

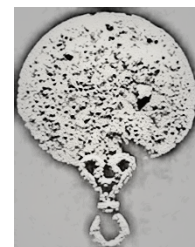
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Parkview, 11 The Parade, Hugh Town, St Mary's, Isles of Scilly

Heritage Statement

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INTRODUCTION

This Heritage Statement (HS) has been commissioned by Robert Green to support a planning application for the erection of a three storey, three bedroom, timber-framed dwelling within the curtilage of a listed building at Parkview, 11 The Parade, Hugh Town, St Mary's TR21 0LP (P/19/044), located at NGR SV 90379 10572. The application site is the rear yard of Parkview which extends through to Town Beach in a narrow 5m slot between The Scillonian Club and Harbour View Mansions (Fig 1).

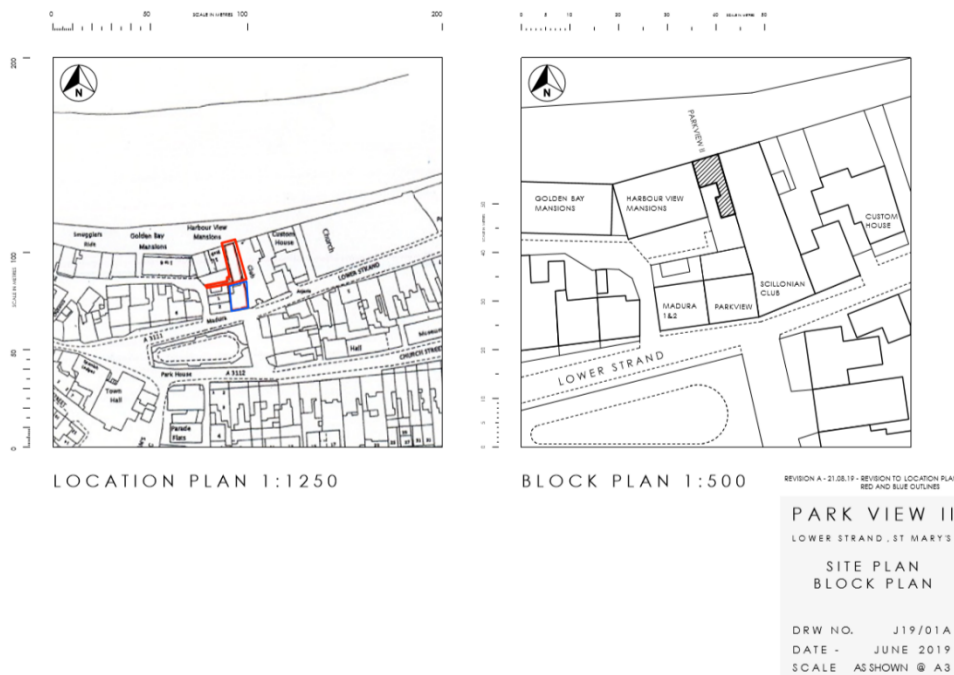


Fig 1 Location and Block Plans.

This HS considers the heritage assets directly affected by the proposal and also examines the setting of relevant heritage assets within view of the site, taking into account comments from the Development Management Archaeological Advisory Officer on the previously submitted Heritage Impact Statement. The following sources were consulted: Cornwall and Scilly Historic Environment Record (HER); the National Heritage List for England (NHLE); Cornwall Council's mapping service for Conservation Areas; early maps and records; and published histories.

STATEMENT OF SIGNIFICANCE

Site history

During the medieval period, the main settlement on St Mary's was at Old Town on the southern side of the island where secular rule in Scilly was based. Protected by a castle, and not visible from the open sea, the village was at the end of a bay that deep-water ships could not penetrate.

Hugh Town owes its origins to the construction of Star Castle and associated structures in the 1590s and of the quay in c.1601 on the sheltered northern side of the island directly below the gateway to the military complex (Bowden and Brodie 2011) – the proximity of a medieval chapel to the location of the new quay suggests that this may already have been an established landing place (Kirkham forthcoming).

