.

What makes this site particularly interesting and important to Scilly's recent history is its association with the boat builder Tom Chudleigh who built the pilot gig *Serica* in one of the buildings, a former greenhouse in 1967. This was the first boat to have been built in Scilly since the late nineteenth century and it is still raced today by the St Mary's Gig Club. Other gigs subsequently built here included the *Dolphin*, the *Islander* and the *Speculation*.

A watching brief was carried out in March 2015, when the buildings had been partly demolished and the concrete slab covering the floor was lifted. A layer of sand was apparent across site. Two test pits, each approximately 1m by 1m and 0.3m deep were dug. These revealed only sand with pieces of modern glazed pottery, slate and plastic rubbish. There were no finds or features of archaeological interest.

Early maps indicate that until the early nineteenth century the site of Well Cross Yard would just have been part of a sandy waste on the edge of Hugh Town, so it is unsurprising that only a layer of sand was revealed by the watching brief.

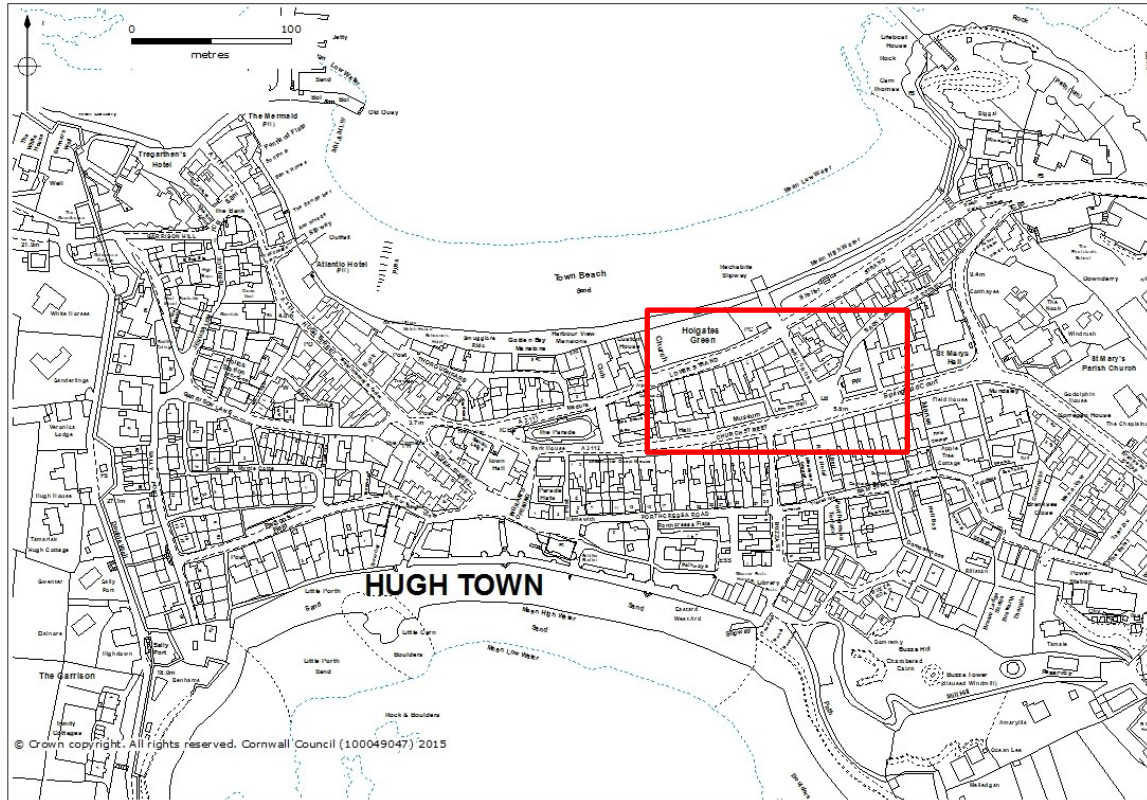


Fig 1 Location map.

