



**APPROVED**

*By Craig Dryden at 3:29 pm, Oct 23, 2018*

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## **CONSERVATION MANAGEMENT PLAN**

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**Woolpack Battery,  
The Garrison,  
St Marys, Isles of Scilly**

**On behalf of  
Tregarthen's Hotel Ltd**

**October 2018**

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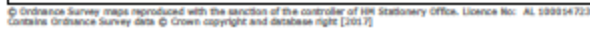
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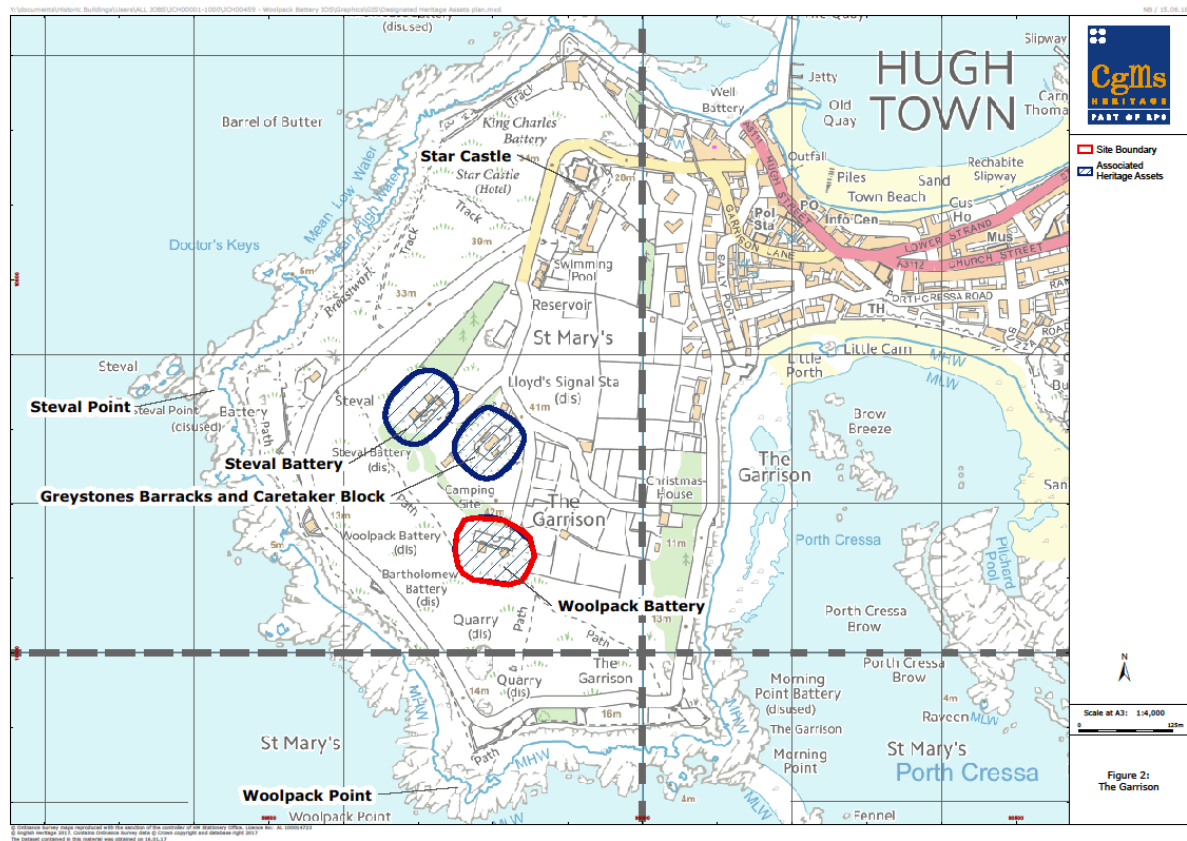
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## 1.0 INTRODUCTION

- 1.1 This Conservation Management Plan has been prepared by CgMs Heritage (part of the RPS Group Ltd) and commissioned by Tregarthen's Hotel Ltd. Consultations have previously been made with the Duchy of Cornwall, Isles of Scilly Wildlife Trust, Historic England and the Isles of Scilly Council.
- 1.2 The subject of the Conservation Management Plan (CMP) relates to land and structures occupied by the 1901 Woolpack Battery centred at NGR SV 898 101 (Fig.1) on the Garrison at Hugh Town, St Mary's, Isles of Scilly, henceforth referred to as 'the Monument'.
- 1.3 The CMP has been prepared following applications seeking planning and listed building consent and is secured by suitably worded conditions on those applications' consent [see P/18/058 and P/18/059]. The development proposal detailed in the applications is for the upgrade of the underground chambers of the Woolpack Battery for the use as hotel staff accommodation.
- 1.4 The Monument is situated within the Garrison on the headland to the west of Hugh Town and is within the Isles of Scilly Conservation Area. Several scheduled monuments and numerous listed buildings fall within a 1 km radius of the Monument. The Garrison includes former military sites dating from the later sixteenth century until the mid-twentieth century.
- 1.5 The Woolpack Battery is designated as a Grade II listed building and as a Scheduled Monument. The former designation applies to the built elements and the latter designation to its earthworks, the terreplein (the enclosed ground behind each of the gun emplacements) and the ground beneath the Monument.
- 1.6 The Monument is currently included on Historic England's Heritage at Risk Register (HAR). The Register notes that the Battery is generally in '*good condition and secure, but unoccupied since 2015. Converted to volunteer hostel accommodation in late twentieth century/early twenty-first century, but now suffering from problems with water ingress into the former magazines*'. Furthermore its condition is measured as '*poor*' with '*slow decay; no solution agreed*', with it being noted as '*vacant/not in use*'. The development proposal will provide a sustainable use and occupancy for the asset, arrest its deterioration and eventually will lead the Battery's removal from the Register.





## **2.0 THE FUNCTION OF THE CONSERVATION MANAGEMENT PLAN**

- 2.1 The function of the CMP is to deliver the following short-term and longer term aims that respond to the Historic England assessment of the Monument's condition as detailed in their Heritage at Risk Register (HAR): namely damp within the subterranean rooms, and lack of occupation and use, resulting in a generally poor condition and slow decay, with no solution in place.

