



Kenyhton, Bryher, Isles of Scilly Heritage Statement

Cornwall Archaeological Unit

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Kenython, Bryher Isles of Scilly Heritage Statement

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Acknowledgements

This study was commissioned by Greg Lean, Architectural Technician – Western District, on behalf of the Duchy of Cornwall and carried out by Cornwall Archaeological Unit, Cornwall Council.

The Project Manager was Charles Johns.

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

Photograph taken from The Island, showing Bryher church on the far left and the affordable houses Quayside and Samphire on the far right. The proposed development site, obscured by mature pittosporum hedges, is in the plot immediately to the left of the affordable houses,

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Abbreviations

ACA	Archaeological Constraint Area
AEL	Anciently Enclosed Land
CAU	Cornwall Archaeological Unit
ISEP	Isles of Scilly Electrification Project
HA	Heritage Assessment
HER	Cornwall and the Isles of Scilly Historic Environment Record
HLC	Historic Landscape Characterisation
MCO	Monument number in Cornwall HER
NGR	National Grid Reference
NHLE	National Heritage List Entry Number
NPPF	National Planning Policy Framework
OD	Ordnance Datum – height above mean sea level at Newlyn
OS	Ordnance Survey
SWEB	South Western Electricity Board

1 Summary

In July 2017, Cornwall Archaeological Unit was commissioned by the Duchy of Cornwall to undertake a Heritage Assessment to inform the determination of a planning application for a new dwelling named Kenython on Bryher, Isles of Scilly (P/17/048). This will be replacement for the existing dwelling of that name at Norrad which is being demolished and replaced with a workspace for shellfish/fish processing.

The Heritage Assessment was requested by the Planning Department of the Council of the Isles of Scilly, because the proposed development site is in close proximity to the Grade II Listed Church of All Saints and to other known archaeological remains, particularly the possible site of an early settlement suggested by a concentration of medieval pottery which was uncovered during SWEB trenching in 1985. The results of the Heritage Assessment are presented in this Heritage Statement.

The church is screened from the proposal site by two mature pittosporum hedges and it is assessed that the proposed development will not have a negative impact on the setting and cultural heritage significance of the church and has the potential to be moderately beneficial if it respects the surrounding historic environment and leads to the improved appearance of this part of Bryher, which forms the first impression of the island for many visitors landing at Church Quay.

The impact of the proposed development on the various the Scheduled Monuments and undesignated heritage assets in the vicinity is also assessed as negligible.

The impact on any below ground archaeological remains will be major and irreversible but the potential for the proposed development site to contain such remains is assessed to be low to moderate. Any such remains are likely to be of local importance. If consent is given, it is considered that the appropriate mitigation is an archaeological watching brief during groundworks for the new dwelling. The archaeological interest can be secured by an appropriately worded Condition for archaeological recording attached to the planning permission

2 Introduction

2.1 Project background

In July 2017, Cornwall Archaeological Unit, Cornwall Council (CAU) was commissioned by Greg Lean on behalf of the Duchy of Cornwall to undertake a Heritage Assessment (HA) to inform the determination of a planning application for a new dwelling named Kenython on Bryher, Isles of Scilly (P/17/048). This will be replacement for the existing dwelling of that name at Norrad which is being demolished and replaced with a workspace for shellfish/fish processing.

The HA was requested by the Senior Officer, Planning and Development Management, and the Development Management Advice Officer for the Council of the Isles of Scilly, because the proposed development site is in close proximity to the Grade II Listed Church of All Saints and other known archaeological remains, particularly the possible site of an early settlement (south east of The Town) suggested by a concentration of medieval pottery centred on approximately SV 88000 15000) which was uncovered during SWEB trenching in 1985 (Ratcliffe 1991). The results of the HA are presented in this Heritage Statement.

2.2 Aims

This Heritage Assessment is designed to provide the following in accordance with planning requirements:

- An assessment of the impact(s) of the proposal on the importance and integrity of the Grade II Listed Church of all Saints and its setting, and on other designated and undesignated heritage assets in the vicinity;
- An assessment of potential impacts of the foundations on buried archaeological remains; and
- Identification, if possible, of recommendations for minimising adverse impacts upon the historic environment including archaeological evaluation or further recording if appropriate.

