



---

## Heritage Statement

---

**Garden Cottages *et al***

**Tregarthen's Hotel**

**Hugh Town**

**St Mary's**

**Isles of Scilly**

**Tregarthen's Hotel Ltd**

**April 2018**

**RECEIVED**  
By Tom Anderton at 12:03 pm, Nov 17, 2020

<b>Author:</b>	<b>CONTENTS</b>	<b>Pages</b>
Jonathan Smith BA (Hons) MA PGCE PGDip MCIfA IHBC		
	<b>1.0 Introduction</b>	3
	<b>2.0 Legislative and Planning Policy Framework</b>	
	2.1 National Planning Legislation and Guidance	4
	2.2 Local Planning Policy and Guidance	5
<b>Approved by:</b>	<b>3.0 Architectural and Historic Appraisal</b>	
Jonathan Smith BA (Hons) MA PGCE PGDip MCIfA IHBC	3.1 Historic development of Tregarthen’s, Hugh Town, St Mary’s	6
	3.2 Historic Map Appraisal	8
	3.3 Site Assessment	9
	3.4 Assessment of Heritage Assets: Listed Buildings, Scheduled Monuments and Conservation Area	11
<b>Report Status:</b>	<b>4.0 Proposals and Assessment of Impact</b>	
Heritage statement to support pre-planning for proposed Garden Cottages <i>et al</i>	4.1 Proposals	17
	4.2 Assessment of Impact	18
	<b>5.0 Conclusion</b>	20
<b>Issue Date:</b>	<b>6.0 Bibliography</b>	21
April 2018	<b>Appendices:</b>	
	A: Listed Buildings Citations	22
<b>CgMs Ref:</b>	B: List of Figures	24
	C: List of Plates	25
<b>JGS/00251/iv</b>		

© CgMs Limited

No part of this report is to be copied in any way without prior written consent.

Every effort is made to provide detailed and accurate information, however, CgMs Limited cannot be held responsible for errors or inaccuracies within this report.

© Ordnance Survey maps reproduced with the sanction of the controller of HM Stationery Office.

Licence No: AL 100014723

# TREGARTHEN'S HOTEL, HUGH TOWN, ST MARY'S, ISLES OF SCILLY

## 1.0 INTRODUCTION

This built heritage statement has been prepared by CgMs in order to assess heritage issues to support an application for proposed development of the 'Garden Cottages' and other mainly internal proposals at Tregarthen's Hotel, Hugh Town, St Mary's (hereafter referred to as 'the Site'). The statement includes an appraisal of the significance of heritage assets potentially affected by the development, including the contribution of setting to that significance, and an assessment of the scheme's impacts on built heritage assets. This statement does not give any regard to archaeological issues, these are sufficiently provided for in the CgMs archaeological desk-based assessment (DBA), previously provided in 2016.

The proposed Site is situated within the settlement of Hugh Town, which is entirely contained within the Isles of Scilly Conservation Area. The Area was designated by the Isles of Scilly Council in 1975 and includes the whole archipelago. Several scheduled monuments and numerous listed buildings, including the Grade I listed Star Castle Hotel, associated Grade I, II\* and II listed buildings within the Garrison Walls on The Hugh, fall within a 250 metre radius of the Site. Further numerous Grade II listed buildings are close to the Site within the built envelope of Hugh Town. Due to the topography of the surrounding landform, the presence of intervening, dense built form and the occasional presence of some mature tree planting, most of the assets within this radius will not be affected by the Site's development and are therefore not considered further in this statement. Nearly 40 designated built assets within the historic core of Hugh Town are unlikely to be affected by development in the Site and are collectively considered within the assessment of Hugh Town as part of the Isles of Scilly Conservation Area (see map of listed buildings in Appendix 1 of the CgMs archaeological DBA previously provided for Phase I in 2016).

Owing to their high sensitivity, the Star Castle Hotel (NHL 1291756), and the Garrison Walls and Gateway (NHL 1291751) will be assessed individually, as will a number of assets whose proximity to the Site allows for varying degrees of inter-visibility with part of Tregarthen's Hotel. These assets include: Newman House (NHL 1328846); the Guard House (NHL 1218940); Garrison Cottage (NHL 1141185); Master Gunner's House (NHL 1291742); Pier House (NHL 1141219); the Pier (NHL 1141209) and the Hugh Town townscape element of the Isles of Scilly Conservation Area.

In the preparation of the report, the HER and NHLE records have been consulted, a map regression carried out and a Site survey undertaken on the 11th and 12th November 2015, and the 21st and 22nd March 2016. these Weather conditions did not impede the assessment. The map regression analysis and other data was reviewed in April 2018.



Figure 1: Site location



Plate 1: View of Tregarthen's Hotel from Rat Island

## 2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

### 2.1 NATIONAL PLANNING LEGISLATION AND GUIDANCE

Legislation regarding buildings and areas of special architectural and historic interest is contained within the **Planning (Listed Buildings and Conservation Areas) Act 1990**. The relevant legislation in this case extends from Section 66 and Section 72 of the 1990 Act. Section 66 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 settings, while Section 72 refers to the special regard to be given to the preservation and/or enhancement of conservation areas.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137. The Court agreed within the High Court's judgement that Parliament's intention in enacting Section 66 (1) was that decision-makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

#### **National Planning Policy Framework (NPPF) (March 2012)**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. When determining Planning Applications the NPPF directs LPAs to apply a presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities.

Section 12, 'Conserving and Enhancing the Historic Environment' (Paras 126-141) relates to developments that have an effect upon the historic environment. This is the guidance to which local authorities need to refer when setting out a strategy in their Local Plans for the conservation and enjoyment of the historic environment. This should be a positive strategy where heritage assets should be conserved in a manner appropriate to their significance.

Of particular relevance in this case are Paragraphs 132-135 which are concerned with the potential impacts of a proposed development on the significance of a heritage asset. Paragraph 132 states that great weight should be given to an asset's conservation and that the greater an asset's significance, the greater this weight should be. Paragraph 134 emphasises that where a proposed development will lead to less than substantial harm to the significance of an asset, this should be weighed against the public benefits of the scheme, bearing in mind the great weight highlighted in Paragraph 132.

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

National planning guidance has subsequently been adopted in order to guide the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

#### **Conservation Principles, Policies and Guidance (English Heritage, 2008)**

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.

The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main 'heritage values' being:

- Evidential value: which derives from the potential of a place to yield evidence about past human activity;
- Historical value: which derives from the ways in which past people, events and aspects of life can be connected through a place to the present;
- Aesthetic value: which derives from the ways in which people draw sensory and intellectual stimulation from a place; and
- Communal value: which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

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

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by English Heritage (now Historic England). **GPA1: The Historic Environment in Local Plans** provides guidance to local planning authorities to help them make well informed and effective local plans. **GPA2: Managing Significance in Decision-Making** includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. **GPA 3: The Setting of Heritage Assets** replaces guidance published in 2011 and was updated December 2017.

#### **Historic Environment Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment**

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a

structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

#### **Historic Environment Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets**

This covers the management of change within the setting of heritage assets. It has been updated to ensure compliance with the NPPF and is largely a continuation of the earlier documents. It does not present a divergence in either the definition of setting or the way in which it should be assessed.

Setting is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is not a heritage asset or a heritage designation and its importance lies in what it contributes to the significance of the heritage asset itself. While setting is largely a visual concept, but can also be affected by other environmental factors, including historic associations.

This document states that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset. The contribution made to an asset's significance by their setting will vary depending on the nature of the asset and its setting. Different heritage assets have the capacity to accommodate change differently within their settings, possibly without harming the significance of the asset (or even enhancing its significance) and, therefore, setting should be assessed on a case-by-case basis. Historic England recommend using a '5-step process' to assess any effects of a proposed development on the setting and significance of a heritage asset:

- 1) Identifying the heritage assets affected and their settings;
- 2) Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- 3) Effect of the proposed development on the significance of the asset(s);
- 4) Maximising enhancement and minimising harm; and
- 5) Making and documenting the decision and monitoring outcomes.

## 2.2 LOCAL PLANNING POLICY AND GUIDANCE

---

The Isles of Scilly Council is the Local Planning Authority for the Isles and is a unitary authority. It adopted its current Local Plan in 2005. The Council are in the early stages of preparing a new Local Plan for the area, but have yet to produce draft policy which requires any weight of consideration in the planning balance. Relevant saved policies relating to this application are as listed below:

### Isles of Scilly Local Plan 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:*

- 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 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 (SPAs), Ramsar Sites and Special Areas of Conservation (SACs);*
- 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 landscape 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’.*

### Isles of Scilly Local Plan Policy 2 (Sustainable Development)

*‘Development will be permitted in situations where a proposal would, where practicable and appropriate, contribute to the sustainability of the islands 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 islands 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’.*

### Supplementary Planning Documents

The Isles of Scilly Design Guide was approved in 2006 to complement the Local Plan and the AONB Management Plan.

The local authority has also published ‘A heritage and Cultural Strategy for the Isles of Scilly’ (January 2004) which helps to guide policy and decision making.

The ‘Cornwall and Scilly Urban Survey: Historic Characterisation for Regeneration Hugh Town 2003’ (Kirkham, 2003) has also been published, which provides an in-depth assessment of the historic character of Hugh Town, in order to help guide development decisions in relation to the historic environment.

## 3.0 ARCHITECTURAL AND HISTORIC APPRAISAL

### 3.1 HISTORIC DEVELOPMENT: TREGARTHEN'S HOTEL, HUGH TOWN, ST MARY'S

St Mary's has had a history mainly defined by warfare. Historically the main town on St Mary's was located at Old Town to the southeast. This served as the main settlement within the group of islands. Following the failed Spanish Armada in 1558, action was taken to protect the islands. Sir Francis Godolphin was given the lease of the islands, along with a grant for the construction of defences which he further subsidised out of his own pocket. Star Castle formed the nucleus of the scheme, being constructed in 1593. A length of curtain wall was built across the neck of the headland with bastions and a fortified entrance. [Gill, 1975]

The construction of this fortification encouraged residents to move closer to the castle for protection in the event of invasion. A survey of 1652 recorded fewer than twenty houses in Hugh Town, with a few more within the Garrison. [Kirkham, 2003] The same survey recorded in excess of forty houses in Old Town. Following this time the population shifted and people moved to Hugh Town, offering an explanation as to why no properties within Hugh Town date to before the seventeenth century.

During the Civil War (1642-1651) the Royalists initially held the Isles of Scilly. Prince Charles, later Charles II, stayed on the island for a short period before fleeing to Jersey. The Royalists surrendered to Parliament in September of 1647. Following a revolt two years later the Garrison again became a Royalist stronghold. Following the capture of Treco, the Parliamentarians were able to turn their guns on Hugh Town in 1651, forcing the Royalists to surrender. [Gill, 1975]

A survey carried out in 1715 by Colonel Lilly [Fig.3] found that the fortifications were in need of major repairs, and the recommended plans were documented. [Over, 1974] The Curtain Wall of the Garrison was extended in the seventeenth and eighteenth centuries due to the threat of attacks from France and Spain, and this fortification gradually surrounded the majority of the headland. Many of the surviving buildings in Hugh Town date to this period. [Bowden & Broadie, 2011]

The economic dependence of Hugh Town on the Garrison began to be augmented in the mid-eighteenth century by provision of similar services to the other islands, and the beginnings of what would evolve into the modern-day tourist industry. [Kirkham, 2003] Comparison of the eighteenth-century illustrations of Hugh Town [Figs 12 & 13] show that this period saw the development of the area known as the Bank (above which the Site is located), as well as the beginnings of the enclosure of the parade at the eastern end of Hugh Street. Similarly historic mapping [Figs 3 & 4] show eighteenth-century buildings on the slopes below the Garrison Wall at the position of the original Tregarthen's House.