### **Short-term aims**

- 2.2 The short-term aims of the CMP relate to the works set out in the listed building and planning applications [P/18/058 and P/18/059]. These are:
- To make the Woolpack Battery habitable for hotel staff in line with planning and building control requirements; and, following from this,
  - To stabilise the environment of the listed structure in terms of the threats set out in the HAR.

### **Longer term aims**

- 2.3 These are to carrying out on-going maintenance to the Woolpack Battery:
- To remove the encroaching scrub vegetation from the Monument's earthworks;
  - To maintain the Monument's earthworks as free from scrub;
  - To protect the Monument's earthworks from potential future damage from rabbit burrowing; and
  - Ultimately lead to the removal of the Monument from the HAR.
- 1.1.1 There is currently no on-going management or maintenance programme in place for the Woolpack Battery. The noted planning and listed building consent applications look to regularise matters so that the subterranean rooms already converted for temporary accommodation will be updated, occupied and put into use as hotel staff accommodation in line with current standards. The proposals set out in the applications provide an opportunity to undertake a number of conservation and management measures to secure the longer term future of the listed and scheduled Monument such that it can be removed from the HAR.
- 2.4 This CMP is intended to provide the framework for the management of the listed and scheduled Woolpack Battery. It provides the policy framework for the

management of the Monument in relation to its heritage significance. At the heart of the CMP is the concept of sustainability.

- 2.5 The CMP also provides evidence for interested parties on how the balance between the heritage requirements of the Monument and sustainable use can be achieved. The proposed development set out in the applications provides occupancy and use for the Monument and, therefore, secures the significance of the heritage asset for the life of the lease between the Duchy and Tregarthen's Hotel Ltd and the CMP.

### **3.0 LEGISLATION, POLICY, GUIDANCE AND OTHER DOCUMENTATION**

3.1 The CMP primarily draws on the following documents:

- Johns & Fletcher, *The Garrison Conservation Plan*, 2010;
- Bowden & Brodie, *Defending Scilly*, 2011; and
- Winder & Smith, Woolpack Battery Built Heritage Statement, 2018.

3.2 The former two are publications by English Heritage (Historic England) with the latter the heritage statement provided to support the two planning applications for the Woolpack [P/18/058 & P/18/059].

#### **Legislation**

3.3 Where any development may affect designated heritage assets, there is a legislative framework in place to ensure that due regard is given to its impact on the historic environment. This extends from primary legislation under the Planning (Listed buildings and Conservation Areas) Act 1990. The Woolpack is designated as a Grade II listed building and the ground around (the earthworks), over and under it are designated as a Scheduled Monument.

#### ***Listed Buildings***

3.4 S.16 of the 1990 Act states that in considering applications for listed building consent, the LPA shall have special regard to the desirability of preserving the listed building or its setting, or any feature of special architectural or historic interest that it possesses. S.66 (1) further states that special regard must be given by the planning authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their setting.

3.5 Additionally, s.72 of the 1990 Act states that in exercising all planning functions, planning authorities must have special regard for the desirability of preserving or enhancing conservation areas. Both duties are engaged for the Woolpack in relation to the planning process.

#### ***Scheduled Monuments***

3.6 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of scheduled monuments, but does not afford statutory protection to their settings. The Act is engaged in relation to the Woolpack Battery for all works that would have a direct impact on the designated area (the earthworks, and the ground over and under the Battery).

## **National Planning Policy and Guidance**

### ***National Planning Policy Framework (NPPF)***

- 3.7 The NPPF, published by the Ministry of Housing, Communities and Local Government July 2018, sets out the Government's planning policies for England and how these are expected to be applied. Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'*.
- 3.8 It defines a heritage asset as a: *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'*. Consequently this definition includes the Woolpack Battery.
- 3.9 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.
- 3.10 The NPPF advises LPAs to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:
- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
  - The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
  - The desirability of new development in making a positive contribution to local character and distinctiveness; and
  - Opportunities to draw on the contribution made by the historic environment to the character of place.

### ***Planning Practice Guidance (PPG) (DCLG, March 2014)***

- 3.11 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

- 3.12 It also states that conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. It highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Central to the CMP is to bring the Woolpack Battery back into active use.

***Conservation Principles, Policies and Guidance (Historic England, 2008)***

- 3.13 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 3.14 The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: *Evidential value, Historical value, Aesthetic value* and *Communal value*.

***Overview: Historic Environment Good Practice Advice in Planning***

- 3.15 Three *Good Practice Advice in Planning Notes* (GPAs) were published by Historic England in March 2015: 'GPA1: Local Plan Making', 'GPA2: Managing significance in Decision-Taking in the historic Environment' and 'GPA3: The Setting of Heritage Assets'.
- 3.16 These GPAs provide supporting guidance relating to good conservation practice. The documents focus in particular on how the good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants, and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment. The latter two are relevant in this case.
- 3.17 These GPAs are complemented by the Historic England Advice Notes in Planning. The relevant document in this case is HEA2: Making Changes to Heritage Assets (February 2016).

### **Local Planning Policy and Guidance**

- 3.18 The local planning context is currently prescribed by the Council of the Isles of Scilly. The Council is currently in the process of adopting a new Local Plan 2015-2030. However, until this is formally adopted, the Local Plan for the Isles of Scilly comprises the saved policies set out in The Isles of Scilly Local Plan – A 2020 Vision. The relevant policies are set out below.