2.3 Methods

2.3.1 Desk-based assessment

During the desk-based assessment historical databases and archives were consulted in order to obtain information about the history of the site and its archaeological potential. The main sources consulted were as follows:

- Cornwall and Scilly Historic Environment Record (HER)
- Images of England online listed buildings database
- Early maps and photographs (see Section 10.1)
- Published histories and grey literature (see Section 10.2)

2.3.2 Site visit

Fieldwork consisted of a brief walkover survey of the proposed development site, and of the heritage assets within its immediate vicinity.

2.3.3 Heritage Statement

The results from the above stages of HA were then assimilated to produce this Heritage Statement, to fulfil the aims set out above in Section 2.2.

3 Location, setting and historic landscape character

3.1 Location and setting

The proposed development site is located on a hillslope on the eastern side of Bryher, approximately 100m from the coastline, close to Bryher church and Church Quay, the island's main quay (NGR SV 8967 14967) (Fig 1).

The site is roughly rectangular in shape, with an area of 0.18 hectares, and slopes up to the west; the views are largely to the east. The site is currently within an agricultural tenancy but is not presently used for agricultural purposes. The site is bordered on the sides by hedged windbreaks, traditionally known as 'fences', and historically planted to enable the flower growing industry (see below Section 3.2).

3.2 Historic Landscape Character

The 1996 Historic Landscape Assessment and Management Plan for Scilly contained a Historic Landscape Characterisation (HLC) of the islands, designed to provide guidance for the Ministry of Agriculture, Fisheries and Food in the implementation of the Countryside Stewardship Scheme (Land Use Consultants 1996). Detailed text was prepared as a commentary for each HLC Type in Scilly to enable users of the HLC map to recognise the features and components that give it its definable character and to understand some of the historical processes that have generated them.

The HLC of the study area is mapped as late 19th/early 20th century bulb strips. These are small narrow sheltered enclosures designed for the cultivation of flowers (daffodils and narcissi). Comparison of the 1888 and 1908 OS 25" maps (Figs 4 and 5) indicates that most of these strips were created during this 20 year period with only a relatively few being laid out before 1888 or after 1908. The vast majority of these bulb strips have been created by the subdivision of Anciently Enclosed Land (AEL) — i.e. land enclosed prior to the 19th century, which can be as early as the Bronze Age in origin or, theoretically, as late as the 18th century — and, to a lesser extent, Late Post-medieval Enclosures, and there are only a few cases of rough ground being newly taken in for this purpose. The pre-existing field system is shown in Graeme Spence's survey of 1792 (Fig 3). Despite being mainly subdivided AEL, the distinctive pattern of parallel strips formed by the bulb fields tends to completely obscure the earlier field pattern, and it is often only by referring back to the c 1880 OS map that this can be picked out. As the bulb strips are mainly modified AEL, there is always potential for prehistoric or medieval settlement remains (structural or artefactual) to survive below ground within this landscape type (Land Use Consultants 1996).

4 Designations

4.1 Listed Buildings

In England and Wales the authority for listing is granted to the Secretary of State by the Planning (Listed Buildings and Conservation) Act 1990.

The Grade II Listed Church of all Saints (NHLE 1141234) is located approximately 60m to the south east of the proposed development site (Figs 2 and 7). The listing description reads 'Church. 1742 with additions and alterations of 1882 and 1897 and new roof of 1930. Roughly coursed granite rubble with slate roofs. Rectangular single-cell plan with narrowed sanctuary end and south-west tower. East gable has cross to apex and pair of chamfered lancets. 2-bay side walls have keyed semi-circular arched windows; west gable has line of earlier roof pitch. Lean-to porch to west end has keyed semi-circular arch over plank double doors. 2-stage tower has square-headed louvred belfry windows breaking raised course below eaves and pyramidal roof with apex cross. King-post roof. Altar rail with decorative wrought-iron brackets, Gothic-style choir

stalls, chancel rail, benches and polygonal pulpit all with blind and open trefoil and quatrefoil panels. Plain granite font dated 1861. Brass oil lamps. Late C19 stained glass windows' (Borlase 1756; Pevsner and Ratcliffe 1951–1970, 208).