In the nineteenth century the development of Hugh Town's shipbuilding industry, which had begun on a small scale in the preceding century, became a major source of income to the island, with four ship yards in operation by the late 1830s. At this time the lease of the island was taken over from the Godolphin family by Augustus Smith, a Hertfordshire landowner, who held ideas of improving the social and economic status of the island. The visible result of his intervention is the late Georgian character of the architecture around the Parade and Church Street, the piecemeal construction of which is belied it being a planned streetscape. [Kirkham, 2003]

The diversification of the industry and commerce of Hugh Town in the latter part of the nineteenth century saw its most significant advancement in the rise of the flower and bulb trade, the success of which necessitated the further extension of the Pier. The development of the region's tourist activity led to additional changes in the town's character through the building of a number of purpose-built hotels. [Kirkham, 2003]

From the twentieth century the legacy to Hugh Town has been in form of the building programme instituted in 1920s by the Duchy of Cornwall after resuming the lease. This saw changes to Hugh Street in the form of terraced housing, which replaced eighteenth and nineteenth-century cottages, and the replacement of the eighteenth-century market and council house by premises for The Scilly Steamship Co. [Gill, 1975]

The second half of the twentieth century saw the sale by the Duchy of many of their freeholds, which resulted in a surge of extensions and conversions of existing properties to form guest houses to capitalise on the booming tourist trade. The rapid expansion of Tregarthen's Hotel with multiple extensions stems from this era. Further expansion of the settlement up against the Garrison Walls, to the east on greenfield sites, and the creation of a new school and health centre date from the latter part of the twentieth century. [Kirkham, 2003]

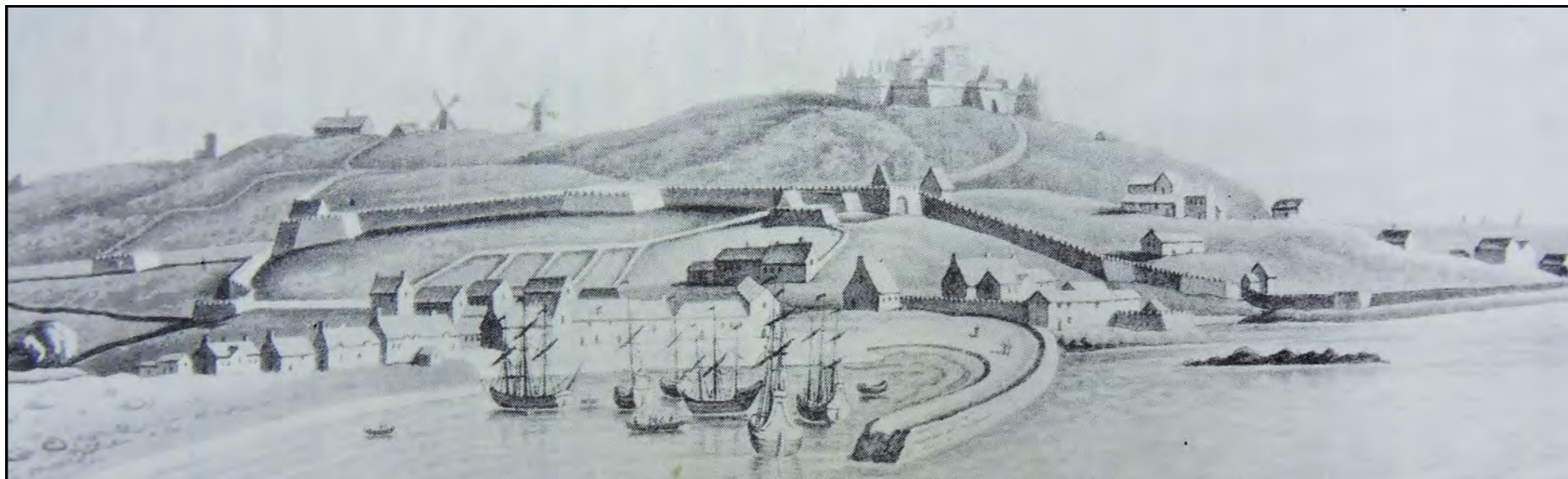


Figure 2: Illustration of the 1822 engraving of Star Castle, based on a c. 1669 illustration (taken from Adams, *Star Castle and the Garrison*)