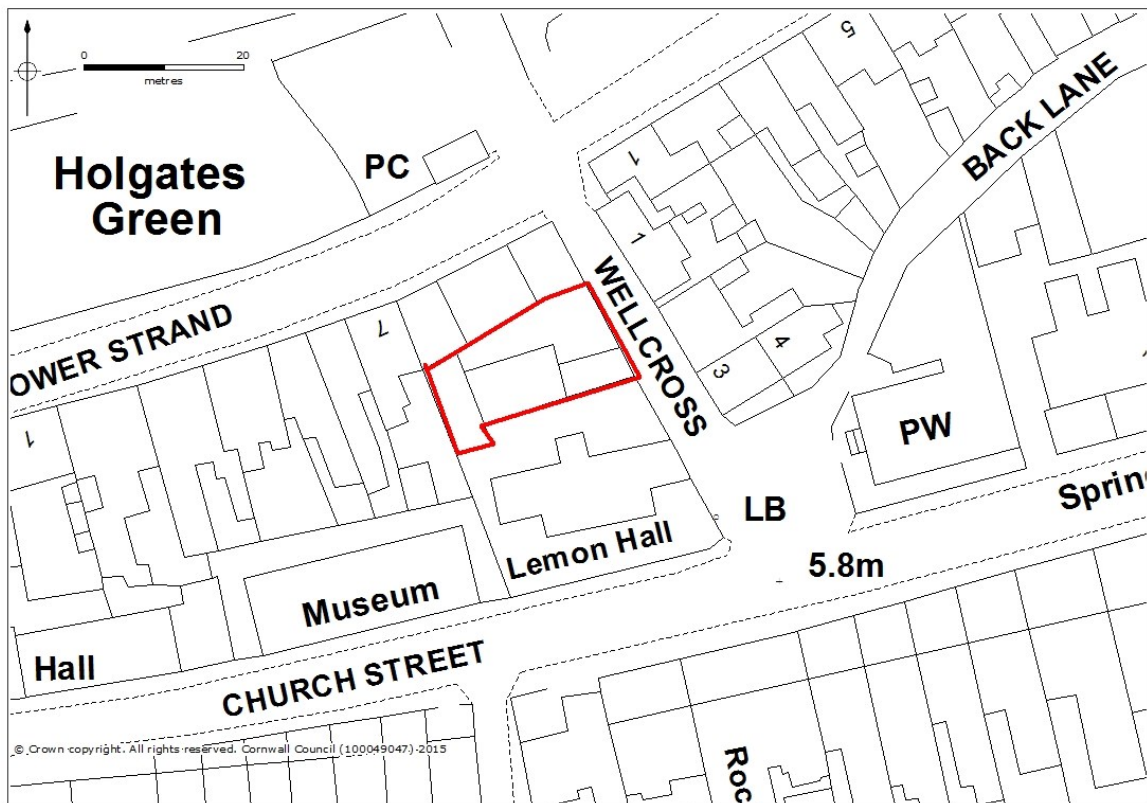


Fig 2 Site extent, defined by the red line.

2 Introduction

2.1 Project background

Planning application P-07-068 was submitted by the Cornwall Rural Housing Association Ltd (CRHA) on 8 June 2007 and was for the conversion of the existing stores at Well Cross Yard, St Mary's, Isles of Scilly into two dwellings for rent (Figs 1 and 2).

The consent was subject to various conditions and Conditions 9 and 10 refer to requirements for archaeological recording in advance of and during building works. In June 2013 the Cornwall Archaeological Unit (CAU) was commissioned by David Perry of William G Weller and Son Ltd on behalf of the CHRA to carry out the necessary archaeological work. 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) and a Written Scheme of Investigation was prepared by CAU (Appendix 2) which was approved by the local planning authority.

2.2 Aims

2.2.1 Building recording

The aim of the historic building recording was to make an English Heritage Level 2 – 3 photographic and descriptive record of Well Cross yard, taking into account:

- 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
- Ephemeral evidence of occupation and use for instance any evidence of historic graffiti
- Date/period of initial build and subsequent alterations

The work was not intended to produce a comprehensive analysis of the building but to produce evidence capable of later further analytical development.

2.2.2 Archaeological recording

The site specific aims of the watching brief were 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 Well Cross area from any archaeological remains encountered.

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 Historic Environment Record (HER).
- Heritage Gateway online database.
- Early maps and photographs (see Section 6.1).
- Published histories (see Section 6.2).

2.3.2 Building survey fieldwork

A visit was made to Well Cross Yard in December 2013, to undertake the equivalent of a Level 2 historic building record (a photographic and descriptive record).

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 a high resolution camera.

2.3.3 Watching brief fieldwork

The watching brief was carried out during groundworks in March 2015 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.

3 Location

The site is located in Hugh Town, off Well Cross, behind the former St Mary's Bike Hire shop and the Man of War gift and antique shop, near to Town Beach and Rechabite Quay (NGR SV 9049 1056) (Figs 1 and 2).

4 Results

4.1 Historic building recording

The existing buildings on the site consisted of a small complex of three barns and sheds, all single storey and built of granite blocks and rubble — moorstone — originally bonded with *ram* mortar. The buildings had a concrete slab floor and the yard formerly had a grass surface (Figs 8 and 9). The site is accessed from Well Cross via a double timber gate in a high granite wall on the eastern side. In this report the buildings are described as A, B and C as labelled on topographic survey of 7/10/05 by JDD Survey (Fig 3).

4.1.1 Building C

Building C was a small barn immediately to the left hand side of the entrance gate with hipped natural slate roof (hipped both ends) with a central doorway and window

openings on either side, internal dimensions 7.2–7.8m long by 3m wide, walls 2.3m high and roof ridge 3.51m high (Figs 10 and 11).