Early development of the settlement was slow: the Parliamentary Survey of 1652 recorded fewer than 20 houses in the 'Hugh or New Town near the new castle', with another handful within the Garrison and a further eight or ten outside the town around

Carn Thomas and Buzza Hill (Pounds 1984, II, 139-40, 144-5). By comparison, the survey recorded around 40 houses in the area of the established settlement at Old Town (Pounds 1984, II, 139-41, 144-5, 148).

By the mid-18th century Hugh Town had developed beyond its early primary role as a service centre for the Garrison to become a central place for the whole of Scilly. It was the Customs port and profited from servicing vessels sheltering in the Pool from bad weather or adverse winds. However, the town remained small until the 19th century when, under the proprietorship of Augustus Smith, a new phase of building expanded the settlement considerably. The economy diversified to include shipbuilding and maritime trade and, towards the end of the century, tourism and the export of flowers and bulbs (Kirkham 2003, 1). The lease of Scilly taken up in 1834 by Augustus Smith required completion of a new church and a large extension to Hugh Town quay and marked the beginning of a significant period of change.

Expansion eastward from the quay along the shore was an important component in the settlement's growth and the Parade, Thoroughfare and the Strand represent early to mid-19th century expansion from the historic core of the town.



Fig 2 Shipbuilding on Town Beach, c 1870 (© Gibson Collection).

Hugh Town's shipbuilding industry had begun in a small way in the 18th century but developed considerably in the early decades of the 19th century. By the late 1830s four shipyards were active on the foreshores at Town Beach and Porthcressa, employing almost 100 men and apprentices. Shipbuilding continued into the 1870s and the associated slipways, timber yards, smithies, saw pits and stores were scattered over both Town Beach and the Strand areas (Davies 1988; Matthews 1960, 183).

The application site is shown as a yard on a map of Hugh Town dated 1862 (Fig 2) with a similar plan to that shown on the modern Landline mapping. The First and Second Edition Ordnance Survey 25-inch maps (c.1880 and 1907) are less clear but still show the site as a yard.

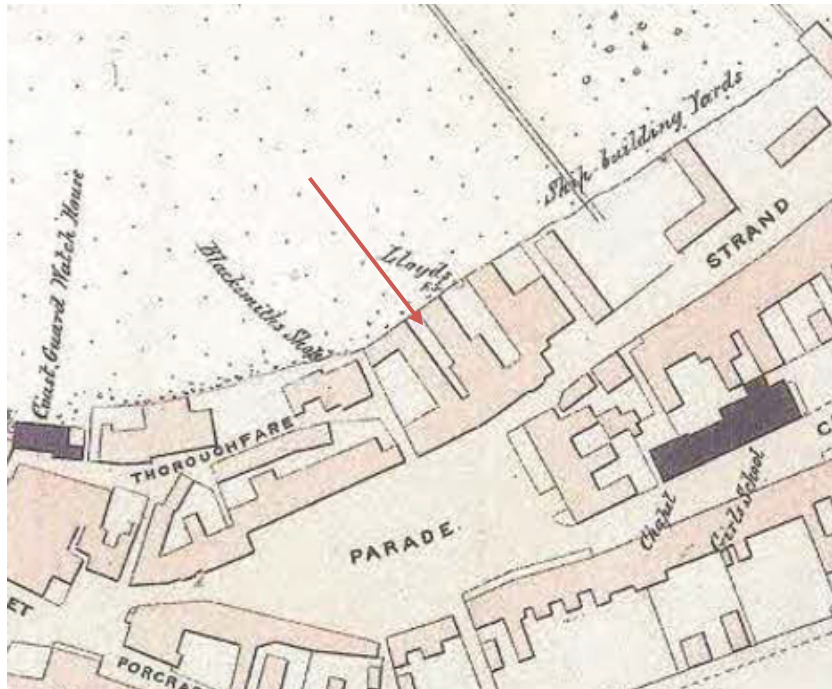


Fig 3 Detail from Captain George Williams' and Mr J S Wells' plan of Hugh Town, 1862. The red arrow points to the application site (Sourced from the UK Hydrographic Office, www.ukho.gov.uk).