Figure 3: Detail from the Plan of the Hugh 1715 by Christian Lilly

## 3.0 ARCHITECTURAL AND HISTORIC APPRAISAL

### 3.1 HISTORIC DEVELOPMENT: TREGARTHEN'S HOTEL, HUGH TOWN, ST MARY'S

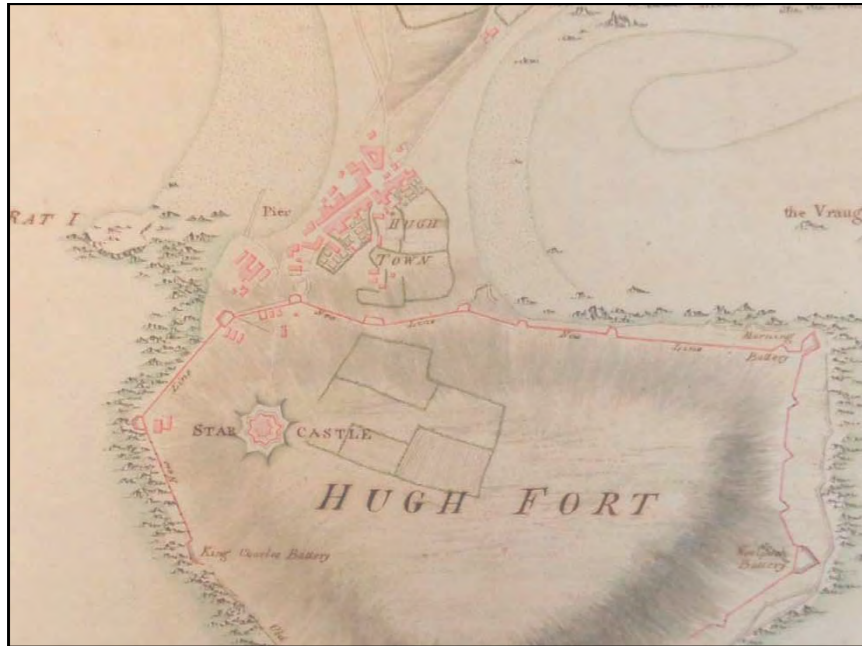


Figure 4: Detail from Homeck's Plan of Hugh Fort 1744

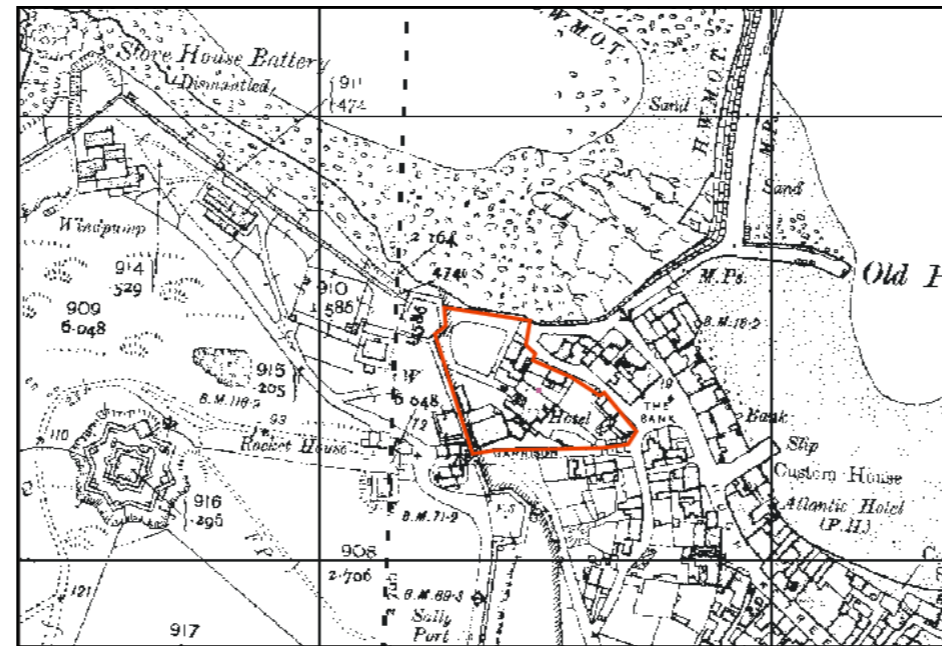


Figure 6: 1908 Ordnance Survey Mapping at 1:2500

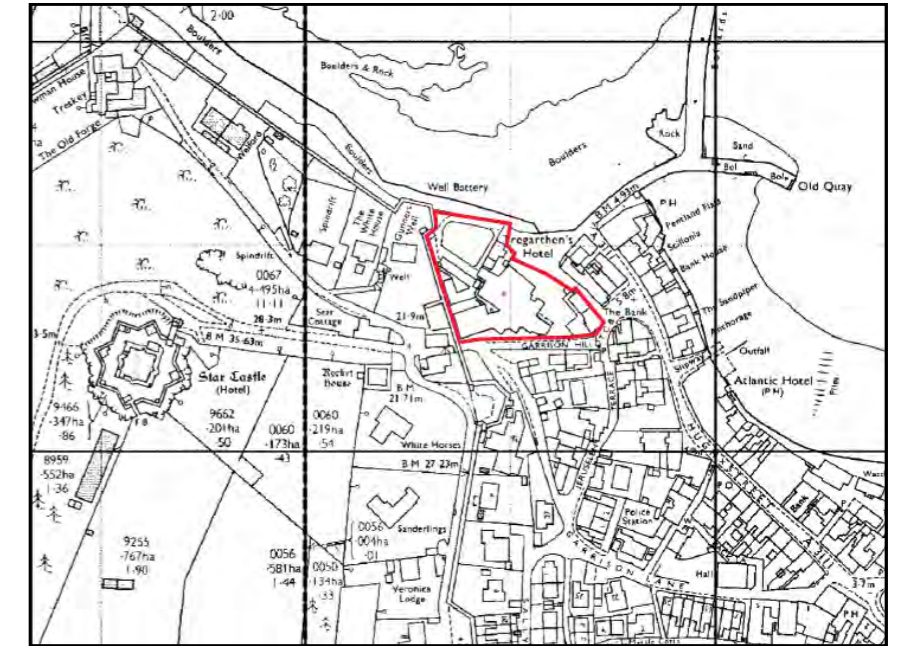


Figure 8: 1980-81 Ordnance Survey Mapping at 1:2500

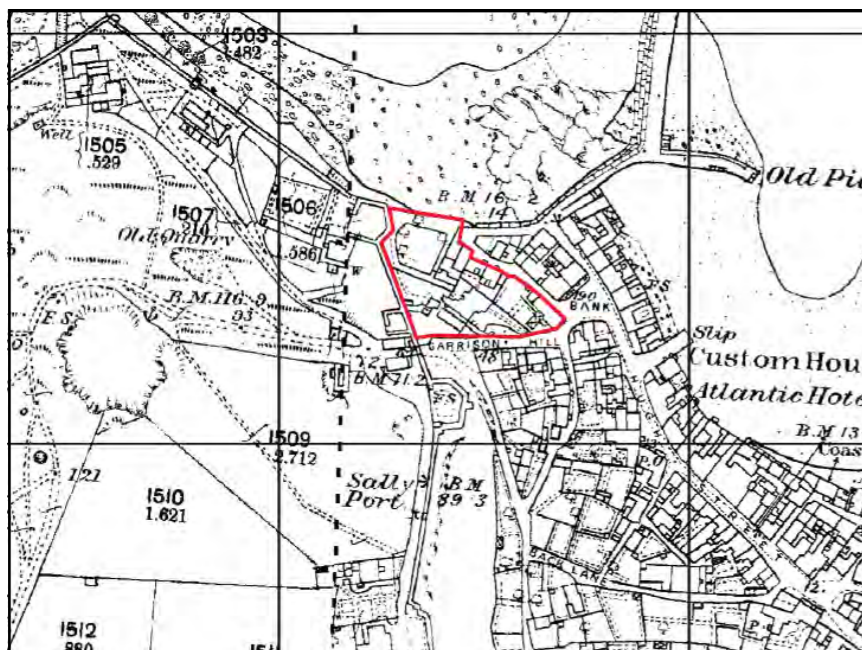


Figure 5: 1890 Ordnance Survey Mapping at 1:2500

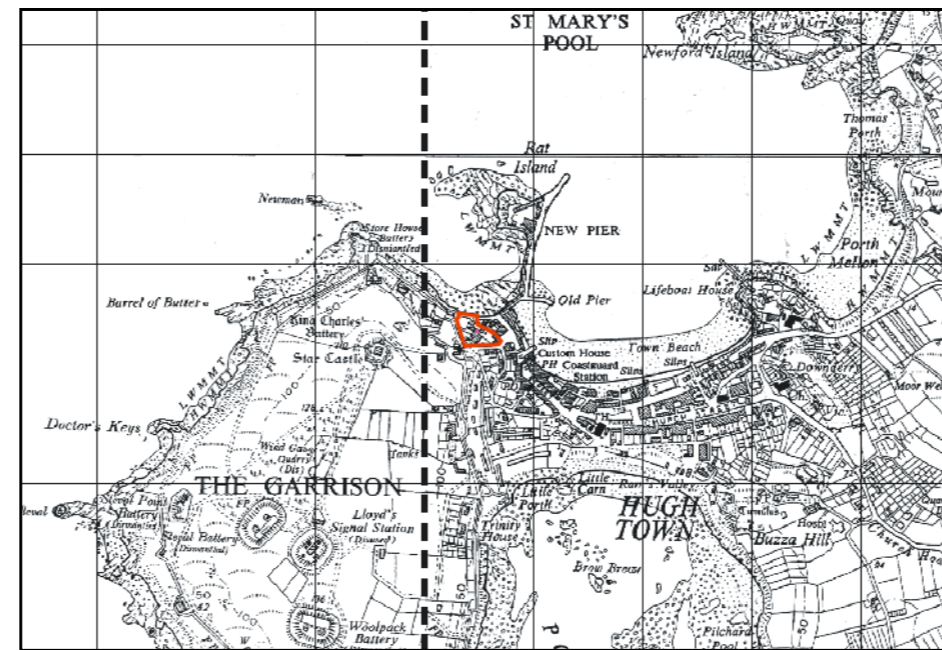


Figure 7: 1963 Ordnance Survey Mapping at 1:10 000

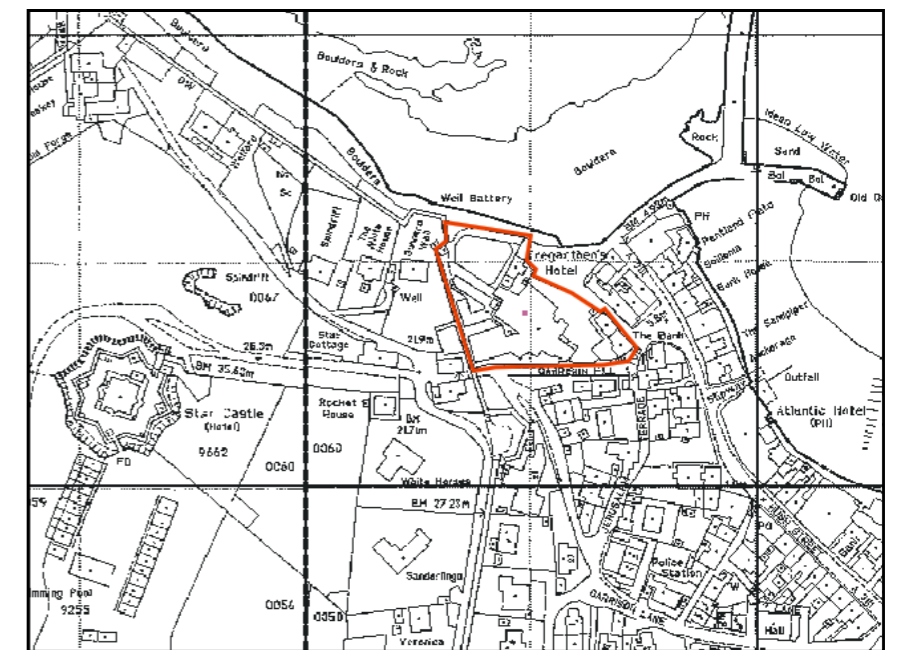


Figure 9: 1995 Ordnance Survey Mapping at 1:2500

## 3.0 ARCHITECTURAL AND HISTORIC APPRAISAL

### 3.2 HISTORIC MAP APPRAISAL

The earliest available historic mapping for the Site comes in the form of illustrative maps of the Isle of St Mary's dating from the mid-eighteenth century. [Figs 5 and 6] Owing to their scale and consequent lack of detail not much more than the presence of Hugh Town as an established settlement and its location in proximity to Star Castle can be ascertained.

By the 1890 OS mapping [Fig.5], the plan form of the settlement is established, defined almost exclusively by the restrictions imposed by the geography of the isle. The principal street is Hugh Street with a secondary Back Lane to the south and interconnecting routes to allow access between the two. Concentrated development is located on Hugh Street, with a second area on the slope up to The Hagh. To the south and west of the main routes development is much more loose grained.

Mapping from the early twentieth century [Fig.6] shows the extension of Tregarthen's Hotel to the southwest. Aside from this, and the addition of some small ancillary buildings within the garden plots to the south of the settlement, the plan form remains essentially unchanged.

From the 1963 mapping [Fig.7], post-war development of Hugh Town can be seen to the south-western and south-eastern settlement fringes, with considerable plot divisions marked indicating the intended spread of future development. This development pattern is substantiated by the 1980-1 mapping, the 1:2500 scale version of which [Fig.8] also indicates the increased footprint of the hotel itself, which has expanded further to the northwest.

By 1995 development has occurred adjacent to the south of Star Castle [Fig.9], which in its current use as a hotel has required two further ranges of accommodation in addition to that provided by the historic fabric. Within the settlement of Hugh Town, only a small degree of infill development is illustrated along Garrison Lane.

OS mapping from 2006 and 2015 illustrates the spread of urban development of Hugh Town to the east [Figs 10 & 11], including the building of new schools at Gwaval Farm.

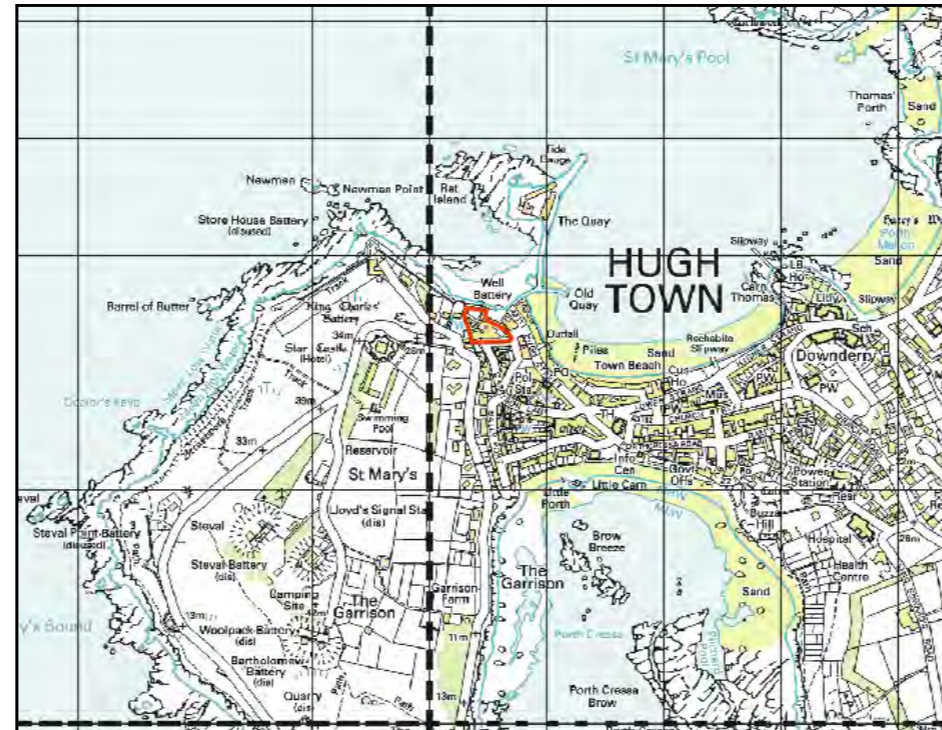


Figure 10: 2006 Ordnance Survey Mapping at 1: 10 000

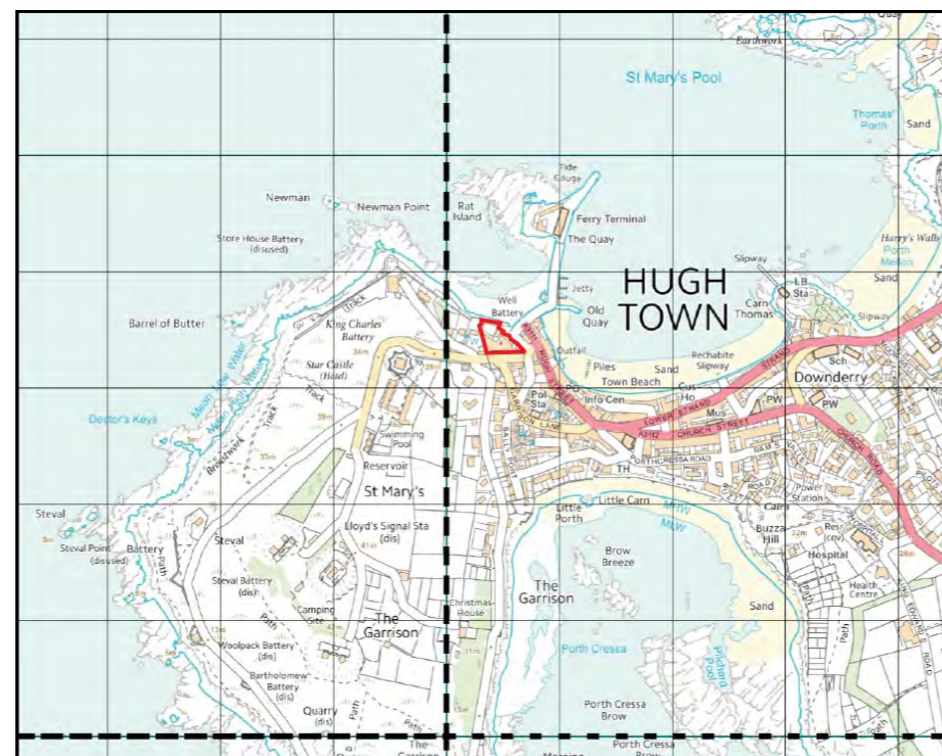


Figure 11: 2015 Ordnance Survey Mapping at 1:10 000

## 3.3 SITE ASSESSMENT

### Tregarthen's Hotel

Tregarthen's Hotel occupies an irregularly shaped site of approximately 0.3 hectares in a prominent position overlooking the Pier [Plates 1, 9 & 10]. Due to this coastal hillside location the Site is steeply sloping and terraced over a number of levels. Towards the northern border of the Site, against the sea wall and Well Battery of the Garrison Walls, is a formerly treed garden area. Sited to the southeast is 'Gibson and Hendra' one of two separate historic cottages on the Site, the other being the paired, semi-detached, Grade II Listed cottages of 'Port Light' and 'Starboard Light'. These twin cottages are located to the south-eastern extremity of the Site, abutting and facing onto the junction of Hugh Street, Jerusalem Terrace and Garrison Hill, the Bank.

Rising above these buildings up the slope is the core of Tregarthen's Hotel itself. The main access is at a level off Garrison Hill, but further subsidiary access is provided by a series of staircases and ramped pathways from the Bank opposite the access to the Pier. The building is irregularly shaped with numerous extensions and conjoined elements often set at different angles. This wholly evidences the organic and piecemeal manner in which the Hotel has been continually developed and extended after its early days as a private residence. The original residence sits centrally to the Site, surrounded by numerous later extensions. A further early hotel block is located in an elevated position close to the Garrison Gateway and is aligned approximately 45° to the core of the Hotel.

To the southeast and east, the main block of the Hotel is skirted by a single-storey, glazed extension dating from the early 1920s [Plates 1, 9 & 10; Figs 14 & 15]. A mid-to-late twentieth-century single-storey, flat-roofed extension extends south-eastwards from the front of the original building, filling much of the garden space between the original front door and the Hotel's gate on Garrison Hill. A late twentieth-century double-storey range, the 'staff block', extends close to the Garrison Wall in the northwest portion of the Site. A more in-depth consideration of the phasing of the built fabric of the Hotel follows later in this section.

The western Site boundary is strongly defined by the mass-masonry Garrison Walls formed in large blocks of well-faced, well-coursed and relatively finely jointed granite with turf capping. This is part of the extensive sixteenth and seventeenth-century fortifications on the headland, The Hugh, to the west of Hugh Town. The stretch adjacent to the Hotel includes Well Battery, projecting beyond the line of the Wall at the northwest corner of the Site, and Jefferson Battery immediately north of the Garrison Gateway. The latter is flush with the Garrison Wall and partially obscured from view by the Hotel.

The Garrison Walls are designated as a scheduled monument and this section is also listed at Grade I, which includes the adjacent Garrison Gateway. The Hotel extensions to the west sit tight against the historic walling, but do not touch.

In the wider context of the Site, its elevated location to the northwest of Hugh Town generates visual relationships with historic assets in proximity to the Site. Owing to the flatter topography of the area known as the Bank and the intervening built form, views further into the historic core of Hugh Town are less available. For this reason historic assets located on Hugh Street and further along Garrison Lane will be considered as a group within the appraisal of the Hugh Town element of the Isles of Scilly Conservation Area.

Hugh Town sits on a narrow neck of low-lying land attaching the roughly oval-shaped headland of the Hugh containing Star Castle and its associated fortifications, namely the Garrison, to the rest of St Mary's. The Site occupies, in part, a prominent elevated position backing onto the Garrison Walls overlooking the Pier and Rat Island. Consequently, the Hotel, whilst not particularly architecturally or aesthetically distinguished, is an uncommonly large building that occupies a visually notable position above the lower roof scape of Hugh Town, but below the skyline of the Hugh (unless at close quarters), not least due to its relatively uncommon white-painted render providing a contrast with the raw granite brown/grey of most buildings and structures in this part of Hugh Town.

### Historic Development of Tregarthen's Hotel

Historic illustrations and mapping from the eighteenth and nineteenth centuries [Figs 2-4], whilst not entirely accurate in some respects of topography and buildings' positions, clearly show that the Site now occupied by the Hotel included some open land on the upper slopes through these periods, with buildings on the lower slopes and the flatter land next to the Pier.

Originally a private residential dwelling built in the Regency style by about 1800 [Kirkham, 2003] the entrance façade of the building originally faced southeast, looking towards Hugh Town and addressing Garrison Hill behind a well-stocked sub-tropical garden [Fig.16]. The house was converted to a hotel by its owner Captain Frank Tregarthen in 1849. Tregarthen was Master of the Scilly Mail Packet between 1842 and 1858. It is possible that the family home's origins could date to the late eighteenth century.