Scanned colour photographs from the Isles of Scilly Museum, taken on 31 May 2001 show that the window openings had wooden shutters rather than glass panes (Figs 8 and 9). The wooden doorframe was extant but the door was missing.

The photographs also show the building with a slate roof (Figs 8 and 9). This is also shown on the 2005 topographic survey (Fig 3) and 2006 survey elevations (by Trewin Design) but at the time of recording there was no roof surviving; apart from a few timbers found when ivy, etc. was removed from building. The slates appear to have been removed from site except for a few slates found on opposite side, leaning against the north wall of site

Ram mortar apparent where the wall collapsed near the door when vegetation was removed.

Wall stubs on north and east walls in the north-east corner appear to correspond the building shown on 1st and 2nd edition OS maps (Figs 4 and 5).

4.1.2 Building B

Building B was a wider spanned but lower-eaved building beyond Building C with internal dimensions 10.5m long by 5m wide, walls 1.6m high and roof ridge 3.73m high (Figs 12 and 13).

This building had corrugated sheeting to the roof, the roof on the north side is corrugated iron and on the south side corrugated plastic. There is a blocked doorway in the south wall. Internal fixtures and fittings had been removed but a photograph taken by Frank Gibson in 1967 shows that the double-width doorway in the west wall had sliding wooden door, there was overhead lighting and also a mature grapevine (Fig 6).

4.1.3 Building A

Beyond Building B and forming a 'T' shape at the end of the yard was another small single storey barn, Building A, running north-south with a gabled pitched corrugated sheeted roof, internal dimensions of 11.5m long by 3.5m wide, walls 2.2m high and roof ridge 4.14m high. The interior walls were whitewashed (Fig 14). There were traces of a rectangular feature in floor in north-west corner and a blocked doorway in the north wall (Fig 15).

4.2 Archaeological watching brief

The site was visited on 10 March 2015, when the buildings had been partly demolished and when the concrete slab covering the floor was lifted. Sand and *ram* (mortar from demolished walling) was apparent across site, with piles of rubble.

Two test pits, each approximately 1m by 1m and 0.3m deep were dug, by machine, one at the east end of building C and the other at the north end of Building A. These revealed only sand with pieces of modern glazed pottery, slate and plastic rubbish. There were no finds or features of archaeological significance.

When the site was revisited on 25 March the rubble had been removed, the site was levelled and service pipes installed. The substratum was fine pale sand which extended across the site with no evidence of archaeological features.

4.3 Site history

Early maps indicate that until the early nineteenth century the site of Well Cross Yard would just have been part of a sandy waste on the edge of Hugh Town, so it is unsurprising that only a layer of sand was revealed by the watching brief. It was not until the early nineteenth century that the present Lower and Higher Strand first became lined by a row of small houses extending almost to Carn Thomas (Woodley 1821, 171; Kirkham forthcoming). The severe, well-constructed terraces of single and double-fronted dwellings on Higher Strand, Well Cross and Buzza Street were built in the middle decades of the nineteenth century, reflecting the prosperous, industrial character of these areas at this time. On the Strand these probably replaced the more

humble earlier dwellings although a small group of the older thatched houses survived at the eastern end of the Strand, close to Carn Thomas, until at least the late nineteenth century (Arlott 1972, fig 104; Cowan 2001, 22-3; Kirkham forthcoming).

Well Cross Yard is first shown on an 1862 Admiralty plan of St Mary's Town (UKHO D6365 Oh) held at the UK Hydrographic Office, Taunton which depicts a single long rectangular building to the left of the entrance, in the position currently occupied by Building C, and a long building at the west end of the yard which appears to link the buildings on the Strand frontage and Lemon Hall, a forerunner of current building A.

The Ordnance Survey First and Second Edition maps of 1890 and 1908 (Figs 4 and 5) appear to show Building C with a small extension to the north and two small structures on the other side of the entrance and Building A still joined to Lemon Hall but separated from the Strand frontage. It is not known when the present buildings were built but it is likely that they represent modifications of the earlier structures.

The Bike Hire shop and the Man of War gift shop were formerly one building which was Vic Trenwith's garage. The yards and outbuildings would have been at the back of the garage. The garage was converted in late 1970s, initially into a clothes shop owned by Syd Lewis (G Lucas, pers comm).

Building B was formerly a greenhouse used for horticultural purposes and then used as a workshop in the late 1960s by boat builder Tom Chudleigh (Figs 6 and 7).

'With a renewed interest in gig racing a new boat was built in Scilly in 1967, the first for 80 years. It was built on the traditional lines, of Cornish elm, 30 feet long, 5 feet beam and 1/4-inch planking, and weighed about seven hundredweight. The weight was very important as it meant that seven crew members could carry the boat if necessary. Tom Chudleigh was the builder and because he did not have workshop big enough it was built in a glasshouse under a vine with the grapes ripening overhead as work progressed. The new boat was named *Serica* after the name of a ship wrecked in St Mary's Sound' (Gibson nd a).