### ***The Isles of Scilly Local Plan - A 2020 Vision (adopted November 2005)***

3.19 CORE POLICY 1: ENVIRONMENTAL PROTECTION

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

- a. 'Conserve or enhance the natural beauty, wildlife and cultural heritage of the Area of outstanding Natural Beauty and protect the unspoilt character and good appearance of the Heritage Coast;*
- b. Preserve nationally important archaeological remains and their settings;*
- c. Preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings, including their features and settings;*
- d. Safeguard the integrity and nature conservation objectives of Special Protection Areas, Ramsar Sites and Special Areas of Conservation;*
- e. Protect a statutorily-protected plant or animal species and the wildlife, geological and geomorphological interest and features of designated Sites of Special Scientific Interest; and locally important biodiversity habitats, species and landscapes features; and*
- f. Secure the future character, appearance and setting of any Parks and Gardens of Special Historic Interest included in the English Heritage Register'.*

3.20 CORE POLICY 2: SUSTAINABLE DEVELOPMENT

*'Development will be permitted in situations where a proposal would, where practicable an appropriate, contribute to the sustainability of the island environment, economy or local communities through:*

- a. Conserving or enhancing the landscape, coastlines, seascape and existing buildings of the island through appropriate design including siting, layout,*

*density, scale, external appearance (i.e. details and materials) and landscaping;*

- b. Ensuring or facilitating the re-use of previously developed land and existing buildings for the economic, social and environmental benefit of the island and local communities taking into account any environmental designations set out in Policy 1; and,*
- c. Utilising natural resources efficiently in the design, construction and future use of land and buildings including, where appropriate, energy conservation and the use of renewable sources of energy generation, minimising the consumption and discharge of water and waste and by securing the recovery and reuse of suitable building materials’.*

## **4.0 THE HERITAGE ASSET**

### **Introduction**

- 4.1 The Woolpack Battery location is centred at NGR SV 898101. It comprises a reinforced concrete battery, associated structures and earthworks (turf ramparts and ditch) dating from 1901. The Monument occupies an elevated position in the southern part of the Garrison peninsula, St. Mary's, Isles of Scilly.
- 4.2 At present, the Monument adjoins a campsite to the north and east. To the south and west of the Monument open scrubland slopes down to the rocky shoreline of the island.

### **Historic development**

- 4.3 The Isles of Scilly were probably first permanently settled in the Bronze Age. Shortly after the Norman Conquest they became Crown Property, becoming part of the Duchy of Cornwall in 1337. They have remained as part of the Duchy since this date, although they have been leased to various holders throughout history.
- 4.4 The islands have a long history shaped by maritime warfare. The strategic significance of the Isles of Scilly, as a base from which rival nations could potentially disrupt British shipping, was recognised from the mid sixteenth century; as was the particular importance of St. Mary's in protecting the safe anchorages and roads between the islands. Following the attempted invasion of England by the Spanish Armada in 1588, plans were drawn up to improve the islands' defences. The site chosen for these defences was the Garrison; a prominent headland on the western side of St. Mary's. Star Castle, which lies to the north of the Woolpack Battery, formed the nucleus of the scheme. A length of curtain wall was also constructed across the neck of the headland to protect the Garrison from land attack.
- 4.5 The Garrison played a part in the English Civil War. In March 1646 the future Charles II retreated to the Isles of Scilly for a short period before fleeing to Jersey and, following a revolt two years later, the Garrison again became a Royalist stronghold before being forced to surrender in 1651.
- 4.6 In the eighteenth and early nineteenth centuries invasion by France remained a very real possibility and a series of improvements to the fortifications on St Mary's were undertaken. Substantial repairs were undertaken to Star Castle and a

- number of additional structures were built within the Garrison. During the mid-eighteenth century the curtain wall was extended around much of the headland.
- 4.7 During the late nineteenth century the fire power of weapons increased significantly in range, penetration and rate of fire. As a result, existing fortifications were rendered vulnerable and a new approach to their design was necessitated. Defences were required to blend into their surrounding landscape. Earthwork defences were preferable and guns needed to be dispersed rather than concentrated in any one large structure. Concurrently, the idea of utilising the Scilly Isles as a protected anchorage for shipping was raised. As a result, between 1898 and 1901 the Woolpack and Steval Batteries, with the Greystones Barracks between them, were constructed overlooking St. Mary's Sound.
- 4.8 The Woolpack and Steval batteries very quickly became outdated. Designed to defend against large and relatively slow moving targets, these batteries were ineffective against the small, fast torpedo boats developed by the French. As a result, additional quick-fire batteries had to be established at Steval Point, to the northwest of the Woolpack Battery and at Bant's Carn.
- 4.9 The *Entendante Cordiale* of 1904 signalled even greater change for the Isles of Scilly. In ending centuries of hostility with France, the agreements greatly reduced the strategic importance of the islands. Furthermore, the growing military power of Germany resulted in a re-alignment of Britain's defences to the east coast. In 1906 the Woolpack and Steval Battery guns were dismantled.
- 4.10 The Garrison was briefly re-armed during both the First and Second World Wars. A homing beacon was installed on the Woolpack Battery to help guide anti-submarine aircraft back to airfields in south west England, for which a raised concrete mast base was added to each of the two aprons of the emplacements
- 4.11 Following the Second World War the Garrison ceased to be used for military purposes. Presently, the headland's main uses are for recreation and tourism. Star Castle is currently a hotel and restaurant, and there are also holiday homes and a campsite. There is also relatively extensive planting of coniferous woodland to the north of the Woolpack, which envelopes much of Steval Battery and Greystones Barracks etc. The Woolpack Battery's subterranean magazine rooms were converted to accommodation and were used as a residence for Isles of Scilly Wildlife Trust (IoSWT) volunteers from the late twentieth century until 2015.

## **5.0 ASSESSMENT OF SIGNIFICANCE**

### **Introduction**

- 5.1 The Woolpack Battery, excluding the underground structures, is designated as a Scheduled Monument and also, with the underground structures, as a Grade II Listed Building. Additionally, the Monument lies within the Isles of Scilly Conservation Area. The following section assesses the significance of the Woolpack Battery itself.
- 5.2 The Grade II Listed Building designation and the Scheduled Monument designation that the Monument forms part of, also encompasses the Steval Battery, and the Greystones Barracks and Caretaker Block.