Designated heritage assets

The site is located within the Isles of Scilly Conservation Area, the Isles of Scilly Area of Outstanding Natural Beauty and the Isles of Scilly Heritage Coast.

Parkview and neighbouring Madura are Grade II Listed Building (NHLE 1328842). The building description is as follows:

Pair of houses. Early C19, with earlier origins. Coursed and roughly dressed granite, rendered to Madura; half-hipped slate roof; rendered ridge and rear stacks. Single-depth plan extended to double-depth plan in early C19. 2 storeys. Each house of symmetrical 3-window range. Madura has 6-panelled door set in doorcase with half-columns to flat hood; late C19 horned plate-glass sashes. Parkview has mid C20 door set in similar doorcase and granite lintels over C20 ground-floor windows and late C19 first-floor plate-glass sashes. Left return wall of Madura has quoins to centre marking rear wall of earlier house which was deepened and heightened in early C19. Interiors not inspected.

The site lies within the curtilage of the Parkview and is adjacent to the Grade II Listed Custom House and Strand House (now two houses – guest house, custom house and Scillonian Club) (NHLE 1141180). There are a number of other listed buildings nearby along the Parade and Lower Strand.

Undesignated heritage assets

The HER records that there were two shipbuilding yards on Town Beach by 1850. Shipbuilding continued until 1878 and the associated slipways, timber yards, smithies, saw pits and stores were scattered over both the Porthcressa Bank and Strand areas (MCO31670).

Significance

A listed building is considered by the Secretary of State (for Digital, Media, Culture and Sport) to be of special architectural or historic interest. Grade II buildings are of special interest warranting every effort to preserve them.

The Cornwall and Isles of Scilly Urban Survey (CSUS) includes the site in 'Character area 3: Town beach, Thoroughfare and the Strand' and maps the site as an 'historic plot' (Kirkham 2003).

The site is within the curtilage of Parkview and adjacent to, and within the setting of, at least three other listed buildings and there is a high potential for buried archaeology, in a particular associated with the 18th/19th century shipbuilding industry.

HERITAGE IMPACT ASSESSMENT

Summary of proposals

The current owners wish to build a new home for themselves in the yard between Harbour View Mansions and the Scillonian Club infilling the vertical opening between the two buildings. This will be a three-bedroom property with a ground floor undercroft for boat storage and beach access. The main habitable rooms will face onto Town Beach with ancillary accommodation and additional bedrooms to the rear.

In light of the buildings proximity to the beach, the majority of the living accommodation will be raised at least 1.2m above ground level in order to futureproof the building against the impact of low pressure spring tides and potential future sea level rises.

The nature of the site being long and slim and tall, together with the need to accommodate the bathroom windows of Harbour View Mansions has led to the development of a plan that separates into a series of zones. Zone A+B – Main living accommodation, Zone C – Circulation and Zone D – Ancillary / Bedrooms. Being relatively small zones or blocks allows for a simple timber frame construction with small spans.

From the initial feasibility studies, a concept developed that takes design cues from the historic net stores in Hastings, East Sussex. These tall thin wooden sheds, up to 3 storeys high were used to stow fishing nets, ropes and canvas sails to protect them from rotting in the wet. These 17th century buildings received Grade II* status in 2010, and although they are of a considerable age, they are quite unique and unusually contemporary in style.

The ground floor will be constructed of local granite with multi-folding storm doors. It is proposed to use a traditional wood burning technique known as 'Shou Sugi Ban' for the shiplap cladding for the other storeys.

Settings impact assessment

Listed buildings

The majority of properties in and around the green space between Lower Strand and Church Street are listed for their group value indicating that it is the front facades of these properties that hold the most significance in terms of heritage and conservation. Many have also had extensive alterations to the rear.

None of the elements of the rear yard of the Parkview have any architectural merit in relation to the listing of the main building. The rear of the main building has been extensively remodelled as indicated on the 2015 planning application. The new proposal will not in any way attach to the main building and being situated in the rear yard cannot be seen from Lower Strand or the Parade. The new proposal will have no impact whatsoever on the setting of this group value and will not be visible from any point around the green space.