Historic photographs from the nineteenth century onwards [Figs 13-18] demonstrate that the original core of the property had a pitched roof, and that the bay windows to the entrance front were later additions, with that to the southeast being the first built followed by the one to the southwest. The gable end of the building's pitched roof is prominent in historic photographs taken c.1920 [Figs 13 & 15]. It is also apparent that

at this time the building was not rendered, being formed and faced in granite with an open loggia-style area or veranda to the basement-level floor facing the Pier.

The OS mapping of 1908 [Fig.6] illustrates that the early east-facing extension, with its distinctive chimney stack over the central arched window and the linked extension to the rear were contemporaneous.

In many of the historic photographs the distinctive roof scape, formed by the four large chimney stacks (now removed) on the elevated and hipped rear block, serves as a landmark feature.

Historic photographs including the Hotel show communications masts in the background [Figs 15 & 17]. These relate to the military usage of the fortifications of the Garrison. The Garrison was decommissioned in 1944, by which time the alterations undertaken at the Hotel had become a little care-worn. This would seem to suggest that subsequent renovations and extensions included: the alteration of the main block to fully extend the attic by dispensing with the pitched roof and raising a parapet; extra fenestration to the ground floor; to form an enclosed veranda on the east-facing terrace after 1920 and then to glaze the veranda by c.1930 [Fig.17].

By the 1960s there was clearly insufficient vehicular provision available for the guests of the hotel, which necessitated the creation of adjacent car parking and an area of landscaped garden [Fig.18]. In the building of the carpark and landscaping by the Pier, it appears that a further historic building originally found on the Site and evidenced in historic photography and mapping [Figs 5 & 15] was a casualty and is now lost.

### Tregarthen's Hotel Gardens

In the northwest portion of the Site, a relatively large open space survives. It is framed by the seawall, a small portion of the Garrison Wall, and Gibson and Hendra. Historic mapping indicates that this area has been marginally reduced in size by the expansion of the Hotel, the addition of the drive and the construction of the two garages/sheds against the Garrison Wall in the later twentieth century. Historic mapping [Figs 5-9] does not indicate the presence of a formally laid out garden design in this area and historic photographs suggest rather *ad hoc* planting that came and went through time. Figure 14 shows mature trees against the Garrison Wall, while figures 15 and 17 suggest a rather unkempt and overgrown character in the mid twentieth century. Photography from the later twentieth century shows extensive and mature vegetation entirely screening the Garrison Wall [Fig.18].

## 3.1 SITE ASSESSMENT



Figure 12: Illustration of Hugh Town and the Garrison from Buzza Hill, 1752 (Borlase 1756)



Figure 14: Photograph of Tregarthen's Hotel viewed from the Pier after 1920



Figure 16: Photograph of Tregarthen's Hotel entrance from the mid nineteenth century

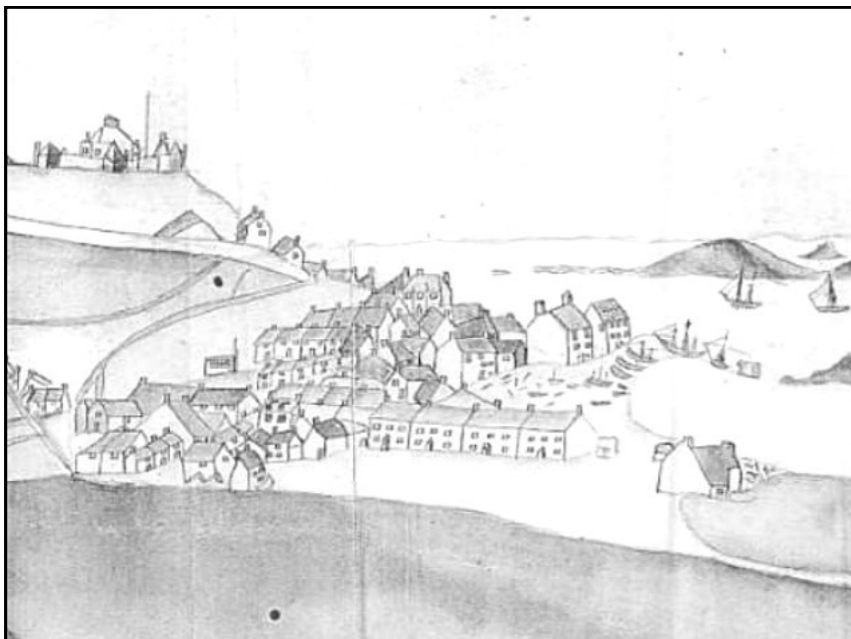


Figure 13: Illustration of Hugh Town and the Garrison in the early 1790s (Troutbeck 1796)

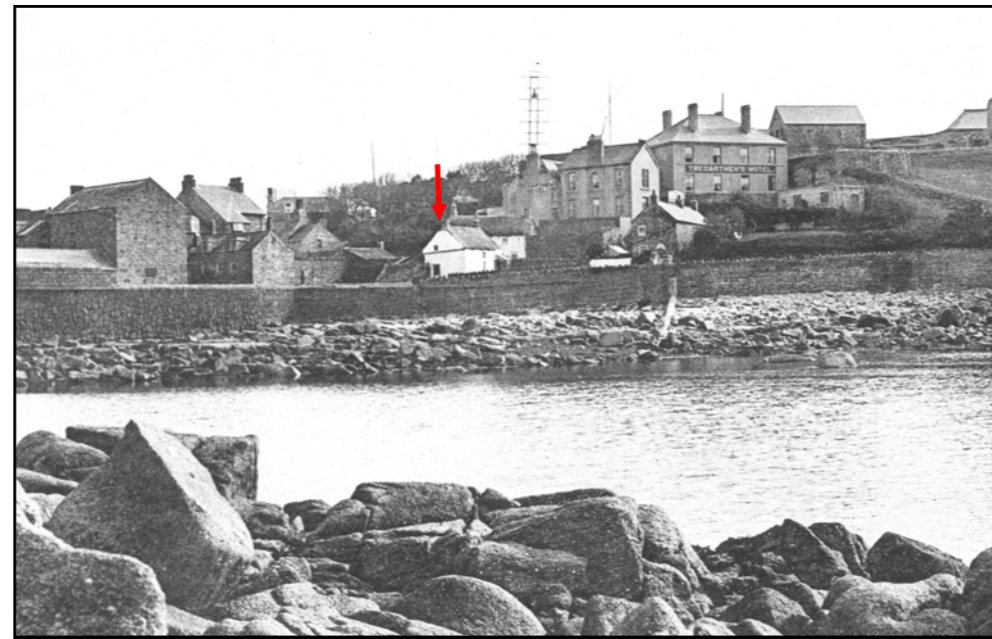


Figure 15: Photograph of Tregarthen's Hotel from Rat Island before 1920 - now demolished cottage

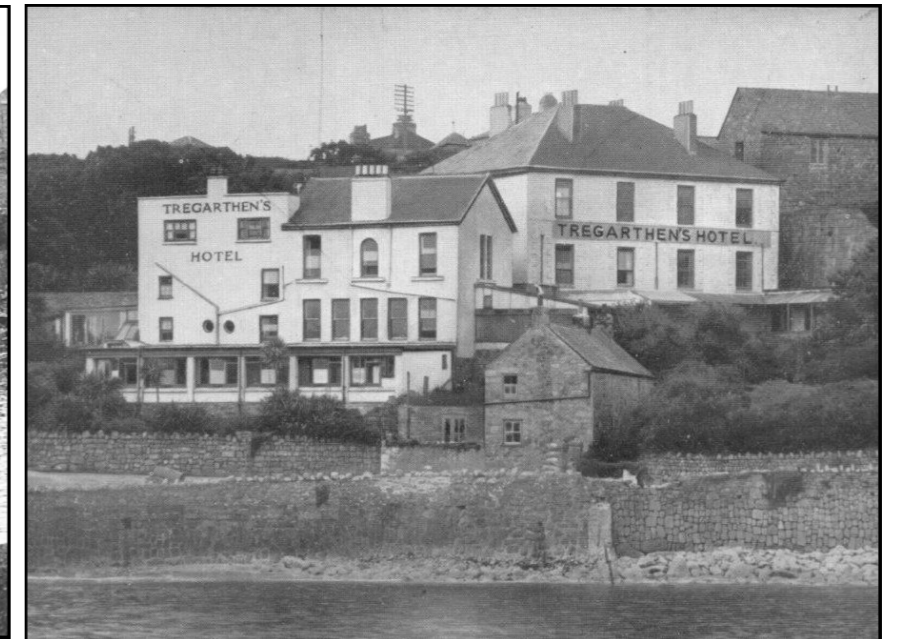


Figure 17: Photograph of Tregarthen's Hotel from Rat Island post 1944

### 3.4 ASSESSMENT OF HERITAGE ASSETS: LISTED BUILDINGS, SCHEDULED MONUMENTS AND CONSERVATION AREA

#### The Star Castle, St Mary's (Star Castle Hotel) and Bastions and Walls of Star Castle

##### Description

This Scheduled Monument (NHL 1015671) and Grade I listed building (NHL 1291756) and fortification (NHL 1141188), is located c.115 metres west of the Site at the northern high point of the Hugh headland. It provides a nationally important illustration of the evolution in military fortification design which took place during the sixteenth century. [Plate 2]

After the Spanish Armada of 1588, the construction of Star Castle evinced the evolution of the angled bastion and rampart fortification as the most effective form of defence. The intact nature of the fabric of the Castle and its surrounding bastions and related defensive wall structures make it one of less than ten such surviving fortifications nationally. Its attendant importance in the study of Elizabethan fortifications is further enhanced by its varied and evolving role as an integral part of the wider system of defences on the Garrison headland from the early seventeenth century until the twentieth century. [Bowden & Brodie, 2011]

The Grade I listed house within Star Castle dates from 1593, with late seventeenth-century alterations and was built by architect/engineer Robert Adams. The asset is constructed of rendered granite rubble with granite and

brick dressings and an M-shaped, hipped slate roof. The windows are of the sash variety and the door has its original moulded granite architrave with drip-moulded head. Two heated ground floor chambers with back-to-back stacks and stairs, as recorded in the plan of 1757, are all extant. The bastions of the Castle date from 1593 with later eighteenth-century additions. The eight-sided star-shaped plan is drawn from a common Renaissance type, and forms an important part of the fortifications centred around Star Castle, to which it provides an important element of its immediate setting.

##### Setting

The immediate setting of the assets is the enclosed fortified land of the Hugh on which they are sited, together with the associated structures and fortifications that comprise the historic functional group of the Garrison. Owing to its historic function and visual prominence, many of the Garrison's assets have a strong relationship with their wider setting, with long views available in many directions over Hugh Town and across to adjacent islands. The presence of contemporaneous fortifications on Treco create an historic functional link which is also an important element of the assets' wider setting.

The Site is to the immediate northeast of the Garrison, located adjacent to the Garrison Walls, and is visually experienced in the foreground with Star Castle and other elements of the Garrison in key views from Rat Island. Return views from Star Castle itself, despite its elevated position, allow views of sections of the Hotel

experienced principally as a roofscape viewed as a part of the mass of urban development of Hugh Town [Plate 10].

The Site is situated within a potential *glacis* or prepared field of fire of the Garrison. The glacis, consisting of earthen slopes possibly faced with stones were placed in front of curtain walls and bastions (towers) and enabled a degree of defence against cannon fire, by absorbing and deflecting the impact. They also provided a clear field of fire. On balance, it is considered that due to the white rendered walls, the elements of flat roofing and its close proximity to the Garrison Walls, the Hotel currently has a minor negative impact on the setting of Star Castle. [Bowden & Brodie, 2011]

It should be noted, however, that the primary military use of The Hugh through its period of military usage, was as a site for artillery aimed at shipping and other military craft. As such, the glacis in the context of an elevated position (eg Well Battery and Jefferson Battery) does not necessarily require cleared ground. The artillery fires over rather than through the Site. It remains questionable that the Site was ever designed to be fired through during the Garrison's military life. Up until the end of the nineteenth century, artillery would not have been capable of sufficient depression of the barrel to fire through the Site. As noted above and in the historic mapping, the presence of the Garrison actually attracted housing and the formation of Hugh Town. The historic mapping [Figs 4-7] shows the encroachment of



Figure 18: View of Tregarthen's from Rat Island 1965, Francis Frith



Plate 2: Star Castle, aerial view (courtesy of cornwall-living.co.uk)



Plate 3: View of Site from Star Castle (image from google earth)

## 3.4 ASSESSMENT OF HERITAGE ASSETS:

buildings through the eighteenth to the twentieth centuries while the Garrison remained an active military site. The need for a cleared field of fire at ground level was clearly not paramount to the effective operation of the base. All of the batteries on the Garrison retain inter-visibility with The Road, St Mary's Sound and open sea despite the presence of the built form of Hugh Town.