4.2 Scheduled Monuments

The following Scheduled Monuments are located within the vicinity of the proposed development site:

- Prehistoric linear boundary and cairns south west of the Bar, Bryher (NHLE 1016170), located on the beach approximately 200m north east of the development site (Figs 2 and 15).
- Prehistoric linear boundary SSE of The Island, Bryher (NHLE1014991), located on the beach approximately 225m south east of the development site (Fig 2).
- Post-medieval pilot lookout on Timmy's Hill, Bryher (NHLE 1016172), located approximately 240m south west of the proposed development site (Fig 2).
- Post-medieval watch house and Coastguard lookout on Watch Hill, Bryher (NHLE 1016171), located approximately 250m north of the proposed development site (Figs 2 and 16).

4.3 Conservation Designations

A large proportion of the land area and coastal sea in Great Britain is under the protection of conservation designations. Statutory designations broadly fall into three categories: nature conservation, landscape conservation and natural heritage conservation, which protects wildlife, landscape and cultural aspects of the countryside. The study area is included within the following conservation designations:

- Area of Outstanding Natural Beauty (AONB) — whole of the Isles of Scilly;
- Conservation Area — whole of the Isles of Scilly;
- Heritage Coast — whole of the Isles of Scilly.

4.4 Undesignated heritage assets

There are a number of undesignated heritage assets the vicinity of the proposed development site. These include the following sites identified by Monument number in the Cornwall and Scilly HER:

- MCO31603 Pottery indicating possible medieval settlement approximately 40m north east of the proposed development site (Fig 6);
- MCO31602 Mesolithic flint blade found during SWEB trenching near The Town in 1985, approximately 140m north-east of the proposed development site
- MCO31502 A possible prehistoric granite post-holed or socket stone uncovered at Staddon during SWEB trenching approximately 60m north west of the proposed development site;
- MCO31504 Post-medieval non-conformist chapel at Staddon, approximately 75m north west of the proposed development site.

4.5 Archaeological Constraint Areas

Archaeological Constraint Areas (ACAs) are non-statutory designations which were introduced to Scilly in 1995. The Archaeological Constraint Maps, on which they were based, were prepared by CAU, with funding from English Heritage and the Council of the Isles of Scilly.

Their purpose was to indicate the location of recorded archaeological and historic sites and structures in order that an initial assessment could be made of the impact of any

proposed development on these remains and, if necessary, archaeological consultation carried out prior to the planning decision. They were intended to serve as a graphic aid to planning officers and others dealing with the management of the environment (Cornwall Archaeological Unit 1995).

The proposed development site does not lie within an ACA (Fig 5).

5 Planning policy

Both the Isles of Scilly Local Plan (2005) and the National Planning Policy Framework (NPPF), published in 2012, require that the consideration of the conservation of archaeological remains is an inherent requirement of sustainable development.

5.1 National Planning Policy Framework

The NPPF states (paragraph 128) that 'In determining applications, local planning authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'. Paragraph 129 instructs LPA's to use this evidence to form a view of the significance of heritage assets, whilst paragraph 135, requires a balanced judgement to be struck between the significance of 'non-designated' assets and the public benefits of an application.

(P141) that LPAs 'should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible' but also stresses that "the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.

The experience of NPPF defines the setting of a heritage asset as '*the surroundings in which an asset is experienced*'. As set out the Historic England good practice advice 'The Setting of Heritage Assets' (2015), even where buried remains are not readily appreciable to the casual observer, they still retain a presence within the landscape, and thus have a setting. Setting can make a positive, negative or neutral contribution towards the significance of an asset.

5.2 Isles of Scilly Local Plan

Policy 1 of the Isles of Scilly Local Plan states, 'To ensure that all relevant development proposals respect and protect the recognised quality of the islands' natural, archaeological, historic and built environment, they will be permitted only where, as applicable, they: b) Preserve nationally important archaeological remains and their settings'.

6 Previous archaeological work

6.1 The off-islands electrification project 1985

SWEB trenching in advance of cable laying for the off-islands Electrification Project (ISEP) in 1985 was archaeologically recorded on Bryher by Jeanette Ratcliffe for the Institute of Cornish Studies and the results of the project were presented in *Lighting up the past in Scilly* (Ratcliffe 1991). The trenching uncovered the site of an apparently

undocumented settlement on the east side of The Town (Fig 6), where a substantial quantity of medieval pottery was collected from fields that slope down to the present cliff top (*ibid*, 147).