Tom Chudleigh subsequently built the pilot gigs *Islander* and *Dolphin* in the greenhouse, at one time he also used the Old Wesleyan chapel as a workshop (Cath Sherris, pers comm). In the early 1970s he built three gigs for Newquay Rowing Club and in the mid-1980s he built the *Speculation* for them in the greenhouse. Frank Gibson's compilation of 1985-1990 photos contains photos of Tom Chudleigh holding model of the *Islander* in 1989 and the *Speculation* being wheeled out of the yard into Well Cross in 1987 (Gibson nd b, 57).

5 Conclusions/discussion

These buildings are in part recorded on the Ordnance Survey maps of 1880 and 1907 and vernacular buildings of this period are becoming increasingly rare, so they were worthy of recording prior to development, and it is commendable that some of the historic fabric has been incorporated into the modern design.

What makes these buildings particularly interesting and important to the recent history of Scilly is their association with the boat builder Tom Chudleigh and the fact that he built the pilot gig *Serica* in Building B in 1967. This was the first boat to have been built in Scilly since the late nineteenth century and it is still raced by the St Mary's Gig Club.

6 References

6.1 Primary sources

Captain G Williams and Mr J S Wells and Mr E C Allam, 1862. Plan of Hugh Town (UKHO D6365 Oh)

Ordnance Survey, c 1880. 25 Inch Map First Edition (licensed digital copy at CAU)

Ordnance Survey, c 1907. 25 Inch Map Second Edition (licensed digital copy at CAU)

Ordnance Survey, 2007. Mastermap Digital Mapping

6.2 Publications

Arlott, J, 1983. *Island camera: the Isles of Scilly in the photographs of the Gibson family*, Newton Abbot

Cowan, Z, 2001. *Frances Frith's the Isles of Scilly*, Teffont, Wilts

Gibson, F, nd a. *The Isles of Scilly Eye Witness 1958–1984*, St Mary's

Gibson, F, nd b. *The Isles of Scilly Eye Witness 1984–1990*, St Mary's

Kirkham, G, forthcoming. 'One principal street about three hundred and twenty yards long': the historical development and topography of Hugh Town, St Mary's, Isles of Scilly, *Cornish Archaeol*

Woodley, G, 1822. *A view of the present state of the Scilly Islands*, London

6.3 Websites

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

<http://www.islandrover.co.uk/photos.htm> Island Rover Coach Tours— includes historic photos of Vic Trenwith's garage

7 Project archive

The CAU project number is **146278**

The project's digital archive is maintained by Cornwall Archaeological Unit, Cornwall Council, Fal Building, County Hall, Treyew Road, Truro, TR1 3AY. The documentary and photographic archive is held at the Isles of Scilly Museum, Church Street, St Mary's, TR1 0JT.