### **Significance**

Star Castle and its Bastion Walls are of extremely high significance. This significance derives from a number of values, key among them being the evidential value of the Site in assisting the understanding of Tudor military defences, and the historical and architectural value of the built fabric of the asset, which is both of high architectural and aesthetic quality in construction and detail, and of exceptional importance in the rare survival of its typology.

The asset gains further historical illustrative value through its demonstration of the evolution of military architecture and defensive developments through to the early twentieth century, and through its group status with contemporary military structures across the islands, but most particularly in this regard as part of the Garrison and, therefore, all the military structures on the Hugh. The Garrison represents the Castle's immediate setting.

The significance of Star Castle is also increased by its extended setting. Views are available of parts of Hugh Town, St Mary's and the off islands. Within these views a portion of the Hotel's built form comprises only a tiny part of vistas from the Castle, such that the Site currently presents a minor negative contribution to the setting of the asset (due to the Hotel's white rendered walls and elements of flat roofing, both uncharacteristic of Hugh Town's townscape). Whilst these views are an important visual amenity and functional element, in terms of a military field of fire it is not considered that it was ever the intention for artillery to fire into or through the Site. Furthermore, such views are only one contributory element to the assets' significance and, in consideration of the overall significance of the asset, the Site is currently considered to have a **negligible** negative impact on the significance of the asset.

### **Garrison Walls**

#### **Description**

Listed as a Grade I building (NHL 1291751) in 1992 and located, at its nearest point, abutting the Site boundary [Plate 1], the Garrison Walls were begun by Francis Godolphin soon after 1601, with the earlier section running from Well Battery in the north to Benham Battery in the south, separated the Hugh from the rest of St Mary's. The section was formed in large dressed granite blocks,

with an external dry ditch and potentially an external *glacis* (a prepared field of fire), which was possibly also faced in granite.

The later batteries and walls encircling the peninsula dated from 1716-46 were by Abraham Tovey, Master Gunner. The Garrison Walls are constructed of dressed granite facings with turf and granite coping. The batteries are mostly angular in plan and are located in large bastions, principally at Morning Point, Woolpack Point and south of Steval Point. To the east of the Gateway is a stone sentry-box with a segmental arched doorway and ball finial to its pyramidal roof. The Gateway itself has a moulded arch doorway with sunk spandrels and an eighteenth-century bellcote surmounting it.

### **Setting**

As the outer walls of the Garrison encircle the peninsula of The Hugh, their setting varies greatly depending on their orientation. Clearly the walls all have a dominant shared focus within their setting of the Star Castle and the Garrison, to which they have a strong visual and historical functional connection, with each owing its existence to the presence of the other. The area of the wall adjacent to the Gateway exhibits a particularly concentrated grouping of structures in its vicinity within the Garrison enclosure, the siting of which relates to their respective functions within the Garrison. In the vicinity of the gateway, the Site, by virtue of its extreme proximity forms part of the immediate setting of the asset, and is partially visible in key views toward the asset [Plates 1, 9 & 10].

The Site sits within the Garrison's immediate setting and this is contributory to the understanding the function of the historic defences as a whole and has specific bearing on this section of the walling. It is noted, however in the 2016 Archaeological Desk-based Assessment for Phase I of recent planning proposals for the Site, that no elements of a structural nature, whether formed in stone or other materials, were identified during intrusive archaeological investigations in the Hotel's northern garden in November 2015.

Additionally, whilst all parts of the wall are functionally important to the historic group, the focus of attention on the Gateway endows it elevated status within the hierarchy of the structure, and this is reflected through the level of detailing which has a decorative functional purpose rather than a military functional or structural benefit. Within the immediate setting of this element of the asset, the Site currently makes an adverse contribution by filling a portion of the former potential glacis and blocking many views to and from the Gateway and a portion of the Garrison Walls.

By virtue of distance, orientation and consequent lack of inter-visibility, the Hotel has no impact on other parts of the Garrison Wall. Other later twentieth-century buildings to the south also block views of further portions of the original stretch of the Garrison Walls.

### **Significance**

The Garrison Walls is an asset of very high significance, with this deriving principally from the historic and architectural special interest of their construction and historic function. As with other military structures and building on the Hugh, there is a strong group value. The setting of the asset contributes to its significance through the provision of context for the siting of the Garrison group, with the wider setting providing some views of the asset which help to explain its relationship to other assets within the group and, therefore, contributing some understanding of their collective historic functions.

The immediate setting of the original stretch of Garrison Walls has been degraded to some extent with its former openness and consequent visual prominence significantly reduced by predominantly nineteenth and twentieth -century development up to the Walls in Hugh Town, but also with a number of inappropriate later twentieth-century housing developments within the Hugh itself. The most prominent and wholly inappropriate examples of the latter include White Horses and Sanderlings to the south of the Powder Magazine, and Gunners' Well immediately adjacent to the Walls west of the Site.

The Walls loss of visual dominance has been noted elsewhere; Paul Ashbee [cited by Kirkham] condemned the impact of such development noting that '*In 1949 (...) the Garrison Curtain Wall stood stark and clear above Hugh Town (...). The tasteless synthetic stone-faced holiday-home development that now masks it is shameful*'.

The Site, through its close proximity to the asset and its siting within the likely position of the former glacis, is considered to make a negative contribution to this section of the asset through similar masking of the Walls as passionately related above. Long views of the Site from Buzza Tower, Telegraph Road and from Porthloo do not allow a clear understanding of the Garrison Wall. Closer views from within Hugh Town are almost absolutely limited by intervening built form, but a small number of views through the Site do offer some experience of the Garrison Walls.

The dominant view through the Site to the Walls is afforded from Rat Island at the end of the Pier with some further views afforded from the Pier itself [Plates 1, 9 & 10]. The main bulk of the Hotel towards Garrison Hill wholly blocks views of the Garrison Wall, with the later flat roof 'staff block' and the two blockwork ancillary buildings (sheds/garages) providing some screening of the Walls. The former blocks a generic, non-diagnostic section of the Wall, with the Jefferson Battery to the north of the Garrison Gateway extended above this, while the latter mask portions of the Well Battery at the north-

## 3.4 ASSESSMENT OF HERITAGE ASSETS:

western end of the garden. It is the two batteries in this section of the Garrison Walls that allow the Walls to be understood as a military installation, rather than merely a large boundary wall.

Whilst there are many sections of the Wall on which the Site has no impact. The Hotel masks parts of a c.60 m section of the original c.450 m section of the Garrison Walls. However, the importance of the Gateway to the asset and its associated group, means that the negative impact of the Site on the asset as a whole is considered to present a level of **minor harm** to its significance in this very much changed immediate setting.

### The Guard House and Garrison Cottage

#### Description

The Guard House (NHL 1218940) is a Grade II\* Listed house [Plate 4], located c.7 m west of the Site, which historically performed an important function within the operation of the Star Castle fort and the Garrison. The Guard House dates from the early seventeenth century, with later heightening, probably in the eighteenth century. It is constructed of coursed granite rubble, with a roughly dressed granite to the first floor and a gabled slate roof with a truncated left end stack. Fenestration dates from the nineteenth and twentieth centuries. It is shown as the Guard House in the 1715 plan.

Garrison Cottage (NHL 1141185) is a Grade II Listed house [Plate 5], dating from the eighteenth century and included for group value within the Star Castle and the Garrison grouping. Constructed of squared and coursed granite blocks, the asset has a slate roof. It is of two-storey height with a three-window first-floor range. Fenestration dates from the twentieth century.

#### Setting

The assets are located within the Garrison to the immediate west of the entrance gate. The Guard House and Gatehouse Cottage form the immediate setting for each other, as they are sited directly opposite on the north and south sides of the entrance route into the Garrison. Garrison Cottage sits to the north of the road, slightly further east and opposite the Powder Magazine aforementioned.

Each of the assets has its own private garden, forming an element of their immediate setting and appropriate to their modern-day function. Although sited at a greater distance, the architectural dominance of Star Castle Hotel exerts its presence over the group and its elevated position within the Site assists with the legibility of the hierarchy of buildings within the Garrison.

The Gateway and Walls also form an important part of the immediate setting of this group of assets through their visual and historic functional



Plate 4: The Guard House, looking southeast (source: Images of England)



Plate 5: Garrison Cottage, looking southeast (source: Images of England)

relationships. The proximity of the Site to this group means that it is experienced as part of the immediate setting of The Guard House and Gatehouse Cottage, and part of the wider setting of Garrison Cottage. The Site in its current state is considered to make a minor negative contribution to the settings of these assets, through the visual intrusion of its scale and massing, although the natural slope of the landform assists in reducing this impact, as does the mature three planting to the rear (south) of the Site.

#### Significance

The Guard House and Garrison Cottage are heritage assets of high significance. Their significance is principally derived from the historic and architectural special interest of their building fabric, individually in terms of the aesthetic and architectural value of their methods of construction and detailing, and as a group, through which they gain additional historic illustrative value by describing the evolution of the fort's development.

Their settings contribute to their significance through provision of context, latterly in terms of their garden plots in respect of their current residential usage, but formerly and more importantly, in terms of their historic function within the operation of the Garrison. With regard to setting, the presence of Star Castle and the Garrison, its bastions and the outer walls of the fortress are key contributors, but the wider settlement of Hugh Town and its geographic location adjacent to the fort also furnishes a degree of historic illustrative value to the group. The Site contributes negatively to the setting of the assets, but in terms of their overall significance, is considered to have a **negligible** level of impact.

### Newman House

#### Description

This Grade II\* Listed building (NHL 1328846) was formerly the Garrison Stores and later a house [Plate 7]. Located c.190 metres northwest of the Site, the asset was originally constructed in c.1716-1718, with the porch and internal alterations by Richardson and Gill dating from 1927. The whole asset was restored in 1971.

Built of roughly coursed granite rubble with dressed granite details; stone-coped gabled slate roof and rendered end stacks, the asset has a double-depth plan raised over two storeys and attics. Fenestration is dispersed in a symmetrical five-window range, comprising segmental arches with dressed *voussoirs* and keystones over horned eight/eight-pane sashes. The porch with cambered roof has a similar sash to the front and a granite lintel over a four-panelled door to the left return. Dressed quoins rise from a plinth to a coved

### 3.4 ASSESSMENT OF HERITAGE ASSETS: LISTED BUILDINGS, SCHEDULED MONUMENTS AND CONSERVATION AREA

cornice, and at mid-roof level are hipped dormers with slate-hung cheeks and segmental-arched horned six/six-pane sashes.

The courtyard to the rear is enclosed by a mid nineteenth-century extension to the south, a 1960s rear (east) range and a mid nineteenth-century north range with a brick segmental arch over the entry. This is connected to bays in the same style as the early eighteenth-century range with a keyed segmental arch over horned eight/eight-pane sash windows above a double entry with a twentieth-century panelled screen and twentieth-century porch.

#### Setting

The asset is sited to the northern-most point of The Hugh peninsula and orientated with a sea-facing view to the entrance façade of the principal building. Its immediate setting is therefore defined by this view, including the Garrison Walls which sit to the northeast and by the enclosed courtyard to the south. A lawn is situated to the west of the asset, with a further garden plot lying also to the west. To the south and southeast the landform rises towards Star Castle. There is a relatively heavily wooded area to the south-east between the asset and neighbouring listed buildings.

The Site is experienced as a very small part of this wider setting and is largely viewed as an element of roof scape within Hugh Town. Owing to its distance from the asset, the asset's orientation and the presence of buildings of

substantially greater significance and visual dominance within the compound of the fortress, it is considered that the Site currently makes a neutral contribution to the setting of the asset.

#### Significance

An important and mostly complete example of its type, Newman House forms part of the Garrison group and is one of the most architecturally elaborate buildings on the islands. It derives its high level of significance principally from its historic and architectural value, which resides in the construction and detailing of its built fabric, and also its level of survival.

The immediate and wider setting of the asset is important in understanding the significance of the asset in terms of its historic function, as the asset derives considerable illustrative value from its group status within the Star Castle fort complex. The wider setting of the asset, including its relationship (as part of the group) to Hugh Town, helps evidence the historic development of the town in response to the presence of the Garrison. The Site contributes to this wider setting, but as experienced from the asset, has only a neutral contribution to this element of the asset, and consequently a **neutral** contribution to the significance of the asset.

#### Master Gunner's House

##### Description

Dating from the mid-eighteenth century, this Grade II listed house (NHL 1291742), located c.35 m west of the Site, is constructed of rendered granite with a gabled slate roof and rendered end stacks [Plate 6]. Raised from a two-unit central-entry plan, with a rear outshut and additional range to the rear, the asset sits centrally to its rectangular plot. It is oriented with its principal façade facing north, with views toward Rat Island.

##### Setting

The immediate setting of the asset is considered to be the garden plot within which it is located, but extends to include neighbouring buildings within the Garrison Walls, which form part of the Star Castle and the Garrison grouping.