6.2 Bryher affordable housing archaeological recording, 2009

In 2009 an archaeological watching brief was carried out during groundworks associated with the construction of the two semi-detached affordable houses, Quayside and Samphire, in the enclosure immediately adjacent to the east of the proposed development site (Taylor 2010).

During the watching brief, the topsoil and subsoil were mechanically stripped down to the natural *ram* under archaeological supervision. The excavation revealed a substantial depth of soil over the site. The topsoil was up to 0.6m deep; the darkness and thickness of this deposit was probably due to the manuring of the soil with large amounts of organic matter, probably seaweed, in the course of the 20th century. Below this was a subsoil layer of dark reddish brown sticky sandy clay, up to 0.44m deep. This layer contained sherds of modern white china but also a potsherd of Iron Age or Romano-British date and two worked flints of prehistoric date. Various finds were recovered from the spoil heap derived from the topsoil and subsoil. These included sherds of Cornish Medieval Coarseware and various finds of 19th and 20th century date (*ibid*).

Four discrete areas or features were identified at the level of the *ram*. Two were dark deposits probably representing the infilled stone holes. Another feature, on the eastern side of the excavation, appeared to be the truncated base of a posthole. The fourth feature was a linear band of compacted clay filling an irregular channel running west to east across the southern part of the site. It was assumed to be fluvial or periglacial in origin. No finds were recovered from any of these (*ibid*).

7 Statement of significance

As a Listed Building the Church of St All Saints, Bryher, is by definition a heritage asset of national significance. Similarly, the Scheduled Monuments in the vicinity of the proposed development site are heritage assets of national significance.

The undesignated heritage assets in the vicinity of the proposed development site are considered to be of local importance.

The potential for the proposed development site to contain buried archaeological remains is considered low to moderate and any such remains are likely to be of local importance only (see below Section 8.4).

8 Impacts of the proposed development

The basis for the assessment of the impacts of this proposed development is the checklist of potential attributes of development affecting setting that may help to elucidate its implications for the significance of the heritage, as set out in 'Assessment step 3: assessing the effect of the proposed development' of Historic England's good practice advice 'The Setting of Heritage Assets' (2015).

8.1 Assessment of impacts on Listed Buildings

The site of the new building is situated approximately 60m to the north west of the Grade II Listed Church of all Saints (NHLE 1141234). The proposed development site occupies a late 19th/early 20th century bulb strip which is no longer used for agricultural purposes and is now rather overgrown.

The proposal site is separated from the church by a concrete road and two other former bulb strips. The first of these is still used for agricultural purposes and at the eastern end of this strip is a public conveniences building, partly concealed by pittosporum

hedges (Fig 13). Part of the second strip is currently used for the storage of building supplies etc., being one of the nearest convenient spaces to the island's main quay (Fig 12). Currently, the church is totally screened from the proposed development site by two overgrown pittosporum hedges, one forming the western boundary of the proposed development site and the other the western boundary of the storage area. Both hedges are at least 6m high (see Figs 9 and 10).

It should be noted that the setting of the church is to some extent already compromised by the public conveniences and the storage area and, more crucially, by a modern electrical sub-station located only 6m west of the church on the other side of the concrete road (Fig 14).

In view of these considerations it is assessed that the proposed development will not have a negative impact on the significance and setting and cultural heritage significance of the church and has the potential to be moderately beneficial if it respects the surrounding historic environment and leads to the improved appearance of this part of Bryher, which forms the first impression of the island for many visitors landing at Church Quay.

8.2 Assessment of impacts on Scheduled Monuments

The impact of the proposed development on the significance and setting of the following Scheduled Monuments within the vicinity of the proposed development site is assessed to be negligible:

- Prehistoric linear boundary and cairns south west of the Bar, Bryher (NHLE 1016170), is located on the beach approximately 200m north east of the development site (Fig 2). The roof and chimneys of proposed development site may be visible in the far distance from this Scheduled Monument but will not affect its significance or setting (Fig 15).
- Prehistoric linear boundary SSE of The Island, Bryher (NHLE1014991), located on the beach approximately 225m south east of the development site (Fig 2). The proposed development site is not visible from this Scheduled Monument.
- Post-medieval pilot lookout on Timmy's Hill, Bryher (NHLE 1016172), located approximately 240m south west of the proposed development site (Fig 2). The proposed development site is not visible from this Scheduled Monument.
- Post-medieval watch house and Coastguard lookout on Watch Hill, Bryher (NHLE 1016171), located approximately 250m north of the proposed development site (Fig 2). The roof and chimneys of proposed development site may be visible in the far distance from this Scheduled Monument but will not affect its significance or setting (Fig 16).