### **Woolpack Battery**

#### ***Description***

- 5.3 The Woolpack Battery is designated as a Scheduled Monument (NHL: 1014783). Constructed between 1898 and 1901, it forms one part of a defensive system designed to protect a naval signalling and refuelling station being then considered for establishment at St. Marys. The other two main parts of this system were the Steval Battery, located 125 m northwest of the Woolpack Battery, and the Greystones Barracks and Caretaker Block located between the two. These three assets are also collectively designated as a Grade II Listed Building (NHL: 1218945). Copies of drawings (sections and plans) of the Battery as completed in 1901 are reproduced in Appendix 1.
- 5.4 The Woolpack Battery is broadly rectangular in plan with rounded corners. The Battery has two concrete emplacements set into the rear of a rampart, each formed of a raised podium around a circular central recess, which housed the central-pivot gun mounting. The front of the podium merges into a concrete apron that extends over the adjoining rampart top. On the rear face of the podium there are metal brackets for handrail stanchions and recessed lockers which once stored shells.
- 5.5 The terreplein is c.55 m long and extends c.15 m back from the emplacements. The Battery's entrance is located near the eastern end of the terreplein, now visible as an open gap. Within the terreplein, a concrete revetted, semi-circular traverse extends from the centre of the rear wall. This contains a small former communications room. Above this room is a concrete post which once supported

- a Watkin's depression range-finder sighting equipment. In the south-western corner of the terreplein there is also a small latrine.
- 5.6 Beneath the terreplein there is a series of underground rooms. These are accessed via a pair of iron stairs set within a lightwell, which bears a concrete date slab inscribed '1900' located immediately behind the Battery's emplacements. These rooms initially comprised a brick-vaulted magazine with two cartridge stores, three shell stores and a war shelter. These formerly lime-washed rooms retain their original plan, although most original fittings, doors and joinery have been removed.
- 5.7 During the Second World War this underground complex housed two Ford engines to power a homing beacon used to guide anti-submarine aircraft. One of the shell stores was used as a barracks for Royal Canadian Airforce personnel and later, was also used to store aviation spirit. These rooms were adapted to accommodation throughout in the late twentieth century. The subterranean room were reappointed to accommodate Isles of Scilly Wildlife Trust volunteers. This use ceased by 2015. The Monument has remained unoccupied and out of use since.
- 5.8 The Battery's emplacements, underground complex, terreplein and the structures it contains, are enclosed within extensive low profile earthworks, which were designed to protect them from incoming fire and the attack of ground troops. These earthworks include a forward rampart and an encircling ditch, which would have been filled with barbed wire.
- 5.9 The Battery's underground former magazine complex is excluded from the scheduling, but included in the listing building designation. All modern signs, fittings, service trenches and their contents are also excluded from the schedule designation.
- 5.10 The Battery is currently recorded on Historic England's Heritage at Risk Register. The Register notes that the Battery is generally in '*good condition and secure, but unoccupied since 2015. Converted to volunteer hostel accommodation in late twentieth century/early twenty-first century, but now suffering from problems with water ingress into the former magazines*'. Furthermore its condition is measured as '*poor*' with '*slow decay; no solution agreed*'.

### **Significance**

- 5.11 The Woolpack Battery is an asset of high national significance. This significance derives in part from the evidential value of the asset. The historic fabric of the

Woolpack Battery has survived well, including the original form of its earthworks. Such a survival is relatively rare. Therefore, the Battery is an important source for our understanding of the development of early twentieth-century artillery defences. The Battery's evidential value is added to by the survival of the other components of the early twentieth-century defensive system that it forms a part of, namely the Steval Battery and the Greystone Barracks etc. Consequently, the Site holds a strong group value with these other components of early twentieth-century defences.

- 5.12 The Woolpack Battery also derives significance from its illustrative value. Both individually, and as a group with other elements of the contemporary defensive system, the Battery illustrates concerns for and the focus of national defence at the turn of the twentieth century. Together with other historic defensive structures on the Garrison and across the Isles of Scilly (and other south coast sites of re-armament at the turn of the twentieth century), the Woolpack Battery also demonstrates a step change in the evolution of military architecture and defensive strategies through the islands' c.400 years of military history. The Site is therefore illustrative of the *ad hoc* but continuing strategic importance of St Marys and the Isles of Scilly up until the early twentieth century and, as a result, holds some degree of group value with all surviving defence and military heritage assets across the Isles of Scilly.

### **Setting**

- 5.13 The Woolpack Battery is situated below the southern crest of the summit plateau of the Garrison headland. It is orientated with its forward flank facing southwest, so that its field of fire could command the deep water approach to the islands through St Mary's Sound. The historic setting is therefore largely defined by this seaward view. As this view was a vital aspect of the design and function of the Battery, it contributes greatly to its significance and to an understanding of this significance.
- 5.14 The wider setting of the asset is considered to include the fortified headland on which it is located, together with the associated structures and fortifications that comprise the Garrison. Due to the topography of the headland, and the coniferous woodland situated to the north of the asset, there is limited inter-visibility between the asset and much of its wider setting. However, long views of the asset and the headland are available from Buzza Hill and from St. Agnes. These views contribute to an understanding of the significance of the asset as part of a series of historic defensive structures. There is also a strong historic

functional connection between the Woolpack Battery and many of the defensive structures and fortifications within its wider setting; most particularly the Steval Battery, and Greystones Barracks and Caretaker's Block.

### ***Summary of Significance***

- 5.15 The significance of the Woolpack Battery is principally derived from its historical and architectural special interest, which is embodied in the fabric of the asset as a relatively rare, near complete survival of its type. It is also derived from its group value with other defensive structures within its setting, in particular the Steval Battery and Greystones Barracks and Caretaker Block, which hold a strong historical functional association having been an integral, single phase, designed group. It gains a secondary contribution to its significance with the Garrison and the defence structures from other periods across the Isles of Scilly, being illustrative of the islands' c.400 years of continuous, but *ad hoc* military history.
- 5.16 In summary, the Woolpack Battery is a heritage asset of high significance, that is to say, it is of national importance.