English Heritage/ADS OASIS online reference: cornwall2-211539

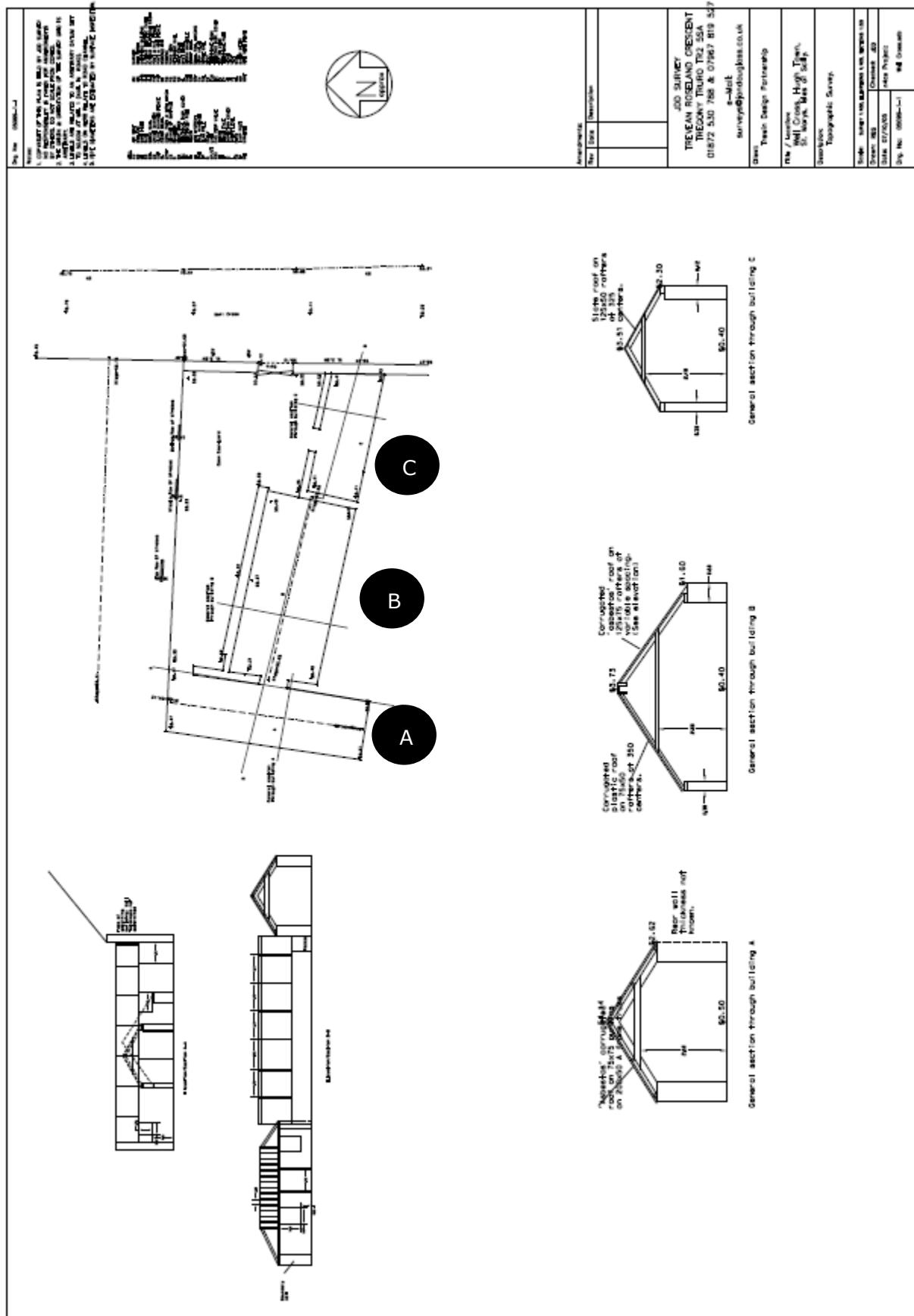


Fig 3 Topographic survey by JDD Survey dated 7/10/2005.

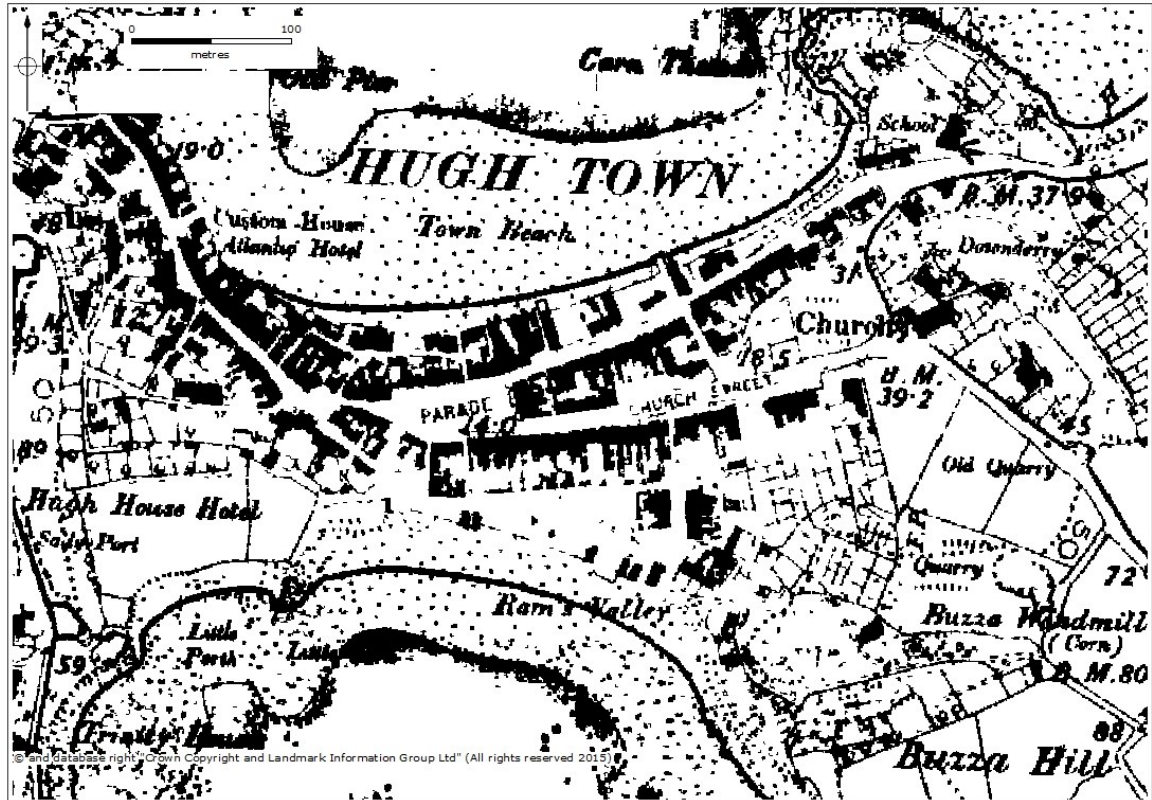


Fig 4 First Edition of the Ordnance Survey 25 Inch Map, c1880.