8.3 Assessment of impact on undesignated heritage assets

The impact of the proposed development on the sites recorded in the HER within the vicinity is assessed to be negligible.

8.4 Assessment of potential impacts on below ground archaeological remains within the proposed development site

The impact on any below ground archaeological remains will be major and irreversible but the potential for the proposed development site to contain such remains is assessed to be low to moderate. This is because the concentration of medieval pottery (MCO31603) uncovered during the ISEP trenching is located at NGR SV 88000 15000, approximately, 40m north east of the proposed development site (Fig 6) and no archaeological remains were uncovered on the affordable housing site which lies between the proposal site and medieval pottery concentration, suggesting that any settlement remains are likely to be located some distance to the north east of the proposal

site. There is however high potential for recovering artefacts of various periods on the proposed development site.

9 Recommendations for mitigation

9.1 Design and landscaping

The adverse impacts of the proposed development on the setting and significance of the Church of All Saints are considered to be negligible and with good design, careful use of materials and sympathetic landscaping have the potential to be moderately beneficial by improving the overall setting of this designated heritage asset.

Hard landscaping around the new building should be kept to a minimum and should respect the character of the surrounding historic environment.

The pittosporum hedge forming the western boundary of the proposed development plot should be retained and 'topped' at a minimum height of not less than 5m.

9.2 Archaeological watching brief

Because of the limited results of the 2009 affordable housing archaeological recording in the adjacent plot it is considered that, if consent is given, the appropriate mitigation for the proposed Kenython replacement dwelling is an archaeological watching brief. The archaeological interest of the site can be secured by an appropriately worded Condition for archaeological recording attached to the planning permission.

10 References

10.1 Primary sources

Graeme Spence 1792. *Maritime Survey of Scilly* (UKHO)

Ordnance Survey, c1880. 25 Inch Map First Edition (licensed digital copy at CAU)

Ordnance Survey, c1907. 25 Inch Map Second Edition (licensed digital copy at CAU)

Ordnance Survey, MasterMap Topography

10.2 Publications

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

Cornwall Archaeological Unit, 1995. *Isles of Scilly Archaeological Constraint Maps: Volume 1 Introduction and Gazetteer*, Truro (Cornwall Archaeological Unit)

Historic England, 2015. *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3*, London

Land Use Consultants, 1996. *Isles of Scilly Historic Landscape Assessment and Management Strategy*, Truro (Cornwall County Council)

Pevsner, N, and Ratcliffe, E, 1951–1970. *Buildings of England: Cornwall*, Oxford

Ratcliffe, J, 1991. *Lighting up the Past in Scilly: archaeological results from the 1985 electrification project*, Camborne and Truro (Institute of Cornish Studies and Cornwall Archaeological Unit)

Taylor, S R, 2010. *Bryher Affordable Housing, Bryher, Isles of Scilly: archaeological watching brief*, Truro (Historic Environment Projects, Cornwall Council)

10.3 Websites

<http://www.heritagegateway.org.uk/gateway/> Online database of Sites and Monuments Records, and Listed Buildings

11 Project archive

The CAU project number is **146702**

The project's documentary, digital and photographic and drawn archive is maintained by Cornwall Archaeological Unit. The documentary archive has been deposited at the Isles of Scilly Museum, Church Street, St Mary's, TR21 0JT.

Electronic data is stored in the following locations:

Project admin: \\Sites\SCILLY\Bryher\Kenython Heritage Assessment 146702

Digital photographs: \\Historic Environment (Images)\Scilly\Bryher\Kenython Heritage Assessment 146702



Fig 3 Extract from Graeme Spence's 1792 Survey (United Kingdom Hydrographic Office).