### **Summary of Condition**

- 5.17 This author visited the Monument in March 2016 having been allowed both internal and external access.
- 5.18 Tregarthen's Hotel Ltd's building surveyor inspected the Monument, including all underground chambers, in March 2018. He concluded if there is any external water ingress into the asset (as reported in the HAR), that this is extremely minimal in volume. He takes the view that occupation and reuse of the chambers as accommodation with associated ventilation and heating will reduce the effects of any dampness derived from condensation.
- 5.19 It was apparent to Tregarthen's Hotel Ltd's building surveyor that considerable works were carried out up to twenty years ago to provide accommodation. This included replacement of the doors and windows, the addition of a bathroom and kitchen, and the introduction of a mechanical ventilation system.
- 5.20 The most notable threats to the Monument, though not noted on the Heritage at Risk Register, relate to vegetation and rabbits. There is some sign of scrub encroachment onto the earthworks and some signs of rabbit excavation, though no occupied burrows were seen in the earthworks.

***Current Use***

- 5.21 The Woolpack Battery is currently unoccupied and without use.
- 5.22 The Monument is set within largely undivided, open heathland of the headland. The IoSWT have previously cleared areas of encroaching gorse and bracken. To maintain these opened-up areas they instituted an *ad hoc* regime of, initially, rolling and cutting, and then grazing. Since 2007 four Dartmoor Ponies have grazed two parts of the Garrison and periodically Ruby Red cattle have been employed too. The programmes of grazing have been controlled and focussed with the use of temporary electric fencing.
- 5.23 The Woolpack Battery was periodically included within the grazing programme [as set out in the HE Garrison Conservation Plan at p15].

## **6.0 MANAGEMENT POLICIES AND MEASURES**

### **Ownership**

- 6.1 The freehold for the Monument is held by the Duchy of Cornwall. A large part of the Garrison is leased from the Duchy by the Isles of Scilly Wildlife Trust (IoSWT). This is a 99 year lease that started in 1986. Their holding included the Woolpack Battery.
- 6.2 Tregarthen's Hotel Ltd has secured with the Duchy a break of the IoSWT's lease in respect to the Monument. The area pertaining to this break extends to the designated scheduled monument area of the Battery, that is it includes all built structures and earthworks of the Monument. Furthermore, Tregarthen's Hotel Ltd has secured a fifteen year lease with the Duchy with the provision of three year break clauses that can be enacted by either party. Consequently, the life of this CMP is fifteen years, with the caveat that it can be shortened to three, six, nine or twelve years in length.

### **Proposed Works (Planning Applications)**

- 6.3 The proposed works to Woolpack Battery, under applications P/18/058 and P/18/059, are to re-fit and modernise the previous works to convert the underground chambers into accommodation (last used in 2015). The previous works were likely to have been carried out nearly twenty years ago. The proposed works largely comprise the updating of existing services and the introduction of stud wall insertions to subdivide some of the existing chambers. These are light-touch, cause no notable impacts to original fabric and will be reversible in nature.
- 6.4 The proposed works will also include three instances of notable, if limited impacts to the historic fabric. These comprise the opening up of two windows into the light-well and the insertion of a new doorway between two of the chambers.
- 6.5 The only ground level element of the proposals is a health and safety consideration in regard to the emplacements. This will involve the filling of the gun pits with sand bags, which will be entirely reversible and will not be visible from ground level around the Battery.
- 6.6 In summary, the proposed works comprise [see Appendix B]:

- Two new windows and openings, with lintel to support barrel vaulting, to match existing window;
- New interior window and opening;
- Erection of new partitioning to create bedrooms 2, 3 and 4;
- Creation of lobby area to bedroom 1 and 6;
- Erection of new partitioning to create and relocate kitchen from proposed bedroom 7;
- Erection of new partitioning within bedroom 7 to create store cupboard; and
- Ensuite kitchenette and shower room to bedroom 6.

### ***Impacts of the Works***

- 6.7 The majority of the proposed works set out in the planning and listed building consent applications relate to the update of the previous alterations to provide accommodation, are light-touch, have a minimal number of negligible impacts on non-diagnostic fabric (through screw and bolt fixings of services and partitions) and are reversible.
- 6.8 The few direct, less easily reversible impacts on fabric are limited in number. These include an internal doorway between chambers and two new windows into the light well. The latter will be wholly in the style and character of the existing windows.
- 6.9 The proposed works will cause no harm to the significance of the Woolpack Battery. The sustainable re-use of the asset, together with the institution of this CMP, will lead to the enhancement of the asset's significance, the improved legibility of that significance and the asset's eventual removal from the Historic England HAR.

### **Management Measures**

#### ***Dampness***

- 6.10 The modernisation of the accommodation, set in train under the planning and listed building consent applications, and the occupation by Tregarthen's Hotel staff will enable associated benefits to the control of the environment within the subterranean rooms. Windows and doors will be closed/opened as necessary with the mechanical ventilation and heating similarly employed during the day-by-day use of the occupied rooms as accommodation. It is believed that this will suitably deal with the problem of damp set out in the HAR.

- 6.11 Although there is currently no reason to suspect that the structure is not watertight, should localised instances of water ingress be noted, these will be remedied on a piecemeal basis as they arise. If, for example, the roof is not watertight, suitable methods (such as the localised injection of capillary grout) will be employed. The appropriate methodology adopted will be arrived at in consultation with Historic England. Any intrusive methods will require scheduled monument consent for the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979.

### ***Vegetation Encroachment***

- 6.12 The periodic grazing programmes on the Garrison, as managed by the Isles of Scilly Wildlife Trust, can continue to include the Woolpack Battery. These can include both ponies and/or cattle and, as before can be controlled by electric fencing.
- 6.13 Periodic programmes of gorse flailing and bracken bruising can continue as necessary. This would most efficiently be carried out by the Duchy and can be instituted as proves necessary on an *ad hoc* or rotational basis, the latter to fit with wider programmes of management carried out across the Garrison.

### ***Rabbits***

- 6.14 Tregarthen's Hotel Ltd will extend their vermin control contract to include the Woolpack Battery. A suitable methodology is to place a wire mesh, up to 1 m in width, in grass by walls and banks to prevent rabbits and vermin from burrowing into earthworks associated with the Monument.
- 6.15 The Duchy's lease arrangements, with both Tregarthen's Hotel Ltd and the IoSWT, have them retain all game hunting and shooting rights.