Whilst screened to the west by tree-planting, the sloping topography of the area means that the asset is experienced in relation to wider views to the south-east, in which it is experienced alongside the roof scape of development within Hugh Town, including the Site. The massing and scale of Tregarthen's Hotel means it is prominent in the landscape views towards the asset, but less so in return views from the asset, owing to the slope of the topography. The Site is currently considered to have a **minor negative** contribution to the wider setting of the asset.



Plate 6: Master Gunner's House, looking northeast (source: Images of England)



Plate 7: Newman House, looking north (source: Images of England)



Plate 8: Pier House, viewed from the Pier (asset highlighted by arrow)

## 3.4 ASSESSMENT OF HERITAGE ASSETS:

### Pier House

#### Description

This Grade II listed (NHL 1141219) seventeenth-century house, located c.30 metres east of the Site, is constructed in randomly coursed granite rubble, with a gabled slate roof and granite end stacks [Plate 8]. Originally of one storey height, the asset was heightened to two storeys plus an attic in the early nineteenth century, with sash fenestration dating from the later nineteenth century.

#### Setting

Occupying a corner site with its principal frontage facing northeast, the asset looks out over Hugh Street towards the rear elevation of the Mermaid Inn and beyond this toward the old pier. In return views from the Quay and Rat Island, the asset is viewed as partially occluded by The Mermaid [Plate 8] and its rear garden plot is entirely screened from view.

The Site falls within the wider setting of the asset, although the asset's orientation and the presence of surrounding built form allow for inter-visibility only from the extended area of the asset. The asset's quayside location is the principal element of its setting, with views along the historic pier available (although partially restricted by the Mermaid Inn). It is considered that the Site currently has a minor negative contribution to the wider setting of the asset.

#### Significance

Pier House is an asset of high significance, with this significance principally deriving from the historic and architectural special interest of its building fabric. Its setting contributes its significance by providing historic context and a degree of aesthetic value, although this latter has been somewhat eroded, principally by the presence of the Mermaid Inn. The Site likewise contributes negatively to the wider setting of the asset, but as this element of the asset's significance is secondary to its principal values, which are not affected by the Site, it is considered that the Site has a **negligible** impact on the significance of the asset overall.

### The Pier

#### Description

Located c.40 m northeast of the Site, this Grade II listed pier (NHL 1141209) was begun soon after 1601 by Francis Godolphin as part of the works to create the new harbour of St Mary's Port, associated with the fortification works including Star Castle and the Garrison Wall. The Pier was rebuilt in the middle of the eighteenth century, extended to Rat Island in the early nineteenth

century and further north again in the late nineteenth century. The earlier part of the Pier is constructed of granite rubble, in vertically-coursed dry stonewall technique, with the later arms having shaped granite blockwork.

#### Setting

Extending northwards from Hugh Town into St Mary's Pool, the visual prominence of the asset creates a very broad setting. Long views within which it is legible are available from numerous points from along the coast line as far as Carn Morval Point. Views obtained from Porthloo [Plate 19] show the asset in the context of Hugh Town and Rat Island. Within this view the Site is visually prominent, due to both its scale and choice of render. Owing to the broad frontage of the Tregarthen's Hotel, which is of a scale inappropriate to the urban grain of the neighbouring historic fabric, the Site is considered to make a minor negative contribution to the wider setting of the asset.

#### Significance

The Pier is an asset of high significance, with this deriving primarily from the historic illustrative value of the building fabric. The asset also derives further significance from the historic functional relationship it has to the fortification of the Hugh, and the development of Hugh Town as a settlement. Its present day function as ferry terminus and point of departure to other islands endows it with present day communal value, as a viewpoint from which the historic townscape of Hugh Town and the Star Castle fort are experienced.

The asset further gains in historical associative value from its original architect, and by its being part of the wider fortifications and development of the Star Castle. It also gains associative value in the way it illustrates the development of the tourist trade in the islands.

The setting of the asset contributes to the significance of the asset through assisting in the understanding of the historic relationship of The Pier to built fabric on the Hugh. Within this wider setting, the Site makes a minor negative contribution, but in terms of the overall significance of the asset, its impact is considered to be **negligible**.

### Hugh Town (Isles of Scilly Conservation Area)

#### Description

With the whole of the Isles of Scilly having conservation area status, this report addresses the contribution of the Site to the character and appearance of Hugh Town's townscape. The Town's individual designated heritage assets (those listed buildings not hitherto referred to) will be considered collectively in this context.

The historic centre of Hugh Town focuses on the joining of Church Street and Lower Strand, which converge from the east to become Hugh Street, with Garrison Hill branching off to the southwest to ascend to The Hugh, the Garrison and its associated designated buildings. Hugh Town is a settlement of dense, fine-grained urban area of

generally low rise development, being one-and-a-half to two-and-a-half storeys in height. [Figs 1,9 & 10]

Owing to the orientation and location of the Site, the topography of the landscape, the strong sense of enclosure created by built form and the sinuous curve of the main thoroughfare, the Site is not generally experienced in relation to the majority of the settlement or from within the Town. The primary exception is within long views from Rat Island, parts of the Pier and, to a much lesser extent, Porthloo, where the distance renders most building forms indistinct. The Site's proximity to the settlement's historic core along Hugh Street and the Bank means that it falls within this section of the Conservation Area and also within the setting of Garrison Lane, Garrison Hill, Jerusalem Terrace and the north-eastern portion of the Garrison.

Within the historic core buildings are predominantly two-storey and small in scale. They are generally set back-of-pavement, with the continuous granite facades and fine urban grain creating a strong sense of enclosure to individual street scenes. This enclosure and fine grain of the historic core of Hugh Town is relieved by periodic openings off the main thoroughfare into alleys and lanes, and sudden glimpses of the sea. The occasional whitewash render of historic properties provides a similar visual relief from the brown/grey palette of the historic granite.

Much of the Site does not maintain this sense of enclosure; its raised location affords it strong open views of the sea and there is a sense of openness onto Garrison Hill and with its northern garden adjacent to the Garrison Walls and the sea wall behind the Pier. However, Port Light/Starboard Light, and Gibson/Hendra wholly maintain the positive character and appearance of this portion of the Conservation Area.

The broadly superior quality of building fabric within the settlement core attests to the generally high quality built character at the core of the settlement, which is unified by the use of local building materials, a harmonious colour palette, and reserved use of classically inspired decorative ornamentation to door cases and windows. Beyond the core of Hugh Town close to the Bank some of the quality of the townscape is eroded by later twentieth-century piecemeal and low-quality extensions, particularly seen in the slope up to the Garrison. The Hotel is the one notable, visually prominent and large example of a building with such extensions that has eroded the character and appearance of the quality of the settlement's townscape in the north-western portion of Hugh Town.

The many rubble boundary walls or 'Cornish hedges', echoing those of the Garrison (albeit on a smaller scale and in a more rustic style and less well-

### 3.4 ASSESSMENT OF HERITAGE ASSETS: LISTED BUILDINGS, SCHEDULED MONUMENTS AND CONSERVATION AREA

jointed form) are noted as a key feature of the area. These, in conjunction with the narrow lanes, create a strong sense of enclosure, relieved by glimpses into private gardens, along lanes, and the opening up of seaward views over the western end of the settlement. The Site includes examples of such a treatment in its boundary to the Bank adjacent to Port Light/Starboard Light and in the north-western garden.

The principal character feature of the area defined by Garrison Lane, Garrison Hill and Jerusalem Terrace is the enclosed lanes which thread through the area, creating vistas along their lengths, but obscuring lateral views in many areas. The historic fabric in this area is generally of two-storey height and modest proportions. The original historic fabric of Tregarthen's Hotel, as a house, would have been a typical example of this, although possibly grander than most. The Cornwall and Scilly Urban Survey [Kirkham, 2003] notes the Hotel as being visually prominent within the area, but does not consider it to be of historical or architectural interest owing to the high level of alteration and cumulative extension. It is neither recorded with the Cornwall and Scilly HER, nor is it noted in any other document or publication giving regard to Hugh Town's heritage or townscape quality. The Hotel is not a heritage asset.

There are nearly 40 listed buildings within the core of Hugh Town not already considered individually within this report. Whilst the Site forms a small part of the wider setting of Hugh Town, the orientation of the above buildings

within the settlement and their distance from the Site, means that there is no direct inter-visibility, and the Site might only be experienced in relation to these assets insofar as they form part of the collective built fabric of the townscape of Hugh Town, alongside which the Site is experienced in long views.

#### **Setting**

The setting of Hugh Town's townscape (as a small element of the Conservation Area) is huge and, in regard to the Site, much of it is not of issue. The setting of Hugh Town is quite broad owing to the concave nature of the bay which creates the harbour and the long views across St Mary's Pool. Within these the Site is often visually prominent owing to the scale, sprawling extensions, and the white render which visually highlights the Hotel's uncharacteristically broad sea-facing façade [Plates 1, 9 & 10].

Given the extent of the area under consideration, however, and the broad context in which the Hotel is seen in long views from adjacent sites, the contribution of the Site to this aspect of the character and appearance of Hugh Town, whilst negative, is of a very low order. The glimpsed and clear views available of the Site from the two affected character areas identified, whilst negative, do not compromise the key elements of character by which each area is identified. On balance, therefore, it is considered that the Site currently makes an aggregate minor negative contribution to the character and appearance of Hugh Town.

Specific elements and built forms of the Site that cause harm to the Conservation Area's character and appearance can be readily identified. These include the flat

roofed sections of the Site and the extended, sprawling mass of the whole Hotel, which is visually exacerbated by the white render finish. The flat roof negative elements include the northern extension to the dining room, the 'staff block' extending further north, the enclosed veranda fronting the Hotel's eastern elevation and the large, extended single-storey reception area and lounge projecting towards the Garrison Hill access.

#### **Significance**

Hugh Town's contribution to the significance of the Isles of Scilly Conservation Area resides heavily, although not exclusively, with the historic and architectural special interest of its many designated assets. The high levels of aesthetic value that the settlement derives from the juxtaposition of these individual assets, is augmented by the scenic opportunities presented by the topography of this area of the island. The poor-quality later twentieth-century buildings and extensions have eroded the character and appearance of Hugh Town's townscape in terms of breaking with traditional forms and materials, but not in terms of scale.

The Site is currently considered to make a minor negative contribution to Hugh Town's character and appearance, but has a **negligible** impact in terms of its overall significance on the whole Conservation Area as a single heritage asset.



Plate 9: View of Tregarthen's Hotel from Rat Island

## 4.0 PROPOSALS AND ASSESSMENT OF IMPACT

### 4.1 PROPOSALS

The proposed development can be broken down into areas of the Hotel:

- The Garden Cottages;
- C18th and C19th core of the Hotel facing northeast; and
- Rear of the Hotel (early C20th) adjacent to Garrison Hill.

The proposed development is described as:

*Erection of pair of semi detached C3 use class dwelling units for restricted holiday letting. Landscaping works to include re-profiling of former garden to form outdoor amenity areas for holiday lettings. Alterations to external facade of hotel lounge and hotel bedrooms including replacement windows/ doors, formation of new window, removal of existing chimney. Formation of pedestrian opening in wall to Garrison Hill. Formation of external seating/ amenity areas and new balustrades to hotel rooms and hotel lounge. Replacement flagpole. Downlights on existing lettering on hotel. Downlights and new external lettering on rear of main hotel block. Additional external lighting to wall on Garrison Hill (hotel side).*



Plate 10: Hugh Town viewed from Town Beach looking northwest towards Star Castle and Tregarthen's Hotel

## 4.2 ASSESSMENT OF IMPACT

### The Garden Cottages

The Garden Cottages part of the proposal will introduce an, in plan, ‘L-shaped’ pair of cottages parallel to Gibson and Hendra. They will have a similar character, scale and appearance of former fishermen’s cottages such as Gibson/Hendra and Port Light/Starboard Light. The Cottages will have pitched roofs and a ridge height similar to Gibson/Hendra.

The Garden Cottages will only potentially have an impact on the experience of the Garrison Walls, Star Castle, the Guard House, Garrison Cottage, the Master Gunner’s House and Newman House from views on the Pier and from Rat Island, and on the character and appearance of the Isles of Scilly Conservation Area [Plates 1 & 9]. Of these, Star Castle, the Guard House, Garrison Cottage, the Master Gunner’s House and Newman House will only face impacts on the experience of their significance in sequential rather than in direct views.

### Star Castle

Star Castle is a Scheduled Monument and a Grade I listed building (located c. 115 metres west of the Site at the northern high point of the Hugh headland [Plate 10]. It is of very high significance and demonstrates the evolution in military fortification design which took place during the sixteenth century.