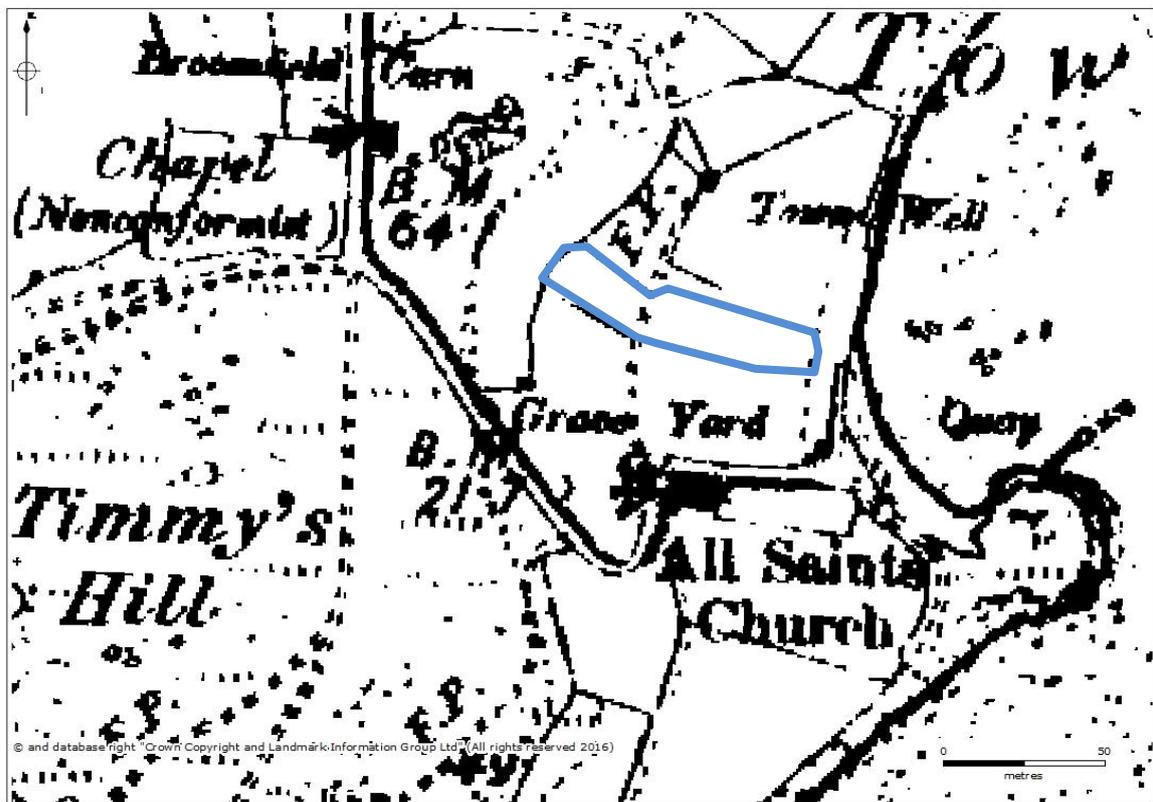


Fig 4 Detail from the c 1880 OS Map showing the existent field boundaries on the site.