### ***Timetable***

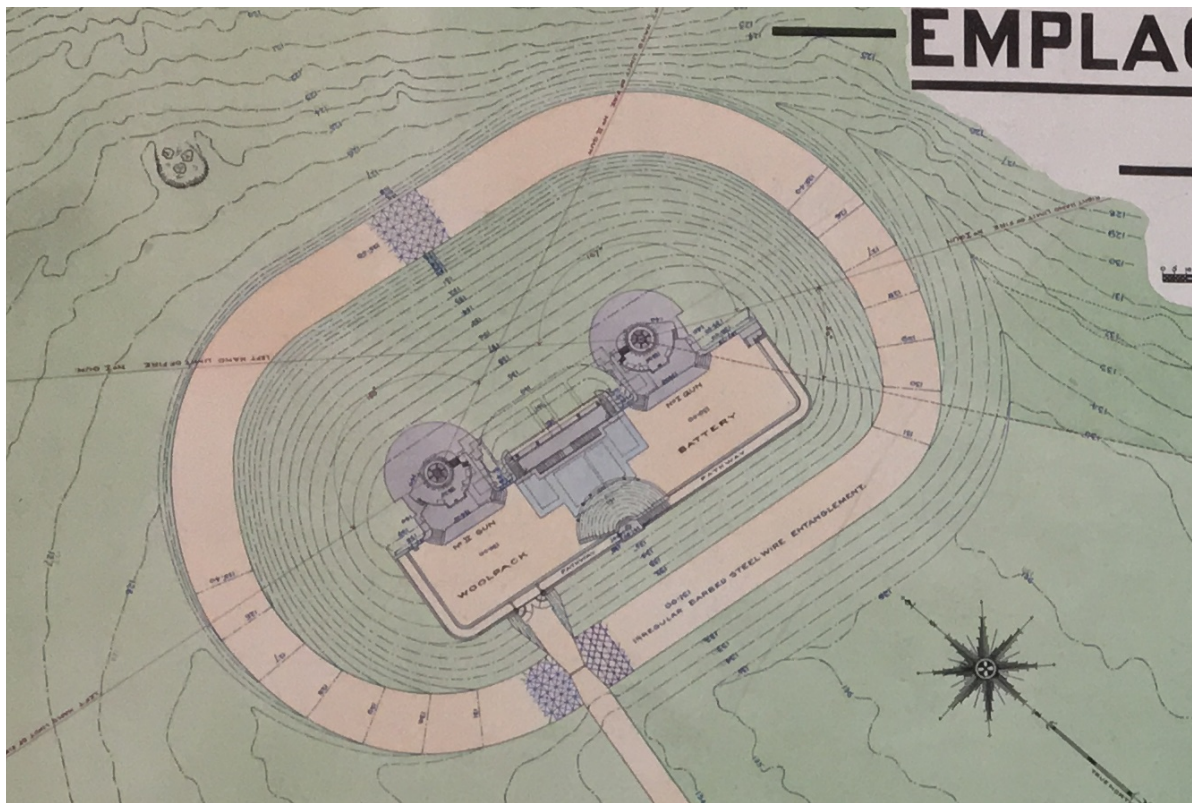
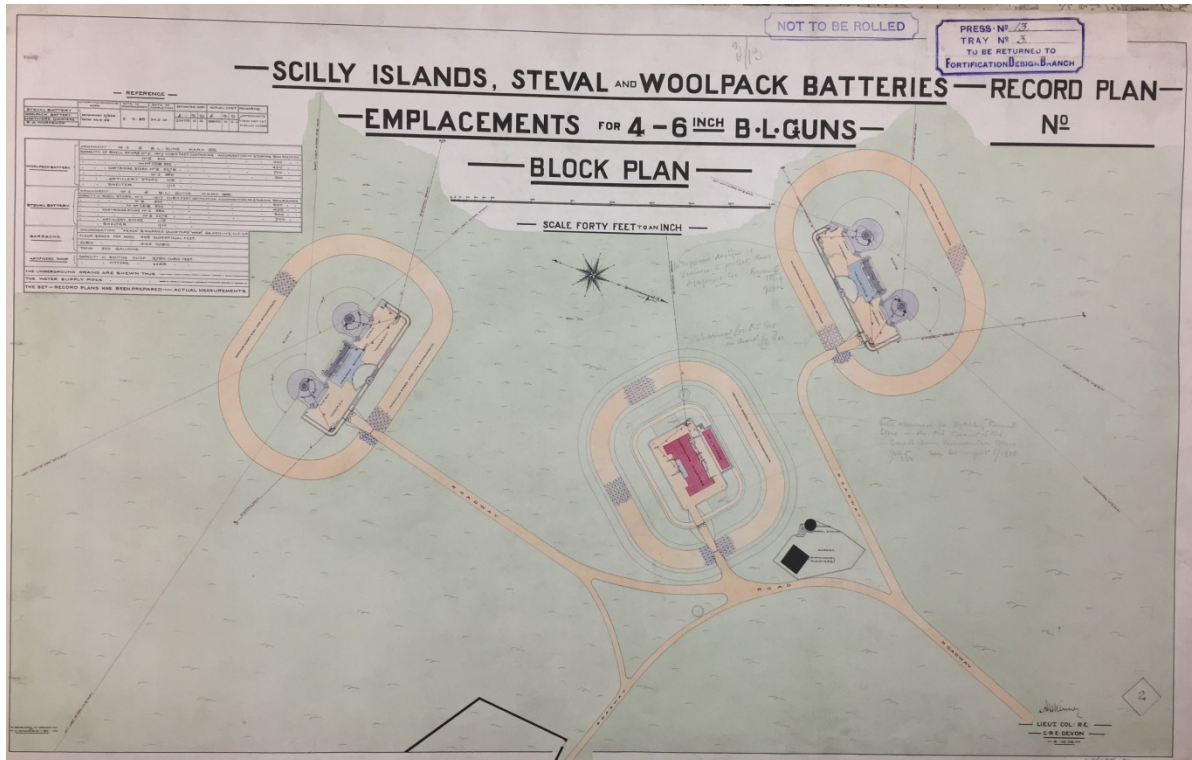
- 6.16 As set out in the extent and break clauses of Tregarthen's Hotel Ltd's lease agreement with the Duchy of Cornwall the timetable will be fifteen years, but could be reduced to three, six, nine or twelve. The measures set out in the CMP are light touch and employed on a piecemeal basis, as necessary, once the planning related works have been instituted and the Monument is under occupation and in use as accommodation.