Its significance is primarily related to the architectural and historic special interest of its fabric, the evidential value regarding defence developments, the strong group value it holds with other military structures in the Garrison and its immediate setting, the Garrison. The wider setting covers large areas of the Islands to the west, north and east, and much of the roof scape of Hugh Town. There is a limited degree of inter-visibility between Star Castle and the Site, although this is restricted to the roof of the 1920s’ hipped extension against the Garrison Walls, the second-phase, pitched-roofed element of the original house and a portion of the flat-roofed ‘staff block’. [Plates 1 & 10]

The north-western garden only appears in a small part of the views (in the middle foreground) of Star Castle from the Pier and Rat Island. There are notable sequential views from Rat Island and the Pier, with the roofline of Star Castle seen on the skyline above and to the right of middle-distance views of Tregarthen’s Hotel. Longer views, such as those across the bay from Porthloo, allow indistinct experiences of the Site and the Castle but closer views, such as those from Buzza Tower and from the former school, allow for some visual interpretation of the relationship, differing historic functions and built morphologies between the Site and the Castle.

The proposed development of the Garden Cottages will offer some change to

the wider setting of Star Castle, which will be perceptible in sequential views from Rat Island and the Pier. The development will introduce pitched roofed and gabled cottages within the north-western garden that will reintroduce a characteristic and historic townscape morphology and scale that will, to a small extent, visually reduce the dominance of Tregarthen’s Hotel in this asset’s setting.

The proposed development of the Garden Cottages will represent a small change to a tiny portion of this asset’s huge extended setting and will result in **no impact** to Star Castle’s significance.

### *The Guardhouse, Newman House, Master Gunner’s House and Garrison Cottage*

The Grade II\* Guardhouse and the three Grade II listed buildings are positioned across the north and north-eastern slopes of the Garrison. They are of high significance which is primarily related to the architectural and historic special interest of their fabric, the strong group value they hold with other former military structures in the Garrison and their immediate setting of the north-eastern portion of the Garrison.

Their wider setting is largely restricted to the Garrison. Elements of the Site are also within their wider settings by virtue of those taller elements close to the Garrison Walls and these hold some limited but direct inter-visibility with the assets, but when visually available, these are most often in sequential views. The sequential views are most particularly available from Rat Island and the Pier [Plates 1, 9 & 10]. The proposed development of the Garden Cottages will offer some change to the wider setting of these assets, which will be mainly perceptible in sequential views from Rat Island and the Pier, with Tregarthen’s Hotel in the middle distance.

The proposed development of the Garden Cottages will introduce pitched roofed and gabled cottages within the north-western garden that will reintroduce a characteristic and historic townscape morphology and scale that will, to a small extent, visually reduce the dominance of Tregarthen’s Hotel in this assets’ setting.

The proposed development of the Garden Cottages will represent a small change to a tiny portion of these assets’ large extended setting and will result in **no impact** to the Guard House, Garrison Cottage, the Master Gunner’s House and Newman House’s significance.

### *Garrison Walls*

The Garrison Walls are designated as both a Scheduled Monument and as a Grade I listed structure. A c.60 m section of the early seventeenth-century Garrison Walls, running from Well Battery in the north, through Jefferson Battery and to the Gateway in the south, forms the western boundary of the Site. It is of very high significance. Fourteen metres of this section are wholly screened by the Hotel’s 1920s’ hipped-

roof extension in all but the most acute angled views of the Walls (e.g. from the top of Garrison Hill). There is a degree of further screening from the flat-roofed, mid twentieth-century ‘staff block’ in the primary views from the pier and Rat Island.

The Garrison Walls’ significance is primarily related to the architectural and historic special interest of its fabric, the military evidential value, the strong group value it holds with other military structures in the Garrison and part of its immediate setting, also the Garrison. The immediate setting on the Hugh Town side has had its early openness and, consequently, the previous visual dominance and openness of the Walls profoundly changed by the nineteenth and twentieth-century development on the slope up to the Walls. Tregarthen’s Hotel is a prime example of such an effect on the Walls, with the 1920s’ block, the staff block and the two ancillary buildings (shed and garage) causing significant screening of the Walls’ external elevation, although the original eighteenth-century residence caused a degree of enclosure to the Walls too. Additionally, the whole sprawling and visually dominant extent of the Hotel with extensive and inappropriate flat roofs acts (in terms of the townscape character and appearance of Hugh Town) as a negative townscape element in the Hugh Town setting of the asset.

The section of the Walls adjacent to the Site has a setting which covers large areas of the Islands to the north and east, specifically Rat Island, the Pier and the northern tip of Hugh Town adjacent to the Pier [Plates 1 & 10]. There is a strong degree of inter-visibility between the immediate section of the Walls with the north-western garden. Views of this section is largely restricted to those from the Site’s north-western garden, the car park to the east of the Site, the Pier and most particularly from Rat Island, the key view [Plates 1 & 10]. Longer views, such as those across the bay from Porthloo and from off islands, allow at best indistinct experiences of the Walls and the asset’s significance is not legible.

The proposed development of the Garden Cottages will offer some changes to the immediate setting of this section of the Garrison Walls. These will cause both positive and negative impacts to the significance of a limited section of the whole of the Garrison Walls. These changes will be perceptible in sequential views from Rat Island and the Pier. The development will introduce pitched roofed and gabled cottages within the north-western garden that will reintroduce a characteristic and historic townscape morphology and scale that will, to a small extent, visually reduce the dominance of Tregarthen’s Hotel in this assets’ setting. The proposal will not significantly change the current level of enclosure and screening caused by nineteenth and twentieth-century development in Hugh Town up to the

## 4.2 ASSESSMENT OF IMPACT

---

Garrison Walls.

The proposed development of the Garden Cottages, while introducing further built development close to the asset, will represent a small change to a tiny portion of this asset's huge extended setting and will not affect direct views of this part of the asset, that is those from Rat Island and the Pier. Only localised experience of the asset will be affected from within the Site (namely from the drive within the north-western garden and from the north end of the car park).

It is clear that the Garrison Walls are of very high national significance and despite the small degree of negative impact, specifically from the highly localised screening to some experiences of the asset's significance, the aggregate impact of the proposed Garden Cottages development provides a **negligible** level of harm within the spectrum of less than substantial harm to the experience of the significance of the Garrison Walls.

### ***Hugh Town Townscape (Isles of Scilly Conservation Area)***

Hugh Town's contribution to the significance of the Isles of Scilly Conservation Area resides heavily with the historic and architectural special interest of its many designated assets, including listed buildings and scheduled monuments, allied to the fine-grained and low-scale morphology of the positive aspects of the settlement's townscape. The high levels of aesthetic value that the settlement derives from the juxtaposition of these individual assets within this fine-grained townscape, is augmented by the scenic opportunities presented by the topography of this area of the island. The poor-quality later twentieth-century buildings and extensions have eroded the character and appearance of Hugh Town's townscape in terms of breaking with traditional forms and materials, but largely not in terms of scale. Most elements of Tregarthen's Hotel can be included within this criticism (notably excepting the Hendra/Gibson and Port Light/Starboard Light cottages).

The Site is currently considered to make a minor negative contribution to Hugh Town's character and appearance but, as a very small part of the whole Conservation Area, has a **negligible negative** contribution in terms of the overall significance of the Area. The Site is currently a dominating and negative element in the northern part of Hugh Town's townscape. Specific elements and built forms of the Site that cause harm to the Conservation Area's character and appearance can be readily identified. These include the flat roofed sections and the extended, sprawling mass of the whole Hotel, which is visually exacerbated by the white render finish. The flat roof negative elements include the northern extension to the dining room, the 'staff block' extending further north, the enclosed veranda fronting the Hotel's eastern

elevation and the large, single-storey reception area and lounge projecting towards the Garrison Hill access. The Gibson/Hendra and Port Light/Starboard Light cottages represent positive contributors to the character and appearance of the Conservation Area.

The proposed Garden Cottages development will offer some change to the character and appearance of this small part of the Conservation Area. The development will introduce pitched roofed and gabled cottages within the north-western garden that will reintroduce a characteristic and historic townscape morphology and scale that will, to a small extent, also visually reduce the dominance of Tregarthen's Hotel within the townscape.

The proposed development of the Garden Cottages will represent a small change to a portion of this asset's character and appearance and will result in a **minor enhancement** to the significance of the Isles of Scilly Conservation Area. This will be a notable positive enhancement to the townscape of the northern part of Hugh Town at an important point of focus of the settlement, both functionally and historically, between the Pier and those elements of the Garrison that remain externally perceptible elements.

As an aggregate, the Garden Cottages proposal will provide a collective **negligible/minor enhancement** to the significance of the Garrison Walls and to the Isles of Scilly Conservation Area. No other built heritage assets will be affected by these proposals.

### **Other Development Proposals**

Most of the other development proposals subject to planning are internal to the eighteenth/nineteenth century core of the Hotel and to the 1920s' extension. These will involve the re-ordering of some rooms. The aspects that will have a degree of impact on the Hotel's external appearance will include the removal of a rear chimney stack and some modifications to fenestration. In terms of the latter, the most notable is the reformation to the ground-floor windows to French windows on the south elevation of the 1920s' extension and associated access to Garrison Hill. This will require the opening of a new access point onto Garrison Hill.

Most of these proposals will have no impacts on the historic built environment, however the opening of the wall onto Garrison Hill will cause change to built form within the setting of listed buildings and with the Conservation Area. It is concluded that the wall is not a heritage asset and that it will not change the current experience of relevant heritage assets' experience. These proposals will cause **no impacts**, positive or negative, to the historic built environment.

## 5.0 CONCLUSIONS

---

This heritage statement includes an appraisal of the significance of heritage assets potentially affected by the proposed developments, including the contribution of setting to that significance, and an assessment of the scheme's likely impacts on built heritage assets' significance. This statement covers built heritage considerations. Archaeological considerations are covered off by the CgMs archaeological desk-based assessment of 2016, the conclusions and recommendations in which apply to the proposals set out here.

The Site is situated within the settlement of Hugh Town, which is entirely contained within the Isles of Scilly Conservation Area. Several scheduled monuments and numerous listed buildings, including the Grade I listed Star Castle Hotel, associated Grade I, II\* and II listed buildings within the Garrison Walls on The Hugh, fall within a 250 metre radius of the Site. Additionally, there are a number of other listed buildings around the Site within Hugh Town itself.

Due to the topography of the surrounding landform, the presence of dense, intervening built form and the presence of some mature tree planting, most of the assets within this radius will not be affected by the Site's development and are therefore not considered further in this statement. Nearly forty designated built assets within the historic core of Hugh Town are unlikely to be affected by development in the Site and, where relevant, are collectively considered within the assessment of Hugh Town as part of the Isles of Scilly Conservation Area.

As an aggregate, the Garden Cottages proposal will provide a collective **negligible/minor enhancement** to the significance of the Garrison Walls and to the Isles of Scilly Conservation Area. No other built heritage assets will be affected by these proposals.

The decision maker has a statutory duty to give consideration to keeping the identified heritage assets from harm under the auspices of s.66 (in regard to listed buildings) and s.72 (in regard to conservation areas) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Following the statutory test, the decision maker will need to weigh any harm that the scheme causes to heritage assets' significance (namely a negligible degree of harm within the spectrum of less than substantial harm to the significance of a small portion of the Grade I listed and scheduled Garrison Walls) with the scheme's public benefits, as required by paragraph 134 of the NPPF.

As set out in the Supporting Planning Statement, it is shown that the public benefits of the scheme outweigh the negligible harm the proposal will cause to the significance of a small part of one heritage asset. In terms of the

scheme's positive impacts on the townscape of Hugh Town and, therefore, the character and appearance of the Conservation Area, it can be further concluded that the proposed development meets and facilitates the planning authority's statutory duty under s.72 of the 1990 Act such that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance*' of the Conservation Area. The scheme delivers a degree of enhancement to the character and appearance of the Isles of Scilly Conservation Area.

# 5.0 BIBLIOGRAPHY

Bowden, Mark & Brodie, Allan (2011) *Defending Scilly*, English Heritage.