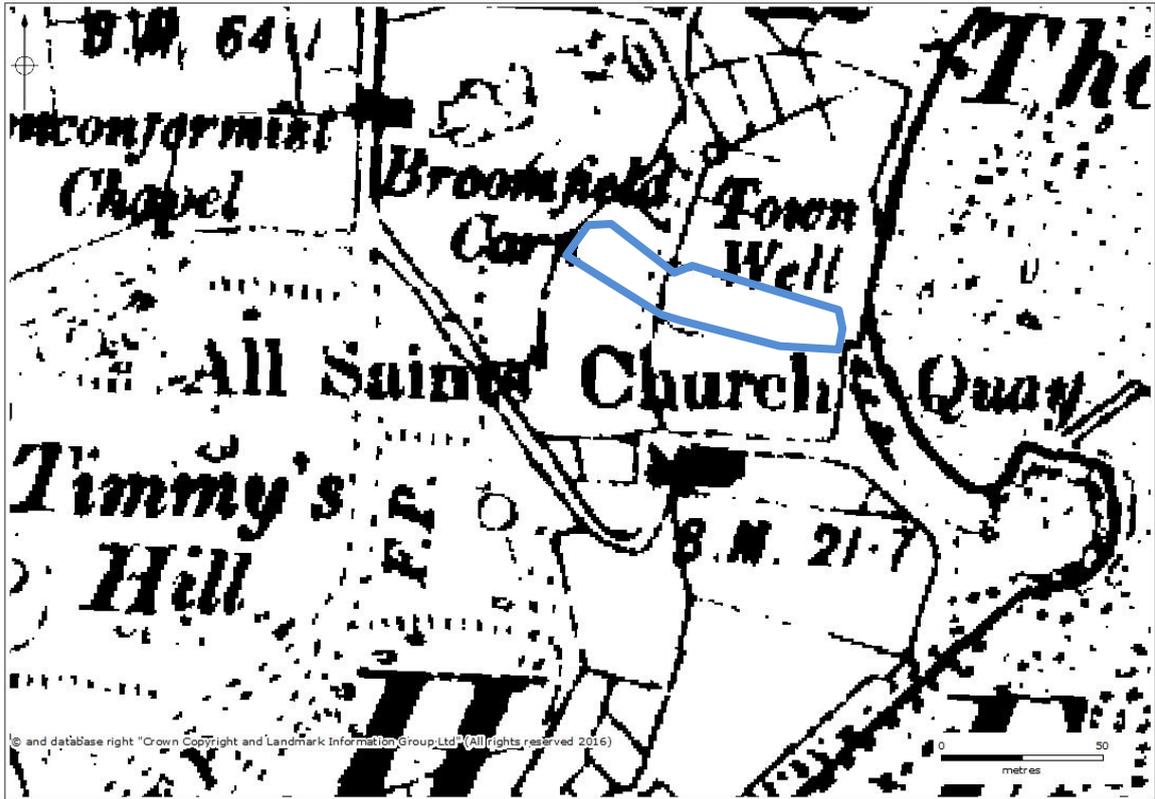


Fig 5 Detail from the c 1907 OS map, showing additional boundaries lower down the hill slope.

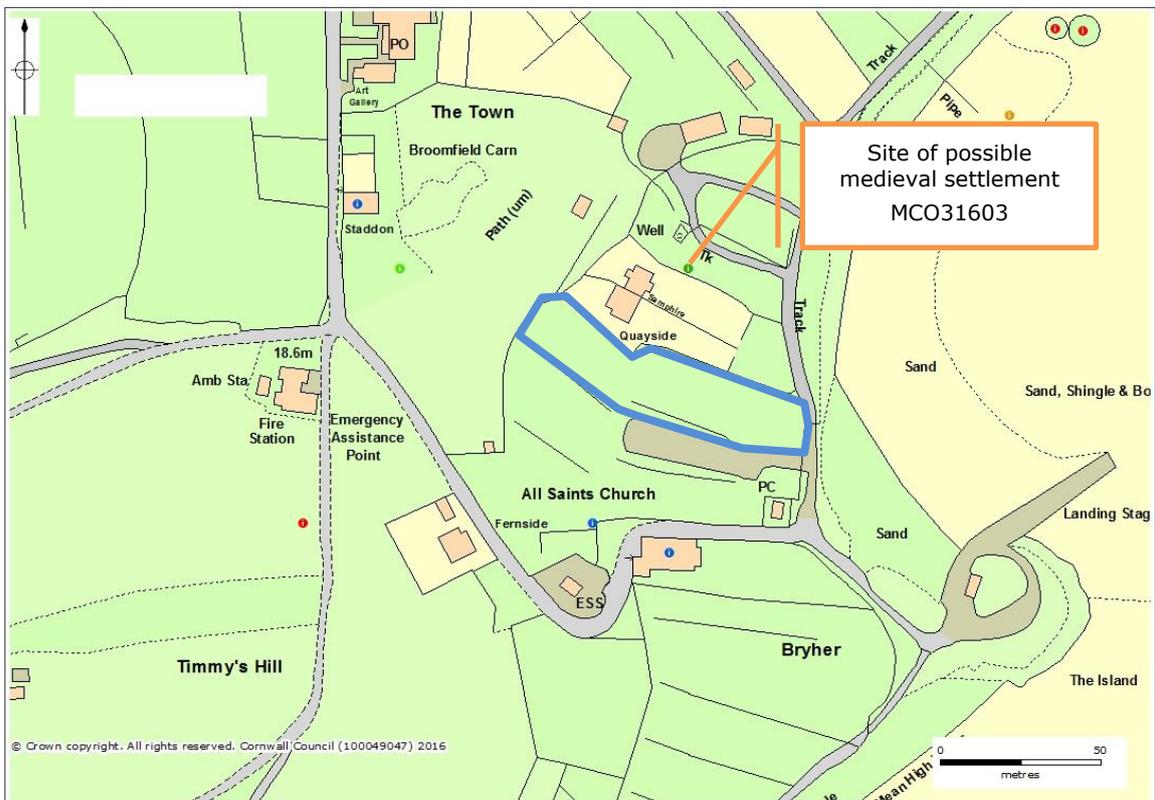


Fig 6 Location of the possible medieval settlement MCO31603.