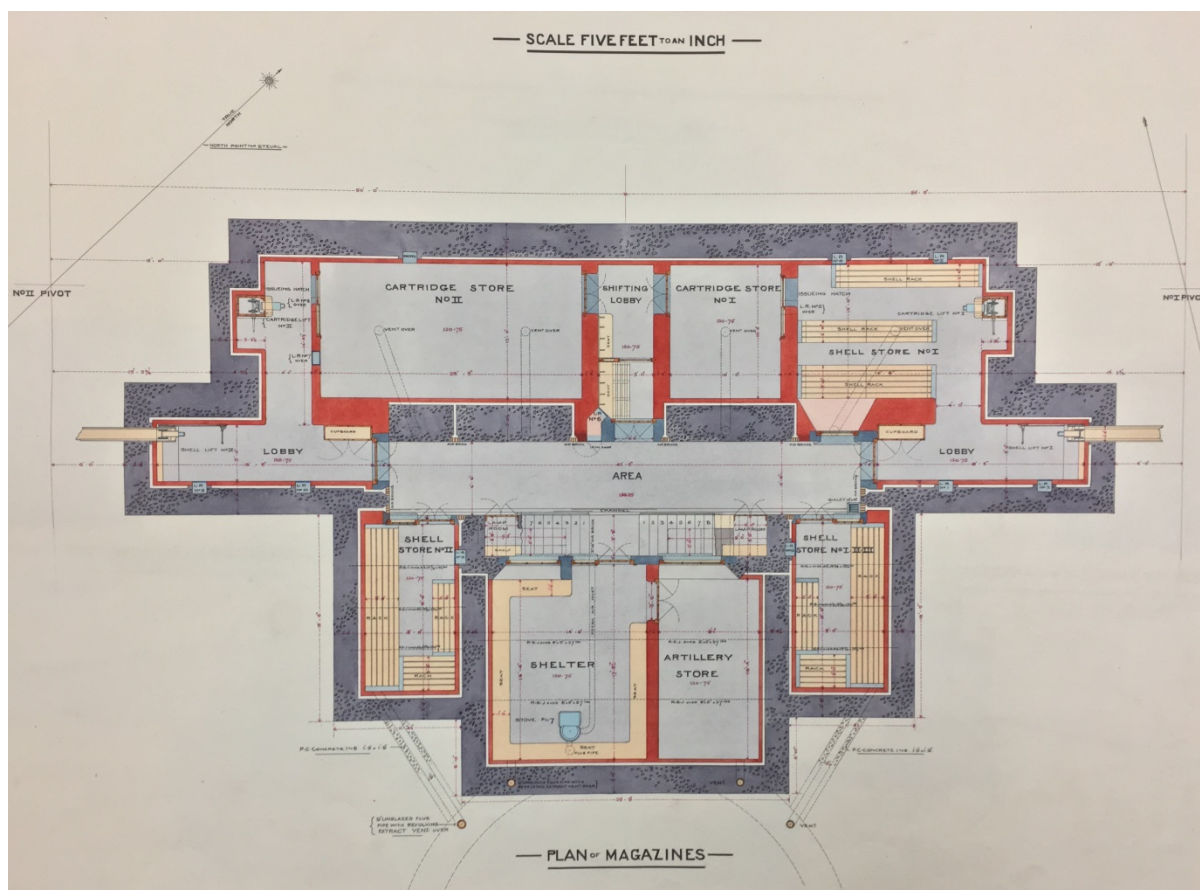
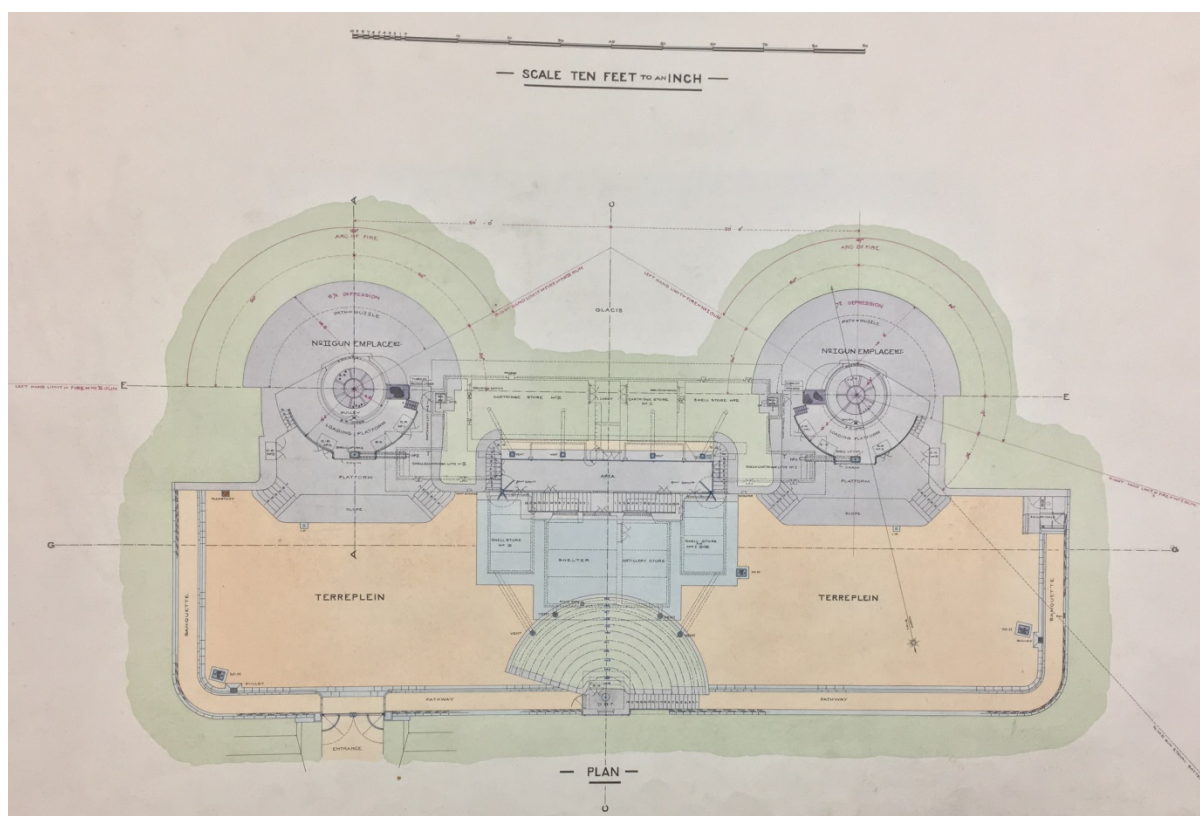
### ***CMP Review and Troubleshooting***