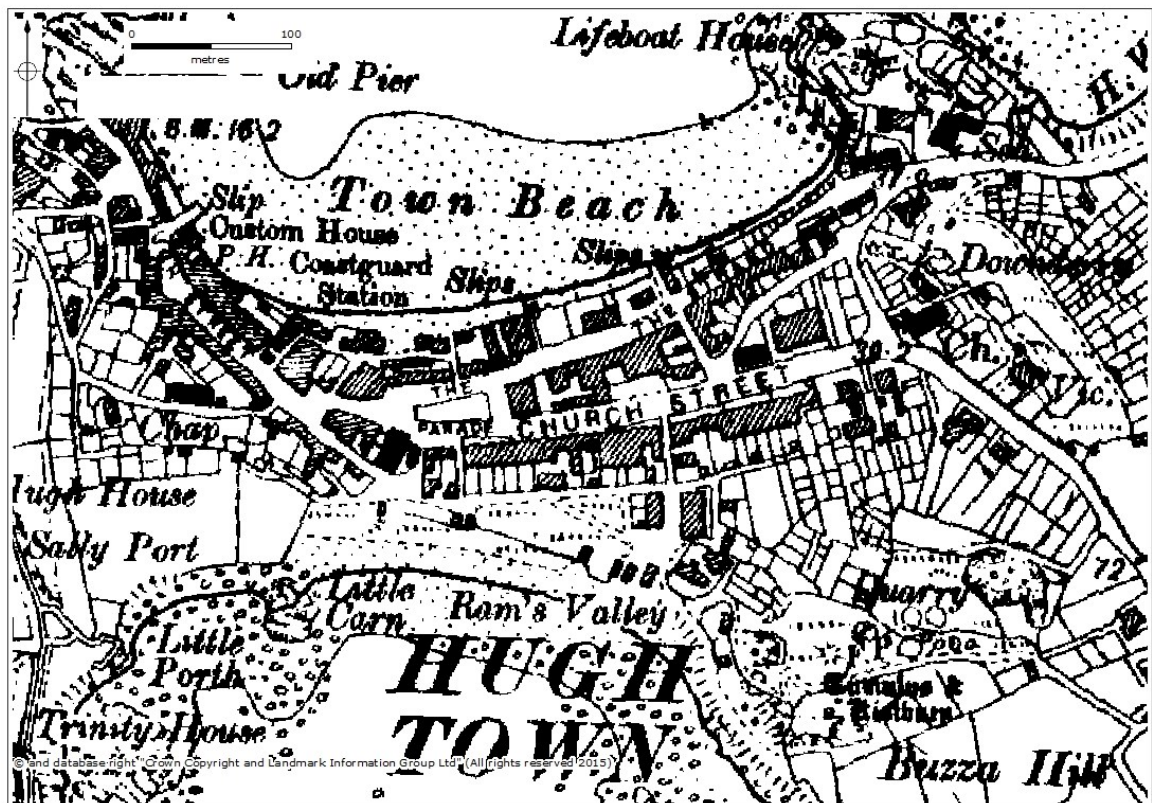


Fig 5 Second Edition of the Ordnance Survey 25 Inch Map, c1907.



Fig 6 The gig Serica being built in Building B at Well Cross Yard in 1967, note the grape vine, overhead lighting and sliding door and compare this photo with Fig 13 taken in 2013 (Frank Gibson).