Fig 7 The Church of All Saints, Bryher (photo: CAU).



Fig 8 The church, proposed development site and the affordable houses viewed from The Island (photo: CAU).



Fig 9 Looking towards the proposed development site from the church (photo: CAU).



Fig 10 The proposed development site viewed from east, note the overgrown pittosporum hedge (photo: CAU).



Fig 11 The proposed development site viewed from west (photo: CAU).



Fig 12 The storage area, with the church on the left (photo: CAU).



Fig 13 The church and public conveniences (photo: CAU).



Fig 14 The electricity sub-station viewed from the churchyard gate (photo: CAU).

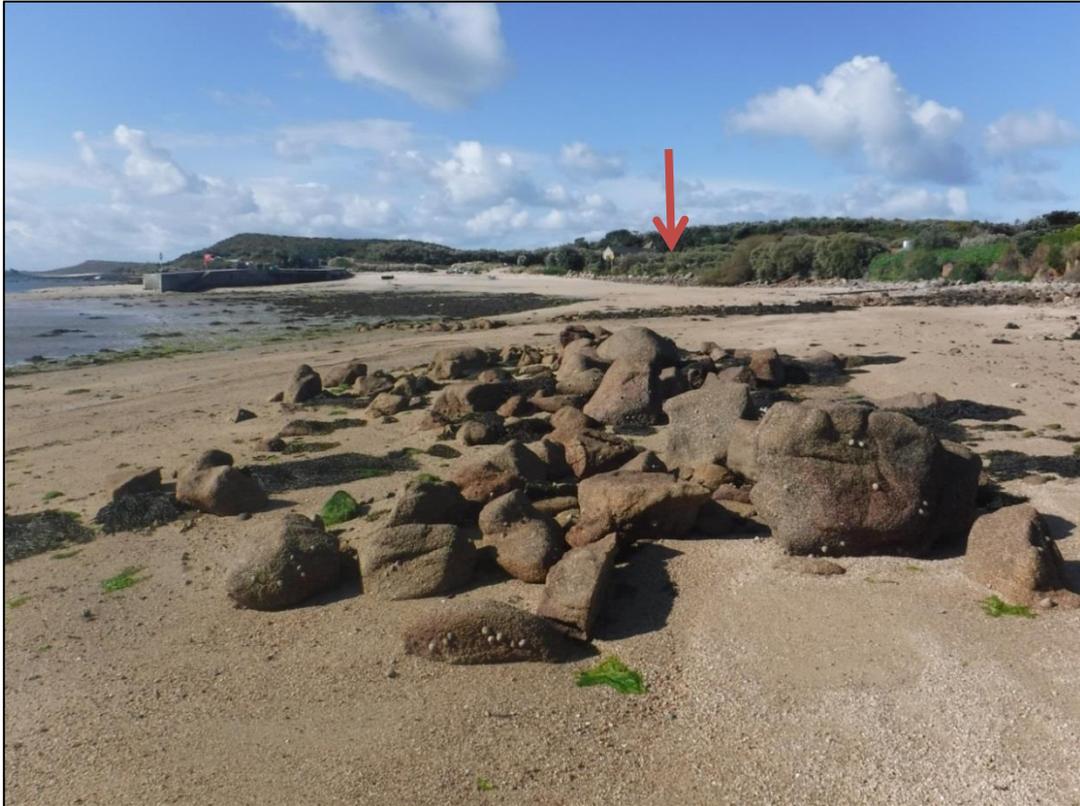


Fig 15 Looking south west from the Scheduled prehistoric linear boundary and cairns south west of the Bar(NHLE 1016170), towards the church and the proposed development site (photo: CAU).



Fig 16 Looking south from the Post-medieval watch house and Coastguard lookout on Watch Hill, Bryher (NHLE 1016171), towards the Church and the proposed development site (photo: CAU).

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