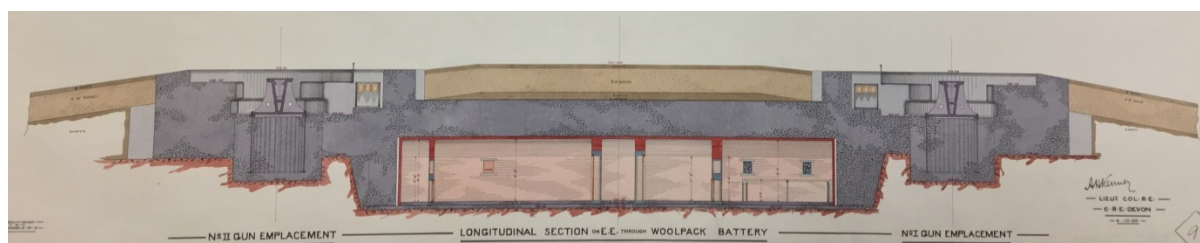
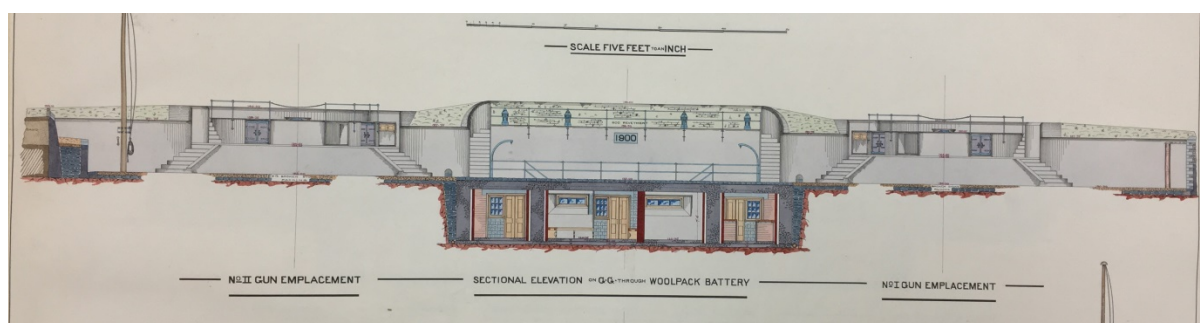
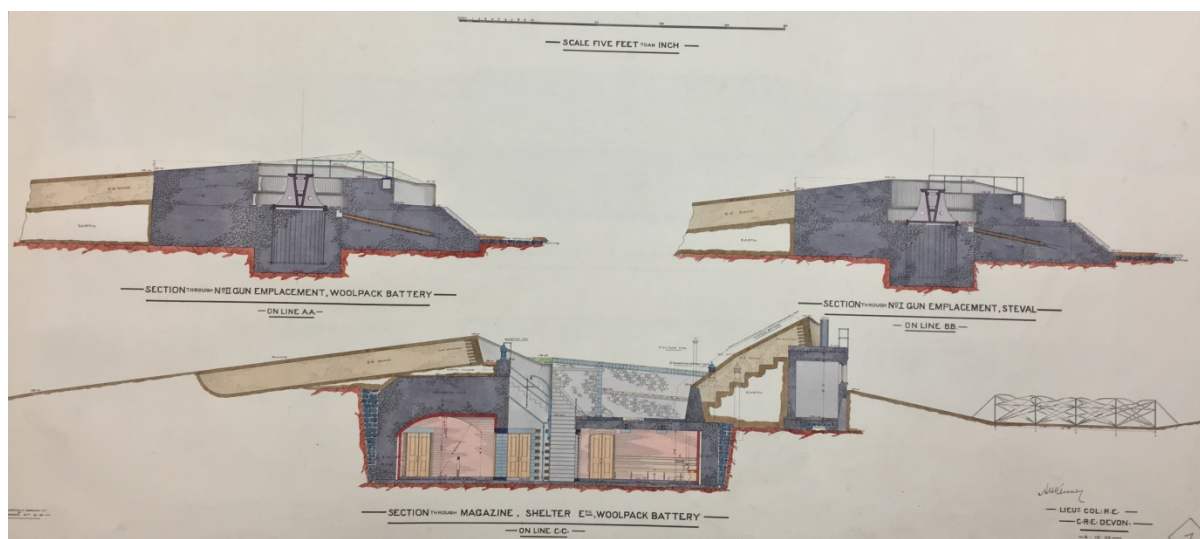
- 6.17 The CMP has been developed as a result of consultations between Tregarthen's Hotel Ltd, Historic England, the Council of the Isles of Scilly, the Isles of Scilly Wildlife Trust and the Duchy of Cornwall. The achievement of the CMP's aims will be realised through the continued *ad hoc* liaison between these parties, particularly in terms of iterative adjustments to elements of the CMP through its life, as they prove necessary.

## APPENDIX A:

### 1901 PLANS AND CROSS SECTIONS OF THE WOOLPACK BATTERY







### PROPOSED WORKS (under applications P/18/058 & P/18/059)