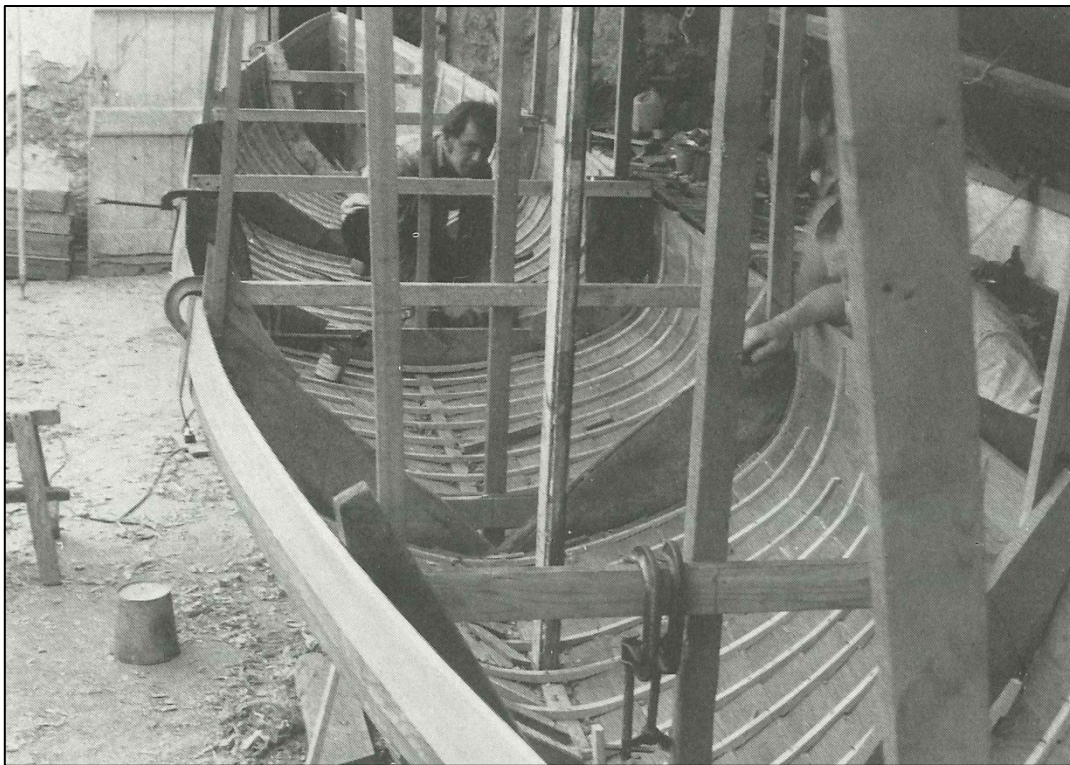


Fig 7 Another view of the Serica during construction in 1967 (Frank Gibson).



Fig 8 Building C with extant slate roof in May 2001 (Isles of Scilly Museum VTP001).



Fig 9 Buildings C and B with A in the background in May 2001 (Isles of Scilly Museum VTP002).



Fig 10 Buildings C and B with A in the background in December 2013, looking west (Katharine Sawyer).



Fig 11 Interior of Building C in December 2013, looking north-west (Katharine Sawyer).



Fig 12 Interior of Building B in December 2013, looking east (Katharine Sawyer).



Fig 13 Interior of Building B in December 2013, looking west. This is the gable wall shown in Fig 6 — the 1967 photo (Katharine Sawyer).



Fig 14 South interior wall of Building A in December 2013, (Katharine Sawyer).



Fig 15 North interior wall of Building A, in December 2013 (Katharine Sawyer).

Appendix 1: Planning brief

BRIEF FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL INVESTIGATION

Date: 24th June 2013

Address: Well Cross Yard, Well Cross, Hugh Town, St Mary's Isles of Scilly

Application: P-07-068

HBSMR: CCO5603

Applicant: Cornwall Rural Housing Association, 1
Rodmin PI 30 4RH

Historic Environment Planning Advice Officer: Phil Markham, Cornwall Council,
Historic Environment Service, Council Offices, Dolcoath Avenue, Camborne TR14
8SX t. 07973 813572 e. pmarkham@cornwall.gov.uk

Local Planning Authority Officer: Harriet Bowen, Council of the Isles of Scilly,
Planning & Development Department, 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 conditions 9 and 10 of planning application P-07-068.

2 Site Location and Description

- 2.1 The site is located at Ordnance Survey Grid Reference SV 9049 1056 in Hugh Town near the Town Beach.

3 Planning Background

- 3.1 Planning application P-07-068 was submitted on 8th of June 2007 and was for the conversion of the existing stores into 2 dwellings for rent. This application has been approved subject to 11 conditions. Conditions 9 and 10 state:
- 3.2 Condition 9. No development shall take place within the site, until the applicant has secured and implemented a comprehensive photographic record to archive standard and drawings showing the layout of the existing buildings to be converted. A copy of this record should be deposited with the Local Planning Authority and with the Historic Environment Service of Cornwall County Council.
- 3.3 Reason. To ensure that a record exists of the buildings to be converted in recognition of their historic interest.

- 3.4 Condition 10. No development shall take place within the site until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority.
- 3.5 Reason. The site comprises an area of known archaeological interest where it is the Local Planning Authority's policy to provide for the examination of archaeological remains.
- 3.6 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/Archaeological Background

- 4.1 The Cornwall and Scilly Historic Environment Record (HER) records that the buildings are in part recorded on the Ordnance Survey maps of 1880 and 1907. Vernacular buildings of the period are becoming increasingly rare and are worthy of recording prior to development. The site is also centrally located within Hugh Town and buried archaeological features of earlier phases of the town may be disturbed by the proposed development.

5 Requirement for Work

5.1 Building Recording

The present proposals will culminate in the potential destruction of material remains of the stores. 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 – 3 record as appropriate will be undertaken to include a photographic record, annotated plans and a brief report.