Kirkham, Graeme (2003) *Cornwall and Scilly Urban Survey: Hugh Town*, Cornwall County Council

Johns, Charles & Fletcher, Martin (2010) *The Garrison, St Mary’s, Isles of Scilly: Conservation Plan*, Cornwall Council and English Heritage

Adams, Francis & Pam (1984) *Star Castle and The Garrison*, Belvedere Press

Gibson, Alexander (1932) *The Isles of Scilly Etc*, London

Gill, Crispin (1975) *The Isles of Scilly*, David & Charles

Ratcliffe, Jeanette & Johns, Charles (1992 rev. 2003) *Scilly’s Archaeological Heritage*, Cornwall Council

Over, Luke (1974) *Visitor’s Guide to Archaeology in Scilly*, A. H. Read & Son

Over, Luke (1993) *The Isles of Scilly*, Phillimore & Co Ltd

Tonkin, J. C. (1904 fourth Rev) *Lyonesse, A Handbook For The Isles of Scilly*, Cornwall Council and Homeland Association for the encouragement of Touring in Great Britain

Bowley, R. L (2001) *Scilly At War*, Bowley Publications Ltd

Brodie, Allan (2011) *The Garrison, St Mary’s, Isles of Scilly: The Defences of the Garrison 1500-1945—A Survey Report*, English Heritage

Bowden, Mark & Brodie, Allan (2011) *Defending Scilly*, English Heritage

Buchanan, Colin (2006) *Isles of Scilly Design Guide*, Council of the Isles of Scilly

Johns, Charles (2012) *Isles of Scilly Historic Environment Research Framework*, English Heritage

Berry, Eric (2011) *Isles of Scilly Research Framework—SHERF Resource Assessment: Tradition post-medieval buildings*, Council of the Isles of Scilly

Council of the Isles of Scilly (2004) *A Heritage and Cultural Strategy for the Isles of Scilly*

## Photographs

All photographs taken by Author, with the exception of the following:

Figures 12-8 —courtesy of Isles of Scilly Council

Plate 2—courtesy of cornwall-living

Plate 3—courtesy of Google Earth

Plates 4-7—courtesy of Images of England

## Web sites

<http://cornwall-living.co.uk/wp-content/uploads/2012/06/star-castle-hotel.jpg> - accessed 23rd February 2016

<http://www.imagesofengland.org.uk/default.aspx>—accessed 23rd February 2016

<http://freepages.family.rootsweb.ancestry.com/~treevecwll/iosp.htm> accessed 23rd February 2016

# APPENDIX A: LISTED BUILDING CITATIONS

## Star Castle Hotel

NHL 1291756

Grade I

Listed 12 Feb 1975—latest amendment 14 Dec 1992

House within Star Castle Fort. 1593 with late C17 alterations. Architect/Engineer Robert Adams. Rendered granite rubble with granite and brick dressings; slurried M-shaped hipped slate roof with lateral,central valley and ridge stacks. Star-shaped eight-sided plan reflecting that of surrounding bastions (q.v.). 2 storeys with attics; 3 bays to each facade with central two-sided salient projections. Each front has two ground-floor 8/8-pane sashes, two 2/2-pane sashes and salient projections; two first-floor 2/2-pane and 8/8-pane sashes. Original granite moulded door architrave with drip-moulded head. Flat-roofed dormers with late C19 horned 2/2-pane sashes. Interior: built with two accommodation floors above basement for storage. Plan recorded in 1757 by Abraham Tovey, Master Gunner, had 2 heated ground-floor chambers with back-to-back stacks and stairs all extant. Includes some 2 -panelled doors. Late C17 wooden dog-leg staircase through both upper floors, with rectangular moulded handrail and continuous newel to first floor only. Ground-floor main chamber has late C17 moulded granite fireplace with polished wooden half columns. First-floor room above has white marble baseless Greek Doric order fireplace and centrepiece with oak leaves and laurels. Some blocked first-floor angle fireplaces. The main fort in a defensive system built under Francis Godolphin to counter the threat posed by the Spanish after the 1588 Armada. With its outer bastions-and walls (qv), Star Castle comprises an important and complete example of an Elizabethan fort built to a common Renaissance plan. It was also used as a prison, notable inmates including Dr.Bastwick (1637) and Sir John Ireton (1662). Star Castle was the last Royalist stronghold, Prince Charles and his suite taking refuge here in 1646 after their retreat from the Battle of Bodmin. It was converted into an hotel in 1933.

## Bastions and Walls of Star Castle

NHL 1141188

Grade I

Listed 12 Feb 1975—latest amendment 14 Dec 1992

Bastions and walls. 1593 with C18 additions. Architect/engineer Robert Adams. Roughly coursed granite rubble with dressed quoins; slate roofs; granite stacks. Eight-sided star-shaped plan. Single storey with some second

storey additions. Battered walls to ditch has string-course divisions and coped parapet. Stairs, piers and walls across ditch to 2-storey entrance porch, slightly brought forward with moulded square-headed architrave, date 1593 and tablet with monogram ER above, and pyramidal roof to bracketed-out top storey above parapet level; C18 bellcote on parapet wall to left. Parapet with sally port openings. Ramparts above 3 pyramidal-roofed rectangular rooms, built as guardhouse, office, lock-up etc, with slit windows, stacks, and C19/20 plank doors and glazing-bar casements; that to the south-west angle is roofless. Raised platform at north-west angle. An important component of the late C16/17 fort centred around Star Castle

## Outer Walls and Gateway

NHL 1291751

Grade I

Listed 14 Dec 1992

Bastion walls and gateway. Wall and bastions across neck of the Hugh begun by Francis Godolphin soon after 1601; batteries and walls encircling peninsula of 1716-46 by Abraham Tovey, Master Gunner. Turf and granite coping to facing walls of dressed granite, the C18 walls being of particularly well-cut granite. Batteries are mostly angular in plan and are located in large bastions found principally at Morning Point, Woolpack Point and south of Steval Point; embrasures to tops of battery walls and gun emplacements formed by large dressed granite slabs. Stone sentry box with segmental-arched doorway and ball finial to pyramidal roof on rampart to east of gateway. Gateway has label mould over moulded arched doorway with sunk spandrels; C18 bellcote above surmounts plaque with date 1742 and GR monogram above plaque with monogram AT. The C18 batteries are mostly restorations or rebuilds of mid C17 structures, and their construction followed a report on the state of the defences by Colonel Christian Lilley in 1715. Part of an important fortification, centred on Star Castle (qv). Scheduled as an Ancient Monument.

## The Guard House

NHL 1218940

Grade II\*

Listed 12 Feb 1975—latest amendment 14 Dec 1992

House, former guard room. Early C17 with later (probably C18) heightening. Roughly coursed granite rubble with first floor of coursed and roughly dresed granite; gabled slate roof with truncated left end stack. 2-unit plan. 2 storeys; 2-window range. Ground floor has 2 late C19 four-pane casements set in chamfered surrounds; first floor has two 2-light 6-pane casements. C20 door set in chamfered surround of 3

granite monoliths. Left gable end has C20 window set in chamfered rectangular surround. with stubs from removed mullions. Interior: ring beams on stone corbels; open fireplace to left set in chamfered surround of 3 granite monoliths. Shown as a guard house in plan of Hugh Fort by Colonel Christian Lilley, dated 1713.

## Gatehouse Cottage

NHL 1218853

Grade II\*

Listed 12 Feb 1975—latest amendment 14 Dec 1992

Store, now house. Late C16/ early C17 with later C17 extension to right. Roughly coursed granite with dressed blocks to right; gabled slate roof with carved finials to stone coping; rendered granite ridge stack with drip course. 2-unit plan. One storey with attic; 2-window range. Granite lintels over late C19 central plank door and late horned C19 3/3 and 2/2-pane sashes, that to right with C17 ovolo-moulded lintel and jambs. Late C19 sash set in chamfered surround to right gable end. C20 rear left outshut. Interior: chamfered window architrave adjoins C17 doorway with ovolo-moulded surround to rear left. One C17 principal rafter with curved foot. Shown as a store on 1713 plan of Hugh Fort by Colonel Christian Lilley. An important component of the late C16/C17 fort centred around Star Castle (qv).

## Garrison Cottage

NHL 1141185

Grade II

Listed 14 Dec 1992—latest amendment 14 Dec 1995

Shown on O.S. Map as Star Cottage. House. C18. Squared and coursed granite blocks; slate roof, half-hipped to right and hipped over outshut to left. Double-depth plan. 2 storeys; 3-window first-floor range. Granite lintels over mid C20 door to right and mid C20 windows. Large mid C20 dormer to outshut on left. Interior not inspected. Included for group value, as part of the important group of buildings around Star Castle (q.v.).

# APPENDIX A: LISTED BUILDING CITATIONS

## Newman House

NHL 1328846

Grade II\*

Listed 12 Feb 1975

Garrison Stores, later house. c.1716-1718; porch and internal alterations by Richardson and Gill, 1927; restored 1971. Roughly coursed granite rubble with dressed granite; stone-coped gabled slate roof; rendered end stacks. Double-depth plan. 2 storeys and attics; symmetrical 5-window range. Segmental arches with dressed voussoirs and keystones over horned 8/8-pane sashes. Porch with cambered roof has similar sash to front and granite lintel over 4-panelled door to left return. Dressed quoins rise from plinth to coved cornice . Hipped dormers with slate-hung cheeks and segmental-arched horned 6/6-pane sashes. Courtyard to rear enclosed by mid C19 extension to south, 1960s rear (east) range and mid C19 north range with brick segmental arch over entry connected to bays in same style as early C18 range with keyed segmental arch over horned 8/8-pane sash above double entry with C20 panelled screen and C20 porch. Interior: chamfered reused beams and early C18 dog-leg with landing staircase with moulded handrail and turned balusters on closed string. Originally built as the garrison storehouse at a cost of £306 15s 10d. An important and mostly complete example of its type, part of an important fortification and one of the most architecturally elaborate buildings on the islands.

## Master Gunners House

NHL 1291742

Grade II

Listed 14 Dec 1992

Shown on O.S. Map as The White House. House. Mid C18. Rendered granite with gabled slate roof and rendered end stacks. 2-room central-entry plan with rear outshut and additional range at rear. Two storeys; symmetrical 3-window range. Mid C20 stone porch with doors to returns, architrave surround and pedimented glazed centre; 6-panelled raised and fielded door with 3-pane overlight. Late C19 horned 2/2-pane sashes. Rocket house projecting at right angles to rear has gable-end door and angle ventilation hole. Interior not inspected. The cost of this house is recorded as being £128 8s 4d. It is shown on Shaw's map of 1744.

## Pier House

NHL 1141219

Grade II

Listed 12 Feb 1975

House. C17, remodelled in early C19. Randomly coursed granite rubble; gabled slate roof; granite end stacks. Originally of 2-room plan with central entry. 2 storeys with attics; symmetrical 3-window range. Granite lintels over C20 plank door and late C19 horned 2/2-pane sashes. Interior: C19 joists and open fireplace with granite lintel. C17 house was of one storey with attic, its steeply-pitched gable being clearly visible on the gable-end wall.

## The Pier

NHL 1141209

Grade II

Listed 12 Feb 1975

Quay and breakwater. Begun by Francis Godolphin soon after 1601, rebuilt 1740 and 1748; new pier extending north to Rat Island built 1835-8 for Augustus Smith, Lord Proprietor of the Islands; lengthened 1889 for the flower trade. Granite rubble to earlier arm into harbour partly in vertically-coursed dry stonewall technique, and shaped granite blockwork to later arms. Breakwater has canted wall on sea side. Two granite piers at south entrance and cast-iron upturned cannon reused as bollards. The construction of a pier for the new harbour, St. Mary's Port, was associated with the fortification of the Hugh begun by Godolphin which included Star Castle and the Garrison walls (q.v.).

# APPENDIX B: LIST OF FIGURES

Figure 1: Site location	Page 3	Figure 13: Illustration of Hugh Town and the Garrison in the early 1790s (Troutbeck 1796)	10
Figure 2: Illustration of the 1822 engraving of Star Castle, based on a c.1669 illustration (taken from Adams, <i>Star Castle and the Garrison</i> )	6	Figure 14: Photograph of Tregarthen’s Hotel viewed from the Pier after 1920	10
Figure 3 Detail from the <i>Plan of the Hugh</i> 1715 by Christian Lilly	6	Figure 15: Photograph of Tregarthen’s Hotel from Rat Island before 1920— Demolished cottage arrowed	10
Figure 4: Detail from Homeck’s <i>Plan of Hugh Fort</i> 1744	7	Figure 16: Photograph of Tregarthen’s Hotel entrance from the mid nineteenth century	10
Figure 5: 1890 Ordnance Survey mapping at 1:2,500	7	Figure 17: Photograph of Tregarthen’s Hotel from Rat Island post 1944	10
Figure 6: 1908 Ordnance Survey mapping at 1:2,500	7	Figure 18: Photograph of Tregarthen’s Hotel from Rat Island 1965	11
Figure 7: 1963 Ordnance Survey mapping at 1:10,000	7		
Figure 8: 1980-81 Ordnance Survey mapping at 1:2,500	7		
Figure 9: 1995 Ordnance Survey mapping at 1:2,500	7		
Figure 10: 2006 Ordnance Survey mapping at 1:10,000	8		
Figure 11: 2015 Ordnance Survey mapping at 1:10,000	8		
Figure 12: Illustration of Hugh Town and the Garrison from Buzza Hill, 1752 (Borlase 1756)	10		

# APPENDIX C: LIST OF PLATES

Plate 1:	
View of Tregarthen’s Hotel from Rat Island	Page 3
Plate 2:	
Star Castle aerial view (courtesy of cornwall-living.co.uk)	11
Plate 3:	
View of the Site from Star Castle (image from Google Earth)	11
Plate 4:	
The Guard House looking southeast (source: Images of England)	13
Plate 5:	
Garrison Cottage looking southeast (source: Images of England)	13
Plate 6:	
Master Gunner’s House looking northeast (source: Images of England)	14
Plate 7:	
Newman House looking north (source: Images of England)	14
Plate 8:	
Pier House, viewed from the Pier (asset highlighted by arrow)	14
Plate 9:	
View of Tregarthen’s Hotel from Rat Island	16
Plate 10:	
Hugh Town viewed looking northwest towards Star Castle and the Site	17

Cgms

Cgms

[www.cgms.co.uk](http://www.cgms.co.uk)