Town Beach

The main impact on setting will be how the new building is viewed from Town Beach and St Mary's Harbour. The CSUS report describes Town Beach as an important visual 'gateway' to Hugh Town for arrivals by sea – the town's historic working foreshore and related areas – buildings and sites associated with maritime activity set around a spectacular curving beach.

The area between the Mermaid Inn and Holgates Green was specifically identified as 'not particularly attractive' and targeted for action in the 1997 Conservation Area

Partnership proposals. The CSUS report considers that the area offers major potential for amelioration of 20th century erosion of the quality of the built environment, with specific benefits in terms of enhancing Hugh Town's visual gateway from the north.

The proposed development, therefore, has the potential to be of at least moderate benefit by improving the setting of designated historic assets along the northern foreshore and has considerable potential for improving the quality of the built environment by enhancing Town Beach, Hugh Town's visual gateway for arrivals by sea.

Assets impact assessment

The development will have a direct impact on the yard surface and any buried archaeology underneath it.

MITIGATION STRATEGY

This section offers options to reduce or mitigate adverse impacts on the heritage resource expected to result from the proposed development. These options are provided for guidance and the actual requirements for archaeological recording will be set by the Local Planning Authority.

Mitigation by design

Details for sustainable design in the islands are set out in paragraphs 101–109 and policy SS2 'Sustainable Quality Design and Place-Making' of the '*Pre-Submission Draft Local Plan 2015–2030*', supplemented by the Isles of Scilly Design Guide (Buchanan and Context 4D 2006). In particular, the design of new development will be required to contribute to the creation of high quality, distinctive, functional and sustainable places. Specifically, the aim of Policy SS2 is to ensure that new development achieves high quality sustainable design that reflects and complements the islands' landscapes, seascapes and settlement characters.

'Incorporating local sustainability and distinctiveness into the design will ensure a building that is cheaper to run, is healthier to live in, is well integrated into its environment and is environmentally friendly' The Isles of Scilly Design Guide (Buchanan and Context 4D 2006, 72).

It is important that the design is influenced by local distinctiveness and sustainability. Wherever possible, recycled or reclaimed materials sourced locally on the Isles of Scilly should be used.

The initial feasibility studies for the development takes its design concept from 17th century Hastings wooden net stores built of shiplap planks – 'although there is no specific local vernacular to which it relates the materials used and coastal influences should sit well in the Town Beach setting'. The Isles of Scilly Design Guide notes that 'The recent use of rough sawn softwood in vertical batten and board construction is quite successful, imparting associations with an island and boating community. The relative ease of importation and handling of this material and its limited home sourcing on Tresco makes this an emerging vernacular. The staining of rough sawn timber rather than the painting of planed timber horizontal weatherboarding is likely to be the more robust over time' ((Buchanan and Context 4D 2006, 96).

Gig sheds are one of the islands' characteristic traditional built forms. These buildings were constructed to house the pilot gigs that became an important part of the economy of the islands. Gig sheds are long, slim, single storied structures constructed with granite rubble and it is recommended that the ground floor of the new building, which will be constructed of local granite, should reference the design of local gig sheds.

Slates imported from the mainland, particularly from the Delabole quarries, became popular in Scilly the 19th and 20th centuries and it is recommended that Cornish slate should be used for the pitched roofs.

Mitigation by record

As there may be buried archaeology beneath the current surfacing of the yard. Any impacts might be mitigated by a watching brief undertaken when the surface is excavated.

It might also be beneficial to undertake historic building recording (an archive quality photographic record) prior to the works taking place. This would mitigate negative impacts by creating a record of the yard and rear of Parkview.

CONCLUSION

In conclusion, the proposed development has potential to be of at least moderate benefit by improving the setting of designated historic assets, particularly Parkview and the Scillonian Club/Custom House it also has considerable potential for improving the quality of the built environment by enhancing Town Beach, Hugh Town's visual gateway for arrivals by sea.

Potential impacts on buried archaeology can be mitigated by implementing an archaeological watching brief during the early stages of groundworks for the new development.

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