5.2 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 Archaeological Recording

- 6.1 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 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 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).
- 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).
- 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.
- 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.
- 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.
- 14.2 If the finds are to remain with the landowner a full copy of the documentary archive shall be housed 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 within two months of the completion of the full report and confirmed in writing with the HEPAO.
- 14.4 A summary of the contents of the archive shall be supplied to the HEPAO.
- 14.5 Only on completion of 14.1 to 14.4 (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: Written Scheme of Investigation

Well Cross Affordable Housing, St Mary's, WSI, Rev00, CI, 25/06/2013

Historic Environment Projects, Cornwall Council



Well Cross Affordable Housing, St Mary's, Isles of Scilly: Written Scheme of Investigation for historic building recording and archaeological recording

Client: Cornwall Rural Housing Association
Client contact: David Perry
Client telephone: 01209 215621
Client email: David@wmweller.co.uk

Project background

Planning application P-07-068 was submitted on 8 June 2007 and was for the conversion of the existing stores into two dwellings for rent. This application was approved subject to 11 conditions. Conditions 9 and 10 state:

Condition 9. No development shall take place within the site, until the applicant has secured and implemented a comprehensive photographic record to archive standard and drawings showing the layout of the existing buildings to be converted. A copy of this record should be deposited with the Local Planning Authority and with the Historic Environment Service of Cornwall County Council.

Reason. To ensure that a record exists of the buildings to be converted in recognition of their historic interest.

Condition 10. No development shall take place within the site until the applicant has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority.

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

This Written Scheme of Investigation (WSI) for historic building recording and archaeological recording during the development has been prepared by Historic Environment Projects, Cornwall Council (HE Projects) for the Cornwall Rural Housing Association. 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 Conditions 9 and 10 of the planning consent.

Site location and description

The site is located off Well Cross Lane, behind St Mary's Bike Hire, near to Town Beach (NGR SV 9049 1056).

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Historic Building/archaeological background

The Cornwall and Scilly Historic Environment Record (HER) records that the buildings are in part recorded on the Ordnance Survey maps of 1880 and 1907. Vernacular buildings of the period are becoming increasingly rare and are worthy of recording prior to development. The site is also centrally located within Hugh Town and buried archaeological features of earlier phases of the town may be disturbed by the proposed development.

Aims and objectives

Building recording

In this particular instance an archive standard photographic record will be made together with an appropriate descriptive report which will be at a level somewhere between 'Levels 2 and 3' as described by the English Heritage document '*Understanding Historic Buildings*' (2006b). The record 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.

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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 - 3 survey (see English Heritage 2006b) and will comprise a photographic record, annotated plans and a brief report.

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 plans and 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.

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- 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 HE Projects 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

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- 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.

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- 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 brief
 - Copies of relevant historical cartography & plans
 - Plans and drawings resulting from the historic building recording
 - 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.

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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 2006a) 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 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 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 October or November 2013.

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 2009-10); 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), the St Agnes Affordable Housing site for the Cornwall Rural Housing Association (Taylor and Johns in preparation) and St Martin's Community Centre (Johns and Sawyer 2012).

Current projects include the management of Lyonesse Project, a four-year study of the evolution of the coastal and marine environment of Scilly and the preparation

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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 and watching brief will be carried out by Katharine Sawyer or by suitably qualified staff from HE projects.

Katharine Sawyer MA, PhD is a freelance archaeologist based in St Mary's. Since 2000 she has undertaken archaeological watching briefs in Scilly and Cornwall, either independently or in association with HE Projects including: Hell Bay Hotel, Bryher (Sawyer et al 2003); Tresco Playing Field (Taylor and Johns 2009-10), Lower Benham Battery St Mary's (Johns and Sawyer 2005), the off-island quays refurbishment (Johns and Sawyer 2008). She has carried out building recording for the St Martin's Community Centre development (Johns and Sawyer 2012) and Buzza Tower, St Mary's (Sawyer and Johns forthcoming). She is also a tour guide and lecturer, leading guided walks, boat trips and short break holidays, and teaching adult education classes. As a Trustee of the Isles of Scilly she undertakes identification of artefacts, interpretation and arrangement of displays. She has recently been awarded a PhD at the University of Exeter on the Setting and Function of the Neolithic and Bronze Age Chambered Cairns and Cists of the Isles of Scilly. For the purpose of this project Katharine will be sub-contracted by HE Projects.

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 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.

Claire Ingrem PhD – Animal bone specialist: Claire is an experienced freelance animal bone specialist who will carry out assessment and analysis of animal bone if required.

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

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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, BSc –Conservationist: 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 was formerly 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, Scottish Universities Environmental Research Centre (SUERC): Samples for radiocarbon dating will be sent to SUERC.

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.

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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.

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Insurance

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

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Charles Johns

Senior Archaeologist

25 June 2013

Historic Environment Projects

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